

Meeting:	<b>Joint Committee on Strategic Planning and Transport</b>
Date:	09 December 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 27 September 2022, the latest available approved minutes are from the meeting held on 7 June 2022 and are included below. The meeting agenda papers are available to view at <https://www.gnplan.org.uk/meetings/>.
- 2.2 JPAB had previously agreed that the Greater Nottingham 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 which does not have sufficient supply to meet the Government's standard method housing need figure. Nottingham City will therefore use the housing supply figure to 2038.
- 2.3 A 'Preferred Approach' version of the Strategic Plan has been prepared on the basis of the approach set out above, and can be found at <https://www.gnplan.org.uk/consultations/greater-nottingham-strategic-plan-preferred-approach/>, together with all supporting documents. The Preferred Approach is not a full version of the Greater Nottingham Strategic Plan, but focuses on housing and employment growth. It proposes a vision for Greater Nottingham together with housing and employment objectives to support the delivery of the vision. The Vision is based on the outcome of the JPAB Councillor workshops which took place in 2021.
- 2.4 The Preferred Approach includes the proposed development strategy which focuses on new development linking to and enhancing Blue and Green Infrastructure and promoting urban living within the main built up area of Greater Nottingham. It promotes development of a lesser scale adjoining Hucknall (in Gedling Borough) and at key settlements in the Borough areas. It seeks to embed the principles of the '20 minute neighbourhood' approach, and recognises the economic development potential of key sites including the former Ratcliffe on Soar power station, Toton and the wider Broad Marsh area.

- 2.5 Housing targets are provided, based on the approach set out in paragraph 2.2 above, and the strategic sites and locations where growth will take place are identified. An important point to note is that the majority of housing proposed is already identified or provided for in current Local Plans, although extensions to two existing strategic development sites are proposed in Gedling, and the Broad Marsh area in Nottingham City is identified as suitable for significant residential development.
- 2.6 The four Councils are currently progressing the Preferred Approach through their approval mechanisms, with a recommendation to publish the document for consultation in accordance with regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.7 Subject to the relevant approvals, the Preferred Approach will be published for consultation for an eight week period, currently anticipated to be 12 December 2022 to 6 February 2023. Following consideration of consultation responses, a full Pre Submission version of the Strategic Plan will be published in the summer of 2023, prior to submission for examination late in 2023. This timetable may have to flex in response to planning reform, as the Government's approach will become clearer over the coming months.
- 2.8 In terms of other Local Plans across Greater Nottingham, it was reported that Ashfield District Council are preparing a Publication (regulation 19) version of the Ashfield Local Plan, and Erewash Borough Council are intending to submit their Core Strategy Review for examination in December 2022.
- 2.9 The next meeting of JPAB is on 13 December.

### **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, 27 September 2022

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## APPENDIX 1

**ITEM 3      MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING  
ADVISORY BOARD (JPAB) VIRTUAL MEETING HELD ON TUESDAY 7  
June 2022 VIA MS TEAMS**

### **PRESENT**

**Ashfield:** Councillor Matt Relf; Councillor Sarah Madigan

**Broxtowe:** Councillor M Radulovic (Chair)

**City:** Councillor Pavlos Kotsonis; Councillor Toby Neal

**Gedling:** Councillor J Hollingsworth

**Erewash:** Councillor M Powell (Vice Chair)

**Nottinghamshire County:** Councillor R Butler (sub)

**Rushcliffe:** Councillor R Upton

### **Officers in Attendance**

**Ashfield:** Christine Sarris

**Broxtowe:** Dave Lawson; Steve Simms

**Erewash:** Steve Birkinshaw; Adam Reddish

**Gedling:** Alison Gibson; Mike Avery

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

**Nottingham City:** Paul Seddon

**Nottinghamshire County:** Sally Gill; Steve Pointer

**Rushcliffe:** Leanne Ashmore; Richard Mapletoft

### **Observers**

Simon Atha

Rebecca Bentley

Jenny Brader

Angela Brookes

Grace Clarkson

Tom Collins

Maisie Colloby

Ben Cook

Tom Dillarstone

Joe Drewry

Eleanor Dunn

Ralph Elliott

Robert Galij

Chris Gowlett

S Green

Mike Hatfield

Marisa Heath

Marc Holt

Greg Hutton

Matt Kingham

Katherine Lovsey

Richard Naylor

Sean Nicholson

Helen Prangley

Jonathon Protheroe

Matthew Puce

Ryan Simpson

Ian Smith

Paul Stone

Phillipa Ward (notes)

Sandhya Ward

Nichola Wildor

Colin Wilkinson

Gina Wynter

## **Apologies**

**Ashfield:** Councillor J Zadrozny; Melanie Wheelwright

**Broxtowe:** Ruth Hyde; Ryan Dawson; Tom Genway

**Derbyshire County:** Councillor Carolyn Renwick; Joe Battye; Steve Buffery

**Nottingham City:** Councillor Sally Longford

### 1. **Introductions and Apologies**

The Chair welcomed everyone to the virtual meeting and apologies were noted. Cllr Radulovic thanked Cllr Powell for Chairing the meetings during his period of recovery from major surgery.

