

Meeting:	JOINT COMMITTEE ON STRATEGIC PLANNING AND TRANSPORT
Date:	07 June 2019
From:	Joint Officer Steering Group

ITEM: 7

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 26 March 2019, and this was devoted to a workshop exploring options for sustainable growth in Greater Nottingham up to 2040. A note of the workshop is to be considered by JPAB at its next meeting, when it will also receive the minutes of the meeting held on 8 January 2019.
- 2.2 The minutes of the meeting held on 21 September 2018 were agreed by the Board on 8 January September, and are attached as Appendix A.
- 2.3 A summary of the main issues discussed at the 26 March meeting is provided below.

JPAB Workshop 26 March 2019

- 2.4 This meeting of JPAB was devoted to a workshop to explore options for sustainable growth, in the context of the ongoing review of the aligned Core Strategies for Greater Nottingham up to 2038. The aligned Core Strategies will be a statutory Local Plan which will set out the agreed strategic planning framework for the area, in particular the scale and location of housing and employment growth, and the necessary infrastructure to support that growth.
- 2.5 The overall aim of the workshop was to start thinking about the key issues affecting Greater Nottingham's growth over the next 20-30 years and what this means specifically for joint working/planning amongst the local authority partners.
- 2.6 The workshop was facilitated by an independent strategic planning consultant, who provided an overview of how long term Place Ambitions are being developed elsewhere within the context of joint planning, exploring some of the key issues that need to be addressed.

- 2.7 This was followed by two discussion sessions. The first session looked at what the key strategic planning influences on growth in Greater Nottingham in the next 20-30 years will be (opportunities & threats). The second session explored what will be needed (in terms of strategic interventions) to make the most of Greater Nottingham's potential and deliver 'good growth', enhancing the overall 'place value', and highlighted what will be the main challenges.
- 2.8 A note of the workshop is in preparation, and will be reported back to the next JPAB and to this Joint Committee.
- 2.9 The next meeting of the JPAB is to be held on 18 June 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, 8 January 2019.

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APPENDIX 1

ITEM 3 MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) MEETING HELD ON THURSDAY 20 SEPTEMBER 2018 AT BROXTOWE BOROUGH COUNCIL

PRESENT

City: Councillor D Liversidge
Erewash: Councillor M Powell (Chair)
Gedling: Councillor J Hollingsworth
Rushcliffe: Councillor R Upton

Officers in Attendance

Ashfield: Christine Sarris
Broxtowe: Steffan Saunders
Derbyshire: Steve Buffery
Erewash: Steve Birkinshaw; Oliver Dove
Gedling: Joanna Gray
Growth Point: Matthew Gregory
Nottingham City: Paul Seddon
Nottinghamshire County: Sally Gill
Rushcliffe: David Mitchell

Observers

Barratt Homes: Robert Galij
Environment Agency: R Millbank
Erewash: Andrew Johnson
Highways England: Steve Freek
Natural England: Louisa Aspden
Opinion Research Services: Trevor Baker (presentation)
Peeverill Homes: Paul Stone

Apologies

Ashfield: Cllr Jason Zadrozny
Broxtowe: Cllr Tony Harper; Ruth Hyde
General Public: John Hancock
Highways England: Emma Stewart

Nottingham City: Cllr Jane Urquhart
Nottingham City Council: Peter McAnespie
Nottinghamshire County Council: Cllr Phil Rostance

1. **Introductions and Apologies**

Councillor M Powell (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 March were approved. There were no matters arising.

4. **Nottingham Core Housing Market Area Boundary Study 2018** (Opinion Research Services)

4.1 Trevor Baker (TB) gave a presentation outlining the Housing Market Area Boundary Study which was commissioned by the Greater Nottingham authorities to confirm the boundaries of the Housing Market Area and Functional Economic Market Area.

4.2 TB explained the relationship of where people lived and travelled to work within the area. The Broad Rental Market Area showed where people could be expected to afford to live and maintain employment split into (1) people who live in the area and move within the same area (2) people move from within the area for employment. It showed approximately 70-75% self- containment of employment within the five authorities. It was concluded that the five authorities should be included within the HMA and FEMA to fit to councils administrative/demographic areas. A copy of the presentation slides will be sent to members of the group.

