

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

Date **10 September 2010** Agenda item number

From **JOINT OFFICER STEERING GROUP**

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

### **1. Summary**

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. The minutes of its meeting held on the 27 April 2010 and 22 June 2010 are attached as Appendices 1 and 2.

### **2. Background**

The minutes of the JPAB meeting of 27 April and 22 June were not available in time to accompany the 25 June Joint Committee papers, and are attached. A further meeting of JPAB was held on 10 August 2010, to consider items on the Aligned Core Strategies, New Growth Point Programme of Development, and the Housing and Community Agency's Local Investment Plan. The minutes of this meeting have not yet been approved, however, its main resolutions were:-

- To revisit the housing numbers in the Greater Nottingham Aligned Core Strategies in the light of the revocation of the East Midlands Regional Plan, and to devote a future meeting to workshop exploring these issues.
- Agreement to the text of a statement for the Minister for Housing and Local Government setting out the partnership's approach to engaging local communities in growth plans and projects, with the aim of releasing the 2010/11 New Growth Point capital funding – Appendix 3.
- To note the progress with the implementation of the Programme of Development.
- To note progress with drafting the Housing and Community Agency's Local Investment Plan.

The JPAB will next meet on 22<sup>nd</sup> September 2010 to consider the final draft of the Housing and Community Agency's Local Investment Plan.

### **3. Recommendation**

It is recommended that the Committee note the minutes of the meetings of the JPAB on meeting of 27 April and 22 June 2010, and receive a verbal update on the last meeting and latest position.

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

Greater Nottingham Joint Planning Advisory Board papers 10 August 2010.

#### **Contact Officers**

Matt Gregory  
Greater Nottingham Growth Point Planning Manager,  
Development Department  
Nottingham City Council  
Tel: 0115 876 3981  
E-mail: [matt.gregory@nottinghamcity.gov.uk](mailto:matt.gregory@nottinghamcity.gov.uk)

## APPENDIX 1

<b>ITEM 2</b>	<b>MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD HELD ON 27<sup>th</sup> April 2010 AT ATTENBOROUGH NATURE RESERVE</b>
---------------	--

### PRESENT

**Broxtowe:** Councillor Michael Rich (Chair);  
**City:** Councillor A Clark;  
**County:** Councillor R Butler;  
**Erewash:** Councillor Geoff Smith;  
**Rushcliffe:** Councillor J A Cranswick

### Officers in Attendance

**Ashfield:** Mr Allan Whitelaw;  
**Broxtowe:** Mr Steve Dance, Mrs Ruth Hyde;  
**Derbyshire:** Ms Christine Massey;  
**Erewash:** Mr Richard Green;  
**Gedling:** Mr Peter Baguley;  
**Growth Point:** Ms Dawn Alvey, Mr Matt Gregory;  
**Nottingham City:** Mr Grant Butterworth, Mr Simon Smales;  
**Nottinghamshire County:** Mrs Sally Gill, Mr Kevin Sharman;  
**Rushcliffe:** Mr Richard Mapletoft, Mr Paul Randle

### Observers

**EMDA:** Mr Richard Crosthwaite;  
**Environment Agency:** Ms Naomi Wing;  
**Greater Nottingham Partnership:** Ms Sarah Hill

### Apologies:

**Ashfield:** Ms Lisa Bell, Councillor J Knight;  
**EMDA:** Mr G Brown;  
**Erewash:** Mr Adam Reddish, Ms Donna Savage;  
**Gedling:** Councillor B Tait;  
**Greater Nottingham Partnership:** Mr Martin Gawith;  
**HCA:** Mr M Banister;  
**Nottingham City:** Councillor J Urquhart;  
**Nottinghamshire County:** Mr S Calvert, Councillor R Jackson;  
**Rushcliffe:** Councillor D Bell

1. **Welcome and Apologies**

Cllr Rich (Broxtowe) chaired the meeting. He welcomed those attending and introductions were made. Apologies were noted.

2. **Approval of Minutes of last meeting and Matters Arising**

Amendments: Councillor Clark (Nottm City) attended 23.3.10 meeting. Ms Linda Bell corrected to Ms Lisa Bell (Ashfield).

