

## Appendix 1

<b>ITEM 3</b>	<b>MINUTES OF THE GREATER NOTTINGHAM JOINT PLANNING ADVISORY BOARD (JPAB) MEETING HELD ON TUESDAY 30 JUNE 2020 VIA MS TEAMS</b>
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**Ashfield:** Councillor M Relf  
**Broxtowe:** Councillor D Watts  
**City:** Councillor S Longford; Councillor L Woodings  
**Derbyshire County:** Councillor T King  
**Erewash:** Councillor M Powell  
**Gedling:** Councillor J Hollingsworth  
**Nottinghamshire County:** Councillor T Harper (Chair); Councillor G Wheeler

### Officers in Attendance

**Ashfield:** Christine Sarris  
**Broxtowe:** Ruth Hyde; Steffan Saunders; Mark Thompson  
**Derbyshire County:** Steve Buffery  
**Erewash:** Steve Birkinshaw; Oliver Dove  
**Gedling:** Alison Gibson  
**Growth Point:** Matthew Gregory; Peter McAnespie  
**Nottingham City:** Paul Seddon  
**Nottinghamshire County:** Sally Gill; Ken Harrison  
**Rushcliffe:** David Mitchell

**AECOM:** David Carlisle; Ben Castell

### Apologies

**Broxtowe:** Councillor J McGrath  
**Rushcliffe:** Councillor R Upton

1. **Introductions and Apologies**

Councillor T Harper (Chair) welcomed Members and Officers attending the closed meeting which needed to be virtual to meet Covid-19 regulations. Apologies were noted.

2. **Declarations of Interest**

There were no declarations of interest.

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

- 3.1 Cllr Powell commented that the minutes circulated with the agenda papers were not the latest version which referred to his item under AOB. OD clarified that the amended minutes also confirmed that Steve Birkinshaw had attended the meeting held on 17 December 2019. **ACTION: PJW to circulate amended minutes.**

4. **Presentations**

- 4.1 (a) Toton draft Supplementary Planning Document (SPD) (Ken Harrison)

KH gave a presentation showing slides of the areas around Chetwynd Barracks and the HS2 Strategy. The railway station at Toton will include an innovative campus providing 4,500 homes across both sites with a mixed use approach. Further engagement on the Masterplan proposals are due to take place in the Autumn.

Toton Hub is equally distanced to both Nottingham and Derby centres, adjacent to Toton and Chetwynd Barracks and the A52 to the north. Its location is accessible to Ratcliffe on Soar and to the East Midlands Airport area. The Masterplan will ensure that infrastructure is delivered including new schools or school expansions. It will also improve connections with existing communities including Long Eaton. The Toton Delivery Board's aims are for jobs and opportunities in the development and to connect surrounding towns and communities. Access and movement of traffic would strategically improve the site with the terminus of the Park & Ride and NET extension.

The SPD recommends an enhanced network of blue and green environmental assets. It focuses on infrastructure, opportunities, and the location's unique strengths.

The SPD process allows for consultation and public engagement which will be led by BBC with the Toton Delivery Board. There will be a meeting in September to consider and finalise the document. PS pointed out that the public consultation will be complimentary with the Local Plan. **ACTION: PJW to circulate presentation slides.**

SS emphasised the huge collaboration through the Local Plan process involving infrastructure, transport, economic development, jobs and healthy living remit with the Toton Neighbourhood Forum. It is ambitious for the local area with an impressive growth agenda shaping growth in the community and getting the best out of it. Key principles can be established including good connectivity, green Infrastructure connections and links to nearby and further afield. It is a key gateway site to Long Eaton to the south west and Stapleford to the north.

PS gave Nottingham City's perspective and reinforced SS's need for connectivity plans. We need to ensure that connectivity is planned and is also delivered. The innovative campus must deliver employment as well as housing, and a mechanism is required to prevent displacement from existing centres with new job opportunities across the greater Nottingham.

KH referred to discussions at Toton Delivery Board about the sites connectivity. It will ensure that the station has both east and west street grid connection with Long Eaton having access by multiple modes for north and south links to Stapleford and Sandiacre. The short term phasing of connectivity involves a link road from Bardills Island.

