

Meeting:	Joint Committee on Strategic Planning and Transport
Date:	10 March 2023
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 13 December 2022, the latest available approved minutes are from the meeting held on 27 September 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 Following approval by Broxtowe, Gedling and Rushcliffe Borough Councils, and Nottingham City Council, the Preferred Approach was published for consultation on 3 January, with a closing date of 14 February.
- 2.5 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.
- 2.6 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 an extension to an existing strategic development site is proposed in Gedling, and the Broad Marsh area in Nottingham City is identified as suitable for mixed uses, including open space and significant residential development.
- 2.7 A brief summary of consultation responses processed so far is included in Appendix 2.
- 2.8 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.
- 2.9 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. (subsequently submitted with an Inspector appointed).
- 2.10 The next meeting of JPAB is on 7 March 2023.

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, 13 December 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 27 SEPTEMBER 2022 VIA MS TEAMS
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PRESENT

Ashfield: Councillor Matt Relf (sub)

Broxtowe: Councillor Milan Radulovic (Chair); Councillor D Watts

Gedling: Councillor J Hollingsworth

Erewash: Councillor M Powell (Vice Chair)

Nottinghamshire County: Councillor R Jackson

Rushcliffe: Councillor R Upton

Officers in Attendance

Ashfield: Christine Sarris

Broxtowe: Ruth Hyde; Dave Lawson; Mark Thompson; Tom Genway

Derbyshire: Steve Buffery

Erewash: Oliver Dove; Adam Reddish

Gedling: Alison Gibson; Mike Avery

Growth Point: Matthew Gregory; Peter McAnespie

Nottingham City: Paul Seddon

Nottinghamshire County: Steve Pointer

Rushcliffe: Leanne Ashmore; Richard Mapletoft

Observers

Simon Atha

Mike Avery

David Bainbridge

Andrew Bamber

Rebecca Bentley

Jenny Brader

George Breed

Angela Brookes

Grace Clarkson

Ian Deverell

Jack Dickinson

Joe Drewry

Robert Eaton

Ralph Elliott

Steve Freek

Robert Galij

Chris Gowlett

Matthew Harmsworth

Amy Harrison

Eleanor Higgs

Iain Hill

Greg Hutton

Andrew Johnson

John King

Richard Naylor

Rebekah Newman

Sean Nicholson

Matthew Puce

Jake Robinson

Ryan Simpson

Sally Smith

Paul Stone

Phillipa Ward (notes)

Rob Webster

Ben Wilkinson

Colin Wilkinson

Nichola Willder

Apologies

Ashfield: Councillor J Zadrozny; Councillor Sarah Madigan

Broxtowe: Ryan Dawson

Derbyshire County: Councillor Carolyn Renwick; Jim Seymour

Erewash: Steve Birkinshaw

EMDevCo: Ken Harrison

Nottingham City: Councillor Sally Longford; Councillor Kotsonis; Councillor Neal

Introductions and Apologies

1. The Chair welcomed everyone to the virtual meeting and apologies were noted.

2. Declarations of Interest

There were no official declarations of interest. The Chair wished to place on record that he represented a number of applications within Derby City and Amber Valley.

3. Approval of Minutes of the Last Meeting and Matters Arising

The Minutes of the previous meeting held on 7 June 2022 were approved with the following amendment page 003 Item 5 second paragraph: “ the supply will exceed the need”.

Matters arising would be covered under agenda items during the meeting. The Chair confirmed (at the point in time of the meeting) that the new Minister for LUHC was The Rt Hon Simon Clarke MP. [Since 25 October 2022 the Rt Hon Michael Gove MP was appointed.]

4. Greater Nottingham Strategic Planning Update (Matt Gregory)

4.1 MG asked both Ashfield and Erewash to provide their respective Local Plan updates.

4.2 CS (ADC) advised that their Regulation 18 consultation will be reported to Cabinet. Following their recommendation Working Panel Option C to progress to the next consultation suggesting fewer housing numbers in the Green Belt.

4.3 MP (EBC) advised that they are finalising their evidence base prior to submission to the Secretary of State, which is expected to be by the end of the year or early in the new year

4.4 MG shared a slide presentation on the Preferred Approach document which was circulated to Members with the agenda papers.