3. **Planning Inspectorate Advisory Visit**

MG presented to the Board findings from a recent visit from the Planning Inspectorate (PINs). The Inspector was satisfied with the high degree of work by the partnership and advised to continue preparation of the ACS on a joint basis. He also supported one joint Examination. However in order to provide more clarity of the policies he suggested we should base policy wording around four questions (what, where, when and how) to help answer what the policy is trying to deliver. Therefore some redrafting of objectives was required as they were currently too generalised. Need to assess if sites are currently available and whether there is evidence to support expected time delivery of these key sites.

The Inspector required justification on the climate change policy towards zero carbon if this was in advance of national guidance targets. RH would like to keep the policy agreement between LAs in the plan but we need to justify the policy more thoroughly. Retaining high standards for sustainability also supported by MR.

Discussions ensued about the vision and objectives and how they should relate to policies to help understand the plan's purpose and direction. MG suggested that it would be necessary to prepare a trajectory of when sites would be expected to come forward for development where there is critical infrastructure. SD was concerned how to deal with a planning application if there was an appeal of a specific site before the CS had been sorted out. PR referred to the PINs requirement for deliverable housing trajectories and the challenge of delivering 1,000 houses per annum when it was only possible to achieve 500 new houses pa at the height of the housing market. AW suggested an early independent assessment of proposed sites to establish what is viable. MG agreed, but where sites were shown to not be viable, demonstration of alternatives will be required.

SS commented on the PINs report. Based on his past experience elsewhere he felt that it was a positive report compared to other areas of the country with very different comparisons and welcomed the approach we have taken.

**It was recommended to NOTE the content of this report and presentation.**

#### **4. Aligned Core Strategies Update**

MG reported to the Board the development of a delivery plan which would require early assessment of sites with critical infrastructure needs. A viability exercise will be undertaken of specific sites.

Traffic modelling is underway and includes the growth locations across Greater Nottingham. The modelling will form part of the Infrastructure Delivery Plan. Stress maps will help to identify the transport infrastructure required for major developments. Site master planning will also need to accompany the delivery plan.

With regard to employment land more work is required including wider economic development issues and impacts.

Planning for Sustainable Economic Growth concentrates on town centres and retailing especially in the city centre where policies will need to support existing and new retailers to avoid nearby competition. Work to progress the EIA and the Habitats Regulation Assessment is progressing. SD reported that discussions at ESG suggested bringing in consultants for HRA work and queried what this might cost. Newark & Sherwood needed £20k for their assessment therefore it was suggested that the proposed cost should be shared between the authorities (£2-3k each per authority) with Growth Point making up the difference.

Total consultation responses to the ACS are still awaited from ADC. Estimated figures received from each authority: BBC 800; EBC 70; GBC 80; NCC 70; RBC 1,700. No analysis of responses yet but appear to relate to suggested major sites.

Initially it was agreed to timetable for a September publication of the Pre Submission ACS. However the timescale is very challenging and therefore the work programme will be kept under review and reported at the next meeting with a revised timetable. It is intended to prepare a draft Pre Submission paper after summer and published, following further consultation, before Christmas 2010.

#### **JPAB agreed to**

- 1. NOTE the progress with the work programme, in particular the Infrastructure Delivery Plan;**
- 2. NOTE the scale of response to the Aligned Core Strategy Option for consultation and**
- 3. RECIEVE a work programme progress report together with a revised Aligned Core Strategy preparation timetable.**

5. **Programme of Development Update**

DA advised that an Appraisals Panel (formed from representatives of ESG) met on 20/4/10 to consider 29 project applications. The panel's recommendations were reported in Table 1 totalling just over £6m based on Growth Point criteria. Approx £200k had been assigned for Green Infrastructure projects. Should any project stall then reallocation to other deliverable projects on the reserve list would take place sequentially. Some projects were considered inappropriate for Growth Point at this time as they would be more appropriately funded from other sources. It was recommended that JPAB consider the results of the Appraisal Panel.

