

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

Date **18 SEPTEMBER 2015** agenda item number 7

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 Local Plans 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 The last meeting of JPAB took place on 15<sup>th</sup> July 2015. The minutes of this meeting have not yet been published, however the minutes of the previous meeting, held on 12<sup>th</sup> March 2015, have been published and are appended to this report.

### **Meeting held on 15th July 2015**

- 3 The JPAB considered items on its Terms of Reference, Local Plans across Greater Nottingham, the Programme of Development and the JPAB's future Work Programme. Two presentations were received, on the work to date of the JPAB, and on the Gedling Community Infrastructure Levy.
- 4 The Terms of Reference were reviewed and endorsed, subject to minor changes regarding working with the proposed Combined Authority on matters of mutual interest, adding in specific reference to the new government agencies of Heritage England and Highways England (formally English Heritage and the Highways Agency) and allowing more flexibility in timing of meetings and their frequency.
- 5 The Local Plan update reported on progress with Part 2 Local Plans and Neighbourhood Plans across Greater Nottingham, as well as updating on the planning status of the Core Strategies strategic sites. The Programme of Development item invited members to identify priorities for future revenue expenditure, and a future Strategic Housing

Market Area Assessment and feasibility work on a fourth Trent Crossing were identified. It was noted that approximately £195,000 of capital budget remains and a cross border Strategic Green Infrastructure project was identified as an appropriate use of this funding, with proposals to be presented to a future meeting of JPAB. The future Work Programme was reviewed, and no changes were proposed.

### **Recommendation**

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

### **Background Papers referred to in compiling this report**

- 7 None.

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## **Appendix 1**

### **MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD HELD ON THURSDAY 12 MARCH 2015 AT 2.00 PM IN THE OLD COUNCIL CHAMBER, TOWN HALL, BEESTON**

#### **PRESENT**

**Broxtowe:** Councillor Steve Barber;  
**Erewash:** Councillor Geoffrey Smith;  
**Nottingham City:** Councillor Alan Clark;  
**Nottinghamshire County:** Councillor Steve Calvert;  
**Rushcliffe:** Councillor Richard Butler; Councillor Jim Creamer

#### **Officers in Attendance**

**Ashfield:** Ms Christine Sarris;  
**Broxtowe:** Mrs Ruth Hyde; Mr Steffan Saunders  
**Derbyshire County:** Mrs Christine Massey;  
**Erewash:** Mr Steve Birkinshaw;  
**Gedling:** Mrs Joanna Gray;  
**Growth Point:** Ms Dawn Alvey, Mr Matt Gregory;  
**Nottingham City:** Mrs Sue Flack;  
**Nottinghamshire County:** Mrs Sally Gill;

#### **Observers**

**Environment Agency:** Mr Andrew Pitts;  
**General Public:** Mr John Hancock;  
**Nottingham City:** Councillor Ian Malcolm;  
**Signet Planning:** Mr Paul Stone

#### **Apologies:**

**Gedling:** Mr Peter Baguley;  
**HCA:** Mr Alan Bishop

1. **Welcome and Apologies**

Councillor Barber Chaired the meeting. He welcomed those attending, introductions were made and apologies noted.

Councillor Barber confirmed this would be his last JPAB meeting prior to his retirement. Councillor Malchom also confirmed his plans to retire.

2. **Declarations of Interests**

There were no declarations of interest made.

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

The Minutes of the last meeting were approved and agreed to be taken as read. There were no matters arising.

4. **Local Plans Update** (MG)

4.1 MG gave a brief update for each authority's Local Plan.

4.1.1 **Ashfield**

Household projections have been recently released which will inform ADC's Strategic Housing Market Area Assessment.

4.1.2 **Erewash**

Consultation on Developer Contributions Supplementary Planning Document has now closed enabling EBC to adopt in due course.

4.1.3 **Rushcliffe**

RBC has received a legal challenge to its Core Strategy from Barton in Fabis Parish Council on similar grounds to the Aligned Core Strategy challenge relating to the Green Belt and Sustainability Appraisal. Awaiting a date for the hearing which is likely to be in the summer.

4.1.4 **Broxtowe, Gedling and Nottingham City**

A preliminary hearing relating to the legal challenge into the Aligned Core Strategy has been held looking into the timing issue. The City Council was unsuccessful in its defence and therefore a date has been set for the main hearing on 24 March 2015.

**Broxtowe**

BBC is currently consulting on a preferred approach to the Green Belt Review as part of its Part 2 Local Plan Issues and Options Document relating to development management policies and site allocations. Consultation closes on 23 March 2015.