- 4.4.1 Slide 1: showed the key principles for growth around Greater Nottingham. A document has been prepared for consultation. There are some gaps highlighted in the report. The Preferred Approach is not a full Strategic Plan. The information and views gathered from the Councillor workshops held last year this has helped to formalise our position. The full version of the Plan will be published for consultation in 2023.
- 4.4.2 Slide 2: The structure of the document is brief and focused covering the background priorities and vision for area. It explains the planning strategy and approach to housing and employment need. There is a section on Strategic Sites and key requirements.
- 4.4.3 Slide 3: The Planning Strategy includes Blue and Green Infrastructure, new and enhancing through individual development. It promotes urban living with most growth within Nottingham, and some adjoining in existing allocations and extensions to existing allocations. Further development is identified adjacent Hucknall at key settlements, the detail to be determined through Local Plans and reviews. The approach considers quality of life and promotes the 20-minute neighbourhood principles. Key sites are Ratcliffe on Soar, Toton and Broad Marsh for further development.
- 4.4.4 Slide 4: Approach to Housing Need – a table as explained at the last meeting provided figures for each of the councils' areas over the 2022-2038 plan period. These proposed figures include the flexibility buffer to ensure minimum housing targets are met.
- 4.4.5 Slide 5: Approach to Housing Need – Targets for boroughs would use the standard methodology but the target for NCity's anticipated supply falls slightly short by 2,600 homes. The boroughs have 10% buffer to meet their housing target in full. No flexibility buffer is proposed for NCity. The targets will be used in the Housing Delivery Test and 5-year land supply calculations and flexible buffers should not influence the 5-year land supply and housing need.
- 4.4.6 Slide 6: The vast majority of homes will be developed in built up areas and are already included in current Local Plans carried forward into existing or revised Part 2. GBC will extend their current developments at Teal Close and Top Wighay. NCity reported significant changes since its last Core Strategy with major opportunities for further developments at Broad Marsh. Borough councils have key settlements, and BBC and RBC have sufficient sites already included in their existing Local Plans with no new release proposed. GBC expects some further allocations for further review of the Local Plan.
- 4.4.7 DW asked for an explanation about the flexible buffer and provision for borough councils and wanted to know if this included taking on excess from NCity. MG confirmed that boroughs had a 10% flexible buffer to ensure their minimum housing provisions would be met and will be able to deliver in full. He continued that if sites were not delivered due to delays in planning or from

land owners the buffer would be available. These figures have not been transferred from NCity.

- 4.4.8 CS referred to the 20-minute neighbourhood but believed there is wider scope to include transport networks to various settlements for a strategic infrastructure. MG confirmed that Strategic Infrastructure is set out in the Infrastructure Delivery Plan which is in draft alongside the Strategic Plan. Transport modelling has stalled due to staff resources. They will now be commissioning work over the coming weeks as part of the Delivery Plan. A 20-minute Neighbourhood will be the subject of a more detailed report at the next JPAB meeting to explain the work we are doing which will be of interest to councillors.
- 4.4.9 Slide 7: The Summary of Housing Need targets was illustrated by bar chart starting with 52,512 homes using the standard method (includes NCity's uplift). The housing target is 49,900 and the buffer is 52,300. The estimated housing supply for SHLAAs total capacity is significantly above that figure, at around 58,000.
- 4.4.10 Slide 8: Approach to Employment Need – based on Employment Land Needs study. The Preferred Approach document uses the Regeneration Scenario at the upper end of the forecast needs study matching aspirations of the LEP Strategic Economic Plan. It includes offices and industrial and warehousing jobs. Economic development is promoted for NCity in the City centre including Broad Marsh and sites at Toton and Ratcliffe on Soar in the Plan. Existing sites in current Local Plans will be carried forward into the Strategic Plan. Managing existing employment allocations with good quality contributions but if they are not serving those priorities they will be released for housing.
- 4.4.11 Slide 9: Strategic Distribution/Logistics Study has been finalised and is available on the website. A call for sites is now closed and officers are currently collating sites which need to be assessed. The approach to logistics will be included in the next version of the Strategic Plan.
- 4.4.12 Slide 10: Next Steps – The preferred approach to be considered by each council, and is due to be published for consultation this year. We will need to work through comments and prepare a full Strategic Plan for consultation under Regulation 19 next year. The Plan is intended to be submitted at the end of next year.
- 4.5 MR thanked MG for his clear explanation.
- 4.6 MRelf advised that Ashfield are reducing their housing numbers based on government rhetoric with the Standard Methodology now out of date. Government may be allowing more local control but if there were changes to legislation the Plan may need to be reassessed in this area.