**RH – Set out a deadline for further comments on the Programme. Subject to no significant responses being received by Broxtowe Borough Council, approval of the Programme was delegate to the Chair of JPAB.**

**The Board APPROVED the above recommendation.**

6. **Single Conversation Update**

DA advised that a workshop was held on 17/3/10 for LAs and HCA to discuss how to take the plan forward for the Greater Nottingham housing market. It was agreed to appoint a dedicated resource to assist with the work. It was agreed that each authority contribute a small amount to get the work underway. The Steering Group met with the HCA on 23/4/10 and further meetings are planned. It is expected that the plan be reported to JPAB for endorsement and the Core City Board for endorsement and each Local Authorities Cabinet meeting for approval. DA expressed her appreciation to SH for the work she had undertaken on the draft structure for the Investment Plan.

**It was recommended that Joint Planning Advisory Board NOTE the content of this report.**

7. **Any Other Business**

None

8. **Date of Next Meeting**

2.00 pm, Tuesday 22 June 2010, Old Council Chamber, Town Hall, Beeston

## APPENDIX 2

<b>ITEM 2</b>	<b>MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD HELD ON 22<sup>nd</sup> JUNE 2010 AT BROXTOWE BOROUGH COUNCIL</b>
---------------	--

### PRESENT

**Broxtowe:** Councillor Michael Rich (Chair);  
**Erewash:** Councillor Geoff Smith;  
**Gedling:** Councillor B Tait;  
**Nottingham City:** Councillor J Urquhart;  
**Nottinghamshire County:** Councillor R Jackson;  
**Rushcliffe:** Councillor D Bell

### Officers in Attendance

**Ashfield:** Mr Frank Horsley;  
**Broxtowe:** Mr Steve Dance, Mrs Ruth Hyde;  
**Erewash:** Ms Yvonne Wright;  
**Gedling:** Ms Alison Gibson;  
**Growth Point:** Ms Dawn Alvey, Mr Matt Gregory;  
**Nottingham City:** Mr Grant Butterworth, Mr Simon Smales;  
**Nottinghamshire County:** Mr Steve Calvert;  
**Rushcliffe:** Mr Richard Mapletoft, Mr Paul Randle

### Observers

**Barratt David Wilson Homes:** Mr Lee Maydew; Mr Tom Nicklin;  
**David Wilson Homes Ltd:** Mr Robert Galij;  
**DPDS Consulting:** Mr Christopher Lundley;  
**EMDA:** Mr Richard Crosthwaite;  
**Environment Agency:** Ms Naomi Wing;  
**HCA:** Mr Mark Banister;  
**Nottingham City:** Councillor Ian Malcolm

### Apologies:

**Ashfield:** Councillor J Knight;  
**Derbyshire County:** Ms Christine Massey;  
**EMDA:** Mr Geoff Brown;  
**Gedling:** Mr Peter Baguley;  
**GOEM:** Mr Mick Smith  
**Nottingham City:** Councillor Alan Clark;  
**Nottinghamshire County:** Councillor R Butler

1. **Welcome and Apologies**

Cllr Rich (Broxtowe) chaired the meeting. He welcomed those attending and introductions were made. Apologies were noted.

2. **Approval of Minutes of last meeting and Matters Arising**

The minutes of meeting held on 22 April were agreed.

3. **Strategic Planning Update**

MG's report was based on his current understanding following a recent announcement by the new administration. The Rt Hon Eric Pickles MP, Secretary of State for Communities and Local Government, wrote to local councils with the intention to abolish Regional Spatial Strategies under the new coalition agreement to address policies for housing and planning at local level instead. A ministerial statement has been promised for early July.

Since the Aligned Core Strategy is underpinned by Regional Strategies there are likely to be some gaps in parts of the development plan which will need to be addressed. There is further uncertainty for the strategy over a longer term due to a radical review of the planning system. The Housing and Planning Delivery Grant and Community Infrastructure Levy can no longer be relied upon.

It was considered beneficial to continue commissioning joint working to resolve local issues across the Greater Nottingham conurbation.

Cllr Urquhart wondered whether other members of the Board would agree to submit a letter to CLG outlining the benefits of this regional body working in this particular way across the conurbation, including Derbyshire, to gain their support in the future.