### 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 8 March 2022 were approved. Matters arising would be covered under agenda items during the meeting.

### 4. **Nottinghamshire Core & Outer HMA Logistics Study presentation** (Iceni Consultants)

Matt Kingham presented the logistics report prepared by Iceni Consultants who were commissioned to prepare the study. The report is still in draft form.

They looked at warehousing stock and current land supply to model future needs and potential for growth. There is high demand for potential distribution centres within the East Midlands due to its accessibility. There has been a rising demand since 2018 but lack of supply. By the year 2040 a number of existing units will also have aged and will be unfit for purpose and will need to be replaced which will add to future need.

E-Commerce increased through the pandemic and stakeholders provided key comments that demand was high and occupants were actively looking for units in the area around Nottinghamshire / Derbyshire where there was a strong labour supply.

Current policy restrictions such as Green Belt are likely to make it difficult to meet future market needs. In summary there are challenges in the market remaining buoyant with a strong level of demand.

MR thanked MK for an impressive and interesting presentation. EMDevCo could look at providing access to employment in the future. LUF could carefully consider this as part of the planning process.

MRelf was aware that at Market Harborough they are providing robotic and engineering automation courses which could benefit the whole of the East Midlands with increased skills to fully support the region and adoption of logistics.

**Joint Planning Advisory Board was resolved to RECEIVE the presentation on the Nottinghamshire Core & Outer HMA Logistics Study.**

5. **Greater Nottingham Strategic Update** (Matt Gregory/Mark Thompson)

MG stated that there is still a need to progress with the Strategic Plan as the Government's deadline for Local Plan preparation is end of 2023.

MG set out the proposed approach with each authority meeting its own housing need with a locally determined buffer. NCity will meet its own housing need and as much of the 35% uplift as they can accommodate, as outlined in the Capacity Paper. It is not proposed for the City Council's allocation to be met elsewhere within Greater Nottingham. Once buffers have been accounted for the supply will exceed the need.

There is a risk with this approach however, the officer advice is that this is an acceptable level of risk and that the approach can be justified.

The next steps would be to publish a Preferred Approach document of the Strategic Plan focusing on growth strategy, housing provision and strategic sites for consultation in the autumn and then publish a full pre-submission version of the Plan in summer 2023 and submitting for examination in late 2023.

Following EBC Growth Options consultation they have since published Regulation 19 version of their Local Plan. Consultation is now closed and officers are currently working through the responses to eventually submit to the Secretary of State. A Statement of Common Ground between EBC and remaining councils in the core area has been prepared.

ADC's Local Plan is on hold waiting for clarity until the Planning Reform emerges. They have written to neighbouring planning authorities to ask whether they could accommodate any of Ashfield's housing need on brownfield sites. MRelf and CS (ADC) confirmed that this was an accurate position and had nothing further to add.

MT provided an update on progress with the evidence base.

PK (NCity) referred to the council's 35% uplift and the additional capacity work which had been undertaken. It was queried whether the Inspector may have

issues that we are not meeting the requirements for revised housing distribution.

MG gave an example that elsewhere within the country Inspectors recommended withdrawing the Plan or recommended revised quantum or distributions of growth. However, the risk for us would be within acceptable limits. There is a requirement to progress the Strategic Plan and officers consider that the benefits of the proposed approach significantly outweigh the risks.

MR reported that NCity had challenged government regarding the evidence base figure and that JPAB and NCity would test through Examination that they could meet part of the 35% but not all. The Capacity Paper highlighted significant steps that NCity is making reviewing housing land availability to maximum level of development in the City.

CS (ADC) referred to the IRP which they had not been part of recent discussions but should be involved in future discussions. It was suggested to invite Andrew Pritchard at East Midlands Councils to present proposals and update on the revised HS2 Growth Plan as this affects warehousing and distribution for HS2 along that corridor.

**Joint Planning Advisory Board was resolved to AGREE the approach to Strategic Plan preparation in Greater Nottingham (set out in section 2) and NOTE the position with Local Plans in Ashfield District and Erewash Borough.**

6. **Duty to Co-operate – Statement of Common Ground between Erewash Borough Council and other local planning authorities within Nottingham Core Housing Market Area** (Matt Gregory/Steve Birkinshaw)

SBk explained the current legal requirement for Duty to Co-operate in plan making and outlined the contents of the Statement of Common Ground and the positive discussions which had taken place between officers.

MR stated that JPAB and EBC should continue to work together and be able to achieve for local people and local areas common ground objectives we all share.

**Joint Planning Advisory Board was resolved to:**

- (a) AGREE the Statement of Common Ground between Erewash Borough Council and the Nottingham Core Housing Market Area; and**
- (b) Each Authority to REFER the Statement of Common Ground for formal approval through their relevant decision making process.**

7. **Levelling Up and Regeneration Bill** (Mark Thompson)

MT presented the key elements of the Levelling Up and Regeneration Bill, with a focus on strategic planning implications.