## **Gedling**

The Inspector is in the process of drafting her report following GBC's recently concluded hearing on its proposed Community Infrastructure Levy. Work progresses on preparing Part 2 of the Local Plan anticipated to be approved for in the summer for consultation.

## **City**

A publication draft of Nottingham City Council's Local Plan Part 2 is anticipated to be completed Autumn 2015 for consultation.

### **4.2 Lessons learned during Core Strategy Process**

The first meeting of JPAB was held in April 2008 with the Core Strategies Issues and Options document published in 2009. Process has encountered various obstacles along the way.

Core Strategies were prepared in the context of housing distribution as set out within the Regional Plan. In future authorities will need to work in a different way as the Regional Plan was abolished during the Local Plan process.

Important lessons from the process:

- (i) Ensure evidence is absolutely clear due to forensic scrutiny by the Inspector and Developers.
- (ii) Evidence must be objective and consider need/deliverability.
- (iii) Sustainability appraisal – lessons learned in how to present such a complex set of information.
- (iv) Experience of four of the Core Strategies being challenged, the need for robust, consistent and jointly agreed methodologies has been important.
- (v) Joint studies and sharing tasks has led to savings and shared expertise.
- (vi) Funding received from government was important particularly in early stages. Board developed cohesion and worked together on JPAB's capital funding programme, supporting projects and joint commissions. Effective partnership model for future funding.

### **4.3 Regional Planning Awards**

In recognition of the work achieved by the local authorities within the Nottingham Core Housing Market Area, an award was presented to officers at a recent RTPI ceremony in Nottingham for East Midlands Plan of the Year.

Ruth Hyde OBE also received the Chairman's Award for Planning Excellence for her work and contribution with JPAB.

SB This showed professionalism for all those involved, was well deserved and also gives a benchmark for the region. It was noted that the Minister was extremely pleased.

#### 4.4 Evidence Base

The housing provision in the Aligned Core Strategies was derived from the 2008 household projections and local demographic information at the time. Information available from the 2011 Census and more recent household projections suggest the housing provision in the ACS remain appropriate. Further review to take place on the projections.

#### 4.5 Presentation from Ashfield District Council (CS)

Christine Sarris explained the process and difficulties encountered during the application stage for development of the Rolls Royce site which received approval during 2014.

This strategic site will include housing, education, health, public open space, commercial and residential development. HS2 line clips the edge of the site. Challenges included viability and opposition from existing residents regarding a footpath which resulted in a public inquiry being held and the eventual diversion of the footpath. Scheme has involved many interested parties. The joint approach has been helpful.

ADC worked with the applicant and OPUN/CABE to review reserved matters and to retain the site's historic reference to the runway. CS thanked everyone who helped.

AC Was green energy considered?

CS Considered Waste Transfer Station and the highest design code possible subject to viability.

SC What was the process for prioritising S106?

CS Open discussion with stakeholders and council and county council's corporate priorities. Some concessions were made as to where to prioritise money. N2 were involved with schools and affordable homes and sports facilities.

JC Is there a danger in setting S106 too low early on in the process when market conditions may improved later on in the delivery programme?

CS Need to building in flexibility to review S106 depending on scheme viability further down the line.

SB This is a major piece of brownfield land with links to several other authorities. Has lessons for all who are dealing with their own strategic site developments.



SC Partnership has a strong legacy – important to feed this experience into other emerging structures such as Combined Authorities.

**It was resolved that Joint Planning Advisory Board NOTE the progress with the implementation of the Greater Nottingham Core Strategies, and NOTE the intention to undertake further work on the 2012-based Household Projections, as set out at paragraph 6.1 of the agenda paper.**

5. **Programme of Development** (DA)

5.1 **Capital and Revenue Programme (2014/15)**

There were two outstanding projects for this financial year; Radford Junction line speed enhancement is now physically complete but awaiting financial completion; Ilkeston Station has been delayed due to newts being found on the site and flood risk issues. Once the planning application has been approved, a more definitive time line will be reported to this Board.

An audit of financial expenditure in 2014/15 has been requested which will be reported as soon as it is available. Once financial closedown is complete a budget report will be prepared for consideration at the next meeting.

It was also reported that the Employment Land Study is part funded by Growth Point.