**MG to circulate a draft letter by email to Board members within seven days for approval.**

<b>It was agreed Joint Planning Advisory Board NOTE the content of this report.</b>
---

4. **Core Strategy Update**

All Board members were in favour of delaying the next publication of the Aligned Core Strategy until guidance from the July statement has been released. It was agreed to continue with the work programme for the Core Strategy where relevant including developing an Infrastructure Delivery Plan.

- The recent Government announcement also affected decisions for the A453 and improvements to the tram system making it difficult to prepare the transport elements of the IDP until there is more certainty surrounding key sites.
- Need to consider master planning work for SUEs and other named sites still being permitted.
- Employment land would be linked to the level of population and housing growth although it was suggested to resume work on this when there was again more certainty.
- Retail work could continue as it has the limited influence for growth.
- Sustainability appraisal work is well underway due to be completed shortly.
- Consultation work on the EIA is progressing.
- Commissioning work for HRA is continuing as it is a legal requirement to accompany any land use plan.

- Work has started on a redraft of the ACS although vision and spatial policies will be limited at this stage through the demise of the Regional Strategy.
- Housing Land Availability studies will be conducted through the summer and reported back to this committee at a future meeting.
- Consultation work for the ACS has now been completed.

It was recommended to continue to joint working and focus on progressing those elements which were no abortive.

**It was RECOMMENDED that Joint Planning Advisory Board:**

1. **agree that work continue on collating the evidence base and supporting information for the Aligned Core Strategies, where this remains relevant in the light of the uncertain future planning arrangements; and**
2. **agree to delay the publication of the next version of the ACS, pending further guidance on strategic planning.**

## 5. Programme of Development Update

Capital expenditure: DA reported receiving a letter from Homes and Communities Agency advising not to commit to final year's capital programme as over £3m previously allocated funding was at risk of being cut. A decision is expected late June/early July. It would be unwise for projects to proceed until more information becomes available. Once capital figure is known the programme will need to be reviewed.

Revenue budget: Allocation of funding from accountable body has been received. Although reported not at risk for final year CLG has requested what has not been contractually committed. The report shows almost £400k is at risk with a sum of approx £150k allocated but not contractually committed. A serious review of spend is needed for final year with studies and support work when able to resume.

Audit of capital and expenditure was completely successful and passed to Leicestershire County Council.

FH had heard an announcement today that councils have had their regional growth fund cut. Cllr Urquhart asked what impact the final year funding had on revenue posts and delays in starting capital projects.

DA – posts already accommodated within existing revenue. Some contingency available to support projects which have been delayed.

**It was agreed Joint Planning Advisory Board NOTE the report.**

## 6. Single Conversation

Although Homes and Communities Agency's budget has been drastically cut the process of the Local Investment Plan is still valid and therefore work should continue in order to help HCA with their investment decisions. A meeting of officers held recently listed priorities for LIP. An initial draft of the structure is currently being prepared by Sarah Hill, GNP, to be available in July with a final draft expected in October to be endorsed by this Board.

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

7. **Any Other Business**

None

8. **Dates of Future Meetings**

All meetings will commence at 2.00 pm unless otherwise stated.

<b>DATE</b>	<b>VENUE</b>
10 August 2010	Old Council Chamber, Town Hall, Beeston
22 September 2010	Attenborough Visitor Centre
16 December 2010	3.00 pm, Old Council Chamber, Town Hall, Beeston
17 February 2011	Old Council Chamber, Town Hall, Beeston
21 April 2011	Old Council Chamber, Town Hall, Beeston (tbc)

## APPENDIX 3



My Ref: MG/JPAB/220610

Your Ref: -  
Contact: Cllr Michael Rich  
Email: michael.rich@broxtowe.gov.uk

The Rt Hon Grant Shapps MP  
Minister for Housing and Local Government  
Communities and Local Government  
Eland House  
Bressenden Place  
London  
SW1E 5DU

**Broxtowe Borough Council**  
Town Hall  
Foster Avenue  
Beeston  
Nottingham  
Nottinghamshire  
NG9 1AB  
**Tel:** 0115 917 7777  
[www.gngrowthpoint.com](http://www.gngrowthpoint.com)

10 August 2010

Dear Mr Shapps

### **New Growth Point – Statement of Approach**

I refer to your invitation to submit a Statement setting out our approach to securing real local and community engagement, and how existing residents will gain from growth point funding. Our statement has been agreed by all the partners by the Greater Nottingham Joint Planning Advisory Board on 10<sup>th</sup> August 2010, and accompanies this letter.