4.3 P Stone (Peverill) recognised that this was a similar analysis for Hucknall. CS mentioned that it had historically shown that work with the central core authorities worked well to deliver their proportion to housing and could not see why ADC would not continue to do so.

Joint Planning Advisory Board resolved to NOTE the presentation from Opinion Research Services.

5. **Joint Planning Advisory Board – Terms of Reference** (Matthew Gregory)

- 5.1 MG explained that the JPAB Body needs Terms of Reference (ToR) which is now due to be reviewed since 2015. He drew attention to suggested changes which were highlighted in the appendix covering three main points:
1. Reference to preparing a Statement of Common Ground (SCG) which is the core part of JPAB.
 2. Combined Authorities' proposals did not go ahead, therefore reference was taken out.
 3. Removal of Clause 3.3 Governance for HS2. HS2 has its own Governance arrangements.
- 5.2 MG wanted each authority to be comfortable with the changes and agree the revised ToR.
- 5.3 PS (City) emphasised the importance of SCG planning a statement to agree to deliver housing and growth.
- 5.4 SG raised the issue Minerals and Local Waste Planning . SCG talked about Derbyshire County Council pursuing something similar for the whole of the area.
- 5.5 MG stated that in reality there would be several statements of SCG to formalise.
- 5.6 SBk agreed that the ToR would be referenced in the SCG.
- 5.7 MG to address this as part of JPAB's periodic review to ensure the partnership as currently structured remains appropriate.
- 5.8 MP requested that reference to working together with developers be reviewed and updated.
- 5.9 MG proposed to include some wording around geography in the draft ToR and will attach to the minutes for the next meeting. This will give everyone an opportunity to bring up any issues they have with what MG proposes.

Joint Planning Advisory Board resolved to REVIEW the current Joint Planning Advisory Board Terms of Reference, AGREE the suggested changes, and CONSIDER whether further changes are required.

6.1 **Local Plans Update** (Joanna Gray)

6.1.1 Ashfield

A decision was made at Full Council on 6 September to withdraw the emerging Local Plan. The Council has had a change in leadership and aims to pursue a more ambitious Plan that aligns with the recently published NPPF.

6.1.2 Broxtowe

The Local Plan has been submitted and an Inspector appointed. There are now 10 Neighbourhood Plans in the borough.

6.1.3 Erewash

An announcement is awaited for the Stanton Regeneration. There are two Neighbourhood Plans emerging within the area.

6.1.4 Gedling

Examination of Part 2 Local Plan Inspector's report has been received and adopted in July 2018. There are four Neighbourhood Plans emerging at Calverton, Papplewick, Burton Joyce and Linby.

6.1.5 Nottingham City

The Local Plan was submitted in April 2018. Hearing sessions will be held in November and December. Any outstanding matters in relation to Habitats Regulations Assessment and any changes in law will require other work which will be reported by the end of September. There is a Neighbourhood Forum established in Sneinton.

6.1.6 Rushcliffe

The Part 2 Local Plan draft was submitted in August 2018. There are currently 3 Neighbourhood Plans and a further seven emerging Neighbourhood Plans within the Borough.

6.2 **Minerals and Waste Plans**

Item 2.14 referred to the Nottinghamshire County Council's draft Minerals Local Plan which is currently out for consultation until 28 September with a final Plan prior to Examination. NCC and Nottingham City agreed to prepare a joint Waste Plan which will replace the 2013 Waste Core.

6.3 **Implementation of Core Strategies and Delivery of Strategic Sites**

Significant progress has been made on specific sites as set out in the schedule.

