

Meeting:	JOINT COMMITTEE ON STRATEGIC PLANNING AND TRANSPORT
Date:	08 December 2017
From:	Joint Officer Steering Group

TITLE OF REPORT

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 14 September 2017.

2.2 At the time of writing the minutes of this meeting had not been agreed by the Board, and will be reported to the next Joint Committee. The minutes of the previous meeting which took place on 15 June are appended to this report (Appendix 1), and a summary of issues discussed at the 14 September meeting is provided below. In addition, JPAB hosted a workshop to consider the barriers to the delivery of housing on sites with planning permission, which was held on 20 October 2017.

JPAB meeting held 14 September 2017

2.3 JPAB received a presentation on the HS2 Growth Strategy, which was submitted to Government in September 2017:-

- An 'Innovation Campus' around the station, with significant potential economic development, including Higher and Further education facilities.
- Potential 'Garden Villages' linked to HS2 at Chetwynd Barracks and Stanton Regeneration Site.
- 'Parkway' style station – the best connected HS2 station outside of London.
- New highway access arrangements.

2.4 The negative impact of the cancellation of the electrification of the Midland Mainline on the HS2 Growth Plan was highlighted, and it was resolved that JPAB should write to the Parliamentary Under Secretary of State for Rail, Accessibility and HS2, requesting a reconsideration of the decision. A letter was subsequently sent on 10 October 2017.

2.5 The position on Local Plan preparation and the development of strategic sites throughout Greater Nottingham was noted, with Councilors being particularly interested in progress with the Ashfield and Gedling Examinations, as these two authorities are the first to reach this stage.

2.6 JPAB also received reports setting out its core revenue budget for 2017/18, the remaining capital budget, and noted the progress with eligible projects to unlock barriers to development on key sites funded through the HCA Capacity Funding award.

2.7 The next meeting of JPAB will be on 14 December 2017.

Housing Delivery Workshop held 20 October 2017

2.8 The workshop included representatives of developers and all local planning authorities and was held with a view to working closely with the development industry to understand barriers to housing delivery in the area, and considered the following:-

- the national and local picture, in terms of the delivery of housing against the scale of growth required.
- the implications of low housing delivery for councils, the development sector, communities, environment and the economy.
- the barriers to delivery in order to review how these could be addressed both locally and nationally.

2.9 As part of the discussions, pledges were sought from both local authorities and developers to make changes to improve delivery. JPAB will consider how to address the issues raised at its next meeting, including and the nature and format of any future workshop sessions.

Department for Communities and Local Government Local Plan Intervention

2.10 Under provisions in the 2016 Housing and Planning Act, the secretary of state can either take plan-making powers of local authorities in to central government, or direct another tier of local government, such as a county council, to draw up the plan.

2.11 DCLG formally began the process of removing plan-making powers from 15 of the 70 authorities that have failed to produce a local plan since 2004 on 16 November 2017. None of the Local Authorities affected are within the Greater Nottingham area. Prior to removing these powers, DCLG are offering the affected authorities the opportunity to demonstrate that they are and will continue to make significant progress with their Local Plans.

Budget Statement 2017

2.12 The 2017 Government's Budget Statement contains several measures relevant to the work of this Committee:

2.13 Deallocating sites from plans – The government will consult on strengthening policy that allocated land should be taken out of a plan if there is no prospect of a planning application being made.

2.14 First-time buyer led developments – The government will consult on a new policy whereby local authorities will be expected to grant permission on unallocated land on the condition that a high proportion of the homes are offered for discounted sale for first time buyers, or for affordable rent. This will exclude land in the Green Belt.

2.15 Increasing housing density in urban areas – To encourage efficient use of brownfield and scarce urban land, the government will consult on introducing:

- minimum densities for housing development in city centres and around transport hubs, with greater support for the use of compulsory purchase powers for site assembly;
- policy changes to support the conversion of empty space above high street shops;

- policy changes to make it easier to convert retail and employment land into housing; and
 - a permitted development right to allow commercial buildings to be demolished and replaced with homes.
- 2.16 Strengthening the Housing Delivery Test with tougher consequences where planned homes are not being built, by setting the threshold at which the presumption in favour of development applies at 75% of housing delivery by 2020.
- 2.17 Expecting local authorities to bring forward 20% of their housing supply as small sites. This will speed up the building of new homes and supports the government's wider ambition to increase competition in the house building market
- 2.18 Speeding up the development process by removing the exemptions from the deemed discharge rules. This will get builders on site more quickly, ensuring that development is not held back by delays in discharging planning conditions
- 2.19 Review of build out – The government will set up a review panel to explain the significant gap between housing completions and the amount of land allocated or permissioned, and make recommendations for closing it.
- 2.20 Register of planning permissions – The government will develop a central register of residential planning permissions from local authorities to improve information on where permissions are held and progress towards them being built out.
- 2.21 Land value uplift – DCLG will launch a consultation with detailed proposals on the following measures:
- removing Section 106 pooling restriction where the local authority has adopted CIL, in certain circumstances such as where the authority is in a low viability area or where significant development is planned on several large strategic sites;
 - speeding up the process of setting and revising CIL to make it easier to respond to changes to the market. This will include allowing a more proportionate approach than the requirement for two stages of consultation and providing greater clarity on the appropriate evidence base;
 - allowing authorities to set rates which better reflect the uplift in land values between a proposed and existing use. Rather than setting a flat rate for all development of the same type (residential, commercial, etc.), local authorities will have the option of a different rate for different changes in land use (agricultural to residential, commercial to residential, industrial to residential);
 - changing indexation of CIL rates to house price inflation, rather than build costs to ensure CIL rates keep up with general housing price inflation and if prices fall, rates will fall too, avoiding viability issues;
 - giving Combined Authorities and planning joint committees with statutory plan-making functions the option to levy a Strategic Infrastructure Tariff (SIT) in future. DCLG will consult on whether it should be used to fund both strategic and local infrastructure.

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, 14 September 2017.

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