

Meeting:	JOINT COMMITTEE ON STRATEGIC PLANNING AND TRANSPORT
Date:	06 March 2020
From:	Joint Officer Steering Group

ITEM: 6

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 17 December 2019. The latest available minutes are from the meeting held on 24 September, and these are appended to this report.
- 2.2 A summary of the main issues discussed at the 17 December meeting is provided below, updated as necessary.

JPAB Meeting 17 September 2019

- 2.3 The first item of business noted progress with Local Plan preparation across the area. The current position, including updates since the JPAB meeting, is as follows:-
- Ashfield District Council - having withdrawn their Local Plan from examination, are embarking on a full review of their Plan, and have yet to publish their Issues and options (Reg 18) consultation.
 - Broxtowe Borough Council adopted their Part 2 Local Plan on 16 October 2019.
 - Erewash Borough Council did not prepare a Part 2 Local Plan, and rely on their Core Strategy, adopted in 2014.
 - Gedling Borough Council adopted their Part 2 Local Plan on 18 July 2018.
 - Nottingham City Council adopted their Part 2 Local Plan on 13 January 2020.
 - Rushcliffe Borough Council adopted their Part 2 Local Plan on Tuesday 8 October 2019.

- There is now full Part 1 and Part 2 Local Plan coverage across south Nottinghamshire.

2.4 Progress on the review of strategic policies can be summarised as follows:-

- HMA Boundary Study – complete
- Review of Council's SHLAAS – complete
- Sustainability Appraisal Scoping Stage - complete
- Growth Options Study – underway
- Housing Need Study – underway
- Gypsy and Traveller Needs Assessment –Procurement imminent
- Economic Land Requirements Study – brief in preparation
- Growth Options Consultation – drafting underway
- New joint Consultation System – procurement underway
- Temporary Planner/Project Manager –recruitment underway

2.5 The next steps on the review of strategic policies are envisaged to be:-

- Growth Options Study reports end of February.
- Housing Needs Study reports end of February.
- Gypsy and Travellers needs study commissioned.
- Green and Blue Infrastructure Strategy baseline mapping begins.
- Review SHLAA study recommendations.
- Draft the Growth Options Consultation.
- Begin Sustainability Appraisal process for Growth Options.

2.6 JPAB also agreed the following project plan for the reparation for the Greater Nottingham Strategic Plan:

- | | |
|-----------------------|---|
| • 25 Nov 2019 | Growth Options Inception |
| • 28 Feb 2020 | Growth Options Final Report |
| • January 2020 | Green & Blue Infrastructure baseline |
| • 24 March 2020 (TBC) | Growth Options Presentation to JPAB |
| • 24 March 2020 (TBC) | Draft Growth Options Document to JPAB |
| • March – April 2020 | Council approvals |
| • April/May 2020 | Growth Options consultation |
| • July 2020 | Green & Blue Infrastructure opportunities mapping |
| • 15 Dec 2020 (TBC) | Draft Strategic Plan to JPAB |
| • Jan 2021 | Draft Strategic Plan consultation |
| • June 2021 | Strategic Plan published for consultation |
| • Nov 2021 | Strategic Plan submitted to Secretary of State |

2.7 Reports were also presented to JPAB for information on the Homes England grant funding for housing delivery and funding options for JPAB for the next 3 years.

2.8 The next meeting of the JPAB is to be held on 24 March 2020.

- 2.9 Since this meeting of JPAB, Erewash Borough Council's Full Council on 23rd January approved the publication for consultation of a Growth Options consultation. This pre-empts and potentially undermines the strategic planning work being undertaken across the Greater Nottingham area through the Greater Nottingham Planning Partnership. Erewash has not engaged its strategic planning partners in any meaningful way as part of this process. More information on the Growth Options document and background evidence can be found on the policy webpage [here](#).
- 2.10 The document presents a preferred option for the quantum and distribution of housing within EBC's area. As such it pre-empts any discussion about the strategic distribution of housing growth around the Housing Market Area. Such discussion should, for instance, take into account HS2 and any other planned infrastructure, the possible need for some of Nottingham's housing need to be met in partner council areas, and the likelihood that the Government will revise its housing need methodology, thus increasing the quantum of housing required.
- 2.11 In addition, as noted above, the GNPP has commissioned consultants to appraise growth locations across the Greater Nottingham area, and this study is not due to report until the end of February. There is a risk that its findings will not accord with the growth option being promoted by EBC.
- 2.12 As a consequence, Broxtowe Borough Council's Chief Executive wrote to her counterpart at EBC on behalf of Broxtowe, Gelding, Nottingham City and Rushcliffe Councils, setting out the GNPP's concerns (Appendix 2). It is understood that both Derby and Amber Valley (both are neighbour authorities to EBC within the Derby HMA) have written in a similar vein.