6.4 **Publication of a Revised Draft National Planning Policy Framework (NPPF)**

JG highlighted the key changes to the NPPF. These related to new tests of soundness for a Statement of Common Ground (SCG) and how joint working has taken place for an appropriate Strategy Plan for more than one Local Plan. There is a requirement that Plans should be reviewed on a five year cycle with an early review of the Core Strategy to agreed timescales. It also included a definition of Affordable Housing. LPAs are to provide housing figures/targets for Neighbourhood Plan areas. They are also required to deliver a five year land supply with penalties if delivery was not achieved. There is a new focus on smaller and medium sized sites of less than 1.0ha. A minimum density of new development is to be set with efficient use of land. There is further guidance for Green Belt exceptional circumstances. The new NPPF should now be referred to for decision making although any Local Plan policy preparation submitted before the end of 2018 will be examined under the 2012 NPPF.

6.5 **Housing Delivery in Greater Nottingham**

JG referred to the Housing Delivery Table on page 20 of the agenda. This showed that total annual completions were in excess of the Core Strategy figure 2,500 net new homes for the first time, although this varied differently within individual authority areas. Nottingham City had exceeded some of their target from 2016/17. However, there remains a significant shortfall of provision over the lifetime of the Core Strategies. Adoption of Part 2 Local Plans should increase supply of sites. The new housing delivery test however will make it more difficult to achieve the 5% uplift. It was reported that an estimated 16,500 homes had been given planning permission as well as a large number of sites awaiting S106 agreements which will help boost housing delivery figures.

6.6 **Housing Delivery Workshop**

6.6.1 It was agreed to hold annual delivery workshops comprising officers, members and developers to consider reasons for this shortfall and explore potential solutions. JPAB members will be invited, and will consider progress being made ways of increasing housing delivery across Greater Nottingham.

6.6.2 SS provided feedback on BBC's Local Plan. He stated that the Inspector will be holding hearing sessions during the first two weeks in December 2018. SS thanked MG for assisting with the early questions including the work of this

group. The Nuthall Neighbourhood Plan has not yet been published. If the Plan is approved this will be put before a Referendum Council which will also be held in December 2018.

- 6.6.3 DL (City) commented on Lowdham as an area commuting into Nottingham City and asked if there was any knowledge about housing development issues. MG explained that this area was not covered under the work of JPAB but through colleagues at Newark & Sherwood.
- 6.6.4 PS (City) had noticed that information on the delivery was getting better for the Plan. Housing delivery failings will be subject to punitive sanctions by Government. Each authority knows what the risks and needs to flag up and share these risks with the group.
- 6.6.5 SBk recognised that all authorities were at risk so need to work as a partnership and work collaboratively.
- 6.6.6 SS agreed that this was serious for councils needing better timescales in order to meet any circumstances where there may be any shortfall in housing numbers which may only be addressed when Plans have been adopted.
- 6.6.7 DM (RBC) stated that they will receive initial feedback from their Inspector in early December. There are high levels of appeals relating to their five year land supply and are waiting to receive their housing figures as well.
- 6.6.8 CS reported that ADC had met its housing delivery therefore considered they were in a comfortable position over the next two years with the Housing Delivery Test.

Joint Planning Advisory Board resolved to:

- (a) 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; and**
- (b) NOTE the publication of the revised National Planning Policy Framework;**
- (c) NOTE the position with regard to housing completions in Greater Nottingham in 2017/18;**
- (d) WELCOME the proposal to hold a workshop at County Hall on 8 November to engage with developers/agents to accelerate housing delivery; and**
- (e) WELCOME guidance for a more consistent approach to housing delivery.**

- 7. **Draft Greater Nottingham Statement of Common Ground** (Matthew Gregory)