Greater Nottingham is part of the 3 Cities and 3 Counties New Growth Point, made up of the Housing Market Areas of Derby, Leicester and Nottingham. Each Housing Market Area has its own local political governance structure, and for Greater Nottingham this is the Greater Nottingham Joint Planning Advisory Board. The Joint Board includes representation at Portfolio level of Councillors from each of the constituent councils (Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Rushcliffe Borough Council, and the Hucknall part of Ashfield District Council, together with Nottinghamshire and Derbyshire County Councils). The Joint Board has previously written to your colleagues the Rt Hon Eric Pickles MP and the Rt Hon Greg Clark MP, highlighting the advantages of working in this partnership, and a copy of that letter is attached to the Statement.

The statement is distinct to Greater Nottingham, and will need to be considered alongside the statements for the Derby and Leicester Housing Market Areas to get a complete picture across the 3 Cities and 3 Counties area. Additionally, several of the Greater Nottingham partners intend to write to you separately in support of this statement, and to add a more local dimension to the accompanying Statement. We would particularly like to highlight the considerable lengths taken in involving our communities in the planning for Greater

Nottingham, especially by consulting consistently on our Aligned Core Strategies across the whole area, and more detail is included in the Statement.

We trust the information we have provided demonstrates how we are taking on a new approach to planning for growth, and look forward to hearing from you shortly with regard to the funding to assist in delivering our ambitions the future of Greater Nottingham. Should you require further information or clarification on any part of the statement, we would be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Rich', written in a cursive style.

Cllr Michael Rich  
Chair, Greater Nottingham Joint Planning Advisory Board

## NEW GROWTH POINT – STATEMENT OF APPROACH

### GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD 3 Cities and 3 Counties Partnership for Growth

#### (i) Putting the local community in the driving seat

Whilst the governance structure developed in Greater Nottingham is made up of democratically elected representation at a senior level from all the partner councils, which provides local leadership and also reflecting local concerns, we recognise the need for wider community ownership if our ambitions are to be successful.

This is why we have always considered *planning* for growth is as important as its implementation. Our approach to being a New Growth Point has been to ensure that the planning is right (and that includes involving the local community fully and comprehensively). To this end we have used our previous funding to support this, especially in preparing our Aligned Core Strategies, which set out our approach across the whole of Greater Nottingham.

These Aligned Core Strategies have been widely consulted upon, through an 'Issues and Options' process in June 2009 and an 'Option for Consultation' process in February 2010. The Issues and Options consultation was aimed at eliciting views and opinions before decisions were taken, whilst the Option for Consultation was an additional opportunity for public engagement, not required by planning regulations. However we felt it was important to allow for further public consultation and engagement due to the sensitivity surrounding some of the issues. As you would expect, the picture of local 'ownership' of growth varies across Greater Nottingham, with strong support for new growth where this has regeneration benefits, but less support where proposals are based on large scale greenfield development.

It was our intention to publish a revised version of the Aligned Core Strategies in the autumn, however, the abolition of Regional Strategies allows us an opportunity to pause for breath, and to reconsider the level of growth and its locations in the light of both the responses to consultation and the deliverability of schemes which are linked to major new infrastructure where this is now less certain to be provided due to the financial environment we now face. Whilst likely to still involve greenfield development, the views of the local community will be a key factor in deciding how to progress growth around Greater Nottingham.

As a result, our revised Aligned Core Strategies, when published, will be much more closely attuned to the aspirations of local communities.

Alongside the preparation of our Aligned Core Strategies, focused local consultation around the more advanced growth locations has continued, both through public engagement on masterplans/Supplementary Planning Documents, and (where appropriate) developer-led consultation where planning applications have been submitted or are imminent. This more fine-grained consultation has allowed the articulation of the benefits growth can bring to communities, in terms of increased employment, better service provision, and enhanced green infrastructure.