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, 17 December 2019.

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APPENDIX 1

ITEM 3 MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) MEETING HELD AT 2PM ON TUESDAY 24th SEPTEMBER JUNE 2019 AT BROXTOWE BOROUGH COUNCIL

PRESENT

Ashfield: Councillor M Relf

City: Councillor M Edwards; Councillor L Woodings

Erewash: Councillor M Powell

Gedling: Councillor J Hollingsworth

Nottinghamshire County: Councillor T Harper (Chair); Councillor P Rostance;
Councillor G Wheeler

Rushcliffe: Councillor R Upton

Officers in Attendance

Ashfield: Christine Sarris

Broxtowe: Ruth Hyde; Steffan Saunders; Tom Genway

Derbyshire: Steve Buffery

Erewash: Oliver Dove

Gedling: Alison Gibson

Growth Point: Matthew Gregory; Peter McAnespie

Nottingham City: Paul Seddon

Nottinghamshire County: Sally Gill

Rushcliffe: David Mitchell

Observers

Barratt Homes: Robert Galij

Environment Agency: Rob Millbank

Homes England: Sandhya Ward

Mather Jamie: Rob Back

Observer: Denise Bond

Oxalis: Robert Gilmore

Peverill Homes: Paul Stone

Apologies

Broxtowe: Councillor D Watts

Nottingham City: Councillor S Longford

Erewash: Steve Birkinshaw

Highways England: Steve Freek

1. **Introductions and Apologies**

Councillor T Harper (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**

3.1 The minutes of the meeting held on 18 June 2019 were approved by Councillor Powell and seconded by Councillor Rostance.

3.2 Councillor Hollingsworth referred to Minute 6.5 from Councillor Edwards expecting there to be a presentation at the meeting on reducing carbon. Councillor Woodings advised that the City is currently preparing a strategy and SPD to work towards Nottingham City becoming carbon neutral by 2028. Item 8 on the agenda would address the issue.

4. **Local Plans Update** (Steffan Saunders)

4.1 **Ashfield**

ADC is currently working on a new Local Plan which is at its initial stage of evidence gathering with a call for sites being undertaken. Work is ongoing for other masterplans. The Council has designated Hucknall Conservation Area and has adopted two Neighbourhood Plans.

4.2 **Broxtowe**

It was anticipated to have had the Plan adopted by now but the Inspector's report has been delayed. The report is expected imminently and it will be taken to Council on 16 October to adopt the Part 2 Local Plan. Broxtowe has ten emerging Neighbourhood Plans.

4.3 **Erewash**

EBC is seeking to bring employment sites into the Ilkeston Gateway SPD close to the Ilkeston railway station. They are awaiting a purchase

announcement for Stanton which will assist with those wishing to develop the site. There are two emerging Neighbourhood Plans.

4.4 **Gedling**

Gedling Local Plan Document was adopted. There are four Neighbourhood Plans. They have an SPD for three sites north east of Arnold. An SPD for Willow Farm housing allocation is being consulted on until 30 September 2019.

4.5 **City**

Nottingham City's Local Plan preparation is at a similar stage to Broxtowe with Examination Hearings and Main Modifications concluded. They are expecting their Inspector's draft report imminently. Along with the prospect to adopt their Part 2 Local Plan, the Waterside SPD was adopted in June. A new Statement of Community Involvement and SPDs on Open Space contributions and Caves is intended to be adopted in November 2019. They have one Neighbourhood Forum.

4.6 **Rushcliffe**

RBC is at a similar stage for Main Modifications as Nottingham City. They have three Neighbourhood Plans with a further seven emerging.

4.7 **Minerals and Waste Plans**

4.7.1 NCC is currently preparing a new Minerals Local Plan up to 2036. The Publication version is out for formal consultation between August and October 2019 prior to submission. Nottinghamshire County and Nottingham City Councils are preparing a single Joint Waste Plan to replace the previous Waste Core Strategy. A timetable was presented for both Plans earlier this year.

4.7.2 Derbyshire/Derby consulted on a range of topics for the Minerals Local Plan between March and May 2018. Formal consultation on the Publication version is intended next Spring 2020 and Submission late 2020. Consultation is intended Autumn/Winter 2019 including drop in events for residents.

4.8 A timetable for the **Implementation of Core Strategies and sites** was included in table form at appendix 1 in the report.