- 4.7 CS expressed the merit for J27/J28 to support logistic businesses within the JPAB area.
- 4.8 MG recognised the uncertainty around planning reform. We should watch closely for any Government change. The approach they have taken for standard need as a starting point for housing targets is explained in the Plans. NPPF highlights the green belt as an important planning consideration that can be taken into account when looking at housing targets and there may be more flexibility with planning reform. Jobs are important and logistics industries are capable of operating within the wide geography having access to good transport road/rail networks. Studies undertaken over the wider Greater Nottingham area need to be mindful to include Derbyshire due to the M1 running between the two counties. Logistically the M1 sits close to EBC's area but not with any other Derbyshire district. It was suggested that Bassetlaw should also be factored into the final Approach.
- 4.9 DW was concerned with the timescale for publication by mid-2023 bearing in mind the elections in May next year. He sought clarification for climate change and related policies being included in Part 1 or in Local Authorities Part 2 Plans.
- 4.10 MG was mindful of the forthcoming elections. He confirmed that the Strategic Plan would not be published prior to the elections. Climate Change policies will be included in Part 2 Plans and would be front and centre of the Strategic Plan. The draft Plan will reflect aspirations for all councils to be carbon neutral by 2038 to address government targets. This will be covered much more comprehensively in the final version of the Plan.
- 4.11 MR asked if the effect of Enterprise Zones on traffic modelling would be included covering Nottinghamshire/Derbyshire. MG confirmed that these should be factored in once allocations were known and could be built into the base case model.

MR moved all Recommendations from the Chair. Cllr M Powell seconded. Board voted and unanimously agreed.

Joint Planning Advisory Board was recommended to:

- (a) **CONSIDER** the Greater Nottingham Strategic Plan Preferred Approach (sent to members alongside the agenda);
- (b) **AGREE** to refer the Preferred Option document to relevant Council internal approval processes, subject to subsequent changes by Executive Steering Group; and
- (c) **NOTE** the position with Local Plans in Ashfield District and Erewash Borough.

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

5.1 Nottinghamshire/Nottingham

SP advised that officers from both authorities are still considering the outcomes from the consultation on a Draft Waste Local Plan for publication in 2023. They have commissioned AECOM for further expertise relating to the Waste Needs Assessment and to consider the comments in respect of existing capacity and waste facilities which should limit the level of landfill sites. The Plan will be revised over the autumn then both NCity and NCC Cabinets will consider it.

5.2 Derbyshire/Derby

5.2.1 SBf updated their position of the Minerals Local Plan. In June 2022 DCity and DCC had logged and summarised over 800 representations following their eight-week consultation of the Draft Minerals Local Plan. They have now prepared a draft Statement of Consultation to present to the Joint Advisory Committee. It has been published and is available on the DCC's website. In summary the key policy issues would be their approach to fracking, climate change and individual sand and gravel sites in the south Derbyshire districts. They are currently considering options for the next phase for consultation.

5.2.2 Background papers and Evidence Based reports have been prepared but awaiting approval by DCity and DCC before being rolled out for consultation at an agreed timescale.

MR welcomed authorities being able to work together and co-operate. He would like fracking to be kept under review in the light of Government statements. He offered thanks for the very clear and concise updates.

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

6. HE Capacity Funding – Quarter 1 (Year 6) April to June 2022 (Peter McAnespie)

6.1 PMc reported that EBC's £100,000 will be spent in Quarter 3 towards the Kirk Hallam Relief Road study.

6.2 GBC has committed its £50,000 remaining funding.

6.3 NCity were awarded £70,000 for works to the Waterside Project. There is £20,000 remaining which is expected to be committed in the new year.

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

7. **Project Management Support for the Strategic Plan**

(Matt Gregory)

- 7.1 MG reported that approval had previously been given to provide project management support over the last two years on a secondment basis to assist with the Strategic Plan. The post holder has now returned to their substantive position. He asked for Board approval to spend approximately £111,000 to recruit again via a secondment from the partner councils for a further two years. This would allow support work for examination and adoption of Strategic Plans being funded from the existing budget.
- 7.2 The Chair accepted the recommendation and seconded. It was unanimously agreed.
- 7.3 MT received recognition for the good work he had provided during his secondment within the Growth Point team.

Joint Planning Advisory Board was recommended to APPROVE spend of approximately £111,400 to allow recruitment to the Conurbation Planning Manager post for a further period of two years, to be funded from the Greater Nottingham Planning Partnership budget.

8. **Future Meetings 2022/2023**

- 8.1 It is proposed to provide future meeting dates for 2023 at the next meeting.