The early phases of our growth plan includes sites which have a high degree of local and political support, and have been subject to wide ranging consultation (some examples are provided in Appendix A). Our current capital programme for 2010/11 targets those projects which will support housing delivery but which will also strengthen and enhance local communities. These projects have evolved through and been shaped by wide ranging

engagement with residents and local businesses. Our town centres, for example, are a key priority and our partners have developed regeneration projects via support shown in resident surveys, public exhibitions, direct resident participation on steering groups and engagement at local welfare clubs. Communicating how our projects are funded is important and in addition to the usual committee reports and approvals wider awareness is raised through press releases, site boards and where appropriate permanent interpretation (e.g. on our Green Infrastructure trails).

Our capital programme is not simply 'shared' between Local Authority partners. Our joint working ensures resources are allocated to those areas where resources can best meet local needs and deliver sustainable growth.

## **(ii) Rewarding local communities**

Ensuring the benefits of growth are captured for existing communities has been a central tenet of our ambition from the outset, and has been articulated both through our Programme of Development (including the refresh) and is prominent in our vision set out in the draft Aligned Core Strategies.

The Programme of Development was based on four themes:-

- Accelerating delivery on existing allocated sites, brownfield land and sites within Regeneration Zones
- Neighbourhood transformation
- Exemplar Sustainable Urban Extensions
- Strategic Infrastructure, town centre growth and regeneration, supporting services, strategic employment opportunities, environment and community facilities.

All these seek to ensure that growth benefits the local community, both directly through schemes such as town centre improvements, green infrastructure enhancements and new sustainable travel links, and indirectly, through bringing underused land back into productive use.

Our current Growth Point capital programme addresses the strategic themes set out above and seeks to deliver tangible and measurable benefits for local communities. Our projects have been subject to a robust application and appraisal process and endorsement by the Greater Nottingham Joint Planning Advisory Board. Our locally approved capital programme includes projects which will:

- Facilitate the delivery of affordable homes - providing opportunities for local people and tackle derelict 'problem' sites;
- Enable partnership approaches to town centre regeneration - addressing failing and outdated centres and providing new and enhanced health, leisure and retail services geared to the needs of existing and new communities;
- Provide new infrastructure to access strategic employment/housing sites – securing long term job creation and redevelopment of major brownfield sites;
- Deliver cross boundary sustainable transport facilities - providing reliable and sustainable transport solutions for existing communities and growth locations;
- Secure further public and private sector investment in local communities – many of our projects will create the right conditions for further investment and/or secure a package of funding from other public sources and the private sector.

Our approach also seeks to maximise the wider benefits or ‘additionality’ of our projects. Where possible we will secure local skills training and employment via our procurement practices, we will review examples of best practice/pilot projects supported by earlier phases of Growth Funding (e.g. green energy/sustainable design) and their fit for wider application where they may benefit our local residents.

Our programme has strong coherence across other plans and strategies, especially the councils’ Sustainable Community Strategies. For example, within Nottingham City the issue of improving the quality of homes and neighbourhoods is a key theme of the Sustainable Community Strategy (growth funding will contribute to one our neighbourhood transformation projects which is supported by over 77% of residents which were surveyed - with a resident response rate of 81%). This also allows synergies with other funding schemes to ensure greater outputs, such as the £200 million PFI process which will transform the deprived Meadows area.

In addition, a unique element of the 3 Cities and 3 Counties approach has been the importance placed on Green Infrastructure – the entire fund has been top-sliced, and managed by an independently chaired Strategic Green Infrastructure Board. This has enabled our Green Infrastructure needs are fully understood through a Green Infrastructure Strategy covering the whole of the 3 Cities and Counties area, which was prepared through stakeholder workshops and wide ranging consultation. In turn, this has allowed the development of strategic, cross boundary projects to be funded and delivered in a timely manner, to support longer term growth and benefit existing local communities.

Measures are also being worked up to ensure that local communities continue to directly benefit from growth after the end of the 3 year programme, through a Greater Nottingham-wide approach to developer contributions, and comprehensive masterplanning on specific sites. Indeed, the New Homes Bonus Scheme which you announced on 9<sup>th</sup> August will provide further opportunities to ensure local communities reap the benefits of growth, and we look forward to working with you to develop the scheme further.

