

Meeting:	Joint Committee on Strategic Planning and Transport
Date:	10 September 2020
From:	Joint Officer Steering Group

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 29 June 2021. The latest available minutes are from the meeting held on 30 March 2021, and these are appended to this report (appendix 1).
- 2.2 A summary of the main issues discussed at the 29 June meeting is provided below, updated as necessary.
- 2.3 JPAB received a presentation from TEP consultants, describing the blue and green infrastructure vision and masterplan they have prepared for the Erewash Valley, as part of the HS2 proposals. It was noted that the scale and vision of the project in terms of green and blue infrastructure delivery was applicable to other major development proposals in Greater Nottingham.
- 2.4 JPAB were also appraised of progress with the Greater Nottingham Strategic Plan, in particular the latest position with regard to housing need and housing land supply, which are shown in the table below. The housing need is derived through the Government's 'standard methodology' whilst housing supply is derived from the most recent council Housing Land Availability Assessments. It will be noted that estimated supply exceeds housing need at the present time.

Table 1: Housing Need at 2038 vs Estimated Supply

	Standard Method Housing Need 2020 to 2038*	Current Estimated Supply 2020 to 2038**	Difference
Ashfield	8,251	8,251 (assumed)	0
Broxtowe	6,947	7,979	+1,032
Erewash	6,954	6,954 (assumed)	0
Gedling	8,329	8,173	-156
Nottingham City	29,111	24,700	- 4,411
Rushcliffe	10,753	16,090	+5,337
Greater Nottingham	70,345	72,147	1,802

* 2020/21 using old standard method, remaining years using new standard method.

** Current estimated supply (for example, sites with planning permission or already included in adopted Local Plans).

2.5 In order to move to the next stage of plan making, decisions are required as to the distribution of development. Even though table 1 shows the gap between Greater Nottingham need and current supply can be closed, there are still several issues that need consideration:

- Housing need derived through the standard method is the starting point for determining housing requirements. There may be valid planning reasons for varying from this.
- The difference between supply and housing need is narrow at around 2.4%. There is a risk that this could be reduced further or move to a negative figure due to annual changes in the affordability ratios and other methodological factors sitting behind the standard method.
- Consultees to the Growth Options suggest it is good practice for Local Plans to provide a buffer over and above their housing need to allow for non delivery of sites and provide flexibility.
- An issue has been identified by Rushcliffe whereby if existing identified housing supply in the Borough is taken to be their housing target in terms of five year land supply and housing delivery test, they could be unfairly penalised. This is because although they may deliver enough housing to meet their own need, if the target is set to also include an element of the wider (City) housing needs, and this is not then met, this would result in a

loss of control over planning decisions within their area.

- 2.6 Clearly these matters require further consideration and political input to reach a conclusion, and was therefore agreed that a further JPAB Councillor workshop be convened to consider these issues.
- 2.7 Items were also received on Waste and Minerals Local Plans Update, Homes England Capacity Funding Projects Monitoring, and the JPAB Budget for 2021/22.
- 2.8 The meeting agenda papers are available to view at <http://www.gnplan.org.uk/about-gnpp/joint-planning-advisory-board-meetings/>.

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, 29 June 2021

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Appendix 1

Item 4	Minutes Of The Greater Nottingham Joint Planning Advisory Board (JPAB) Meeting Held On Tuesday 15 December 2020 Via MS Teams
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Present

Ashfield: Councillor M Relf

Broxtowe: Cllr D Watts

City: Councillor L Woodings

Erewash: Councillor M Powell (Deputy Chair)

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

Rushcliffe: Councillor R Upton

Officers in Attendance

Ashfield: Christine Sarris

Broxtowe: Matthew Kay

Derbyshire County: Steve Buffery

Erewash: Oliver Dove; Adam Reddish

Gedling: Graeme Foster; Alison Gibson

Growth Point: Matthew Gregory; Mark Thompson

Nottingham City: Paul Seddon

Nottinghamshire County: Kathryn Haley

Rushcliffe: Richard Mapletoft

Lichfield: Colin Robinson (presentation)