LW referred to one particular slide which showed a large area of yellow on the pie charts which illustrated houses being built around the station with connection crucial to the success of the site. She raised her concern that the balance was overly residential, and there are opportunities for more high quality employment development in this highly accessible location.

KH explained that ARUP had incorporated an integrated approach and had advised in their framework for 4,500 homes across both sites and 6,500 employment opportunities.

MP wanted to ensure that all the initiatives being developed by different teams are all linked and delivering the same message.

KH confirmed that senior officers work jointly to ensure co-ordination.

DW would be attending the Toton Masterplan Working Group on Thursday 2 July and asked if the slides could be made available.

#### 4.2 (b) Growth Options Study (David Carlisle and Ben Castell from AECOM)

DC and BC gave a presentation to review and assess the growth potential of Greater Nottingham in a variety of locations or new standalone sites. Their methodology was to look at opportunities and constraints. Utilising relevant expertise and a sift mapping exercise, they looked at potential areas, visited sites, and assessed their suitability for new strategic development.

Each site was assessed on a sustainable basis with due regard to planning constraints and constraints for habitat, flood zones, agricultural

land, heritage and the natural environment. Potential options to access existing transport hubs (eg HS2 line and East Midlands Hub), and access to highway/rail network together with the level of service were analysed.

The consultants have previously worked with the partner councils to prepare the 2010 'Tribal' studies. They have remodelled existing larger settlements to account for recent growth, improved access to public transport and services, town centres and school capacity.

Typologies were divided into three categories of small, medium and large sites.

Results summary showed the number of hectares assessed as potentially suitable for each authority for the next plan period.

Broxtowe	1,160
Erewash	1,200
Gedling	980
Rushcliffe	3,830

They considered the future connectivity and public transport network over the next 20-40 years for instance potential NET extensions and aspirations for bus and light rapid transport systems which might benefit and improve development links between Nottingham and Derby.

MR queried why Ashfield and Hucknall were not included, as it is part of the Greater Nottingham Growth area.

MG explained that the brief was set by Local Authorities – ADC was excluded due to it progressing its own Local Plan. CS also mentioned that the plans were misleading as Hucknall was shown to be part of GBC. She agreed with Cllr Relf that Duty to Co-operate requires clarity and that GBC and ADC should work together on their growth locations.

MP referred to the Executive Summary and his concerns that EBC had selected sites for public consultation which could provide enough housing to be built to meet requirements and queried why a site would be chosen on the Green Belt.

DC explained that Hopwell Hall (G9) was shown as potentially suitable for growth, but that not all sites will be developed. The main drivers were what would be the most suitable development patterns and growth, and that would be a decision for individual Councils.

DM recognised there was a need to have housing sites south of the river but there is currently enough housing capacity upto 2036 and demand for the next 15-20 years already being met.

DW raised concerns regarding site B8.

DC accepted that Trowell was constrained by ridge lines and development needed to be more focused west of the main built up area.

SS emphasised that before making a decision on any site sustainability appraisal and other assessments will be required.

**ACTION: PJW to circulate copy of presentation.**

**Joint Planning Advisory Board was resolved to RECEIVE presentations on:**

- |  |                     |
|--|---------------------|
| <b>(a) Toton SPD</b>                               | <b>Ken Harrison</b> |
| <b>(b) Greater Nottingham Growth Options Study</b> | <b>AECOM</b>        |

5. Greater Nottingham Strategic Plan Update (Matt Gregory)

MG's presentation was based on Nottingham City/Broxtowe/Gedling/Rushcliffe areas, but not Erewash as they were currently undergoing their Options for Growth Consultation. This had however been stalled during the lockdown. Their consultation period has therefore been extended to 20 July 2020.

ADC has commissioned an evidence base to support their Local Plan and are progressing through lockdown.

The Growth Options consultation seeks views from a wide range of stakeholders (developers and Statutory Bodies) and the general public with a number of questions to prompt comment. This document will be made available from 6 July on the partnership's website.

The document includes key objectives such as tackling climate change, education, economic development, new jobs and enough homes of the right type including affordable and adaptable homes of our future population make up. Following the pandemic there needs to be emphasis on creating vibrant and viable city and town centres to help restore growth, a natural environment and a biodiversity of new development construction and healthy communities.