PK referred to the consultation in 2020 of the Planning White Paper and the concerns raised and addressed no growth zones with street vote powers giving an extension priority in the streets which takes away permitted development rights. He was concerned with the timescale for producing Local Plans as some areas are more complex than others. He would like the Neighbourhood Plans to expand on their idea because of the need to establish clear boundaries.

MT noted the uncertainties and that there would be further consultation on what street votes might involve.

RU proposed that JPAB should work collectively on a design code.

MT acknowledged that resources and expertise would be a challenge and there could be the potential to share some expertise or create a joint framework for design codes going forward.

RU understood the commands for energy conservation being incorporated into new builds which is a common theme across all districts but the exterior design and architecture is more specific to a particular area.

MRf queried why government had not implemented the design codes and environment components into Building Regulations rather than planning. He also questioned when the Infrastructure Levy would be paid as there is no clarity if the developer does not proceed with the development of the site.

MT stated that there is still limited information regarding how the levy will be calculated.

MP supported RU's suggestion to use JPAB to promote energy conservation and more sustainable design. He was not in favour of street voting.

PK stated that design codes would need resourcing from the government.

MG stated that there may be increased planning fees, although these are unlikely to be ring-fenced in a way that would deliver extra resources to the planning system.

**Joint Planning Advisory Board was resolved to NOTE the publication of the Levelling Up and Regeneration Bill and CONSIDER the implications for strategic planning.**

8. **Aligned Core Strategy Monitoring** (Peter McAnespie)

- 8.1 PMcA reported that in 2014 the Aligned Core Strategies (ACS) were adopted for each authority and were tasked through their Annual Monitoring Reports how successful these policies had been implemented. PMcA presented a report which outlined how each authority was performing against six indicators. This data is helping to inform the emerging Strategic Plan.

The national planning policy guidance is currently being reviewed and any changes which are no longer required will not be included in the new Strategic Plan. Where there are gaps these will be filled with new proposed policies.

**Joint Planning Advisory Board was resolved to NOTE the findings of the Aligned Core Strategy monitoring.**

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

PMcA referred to paragraph 4.2 to update on EBC's repurposed funding towards the Kirk Hallam Relief Road. This was approved at the Council's Executive meeting in May 2022.

An update by AG at GBC referred to the site at Station Road and Burton Road which is currently reviewing business cases for this site with building costs and deliverability. Killisick Fields involves further land owners therefore discussions are taking place with HE team to progress the whole site with the Council being represented by an independent expert.

**Joint Planning Advisory Board was resolved to NOTE this report and the details set out in Appendix 3.**

10. **Waste and Minerals Local Plans Update** (Sally Gill)

- 10.1 Nottinghamshire/Nottingham

SG reminded Members that the Nottinghamshire Minerals Local Plan was adopted in March 2021. NCC and NCity are working on a draft Waste Plan which consultation ended in April 2022 with over 40 different consultants and 275 different comments. Both authorities are collating the comments and representations towards a draft Plan for consideration by each authority before submission. NCC will continue to update on progress of the Waste Local Plan.

- 10.2 Derbyshire/Derby

DCC colleagues had provided SG with an update to report on the key issues that consultation on the Draft Minerals Local Plan ended in April 2022. The key comments related to fracking, climate change and the allocation of sand and gravel sites south of the County. They are considering the responses and looking towards a Regulation 19 towards the end of this year. Appropriate background papers are available on the website.

- 10.3 MR asked SG if an indicator timetable could be included in the next agenda papers for the Draft Minerals Local Plans.
- 10.4 MP advised that he was an observer on the Derbyshire equivalent to JPAB and it would be beneficial if information could be shared of mutual interest.

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

11. **JPAB Budget 2022/23** (Matt Gregory)

- 11.1 MG provided an annual report from NCity as Accountable Body for the partnership's budget.

Table 1 in the agenda papers showed £158,474 unspent money to be carried forward to 2022/23 which will be added to partner contributions for the Revenue Budget totalling £230,000.

Table 2 in the agenda papers illustrated how best to spend against the budget leaving an unallocated amount of £38,000 being available for the work of JPAB for the coming or subsequent years.

**Joint Planning Advisory Board was resolved to:**

- (a) **NOTE the budget position at the close of 2021/22; and**  
 (b) **APPROVE the budget for 2022/23; and**  
 (c) **NOTE the partner contributions to the work of JPAB during 2022/23.**

12. **Future Meetings 2022**

- 12.1 It was agreed to continue holding the JPAB meetings virtually which enables more participants to attend.

DATE	TIME	VENUE
Tuesday 27 September	2.00 pm	Microsoft Teams Virtual meeting
Tuesday 13 December	2.00 pm	Microsoft Teams Virtual meeting

13. **Any other business**

- 13.1 MRelf advised that he will be handing over his responsibilities from JPAB to Cllr Sarah Madigan following a Cabinet reshuffle at ADC.

MEETING CLOSED AT 3.45 PM