### **(iii) Creating a strong and well considered local plan**

We have highlighted the importance of local ownership of our Aligned Core Strategies above. We believe our approach of establishing a voluntary partnership which spans unitary, county and district boundaries, which together make up an area which local people, businesses and organisations can identify with and understand as being meaningful, is hugely beneficial in allowing us to look at the issues we face across the whole of Greater Nottingham. Some of these advantages are set out in the letter sent to the Rt Hon Eric Pickles MP, attached below in Appendix B. In addition, we are committed to providing efficient and cost effective planning for our communities, and believe that by commissioning a shared evidence base we have saved at least £600,000.

Our brownfield and regeneration schemes remain as valid as ever in the light of the coalition’s localism agenda. However, we now have the opportunity to re-focus our ambitions in the light of this agenda and the abolition of Regional Strategies, which will ensure much wider ownership by the local community, with further opportunities to meaningfully input into the way Greater Nottingham grows and develops. The result will be a much stronger, better considered local plan, providing for the housing and employment needs of the area, supported by adequate transport, social and green infrastructure.

## **Appendix A**

As stated above our Growth Point Capital Programme brings forward sites with a high degree of political and local support. These projects have been shaped through direct engagement with residents. Some brief examples are provided below:

### **Regeneration of Cotgrave Town Centre (Rushcliffe Borough Council)**

This scheme is directly linked with the mixed use redevelopment of the former Cotgrave colliery site (to provide approx 470 sustainable homes along with enhancements to the existing country park, wildlife habitats and walking and cycle links).

Growth funding will be used as part of a larger funding package to extensively remodel and revitalise the failing Cotgrave town centre for the benefit of both the existing community and new occupiers of the colliery site. The radical scheme has been devised following a master planning exercise and extensive consultation with local people including public meetings (following leafleting of every household in Cotgrave twice) at which overwhelming support was shown for the proposals (over 200 in attendance at each event) along with meetings with other public stakeholders, local traders, the town council and local schools.

### **Neighbourhood Transformation (Nottingham City Council)**

The redevelopment of Stonebridge Park is a priority for Nottingham City Council and will replace sub-standard social housing with a high quality, mixed tenure scheme. The activities to be delivered through Growth Point funding will support the development of up to 116 new homes through delivery of phases 3 and 6 of the Stonebridge Masterplan.

The Masterplan for the scheme was developed through direct engagement with local residents. In a residents survey approx 90% of residents (who responded) said the scheme would improve Stonebridge Park. The resulting scheme will see the replacement of poor quality, unpopular social housing with a sustainable development of 258 new high quality, mixed tenure homes built around an enhanced public open space at Rocket Park.

### **Erewash Sustainable Infrastructure and Town Centre Project (Erewash Borough Council)**

The final phase of Erewash's town centre project will be supported by Growth Point funding and will complement Townscape Heritage Initiative funding to enhance the attractiveness and local character of Long Eaton Town Centre. This project directly supports development at Stanton Ironworks, a major brownfield site on which extensive consultation has already taken place.

A specific Communication Strategy has guided engagement with local people and has/will shape the implementation of the scheme. The project has developed through public exhibitions, consultation at a 'Heritage Day', and resident surveys. As each element of the project is delivered further focussed consultation with local residents takes place, along with events such as staffed market stalls with displays and resident questionnaires. The overarching scheme is delivered through a Steering Group which consists of local community groups, a Youth Forum, business representatives and local councillors.

## **Rolls Royce Redevelopment and Regeneration, Hucknall (Ashfield District Council)**

This project has been identified as one of the key strategic projects for the Greater Nottingham sub-area and involves the mixed-use development of a 38ha business park and up to 800 new homes in the Hucknall area. The Council has been working alongside Rolls Royce and other development partners (Nottinghamshire County Council, Nottingham City Council, EMDA, Nottingham Regeneration Ltd) to facilitate a new access for the business park element of the development. Following completion of a feasibility study, an infrastructure providers workshop was held to consider the infrastructure requirements of the site and its potential impact on the surrounding community. The workshop was attended by representatives from the highway authority, education and health authorities, Severn Trent, the Environment Agency and Nottinghamshire Biological Records Centre together with officers from Ashfield District Council.

