

MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) HELD ON THURSDAY 14 SEPTEMBER 2017 AT BROXTOWE BOROUGH COUNCIL

PRESENT

Broxtowe: Councillor T Harper (Chair)
Erewash: Councillor M Powell
Gedling: Councillor J Truscott
Nottingham City: Councillor S Longford; Councillor J Urquhart
Nottinghamshire County Council: Councillor K Rostance
Rushcliffe: Councillor R Upton

Officers in Attendance

Ashfield: Christine Sarris
Broxtowe: Steffan Saunders
Erewash: Adam Reddish
Gedling: Joanna Gray
Planning Partnership: Matthew Gregory
Nottingham City: Paul Seddon
Nottinghamshire County: Steve Pointer
Rushcliffe: Richard Mapletoft

Observers

Environment Agency: Richard Cooper; Joe Drewry
General Public: John Hancock
HCA: Sandra Ford; Jane Tricker
HS2GP: Ken Harrison
Nottinghamshire County Council: Aamina Jabbar
Peveril Homes: Paul Stone

Apologies

Broxtowe: Ruth Hyde
Erewash: Steve Birkinshaw
Gedling: Councillor J Hollingsworth
HCA: David Warburton

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

3.1 The letter to the Housing Minister, which was discussed at the last meeting, was included with the minutes.

3.2 MP voiced that it was an excellent letter explaining that the Board was able to work together irrespective of parties and barriers and hoped that the rest of the country would follow.

4. **(a) HS2 Growth Strategy** (Presentation – Ken Harrison)

4.1 KH (HS2 Growth Partnership) gave a presentation of the Growth Strategy for the area around HS2 upto 2028 which will be submitted to government on 25 September 2017.

4.2 The Strategy illustrated expectations for “Generation Z” (post Millennials) for job creation and advanced use of technology.

4.3 Potential economic growth was envisaged around the station including, potential Higher and Further Education facilities.

4.4 A Garden Village would be created offering more housing choices for Long Eaton/Stapleford/Sandiacre including leisure and recreational facilities in close proximity to the station.

4.5 The station would be Parkway-style with a high level indicative plan formed around green corridors using local road access for A52 and M1 J25. It would be the most connected station on the network outside of London, feeding Leeds and Birmingham lines and operating seven trains per hour with shuttle services offering enhanced jobs and opportunities to cities.

4.6 A Park & Ride site would potentially be developed west of M1 J25 with an enhanced link to HS2 and bus networks.

4.7 There will be three key improved access changes to Bardills Island, remodelling of J25 with Highways England to alleviate congestion at the motorway junction and local feeds for east and west connections integrating tram and public transport links to connect communities together.

- 4.8 JPAB would need a strategic plan to optimise opportunities to ensure businesses are ready in order to focus on delivery.
- 4.9 The first five years of the timeline focuses on design and access in the early phases of development. There will be five year tranches for implementation leading upto the East Midlands Hub Station being partially opened by 2030.
- 4.10 Following an announcement to cancel the Midland Mainline electrification from Leicester the impact could have a detrimental effect on HS2 and it is hoped that it will not prejudice the vision.

(b) **Toton Strategic Location for Growth** (Presentation – Steffan Saunders)

- 4.11 SS explained that BBC would deal with the planning detail of the site allocation until 2028 which was included in its Part 2 Local Plan (due to be published imminently). Part 1 was adopted in 2014. There was a public consultation during 2015 with Cabinet approval in July 2016 for an interim strategy. The consultation period will run from September to November 2017. The Examination session is expected early 2018 with the Inspector's report during summer 2018. 500 homes will be built with appropriate infrastructure to support the development with new access arrangements. With these factors in place it should help to encourage further land to be developed beyond 2028.
- 4.12 The areas covered in the Toton Strategy are east of Toton Lane and south of the NET tram track including the Chetwynd Barracks site. The Neighbourhood Forum for Chetwynd, Toton and Chilwell Meadows was formed six months ago. Development of the area to the west should work closely with the Neighbourhood Forum.
- 4.13 KH had previously mentioned that it would be necessary for the GSA campus to be relocated to the east within the development site.
- 4.14 Cllr Harper commented that as the development starts to unfold it becomes more interesting with the station anticipated to open earlier than expected. He wished to pass on his thanks to both KH and SS for their contribution.
- 4.15 MP supported BBC's Part 2 Local Plan as it didn't create any problems for EBC. The site has largely undeveloped land and would benefit Stanton. However, he raised concern with development up to the station which impact on the vitality and viability of Long Eaton town centre with current derelict sites already failing to reach their reserve.
- 4.16 MP attended the East Midlands Rail Franchise meeting to discuss connectivity and the commuter trains that the East Midlands is no longer getting. He suggested that it would make more sense to extend the franchise (eg 10 years). The Consultation period ends on 11 October 2017.
- 4.17 TH reconfirmed that no existing railway line would be joining HS2.