- 7.1 MG explained that the 2018 NPPF requires councils to prepare Statements of Common Ground (SCG) on cross boundary matters. Greater Nottingham had been approached by the Planning Advisory Service to prepare the first SCG as JPAB already had an established partnership. JPAB had accepted this offer and is working hard to prepare the draft. The purpose of the document is to address strategic matters over the wider area and record progress made on those matters. This draft would need reviewing regularly as agreements are reached. It will need to be agreed by the Board and signed off by each constituent council at a political level.
- 7.2 In the draft SCG appendix there were four key factors to note.
- (i) Geography remains appropriate for the area over which the SCG operates.
 - (ii) Key strategic planning issues across boundary areas are identified
 - (iii) Government arrangements and work in the future to keep the SCG up to date
 - (iv) Section setting out which key issues each council is signed up to
- 7.3 MG highlighted that housing numbers and distribution was a critical part of the SCG. It also required Planning Authorities to consult with Education Authorities. Transport was a separate issue surrounding HS2. Green Infrastructure should reflect nature conservation and flooding, and will involve consulting with utility providers through a revised Infrastructure Delivery Plan. Minerals and Waste planning matters have cross boundary implications between counties and conurbation.
- 7.4 Once the draft SCG has been agreed it will be submitted to the Planning Advisory Service (and ultimately Government) and returned with suggestions before reporting back to JPAB.
- 7.5 MG recommended individual councils to take the SCG back through their own political groups but JPAB will need to come to some agreement.
- 7.6 SBf (DCC) asked for MG to contribute on behalf of DCC with cross boundary issues. He commended the first draft.
- 7.7 RU broadly supported the Housing draft on page 41 Item 3.1 to recommend the distribution of the housing requirement between constituent council areas as RBC had made a significant contribution.
- 7.8 SBk was pleased that it recorded joint working and the work we do. It will help to facilitate member discussions on core issues. We need an appropriate agreement and mechanism at an appropriate level.

- 7.9 RU agreed to take to Full Council in RBC to flag up timescales.
- 7.10 CS appreciated item Agenda 3.1.7 on page 41 referring to ADC's arrangements.
- 7.11 MG explained that the Draft is already in the public domain through the distribution of the JPAB papers. He advised that there was no guarantee from MHCLG to turn this around by the end of 2018 as there were several pilots across the country. It is hoped that MHCLG will look at it in a timely way and understand the importance of a quick turnaround.
- 7.12 MP preferred this Group to agree the SCG before being submitted to the Minister.
- 7.13 SBk recognised that full approval would be out of timescale therefore needs the pilot operating but needs guidance to be given how to do this.

Joint Planning Advisory Board resolved to:

- (a) **REVIEW** the draft Statement of Common Ground;
- (b) **DELEGATE** to the Executive Steering Group the making of further amendments to the draft Statement of Common Ground; and
- (c) **AGREE** to submit the Statement of Common Ground (amended as necessary) to the Ministry of Housing, Communities and Local Government, and to the Planning Advisory Service, for consideration.

8. **Review of the Core Strategies** (Oliver Dove)

- 8.1 OD referred to the new NPPF to deliver sound Local Plans and potential policy areas. Item 3.0 illustrated the timetable of the Core Strategy in order to progress as quickly as possible taking account of local elections in May 2019. Consultants had been appointed to verify the HMA boundary. This work has now been completed and the existing HMA boundary is considered to be fit for purpose. The timetable was amended into specific months to try to be more ambitious in order to aim towards Adoption in December 2021.
- 8.2 It was recommended to keep the timetable tight and hoped that it reflected what we are intending to do. .
- 8.3 PS acknowledged that it was an ambitious timetable. Officers and councillors will need to accept a collaborative approach by taking it back to their respective councils.

- 8.4 CS (ADC) advised that their revised Local Development Scheme (LDS) had been published to dovetail with the Core Strategy Review timetable and they will continue to co-operate.
- 8.5 MP referred to page 67 of the agenda for a decision for partner councils to consider in their next review of the LDS and publication if they sign up to it and resources are available.

Joint Planning Advisory Board resolved to:

- (a) **NOTE the progress with the Core Strategy Review;**
(b) **RECOMMENDS that partner Councils consider including the timetable at paragraph 3.1 in the next review of their Local Development Schemes; and**
(c) **NOTE the publication study to consider the geographic basis for strategic planning in Greater Nottingham.**

9. **Greater Nottingham Planning Protocol** (David Mitchell)

DM congratulated JG who provided an excellent workshop last year at GBC.