4.9 **Housing Delivery in Greater Nottingham**

- 4.9.1 Significant progress is being made on a number of sites in terms of housing delivery. Housing completions have been reported annually since 2011 to record trends. These figures have been positive year on year. Within the Core Strategies (except for EBC) the housing trajectories indicate increases in numbers over the plan period. Housing completions over the whole HMA are still lower than anticipated in the Core Strategies due to Part 2 site specific allocations and Green Belt amendments not yet being formally adopted. BBC is frustrated as they are not in a position yet to adopt its Plan despite Examination hearings being held almost a year ago. Both BBC and RBC propose Green Belt boundary changes. The forthcoming developer workshop should help to explore the reasons for shortfalls in delivery in more detail. TH explained the graph at Table 1 Housing Completions. The top line indicates anticipated housing figures, the middle line indicates actual figures and the bottom line indicates the shortfall to date.
- 4.9.2 Councillor Upton (RBC) advised that their Inspectors Report was expected to be received in time to adopt at their Council meeting on 8 October. Their CIL had already been adopted on 19 September.

Joint Planning Advisory Board was 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 position with regard to housing completions in Greater Nottingham.**

5. **Core Strategy (Strategic Planning Policies) Review** (Matt Gregory)

- 5.1 MG explained the first part of the report was the Project Plan/Timetable which was endorsed in 2017 which unfortunately has not been met as resources had to be focused on Local Plan Part 2 Examinations across the area.
- 5.2 MG was mindful that the West of England Plan was recommended for withdrawal by the Inspectors because of shortfalls in the evidence base. Accordingly, it is essential that the project plans allows adequate time for a robust evidence base. This means that our Project Plan needs to be revisited. A revised detailed Project Plan will be brought back for approval at the next JPAB meeting in December 2019.
- 5.3 The Planning Advisory Service (PAS) had requested Expressions of Interest for free planning support. A Greater Nottingham Expression of

Interest was successful and two meetings have been facilitated by PAS. Geoff Sulter, an ex-Planning Inspector, and a Consultant Derek Seddon will assist to guide us through the early part of the plan preparation. This will facilitate robust evidence and Core Strategy policies ensuring that we do not experience what happened in the West of England.

- 5.4 PAS will run a workshop on 1 October 2019 for officers to set out a detailed project plan from evidence base review through to adoption identifying key milestones etc. This will allow the complicated Core Strategy Review process to be project managed.
- 5.5 The Core Strategy review progress can now be accelerated as we are adopting our Part 2 Local Plans imminently thus allowing more resources to be directed at it. Significant progress has already been made in the completion of the HMA boundary Study, the SHLAA review, the Sustainability Assessment scoping report (which has been endorsed by statutory consultees) and the drafting of chapters etc.
- 5.6 The next stage, the Growth Options Study commission is being procured by Broxtowe on behalf of partners and is envisaged to start late September. Appendix 1 includes a copy of the brief for the commission. The existing Tribal Studies will be revisited as part of this work. The Growth Options Study will consider potential locations for development, including sites already submitted by developers and landowners in the recent 'call for sites'. The consultants will present their findings to JPAB and provide the necessary evidence to support the choice of an option/options for growth across Greater Nottingham. The £75k includes £45k from the core JPAB Revenue Budget and the remaining will necessitate further contributions from partner authorities.
- 5.7 A Housing Needs Study brief is currently being drafted and this commission will ascertain the housing needs for different groups. A Gypsy and Traveller Assessment is also being drafted and will be commissioned separately.
- 5.8 A Brief to commission an Economic Land Study is also being prepared as is an Infrastructure Delivery Plan of the Infrastructure needed to support proposed development to 2036.
- 5.9 A Growth Option consultation system will be accessed via the web by all councils to avoid duplication. At the last ESG meeting it was agreed to recommend the Board agree the purchase of the Inovem system using the core JPAB Revenue fund. Resources are currently stretched therefore grant funding is proposed to be made available for the Core Strategy Coordinator post to support the Core Strategy Review for a period of 12

months. In addition, Homes England has approved the re-purposing of Ashfield's grant monies to allow the post to be extended to two years.