- 4.18 KH referred to an artist's impression of the north facing land from Network Rail onto HS platforms. Therefore there is a need to ask questions to government for classic compatible services.
- 4.19 JU announced that only Midland Mainline will be electrified to Kettering and therefore won't link to HS2. The whole system will not work to connect Chesterfield and Sheffield without classic compatibility or electrification. JPAB need to act quickly to achieve this growth window by writing to Ministers. Nottingham City and Nottinghamshire County councils are considering a joint lobby following a Motion to send a letter to the Minister.
- 4.20 Cllr Sally Longford (City) suggested all East Midlands councils be represented present one voice to ask government to reconsider.
- 4.21 TH asked for a separate letter to be sent from the Chair of JPAB to Government to reconsider their electrification decision. (See attached at end of minutes)

Garden Villages

- 4.22 Sandra Ford (HCA) explained that Garden Villages is a locally led initiative with no prescription as each village is different. Developers should be more innovative and steer away from housing estates with no commercial facilities. They should consider the surrounding development for example the health agenda for cycling and walking as well as increase quality of housing. Government would look at ambitious schemes creating more pedestrianised areas. A government criterion for a Garden Village is 1,500 to 10,000 houses and 10,000+ houses for a Garden Town.
- 4.23 Jane Tricker (HCA) was interested to learn how HCA (with its multi-disciplined team) could support regeneration of town centres to avoid new housing being drawn away from town centres.
- 4.24 MP expressed that this would require funding to help.
- 4.25 TH asked for Garden Villages to be included on the next agenda for further discussion.
- 4.26 PS (City) viewed the East Midlands Hub as a Garden City. It was down to us how we would approach the area of land as a Gateway and to decide what gets built and what gets developed next to the station with a clear vision over the next two decades for what scale, type and feel of development we wanted.
- 4.27 SS was conscious that with different geographies and timescales this would significantly impact on housing delivery. Apart from the City other authorities were grappling with their short term challenges. The longer term challenge for BBC is the development of a longer term strategy for the area. BBC is

looking at the location as a whole, working with the emerging Transport Strategy to ensure there is access to Long Eaton and traffic issues on A52 to the station are successfully resolved. Once the houses have been built this will assist in making the development a sustainable place.

- 4.28 SF suggested that if there is a longer term vision beyond the Plan period those decisions should be discussed with the developers as well and residential development and infrastructure looked at collectively as a whole.

Joint Planning Advisory Board was resolved to NOTE the presentation from Ken Harrison of HS2 Growth Partnership and Steffan Saunders of Broxtowe Borough Council.

5. **Local Plans Update** (Matthew Gregory)

- 5.1 MG reported some significant progress being made with the Core Strategies.

Ashfield

Currently at Examination stage with Hearing sessions timetabled for October.

Broxtowe

Part 2 Local Plan draft due to be published in September 2017.

Gedling

Plan submitted.

TH acknowledged that we could all learn from each other's pitfalls and share best practices.

Rushcliffe

Will shortly be consulting on 'Preferred Housing Sites'.

5.2 **Waste and Minerals**

No further update since the last meeting.

- 5.3 MG referred to the Housing Delivery in Greater Nottingham Tables which were illustrated on agenda pages 12 and 13. These showed that over the past few years there had been a growing shortfall in housing delivery compared to what the Local Plans had anticipated. There were a large number of planning permissions granted but not delivered. From 2018 the Local Plans for BBC/GBC/RBC have stepped trajectory figures, increasing anticipated housing delivery which causes concern. The reasons and barriers to overcome these difficulties will be explored at a Housing Delivery

Workshop to be held at 2.00 pm on 12 October at the Richard Herrod Centre, Carlton.

- 5.4 JT (HCA) thought the workshop was very timely showing clarity and forward thinking bringing a new strategy to meet Local Plan delivery targets. Both government and the Minister would be interested in those strategies to hear why local developers were not developing. JT thought that working with the HMA and partners collectively was the right approach, and confirmed that HCA colleagues would be attending the workshop.