- 9.1 He stated that we can only achieve planning growth if we work together as a team. He suggested taking the draft protocol to developers, statutory consultees and agents. It was reported that the next stage would be to bring this protocol back into the next Housing Delivery Workshop on 8 November, 2018 hosted by EBC. The protocol would need to be regularly reviewed for what it could achieve from all signatories.
- 9.2 SF (Highways England) would welcome pre-application discussion with new developers to give them an understanding of what Highways England require as they currently receive little information on planning applications.
- 9.3 DM aimed for the next workshop to be held on 8 November and for the Board to agree. Suggested that each constituent authority think if their portfolio holders could sign off this document.
- 9.4 RG (developer) asked for consistency, confidence and certainty throughout their developments as they are investing £millions to deliver housing and economic growth.

Joint Planning Advisory Board resolved to

- (a) **NOTE the report and AGREE the revised Planning Protocol;**
(b) **ENDORSE councillor representation / Portfolio Holders from each council to seek APPROVAL to adopt the protocol.**
(c) **RECOMMENDS this protocol to its constituent members; and**

(d) AGREE to launch this Protocol at the next Housing Delivery Workshop.

10. **Homes England Large Sites and Housing Zones Capacity Fund**
(Matt Gregory)

The report set out where we are with progress on monies spent and received. MG highlighted that we needed to consider reserved projects (i) may be due to underspend (ii) to respond quickly for any claims of further grants.

Joint Planning Advisory Board resolved to NOTE this report.

11. **Retention of the Major Projects Team** (Matt Gregory)

MG explained that when funding was received we used the Major Projects Team (City) to oversee monitoring. They were only engaged for a 12 month period but it would be very useful to engage them for a further 12 month period at a cost of £3,420 which has been discounted further from the original cost. It was proposed to use existing money from the JPAB Revenue Budget. It was voted to support this future work.

Joint Planning Advisory Board resolved to:

- (a) AGREE to retain Major Projects to continue to monitor HE Capacity Funding; and**
- (b) AGREE that the cost of £3,420 be funded from the JPAB Revenue Budget.**

12. **Member Design Workshop** (Steve Birkinshaw)

SBk advised that EBC were hosting a Design Workshop for Members to work together to achieve high quality design across the conurbation area. He advised to note that the new time would be at 2.00 pm to 6.00 pm on 2 October, Long Eaton Town Hall. There were 60 spaces available therefore invitations would also be sent to all JPAB Members.

Joint Planning Advisory Board was resolved to ENDORSE proposals to hold a Member Design Workshop at Long Eaton Town Hall from 2.00pm to 6.00pm on Tuesday 2 October 2018.

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

13.1 **Capital Programme**

All money from the Capital Programme has been spent and is now closed.

13.2 Revenue Budget 2018/19

The budget of £266,110 includes monies from the following three elements:

- (i) Outstanding monies carried forward to 2018/19 financial year
- (ii) Planning Delivery Fund grant
- (iii) Partner contributions

13.3 MG advised that invoices will be sent to partner authorities following the meeting. Resourcing will need to be included/committed in future budgets .

13.4 DM fully supported the hard work of the team with Growth Point allocation. He asked if there was any opportunity for MG to replenish the money in any way centrally.

13.5 MG would feedback if there were any opportunities.

13.6 SBk endorsed partner contributions were good value for money. He suggested to start setting budgets for next year with respective councils due to the amount of money required for studies.

Joint Planning Advisory Board resolved to NOTE the update on the capital and revenue programmes.

14. Any other Business

The Chair thanked Broxtowe Borough Council for hosting the meeting.

15. Future Meetings

15.1 SG asked if future meetings could avoid clashing with NCC Full Council.

15.2 SS asked to reconsider the date of next meeting due to Local Plan commitments which would also impact on room availability.

15.3 MG announced that a programme of meeting dates for 2019 will be proposed at the next meeting. Please see below.

DATE	TIME	VENUE
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Tuesday 8 January 2019 (replaces 13 December 2018 meeting)	2.00 pm	Old Council Chamber, Town Hall, Beeston
Tuesday 26 March 2019	2.00 pm	Old Council Chamber, Town Hall, Beeston
Tuesday 18 June 2019	2.00 pm	TBC
Tuesday 24 September 2019	2.00 pm	TBC
Tuesday 17 December 2019	2.00 pm	TBC

MEETING CLOSED AT 4.05 PM