Observers

Adrian Allenbury

David Bainbridge

Jack Boyce

Tom Collins

Adrian Cox

Caolan Gaffney

Robert Galij

Tom Genway

Rob Gilmore

Jessica Fletcher

Steve Freek

Suzi Green

Tom Haley

Marissa Heath

D Hutchinson

Joel Jessup

Alison Knight

David Lawson

Gary Lees

Richard Lomas

Andy Norton

Paul Stone

Sandhya Ward

Colin Wilkinson

Apologies

Broxtowe: Ruth Hyde

Derbyshire County: Councillor T King

Erewash: Steve Birkinshaw

Gedling: Councillor J Hollingsworth

HS2/NCC: Ken Harrison

Nottingham City: Cllr Sally Longford; James Ashton

Nottinghamshire County: Councillor Phil Rostance; Adrian Smith

Rushcliffe: David Mitchell

1. **Introductions and Apologies**

Councillor T Harper (Chair) welcomed everyone to the meeting (held virtually due to Covid-19 restrictions) and apologies were noted.

2. **Declarations of Interest**

There were no declarations of interest.

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

The Minutes of the previous meeting held on 15 December 2020 were approved as recorded. Matters arising from the last meeting with regards to the Disability Involvement Group were attached as an appendix to the agenda papers courtesy of Councillor Linda Woodings.

4. **Nottingham Core and Nottingham Outer HMAs**

Employment Land Needs Study (presentation by Lichfields)

Colin Robinson (Lichfields) explained that they were asked to update the 2015 study which formed part of the councils' evidence base. They were commissioned to identify future employment demands for 2018-2038 based on past and future needs.

CR illustrated their analysis for office floor space and distribution and the impacts of pre and post Covid on the local economy. The losses and gains relating to office and industrial space for each authority area were outlined followed by the potential challenges for the authorities in how to address any losses.

Due to the pandemic, employment and office space projections proved difficult to forecast with an increase in hot desking and home working although it was expected that densities were likely to resume to some normality in June. The trajectory for job growth to 2026 in the Core HMA and Outer HMA areas was outlined. This resulted in future land requirements being identified.

The presentation concluded by highlighting key challenges which included the pressure to obtain suitable distribution sites and the implications of Class E and changes to permitted development rights which may make it difficult for office and light industrial spaces to be protected against alternative uses.

LW found the presentation interesting with Nottingham City losing offices to residential and student accommodation through permitted development rights. There would also be further implications following the publication of the Planning White Paper.

PSeddon agreed it was a very thorough presentation based on past trends in a complicated and uncertain world. He would like to see significant change for the Economic Development Strategy with the Levelling up Fund.

CR had based their analysis on a range of scenarios over Brexit and Covid-19 for all districts. This part of the County has good quality sites and benefitted from the strategic road network.

MP confirmed that Stanton development was now a realistic prospect as Verdant had acquired 78 ha with plans for employment and green space with over 3,500 jobs. EBC are expecting an outline application by August 2021.

CR reiterated the importance of the HMA continuing to work together. He advised that a full version of the ELNA study would be available shortly to be signed off by officers.

5. **Greater Nottingham Strategic Plan Update** (Matt Gregory)

MG gave an update on Erewash Borough and the Ashfield District Councils' Local Plans.

- (i) ADC is progressing with their Local Plan and is awaiting the outcome of a number of evidence base reports. Following the government announcement on the standard method consultation, Ashfield's housing need remains at 482 dwellings per annum.
- (ii) EBC's Options for Growth consultation was approved by Council.

MP (EBC) confirmed that Council agreed on 25 March for a six-week public consultation. The target is to have a plan adopted by December 2022.

MG referred to the two workshops held since the last meeting.