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) **CONSIDER the current record of housing delivery in Nottingham and WELCOME the forthcoming workshop which will consider the implications and reasons of slow housing delivery in Greater Nottingham.**

6. **Programme of Development** (Matthew Gregory)

6.1 **Capital Programme**

MG reported that Wetland Landscapes was the only outstanding project remaining and was hopeful the Capital Budget would close by the end of the financial year.

6.2 **Revenue Budget**

It was announced that there was approximately £55k remaining of unallocated partnership funding. A detailed report will be presented to the Board in December for the next phase of work. A Work Programme will include key steps and key studies how £55k could contribute towards the process. However, it is expected that the work will exceed partnership funding therefore councils will need to review their budgets for next year.

The Flood Risk Assessment update report has been completed which is a key piece of evidence to support Local Plans.

TH emphasised the importance of continuing the work of JPAB and highlighted the critical Workshop which will bring partners together. He suggested that it was time for each authority to now start thinking about what funding can be expected for next year and to let their respective councils know about the good work that is being done.

Joint Planning Advisory Board was resolved to NOTE the update on the capital and revenue programmes.

7. **HCA Capacity Funding Update** (Matthew Gregory)

- 7.1 MG stated that the HCA Capacity Funding bid was successful to support the delivery of new homes through finding for technical surveys. No funds had been released from the grant so far but significant progress was being made with the projects to pay out as time goes forward. Progress will be reported to HCA on a quarterly basis, which will include key risks and mitigation.
- 7.2 RBC had been unable to appoint a specialist post as advertised however they are currently looking to secure an internal secondment to the post from 2 October 2017.

Anticipated Next Quarterly Progress

- 7.3 CS advised of further development with Hucknall Bye Pass on Nottinghamshire County Council owned land which is a massive development helping to support Hucknall town centre as well.
- 7.4 TH (BBC) explained that progress was being made on Walker Street site in conjunction with Nottinghamshire County Council.
- 7.5 MP reported that Stanton Regeneration site was progressing. He asked if it would be possible to propose other sites to be included for funding. MG advised that so long as the project had been agreed with HCA and met the grant conditions, then substituting projects was acceptable.
- 7.6 JG (GBC) explained that progress was being made on county owned land and would report back at the next update.
- 7.7 RBC reported that they were reliant on large strategic sites. An application submitted three years ago for the Clifton Pastures site is shortly to be considered.

Joint Planning Advisory Board was resolved to NOTE the report.

8. **AOB**

None

9. **Future Meetings 2017**

DATE	TIME	VENUE
Thursday 14 December	2.00 pm	Old Council Chamber, Town Hall, Beeston

Meetings for 2018 will be organised and reported in December.

MEETING CLOSED AT 3.25 PM



My Ref: TH/MJG/JPAB
Your Ref: -
Contact: Cllr Tony Harper
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Date: 16 October 2017

The Rt. Hon Chris Grayling, MP
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Dear Chris Grayling, MP

EAST MIDLANDS HUB STATION AND MIDLAND MAINLINE ELECTRIFICATION

I am writing to you on behalf of the Greater Nottingham Joint Planning Advisory Board (JPAB). JPAB is a partnership that was established in 2008 to steer the production of the Greater Nottingham Aligned Core Strategies and oversee housing growth in the area. It is a voluntary arrangement that brings together the six 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. Its members include all the planning Portfolio Holding Councillors from the partner councils.

The JPAB is directly involved with the East Midlands Hub Station at Toton, Nottingham which falls within the remit of the joint working arrangements for development of the Hub Station and its surrounding area including access and connectivity.

You will already be aware of the considerable concern in Greater Nottingham regarding the decision to cancel the Midland Mainline electrification beyond Kettering, and I understand the Leaders of both Nottingham City Council and Nottinghamshire County Council are seeking a meeting with you to discuss these concerns.

We share that concern, as the decision will have a great impact on the connectivity to the HS2 line to and from elsewhere in the region, and thus our ambitious plans for housing and economic growth that are predicated on HS2 and its connections into the surrounding area. We therefore ask you to reconsider your decision.

Signed on behalf of the Greater Nottingham Joint Planning Advisory Board

Yours sincerely

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

Cllr Tony Harper
Chair, Greater Nottingham Joint Planning Advisory Board