5.10 Next Steps

- 5.10.1 A Growth Options workshop will cover specific work around Green Infrastructure in tandem with new developments.
- 5.10.2 TH wished to draw attention to the Project Plan Growth Study with fellow councillors to ensure that adequate resources/funding is made available.
- 5.10.3 SS was aware that colleagues were keen to ensure that Growth Options were dealt with as quickly as possible. At Policy Committee on 2 October BBC approved the commissioning of the Study to avoid procurement delays.
- 5.10.4 MR (ADC) enquired about the 5,000 roamers/travellers being included in the Study. MG to check the Census numbers with his City's Housing Strategy Team. TH advised that we would need to include these higher figures in any Plan and would be interested to hear from each authority at the next meeting on the actual numbers.
- 5.10.5 RH asked Members to discuss Green Infrastructure (GI) to ensure future development is well supported by GI. MG/SS to ensure that this is written into the brief and given appropriate emphasis.
- 5.10.6 TH wished to encourage architects to attend the Workshop. MP (EBC) encouraged developers to attend as well.
- 5.10.7 MR asked how landscaping created communities. MG explained that in the Core Strategy there were a range of policies intended to secure/protect the natural environment and local green spaces to support any proposed housing. A five year housing land supply is essential to prevent decisions on development being taken out of councils hands by the Inspectorate. Housing delivery is therefore critical to ensure that we do not lose control over the planning application process.
- 5.10.8 RH advised to pay attention to detail of the planning policy for the shape and nature of developments. On a more strategic level to look at larger areas of green space for development within the Greater Nottingham area considering aspects for wildlife and sustainability from a local level.
- 5.10.9 MP asked if we adopted CIL rather than S106 where would the money be spent? SS referred to RBC who adopted a CIL. CIL can only be adopted

in areas of high land value and corresponding viability. BBC may consider a CIL charging schedule subject to development viability.

- 5.10.10 DM (RBC) would look at GI from CIL. He referred to Gedling's access road where CIL would directly benefit the community with the money being spent on GI.
- 5.10.11 MR asked how the planning process could avoid developments with lower standards. He was informed that permitted development was subject to prior approval therefore we have limited controls/influence. CS advised that JPAB did lobby government with its concerns about the poor quality of housing developments delivered through permitted development.

Joint Planning Advisory Board was resolved to:

- (a) RECEIVE a report to the next JPAB meeting setting out a Project Plan for the delivery of the review of strategic planning policies;**
- (b) NOTE the progress with the Core Strategy Review;**
- (c) NOTE the approach to the Growth Options Study; and**
- (d) APPROVE the procurement of a consultation management system set out at Paras 4.13 and 4.14.**

6. Homes England Capacity Funding projects monitoring
(Peter McAnespie)

- 6.1 PMc advised that projects were progressing as planned and many were nearing completion. HE has agreed that money initially awarded to Ashfield can be used to part fund the Core Strategy coordinator post. EBC were in negotiation with a potential site developer for Stanton and are intending to use the grant to progress this site as originally intended despite Homes England deciding to withdraw their interest in the site.

Joint Planning Advisory Board was resolved to NOTE the report.

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

- 7.1 MG presented an amended revenue budget which corrected an error in the previous report.
- 7.2 Table 2 illustrated the spending.
- 7.3 The table illustrated the annual running costs of JPAB which has had a three-year agreement from partnering authorities to contribute. The report was to allow/remind councils to review their budget proposals.

Joint Planning Advisory Board recommended to NOTE the revised budget position for 2019/20.

8. **Housing Developers Forum** (Dave Mitchell)

- 8.1 DM announced that a workshop was being held at Rushcliffe Arena (with free parking) on Friday 1 November 2019 for officers and developers to attend. A draft agenda was provided at appendix 1 of the report. He asked for support from officers to invite developers which would help to outline the challenges faced to build more environmentally sustainable homes.
- 8.2 LW advised that the City's carbon neutral work is not ready to present but it would be helpful to hear from developers what they think they can do to make housing more sustainable. She suggested looking at the construction phase as well as the life of the house. A design quality framework for developers can ensure that the streetscape has uniformity.
- 8.3 RU drew attention to the manufacturing of building materials used during construction and whether they were locally supplied or imported.
- 8.4 GW highlighted that an ecological building would mean a higher purchase price although this would be offset by lower running costs.
- 8.5 DM explained that the workshop was not exclusive to the Greater Nottinghamshire area.
- 8.6 MR was keen to explore the latest technology available and was therefore asked to invite Alan Simpson from NTU to the workshop with any suitable green technologies.

Joint Planning Advisory Board recommended to NOTE the intention to hold a further Housing Developers Forum in late 2019.

9. **Any other Business**

Nil.

10. **Future Meetings**

DATE	TIME	VENUE
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Tuesday 17 December 2019	2.00 pm	Council Chamber, Council Offices, Beeston
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Future meeting dates for 2020 will be programmed and advised accordingly.

MEETING CLOSED AT 3.05 PM