The workshop in January 2021 gave an introduction to the principles of the Strategic Plan. The workshop held in February 2021 focused on the vision and objectives of the Plan to meet the housing needs.

At the workshops there were discussions regarding how strategic sites could contribute to meeting housing needs and the requirement for different house types to meet different needs.

MG outlined a draft vision and Strategy Policy based on the key points made at the workshops which were listed within the accompanying report. The next steps would be to hold future workshops and prepare a draft plan with JPAB approval.

Joint Planning Advisory Board was resolved to:

- (a) DISCUSS the outcome of the two Councillor workshops and the draft vision and strategy set out in the appendix;**
- (b) NOTE the progress with Strategic Plan preparation in Greater Nottingham.**

6. **Waste and Minerals Local Plans Update**
(Kathryn Haley/Steve Buffery)

Nottingham/Nottinghamshire

KH gave an update on the Nottinghamshire Minerals Local Plan. The Inspector's report was issued on 10 March and the Plan was adopted on 25 March. The deadline for a legal challenge by judicial review is 7 May. There is no further update to report for the Joint Waste Plan. The Waste Needs Assessment is anticipated in June. A draft version is expected for public consultation in Autumn 2021.

Derby/Derbyshire

SBuff updated progress since the last meeting for the Derbyshire Minerals Joint Local Plan. Following the consultation period which closed on 13 December, the councils identified sand and gravel extraction sites in south Derbyshire. There were 90 responses to the consultation with an additional site submission from a quarry operator in Sudbury. Both authorities are currently assessing the representations made. The Joint Waste Local Plan for both councils will be put on hold until after the County Council elections with the next consultation due to take place in the early autumn.

GW recognised the amount of work that had been put into Nottingham/Nottinghamshire's final report for the Inspector which was signed off by Nottinghamshire County Council's Full Council on 16 March and wished to thank officers for their efforts. TH asked Steve Buffery to pass on the same gratitude to officers at Derbyshire County Council.

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**
(Matt Gregory)

MG reported that the Homes England Capacity Funding projects were coming to an end with only a couple to take forward. GBC would need to repurpose some of the funding they received to other projects within the scope of the grant.

EBC were awarded funding for Stanton regeneration sites although the north part of the site has now been assigned for employment purposes. MP updated the Board and outlined how the southern part of the site would be available for housing but with no realistic prospects of being delivered within the plan period. EBC offered an alternative suggestion for a site south west of Kirk Hallam for 1,000 – 1,300 homes (200 – 300 homes within the five-year target). The site forms part of the Options for Growth consultation and would require a relief road to the site for access and to improve the road network. There is a funding gap for further investigation work

which the £95k Capacity Funding could contribute to. This would need to be agreed by Homes England and the Executive Steering Group within the next two to three months.

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

8. **Any other business**

Cllr Tony Harper informed the Board that this would be his last meeting as he was retiring in May after six years Chairing the Joint Planning Advisory Board. He wished everyone all the best and thanked them for a fantastic job being able to achieve massive results with cross party working and for everyone to keep safe.

GW wished to thank TH for all his hard work and sterling efforts chairing JPAB and wished him the very best.

MP concurred and commented that he enjoyed working with TH and thanked him for leading the Board all through that period and wished him good luck. He wanted it to be known that JPAB all worked well together irrespective of politics. TH thanked MP for being a superb Deputy Chair.

LW echoed the sentiments and on behalf of colleagues thanked TH so much for being a great Chair of JPAB and wished him all the very best for the future.

9. **Future Meetings 2021**

DATE	TIME	VENUE
Tuesday 28 September 2021	2.00 pm	Council Chamber, Ground Floor, Council Offices, Beeston or Microsoft Teams Virtual meeting (to be agreed)
Tuesday 14 December 2021	2.00 pm	Council Chamber, Ground Floor, Council Offices, Beeston or Microsoft Teams Virtual meeting (to be agreed)

MEETING CLOSED AT 3.10PM