It was recognised that government's standard methodology for new housing need is a starting point to consider whether we needed a higher or lower figure. The scale of growth expected by the standard methodology is 51,000 new homes by 2038. SHLAAs indicate that this total could be met, but sites might not be the right sites for our strategy and it is only a starting point.

Options include promoting urban intensification around the main built up areas, a more dispersed option on key settlements within districts or new settlements. There is a need to strengthen the network of town and district

centres who have faced economic challenges accelerated by Covid. The retail centres need to change accordingly but remain vibrant and include development of exemplary design where people want to live and work and enjoy their lives which has not previously been met.

Options could also promote growth which best matches blue and green infrastructure, and transport led options to promote more public transport against the private car and improve transport networks.

An overlay of green and blue infrastructure on the Growth Options map would identify gaps and how best to enhance networks. It must reflect existing commitments such as HS2.

The Green Belt is an important planning tool which can be a sensitive issue. We need to aspire economic growth for instance around Toton, to implement economic development alongside new homes and to support the LEP Strategy.

The assessment of Gypsies and Travellers and travelling show people accommodation needs has been delayed due to.

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

- (c) NOTE the consultation on the Growth Options planned to commence on 6 July 2020; and**
- (d) NOTE the situation with the Erewash Growth Options Consultation.**

6. **Waste and Minerals Local Plans Update** (Sally Gill/Steve Buffery)

6.1 SG explained that due to Covid-19 the Examination in Public into the Minerals Draft Local Plan has had to be postponed from April 2020 and a new date is awaited from the Inspectorate.

6.2 The consultation period for the Issues and Options document for the Joint Waste Plan with Nottingham City was extended to May 2020. Officers are currently assessing the responses.

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

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

7.1 PMcA reported project progress for Quarter 4 of Year 3 of the Capacity Funding. He referred to the Stanton site, work on which had stalled, but noted it was intended to be reported to Erewash Borough Council's Executive on 7 July, outlining how the funding could identify the infrastructure required to support that site.

- 7.2 PMcA will report timescales for projects at the next meeting.
- 7.3 RBC had approval to extend the post of Strategic Development Officer for up to nine months at a cost of £45,000.

**Joint Planning Advisory Board resolved to:**

- (a) **NOTE this report; and**  
(b) **NOTE the decision of Executive Steering Group to repurpose £45,201.73 of grant funding for Rushcliffe.**

8. **Joint Planning Advisory Board Budget 2020/21**  
(Matt Gregory)

- 8.1 MG referred to the figures in Table 1 of the report which set out the position at last financial year. Table 2 illustrated the budget for the current year incorporating the carried forward figures from the previous year and partner contributions. Table 2 shows how we would envisage those resources to be committed and expended. JPAB could allocate the surplus of £25,000 to planning jobs on next year's budget. MG also mentioned other funding was available for BBC, GBC, NCC and RBC from the Brownfield Register pilot scheme.
- 8.2 ESG had agreed partner contributions over the next three years totalling £70,800. Invoices will be issued to each authority imminently.

**Joint Planning Advisory Board was resolved to**

- (a) **NOTE the budget position at the close of 2019/20; and**  
(b) **APPROVE the budget for 2020/21; and**  
(c) **NOTE the partner contributions to the work of JPAB during 2020/21.**

9. **Any other business**

DM asked KH to amend the Development Corporation Draft Planning Statement of Intent in order to clarify the role in respect of strategic planning. MG agreed to propose revised wording with KH.

10. **Future Meetings 2020**

MG announced the next two JPAB meetings below but wanted the dates to be kept under review, to allow consideration of consultation processes for EBC and the other Councils Growth Options, with the aim of ensuring that plan making processes are aligned and complementary.

Cllr Relf wished to continue with virtual meetings to conform with our green aspirations.

<b>DATE</b>	<b>TIME</b>	<b>VENUE</b>
Tuesday 22 September	2.00 pm	MS Teams meeting (to be agreed)
Tuesday 15 December	2.00 pm	Council Chamber, Ground Floor, Council Offices, Beeston (to be agreed)

MEETING CLOSED AT 3.45 PM