Throughout 2009/2010 the site has been the subject of extensive public consultation as part of the Council's Core Strategy document for the Local Development Framework. This included consultation at the Issues and Options stage (June/July 2009) and Spatial Options stage (October/November 2009). The site was then chosen for inclusion in the Council's Preferred Option (March/April 2010) as a strategic site for the Hucknall part of the district. Consultation included meetings/presentations with local community groups and landowners/infrastructure providers along side wide ranging publicity via the local press.

## **Arnold Town Centre (Gedling Borough Council)**

Proposals for the transformation of Arnold Town Centre are at an early stage and development of the scheme will be underpinned by the views of residents and businesses. This scheme will ensure that existing and new communities have access to attractive and accessible services – with opportunities for new ways of delivering health and leisure provision. Public meetings and shoppers surveys are already underway along with consultation with user groups and the Business Forum. An Independent Advisory Group with resident and voluntary sector representation is to be established to oversee the development of the project.

## **Erewash Valley Trail (Broxtowe Borough Council)**

Work continues on our green infrastructure project along the Erewash Valley which will link major mixed use brownfield sites and existing communities. This scheme has an impressive list of partners with direct links to community groups. NHS Nottinghamshire County, for example, are working with local communities to ensure the finest details of the scheme are geared to meet local needs (even down to the design of handrails and ramps replacement of stiles with kissing gates).

## Appendix B



**My Ref:** MG/JPAB/220610  
**Your Ref:** -  
**Contact:** Cllr Michael Rich  
**Email:** michael.rich@broxtowe.gov.uk

The Rt Hon Eric Pickles MP  
Secretary of State for Communities and Local Government  
Communities and Local Government  
Eland House  
Bressenden Place  
London  
SW1E 5DU

**Broxtowe Borough Council**  
Town Hall  
Foster Avenue  
Beeston  
Nottingham  
Nottinghamshire  
NG9 1AB  
**Tel:** 0115 917 7777  
[www.gngrowthpoint.com](http://www.gngrowthpoint.com)

12 July 2010

Dear Mr Pickles

### Partnership Working for Planning Across Greater Nottingham

In the light of the abolition of Regional Strategies and the 'localism' agenda, I am writing to you to explain our approach to planning in Greater Nottingham, and to commend it to you as a model which may have wider applicability.

The Greater Nottingham Joint Planning Advisory Board was set up in April 2008 to steer the production of the Greater Nottingham Aligned Core Strategies, and the implementation of the New Growth Point Programme of Development. It is a voluntary arrangement which brings together the 6 local planning authorities that comprise Greater Nottingham (Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Rushcliffe Borough Council, and the Hucknall part of Ashfield District Council), together with Nottinghamshire and Derbyshire County Councils.

The Board has made significant progress with preparing Aligned Core Strategies for the area, publishing an 'Option for Consultation' in February 2010.

The value of a conurbation wide approach to preparation of Aligned Core Strategies in the Greater Nottingham area has been recognised both by the participating councils, and by external organisations. These advantages can be summarised as follows:

- efficiencies in procuring evidence base studies, and subsequent consistency of information
- sharing expertise
- planning consistently across council boundaries, adding certainty to the planning process
- external organisations communicate once instead of several times

- external organisations able to take a comprehensive view of Greater Nottingham planning issues rather than a council-by-council approach
- significant future cost savings are also anticipated through having one Examination of the Aligned Core Strategies

Our experience illustrates the challenges involved in establishing and managing partnerships which span unitary, county and district boundaries, but which together make up an area which local people, businesses and organisations can identify with and understand as being meaningful.

I would like to advocate the approach we are taking here in Greater Nottingham, and should you wish to learn more, we would be very happy to provide further information.

I am copying this letter to Rt Hon Greg Clark MP, Steve Quartermain and the Government Office for the East Midlands in view of their respective responsibilities and interests.

Yours sincerely

Cllr Michael Rich  
Chair, Greater Nottingham Joint Planning Advisory Board