<b>It was resolved that Joint Planning Advisory Board NOTE the report.</b>
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6. **Combined Authority** (RH)

6.1 Presentation by Ruth Hyde.

There is a willingness for both Nottinghamshire authorities and separately Derbyshire authorities to form Combined Authorities. Government invited Core Cities and LEPs to submit devolution deals which would provide opportunities for greater freedoms/devolved powers. In return government are looking for innovative/distinctive proposals which are fiscally neutral. Due to meet with Greg Clark in March to present ideas. After the election there will be a more detailed proposal which will be presented to government before the devolution deal is in place.

The potential strands include: Skills to Employment to improve adult skills and award apprenticeship grants; Enterprise to create a single financial fund; the Built Environment for housing; Transport covering different transport issues across the regions and SMART Infrastructure enabling roll out of broadband if decisions can be made more locally. Need to look at what these opportunities can offer for this group.

GS Previously raised an interest of EBC combining with N2 due to Erewash being part of the Travel to Work area of HMA. EBC is already working well with Nottinghamshire but needs assurances that it would be considered as part of a joint area either with Derbyshire or

Nottinghamshire. Ideally would also like to be part of Nottinghamshire.

RH Bassetlaw has been in a similar situation relating to two different Local Enterprise Partnership. All forms of relationship need to be considered.

AC Core Cities called a meeting welcoming most shared services.

With reference to the SMART Infrastructure slide, powers should have been developed some time ago regarding local energy strategies. Do not believe we have thought it through. Large areas of government levies spend a lot on infrastructure but it is better spent locally.

SB There is currently little cross boundary working on green energy – transport partnerships are a useful model of what could be achieved.

JC Queried if Enterprise fund is for expanding businesses only. Opportunities for work on broadband.

RH There will be a much bigger fund for the East Midlands but details not yet clear.

SC This is a great opportunity, supports the proposals.

SBk We need to work better over travel to work conurbation and discuss transport integration across this group to form a single transport strategy e.g. HS2. Consider operating a single licensing for taxis across the combined authorities since taxis from Derbyshire will only be licensed to pick up at Ilkeston Station.

SF This is one of the first proposals which is not set around metropolitan authorities or PTE area. Will be new approach, potential for a theme around 'Place Leadership'.

RH Within our ITPS areas we do not stop at the boundaries; it is increasingly porous.

SB Where do we take it forward? Need to consider next steps.

JC Excellent example of the given - infrastructure and energy could be focus for joint work.

SB We should definitely work together in the Greater Nottingham Travel to Work Area. Energy and infrastructure requires cross border co-operation which is currently weak especially regarding the taxi issue.

SF Confirmed that taxi licensing issue is within the Devolution Deal proposals.

- SC Need to determine what we need to do at local level and what we want to do at strategic level.
- RH The detail is work for this group. We are enthusiastic to participate and have a good track record working in partnership.
- SC Suggest this agenda item be included in future meetings.

**It was resolved that Joint Planning Advisory Board NOTE the report.**

7. **Brownfield Land Local Development Order Consultation** (DA)

The Government recently consulted on their proposals for BLLDO. There was a joint response from the Executive Steering Group on behalf of JPAB which was required by 11 March.

Government proposes that local authorities put in place Local Development Orders on 90% of suitable brownfield land. This effectively removes the need for planning permission. LDOs are extremely resource intensive with an average cost of £20k for each site and with a simple LDO taking approximately six months to put in place. There are serious implications for local authorities that miss the 90% target as they will not be able to claim their five year land supply. The cost burden is also placed on the Local Authority for the preparation of the LDO combined with loss of planning fee. ESG discussed the consultation with its implications and it was agreed to submit a joint response with the agreement of the Chair.

Summary of the proposals was issued and endorsed. DA will circulate a full copy of the consultation response.

- SBk Emphasised that this proposal removes control from local authorities and will be an expensive process.
- AC There is no solution to the housing problem. There are already unimplemented permissions in place on brownfield land and stalled sites. This proposal adds cost and reduces income.
- SB Motion to instruct officers to draft a joint letter to local MPs and send out to all members by 19 March expressing concerns about the proposal.

**It was resolved that Joint Planning Advisory Board NOTE and ENDORSE the action of the Executive Steering Group in submitting a joint response to the consultation and RESOLVED that a joint letter of concern be sent to local MPs.**

8. **Any other business**

Cllr Geoff Smith took the opportunity to say a few farewell words of congratulations to Cllr Steve Barber for his excellent management and chairmanship and wished him a happy retirement.

Cllr Barber returned the good wishes by saying it was a real pleasure being part of the joint working and enjoyed chairing this meeting the most.

9. **Date of Next Meeting**

The next meeting has been rescheduled for Wednesday 15 July 2015, at 2.00 pm, Town Hall, Beeston, following the local elections appointments.