

# **Detailed Report on the Duty to Co-operate on the Local Planning Document**

**December 2016**

# Detailed Duty to Co-operate Statement

## Introduction

1. This report sets out how Gedling Borough Council has complied with the Duty to Co-operate set out in the Localism Act 2011. Appendix 2 of the Report of Consultation on the Local Planning Document (October 2016) provides an overview of how Gedling Borough has fulfilled the duty. In particular it notes that there is a long history of joint working and cooperation across Greater Nottingham which successfully resulted in the adoption of aligned core strategies across the Nottingham Core Housing Market Area. This statement provides further detail on how the duty has been fulfilled especially on the joint working arrangements across Greater Nottingham and Nottinghamshire which have been recognised as being an example of best practice.
2. The Duty to Cooperate is set out in Section 110 of the Localism Act 2011 and amends the Planning and Compulsory Purchase Act 2004. It imposes a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis. Although, the duty to cooperate is not a duty to agree, local planning authorities should work together to ensure that strategic cross boundary matters have been addressed prior to the submission of a plan for examination.
3. The duty to cooperate bodies for Gedling Borough Council include the following:
  - Adjoining Local Planning Authorities and those contained within the same Housing Market Area;
  - Environment Agency;
  - Historic England;
  - Natural England;
  - Homes and Community Agency;
  - Clinical Commissioning Groups;
  - Office of the Rail Regulator;
  - Highways England;
  - Highway Authorities;
  - Local Enterprise Partnerships; and
  - Local Nature Partnerships.

## Geographic context

4. Gedling Borough has a population of around 113,500. Most Gedling Borough residents live in the south east part of the Borough in the Arnold and Carlton area which forms the north east part of the main Nottingham

built up area. The remainder of the Borough is rural and contains a number of former mining settlements including Bestwood Village, Calverton and Newstead. The rural area to the west includes former mining settlements of Bestwood Village and Newstead Village close to Hucknall and Mansfield/Ashfield. The rural area to the east shares a boundary with Newark and Sherwood District and also Rushcliffe Borough located on the south side of the River Trent. This part of the rural area includes the settlements of Burton Joyce, Calverton, Ravenshead, Woodborough and Stoke Bardolph.

5. Gedling Borough adjoins Nottingham City to the south, the Hucknall part of Ashfield District to the north west, Newark and Sherwood District to the east; and Rushcliffe Borough to the south and east.
6. The main Nottingham built up area includes the following Councils: Broxtowe Borough, Erewash Borough, Gedling Borough, Nottingham City; and Rushcliffe Borough. These Councils make up the Nottingham Core Housing Market Area. The Hucknall part of Ashfield District also functions as part of the Nottingham urban area but is not part of Nottingham Core Housing Market Area as the whole of Ashfield District is included within the Nottingham Outer Housing Market Area along with Mansfield District and Newark and Sherwood District.

#### History of Joint Working

7. Gedling Borough has a long history of joint working with neighbouring authorities and statutory consultees including work on structure plans, the Regional Plan and the Aligned Core Strategies. In preparing the Aligned Core Strategies Gedling Borough and its partner authorities have sought to ensure that the objectively assessed needs for homes and jobs are identified and met. Key achievements and joint evidence prepared includes the following in chronological order:
  - Nottingham Core Housing Market Area Assessment (2006/07 updated 2009 and 2012);
  - Greater Nottingham Strategic Flood Risk Assessment (2008 updated 2010);
  - Nottingham Core Joint Strategic Housing Land Assessment methodology (2008);
  - Greater Nottingham and Ashfield District Council Outline Water Cycle Study (2010)
  - Habitats Regulation Appraisal Screening Record (September 2010);
  - Habitats Regulation Appraisal and Further Assessment (2010);
  - Screening Assessment and Additional Nitrogen Disposition from Development at Top Wighay Farm (2011);

- Screening Assessment and Additional Noise from Development at Top Wighay Farm (2011);
- Screening Assessment and Additional Nitrogen from Development for 500 – 1,500 homes at Top Wighay Farm (2012);
- Greater Nottingham Retail Study (2008 and update 2013);
- Greater Nottingham Landscape Character Assessment (2009);
- Greater Nottingham Core Strategy Transport Modelling (2012);
- Nottingham and Nottinghamshire Traveller Accommodation needs Assessment Methodology (2013);
- Greater Nottingham Infrastructure Delivery Plan (2013);
- Aligned Core Strategies for Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils (adopted 2014);
- Nottingham Core and Nottingham Outer Employment Land Forecasting Study (2015)
- Greater Nottingham and Ashfield Green Belt Assessment Framework (2015);
- South Nottinghamshire Gypsy and Traveller Accommodation Assessment 2014 – 2029 (2016)
- Greater Nottingham Self Build and Custom Housebuilding Register hosted by Erewash Borough on its website (available from 2016); and
- Greater Nottingham Brownfield Register (available from 2016).

#### Joint working arrangements

8. Partnership Groups include:
  - Greater Nottingham Joint Planning Advisory Board (JPAB);
  - Greater Nottingham Executive Steering Group;
  - D2N2 Partnership Board;
  - Greater Nottingham Housing Market Areas Group;
  - Nottinghamshire Policy Officers Officer Group;
  - Nottinghamshire Development Management Liaison Group;
  - Nottinghamshire Development Monitoring Group.
9. Greater Nottingham Joint Planning Advisory BoardThe Greater Nottinghamshire Joint Advisory Planning Board was established in April 2008 to advise the area's constituent Councils on the alignment of planning work across the region and the Greater Nottingham Growth Point Programme of Development. JPAB is chaired by Broxtowe Borough and meets every two/three months and is attended by Councillors and senior officers from Ashfield District Council, Broxtowe Borough Council, Derbyshire County Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Nottinghamshire County Council and Rushcliffe Borough Council.

Greater Nottingham Executive Steering Group

10. Attended by senior officers for each Council in the JPAB partnership with meetings every two/three months to discuss strategic planning issues and directing the delivery of strategic development projects.

#### D2N2 Partnership Board

11. Nottinghamshire Local Authorities are represented at the D2N2 Partnership Board by the leader of Newark and Sherwood District, Mr Roger Blaney.

#### Nottingham Core HMA Officers Group

12. The Nottingham Core HMA officers group meets once a month to discuss the management and progress with the Aligned Core Strategies, Part 2 Local Plans and the Ashfield District Local Plan. This group discusses strategic planning matters and is a most useful forum for addressing cross boundary planning issues.

#### