

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

Date **09 SEPTEMBER 2016** agenda item number

From **JOINT OFFICER STEERING GROUP**

GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD UPDATE

Summary

- 1 The Greater Nottingham Joint Planning Advisory Board (JPAB) oversees the preparation of aligned Local Plans across Greater Nottingham, and the implementation of the Programme of Development infrastructure projects. This report updates the Joint Committee on the work of JPAB.

Background

- 2 There have been two meetings of JPAB since the last meeting of Joint Committee, on 31st March 2016 and on 7th July 2016.
- 3 The minutes of the meeting of 3rd March are attached, together with the minutes of the previous meeting on 24th September 2015, which have not yet been reported to Joint Committee. At the time of writing the minutes of the meeting of 7th July had not been published, and will be reported to the next Joint Committee.

Meeting held on 7th July 2016

- 4 The JPAB received a presentation on potential future NET lines across Greater Nottingham. JPAB also received an update on Local Plans across Greater Nottingham, which highlighted progress towards adoption, and noted the current position with Neighbourhood Plans in the constituent authorities.
- 5 The publication of the Nottingham “Core” Housing Market Area Custom and Self Build Register was noted, in particular that it is hosted by Erewash Borough Council on behalf of Broxtowe, Gedling and Rushcliffe Boroughs, and Nottingham City Council. At the date of the meeting, the Register included 74 entrees across all Council areas, although it should be noted that many parties had expressed an interest in more than one Council area.

- 6 It was also reported that as part of a Government pilot, Brownfield Land Registers had been published for Broxtowe, Gedling, Nottingham and Rushcliffe, and were available to view on their web-sites. Brownfield Registers will be a statutory requirement from April 2017, and the inclusion of a site on the Register is capable of granting Planning Permission in Principle.
- 7 JPAB also received a paper outlining the pros and cons of merging the JPAB with the HS2 Hub Station Delivery Board, and it was resolved that the views of the HS2 Hub Station Delivery Board be sought, the outcome of this exercise is awaited. Finally, JPAB also received an update on the Programme of Development.

Recommendation

- 8 It is recommended that the Joint Committee note the contents of this report.

Background Papers referred to in compiling this report

- 9 None.

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Appendix 1 – Minutes of JPAB of 24 September 2015

ITEM 3 Minutes of the Previous Meeting
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MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) HELD ON THURSDAY 24 SEPTEMBER 2015 AT BROXTOWE BOROUGH COUNCIL

PRESENT

Broxtowe: Councillor P Owen (Chair)

Erewash: Councillor M Powell

Gedling: Councillor J Truscott (sub)

Nottinghamshire County Council: Councillor S Calvert and Councillor J Creamer

Rushcliffe: Councillor R Butler

Officers in Attendance

Ashfield: Christine Sarris

Broxtowe: Steffan Saunders

Derbyshire County Council: Christine Massey, Jim Seymour

Erewash: Adam Reddish

Gedling: Peter Baguley

Growth Point: Dawn Alvey, Matthew Gregory

Nottingham City: Sue Flack, Jennie Maybury

Nottinghamshire County: Suzanne Osborne-James

Rushcliffe: Richard Mapletoft

Carter Jonas: Blathnaid Duffy

Nathaniel Lichfield: Colin Robinson

Observers

Broxtowe: Councillor J Owen, Faye McElwain, Mark Thompson

General Public: John Hancock

Signet Planning: Paul Stone

Apologies

Ashfield: Councillor D Davis

Broxtowe: Ruth Hyde

Derbyshire: Councillor P Dunn

Gedling: Councillor J Hollingsworth

HCA: Mark Banister, Alan Bishop

Nottinghamshire City: Councillor N McDonald, Councillor J Urquhart

Nottinghamshire County: Sally Gill

1. **Welcome and Apologies**

Councillor P J Owen, Chair, welcomed those attending and apologies were noted.

2. **Declarations of Interest**

There were no declarations of interest.

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

The minutes of the meeting held on 15 July 2015 were approved. There were no matters arising.

4. **Presentations**

4.1 **Employment Land Study** – Colin Robinson (Nathaniel Lichfield and Partners)

The partners had commissioned Nathaniel Lichfield and Partners to conduct an Employment Land Study. Colin Robinson gave a presentation on the key findings of the study and complexities of the Nottingham core HMA. They recognised that some Head Offices who reported employing large numbers of staff were not all based in the Nottingham HMA therefore they reduced the base line to take account of these inflated figures.

Cllr Butler – queried how a job was defined. CR confirmed the study considered workforce jobs not full time equivalents.

Cllr Calvert – important that study has regard to LEP studies and the different timescales and methodologies used.

4.2 **Retail Study** – Blathnaid Duffy (Carter Jonas)

The Board received a presentation from Blathnaid Duffy on the retail study for Broxtowe, Gedling, Nottingham and Rushcliffe Councils. The study considered retail capacity upto 2028, changing retail formats (and increase in online shopping).

Cllrs Powell and Calvert queried the impact of transport infrastructure. BD – study takes snapshot of existing trends and builds in assumptions for future for eg online shopping.

BD confirmed that it was not taken into account as she felt that non-food shopping into Nottingham would not have any greater impact than for people shopping locally for food. It could be something for the new station to consider in order to attract more retail whilst not directly competing with Core Cities.

5. **Local Plans Update**

The report was NOTED.

6. **Programme of Development**

DA sought approval by the Board for a £40k contribution towards a 4th Trent Crossing feasibility study which would be led by NCC. The board resolved to APPROVE the contribution to the study.

7. **Local Sustainable Transport Fund Update**

JM had prepared a report on the LSTF providing an update on the various initiatives implemented since 2011.

Cllr Powell sought clarification regarding the reported 17% increase in walking and cycling as a result of slower speed limits. JM replied that in principle this would provide a safe environment and encourage more people to use other forms of travel. Cllr Calvert commented on similar success in schemes in Holland.

Cllr Powell commented that shelter provision for cycles in Broxtowe at Chilwell retail park was not well used.

The report was NOTED.

8. **Next Meeting**

Members will be notified of future meeting dates.

Appendix 2 – Minutes of JPAB of 31st March 2016

ITEM 3 Minutes of the Previous Meeting
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MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) HELD ON THURSDAY 31 MARCH 2016 AT NOTTINGHAMSHIRE COUNTY COUNCIL

PRESENT

Erewash: Councillor M Powell (Chair)
Gedling: Councillor J Hollingsworth
Nottingham City: Councillor J Urquhart
Nottinghamshire County Council: Councillor J Creamer
Rushcliffe: Councillor R Butler

Officers in Attendance

Ashfield: Christine Sarris
Broxtowe: Mrs Ruth Hyde; Steffan Saunders
Derbyshire County Council: Christine Massey
Erewash: Steve Birkinshaw
Gedling: Mrs Janet Gray
Growth Point: Dawn Alvey; Matthew Gregory
Nottingham City: Sue Flack; James Ashton
Nottinghamshire County: Sally Gill
Rushcliffe: David Mitchell

Observers

Environment Agency: Charlie Harris; Andrew Pitts
General Public: John Hancock
HCA: Mark Bannister
Signet Planning: Paul Stone

Apologies

Ashfield: Councillor D Davis
Broxtowe: Councillor P Owen
Derbyshire: Councillor P Dunn
Nottinghamshire City: Councillor N McDonald
Nottinghamshire County: Councillor S Calvert

1. **Welcome and Apologies**

Councillor M Powell, Deputy Chair, welcomed those attending and apologies noted.

2. **Declarations of Interest**

There were no declarations of interest.

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

The minutes of the meeting held on 24 September 2015 were approved. There were no matters arising.

4. **HS2 Update (Presentation)**

4.1 SS gave an HS2 Update presentation based on the Strategic Area for Growth at Toton.

He reported that in early 2015 consultation on the Broxtowe Part 2 Local Plan included tram and road access with protected areas for open spaces, and walking/cycling path links through the Hub Station.

Following Broxtowe's change in administration in Spring 2015 there have been workshops held and public consultations around Stapleford and Toton.

A planning application was submitted for mixed use including education, residential, open space and economic development/employment land. Committee resolved to grant planning permission in February 2016 for 500 new homes. The application was referred to the Secretary of State but has not been called in.

Publication of the Broxtowe Part 2 Local Plan is scheduled for Autumn 2016 with Examination expected early 2017 for the remaining parts of the land.

EBC's plan for Long Eaton and Sandiacre development has been taken into account to ensure accessibility from those centres for business interest and regeneration including Stanton.

4.2 Chetwynd Barracks recently announced the military use of the site will be brought to a close over the coming years. Further work will need to be done to see how the area can best be utilised.

JC - What will happen to the diesel depot in the area of the plan?

SS - Working with EBC and workshops held last year which included a representative from DB Schenker. DBS were not opposed in principle to look for alternative premises either in Stanton or

elsewhere which allows time for decisions to be taken so keen to look at that.

- MP – Concern with nature of their business as could be based anywhere not necessarily within 20 miles of the site. Perhaps worth keeping rail link to the Stanton site.
- SB – No guarantee they will stay within the local area, depends on potential land value, health and impact on existing land uses.
- JU – Thanks for all that work which shows ambition and determination to prove the Station could be a success with both regional and local community economic benefits and gains from HS2 for access and economic uses, supports case for eastern leg is viable.
- MP – JPAB is an excellent example of cross boundary working, many common issues with HS2 Station Delivery Board. Consider asking officers to test out any merit of the two Boards working together to avoid duplication and come forward with suggestions as the same officers and members sit on both.
- JU – Would support this and would bring greater coherence with planning and transport.
- RB – This is something to consider but caution also needed to ensure agendas and focus of the two meetings are not lost.
- SS – Agreed from an officer's perspective that there are similarities.
- SF – HS2 Strategic Board to be held shortly – raise poss merger with JPAB and the DB Shenker for possible inclusion in Growth Strategy as their may be funding linked to this.

5. **Local Plans Update (including Presentation)**

- 5.1 MG asked for Items 2, 3, 4 of the report to be taken as read.
- 5.2 Item 5 referred to a new Self Build and Custom Build Register required by Government to be established by April 2017.
 - 5.2.1 EBC hosts this register through their council's website with external links to each authority in the Greater Nottingham area which meets the government's requirement. The links have gone live and are working well. There will be a future report to the Board on the register.

CS – Useful to review how well registers are used over a one year period as ADC completed theirs but only had two enquiries and two registered.

DM – Queried if there had been any feedback form pilot area.

MG – Areas of most housing pressure seem to be areas of greatest interest and custom build rather than self-build models more popular.

RH – This is a good example how working together can save money. There are no other areas where this has been done jointly.

MP – It appears to be more about custom design rather than Self Build.

MB – mentioned that HCA had ran a pilot for one year. He reported that there were a lot of enquiries in the south for the scheme but not a great deal or demand in this area. Lessons to be learned I – just making a plot of land available is not enough needs active promotion and management.

5.3 Item 6 Joint Brownfield Register Pilots Fund Bid Submission

5.3.1 A bid was submitted on behalf of Broxtowe, Gedling, Nottingham and Rushcliffe for a government pilot scheme to receive LA funding to develop a Brownfield Register. Each authority would receive £10k (£40k in total towards progression of the pilot). EBC and ADC not directly involved in the bid due to other resource pressures but would be included in future information/experience sharing.

5.3.2 The bid was successful and a workshop has been held to work towards having a register in place by end of June.

JU – Welcomed pragmatic response to secure funding regardless of views on brownfield register – will become a duty of councils so useful to work together to draw in resources.

JC – Asked to note that Bassetlaw is also a pilot so one to watch.

MP – Welcomed the approach and the work being done.

5.4 Item 7 Technical Consultation on Implementation of Planning Changes (presentation)

5.4.1 MG set out key points of technical planning changes proposed which will impact on the work of this Board.

5.4.2 Includes proposals on Planning Permission in Principle (PiP) for residential development which would apply to sites allocated in the Local Plans, Neighbourhood Plan and Brownfield Registers. A further stage would consider the technical details of site but the principle of residential development would already be agreed.

5.4.3 It is proposed that 90% of sites on the brownfield register would have some form of permission by 2020.

5.5 Item 8 Local Plans Expert Group (LPEG) Report to the Communities Secretary and to the Minister of Housing and Planning (presentation)

5.5.1 MG summarised the main elements of the LPEG report which considered why local plan making takes so long.

They have identified the following factors:

1. Difficulty in agreeing housing needs
2. Difficulty with Duty to Co-operate
3. Lack of clarity around HMA
4. Changes in Government Policy

MG highlighted key elements:

1. Suggest standardising and simplifying approach to Objectively Assessed Housing Need;
2. Take a definitive approach to a 5-year land supply to avoid issues experienced in examinations and appeals with continual updating and challenge;
3. There are difficulties with proposed methodologies which result in inflated housing figures – 35% above current figs;
4. A challenging timetable of two years suggested for Local Plan preparation;
5. Where no progress on Local Plans Government could intervene;
6. JPAB noted as a good example of joint working under the Duty to Co-operate.

MP – No recognition of difficulties caused by land banking and unrealistic land values and challenges by third parties, appears blame being laid at local level.

MG – Current Govt thinking is that if housing not delivered then councils will need to release further sites on arguably less sustainable sites.

JC – No account taken of the responsibility of the developer to build and price paid for land. Plan making is part of the process but implementation is also the responsibility of the private sector. Approach does not support local accountability or local circumstances.

JC – There will be difficult negotiations for two tier authorities on S106 planning obligations.

MG – noted that the report underlined the importance of Local Plan making.

DM – In 2014 RBC had three very large development sites in their 5-year land supply. However they lost an appeal one year after adopted Plan as were waiting for deliverable sites which sat with developers but the authority was penalised for not meeting its 5-year land supply.

MB (HCA) – Brownfield register likely to create difficulties –the scale of housing appropriate for each site is difficult to determine without more detailed assessment of viability and S106 issues.

MP – recommended joint response be prepared.

MG – Suggested only comment on matters of importance to JPAB. He will draft a response to both consultations via email to officers, collate collective views obtain endorsement by ESG and submit by the deadline.

Joint Planning Advisory Board resolved to:

- (a) NOTE the progress with the Local Plans covering Greater Nottingham and the progress on the implementation of strategic sites included in the Local Plans covering Greater Nottingham;**
- (b) ENDORSE the shared administration of Self and Custom Built Registers covering the administrative areas of Erewash Borough Council, Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council;**
- (c) WELCOME the success of the joint bid for piloting the establishment of a Brownfield Register made on behalf of Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council, and ENDORSE the approach set out in paragraphs 5.1 to 5.4 of this report;**
- (d) AGREE that responses to the Government’s Technical Consultation on Implementation of Planning Changes and the Local Plans Expert Group Report to the Communities Secretary and the Minister of Housing and Planning be drafted, and Executive Steering Group be authorised to submit the response on behalf of JPAB.**

6. Programme of Development

6.1 Revenue Budget 2015/16

DA reported that the accounts are being finalised at the moment and a full audit report will be completed before the next meeting.

6.2 Capital Programme

Ilkeston Station funding will be drawn down this financial year. Nottingham City to propose an alternative scheme for reallocation of Albany Works underspend.

Joint Planning Advisory Board was resolved to NOTE the revenue and capital updates and proposals to incur expenditure on audit fees for expenditure incurred during 2015/16.

7. Local Sustainable Transport Fund Update

7.1 JA covered aspects of the LSTF paper including the Community Smarter Travel Initiative and Worksmart Business Travel Support Package together with a report on the lower emissions bid. An

appendix to the report illustrated the results of monitoring the LSTF Programme since it began in 2011.

7.2 The Sustainable Travel Transition Year Revenue Competition 2016/17: currently putting a budget bid together for Nottingham/Derby Housing Market Area covering three key areas of employability support package; business smarter choice support programme and inspire and motivate.

7.3 Bids to the Office of Low Emission Vehicles Go Ultra Low City Fund: successfully received funding of £6.1m through the City scheme.

MP – Need to understand the relevance to JPAB.

SF – Board can help shape how we spend the money within parameters of programme.

JC – Opportunities for ring road to benefit from lower emissions.

RB – Electric car scheme - will there be charging points in both the County as well as in the City. Some clarity needed on their location.

SF – Can provide a map showing urban area and Derby elements.

DM – Looked at the map there are ten charging points but not exactly aware of this scheme or any consultation with anyone.

JA – This is still at an early stage although providing any information we have to you.

RB – Will the charging points be for short or long periods.

SF – This matter will be for the User Groups to address.

JU – Can see positive results for LSTF for the City and boroughs. CO₂ emissions have been reduced by physical activity rather than using cars and a conurbation wide approach taken.

CS – Would like to open corridors, the Business Park at M1 J27 has congestion as there is no other choice other than by car. Need to think in the wider remit in future.

JH – Park & Ride sites could be ideal locations for electric charging points

MP - Need to address older population if officers could prepare a more detailed proposal and consider these issues at a later date with another paper where other authorities can participate.

SB - EBC has cross conurbation between Derby and Nottingham should discuss all transport issues as well as planning.

Joint Planning Advisory Board requested a further report how JPAB could participate in the measures.

8. Next Meeting

The next meeting was provisionally arranged for Monday 23 May 2016. However some Members have already tendered their apologies and therefore an alternative date may be sought.

It has since been agreed to rearrange the meeting to Thursday 7 July 2016 at 2.15 pm in the Old Council Chamber, Town Hall, Beeston.

Future meeting dates have been confirmed as follows:

DATE	STATUS	TIME	VENUE
THURSDAY 7 JULY 2016	NEW	2.00 pm	OLD COUNCIL CHAMBER, BEESTON
THURSDAY 8 SEPTEMBER 2016	NO CHANGE	2.00 pm	OLD COUNCIL CHAMBER, BEESTON
THURSDAY 17 NOVEMBER 2016	CANCELLED	2.00 pm	OLD COUNCIL CHAMBER, BEESTON
THURSDAY 15 DECEMBER 2016	NEW	2.00 pm	OLD COUNCIL CHAMBER, BEESTON

9. **AOB**

- 9.1 CM advised that work is starting on the Ilkeston Station site setting up fencing initially.
- 9.2 MP had read Network Rail's 2043 Plan which didn't include the station at Ilkeston.
- 9.3 RB asked if the Local Plan Updates could have a more visual indicator for different districts to show at a glance how progress is being made.