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

8.2 Proposed Meeting Dates 2023

DATE	TIME	VENUE
Tuesday 7 March	2.00 pm	Microsoft Teams Virtual meeting
Tuesday 6 June	2.00 pm	Microsoft Teams Virtual meeting
Tuesday 26 September	2.00 pm	Microsoft Teams Virtual meeting
Tuesday 12 December	2.00 pm	Microsoft Teams Virtual meeting

9. Any other business

- 9.1 The Chair suggested another Member/Officer Workshop (including local MPs and representation from DLUHC) to be held once the approach to planning reform becomes clearer to incorporate all the changes to be expected around the Greater Nottingham area and how these changes will affect us including EZ and Planning Reform and how they will all interact. He emphasised the need to continue to work together in a positive and constructive manner throughout the Plan period to demonstrate our capacity and ability to deliver jobs, opportunities and training and to gain a better understanding in our particular areas for housing supply. He thanked everyone for their attendance.

MEETING CLOSED AT 2.54 PM

APPENDIX 2

Greater Nottingham Strategic Plan: Preferred Approach Brief Summary of Representations – 20th February 2023

As of Monday 20 February, 693 comments have been logged in the Inovem consultation software. 75 emails have been received, many of which are from landowner's agents and duplicates of submissions made through Inovem. These emails are being processed and added to Inovem.

The majority of comments concern the planning strategy and housing need chapters, the promotion of additional/alternative sites and commentary on the preferred sites selected (RBC receiving the most comments, NCC the least). There were few comments by residents, with the vast majority being submitted by landowners and their agents, interest groups and statutory bodies, split as follows:

	Validated in Inovem	Pending
Total number of comments	645	48
Chapter One: Introduction	35	5
Chapter Two: Background	25	2
Chapter Three: Vision and Objectives	67	6
Chapter Four: Proposed Planning Strategy	83	5
Chapter Five: Approach to Housing Need	91	7
Chapter Six: Approach to Employment Need	36	5
Appendix A: Preferred Sites, Additions or Alternatives	67	5
Appendix A: Preferred Sites (Broxtowe Borough)	30	
Appendix A: Preferred Sites (Gedling Borough)	39	2
Appendix A: Preferred Sites (Nottingham City)	13	
Appendix A: Preferred Sites (Rushcliffe	66	1

Borough)		
Appendix B: Housing Trajectories	23	
Appendix C: Glossary		
Supporting evidence documents	70	10

The following is a short summary of the main issues raised by chapter (this is not an exhaustive list as not all the representations have been validated or read in detail):

Introduction

- Plan period should be lengthened to reflect time taken to adopt plan. 2040 (15 years from 2025). Should consider 2045 (similar to strategic plans for Bristol, Liverpool, Cambridge). Or early review mechanism.

Vision and Objectives

- Not pro-growth. Housing targets below standard method are not sufficiently aspirational.

Background

- Absence of key evidence documents should prompt flexible approach

Planning Strategy

- Over reliance on brownfield sites within Nottingham which have historically been slow. Spatial strategy should provide additional strategic greenfield sites.
- Overall support for 20 minute neighbourhoods – and delivery through strategic sites.
- Key Settlements should be focus for more growth.
- Reliance on existing permissions/allocations is a weakness and inflexible.

Housing Need

- Standard Method should be starting point and minimum. Doing otherwise does not meet the needs the population. Various figures suggested but should be minimum standard method for all LPAs plus 10% (57,753 (+5,449))
- Should deliver Gov't commitment to significantly boost housing.
- Existing shortfall within the City will increase during plan period as a result of historically slower delivery in the City. Over reliance on windfalls increases concerns.
- Housing need figure and absence of a buffer for the City is not justified and not supported by evidence
- City's unmet need (standard method) should be met by RBC/BBC/GBC (depending on landowners site location).

- Delays delivering strategic sites (notably Gamston, Toton and Chetwynd) should be off-set with the allocation and additional sites elsewhere.
- Buffers should be greater than 10%.
- Approach does not consider need to provide adequate affordable housing (HNA indicates 68% of all housing proposed in the plan should be AH) or address housing affordability.
- Implications of Freeport and HS2 must be considered with increased job creation and employment increasing housing demand.
- Promotion of numerous additional/alternative sites, including land within the city at the Victoria Centre (mixed use site).

Employment

- Absence of strategic distribution and logistics sites.
- Absence of strategic employment sites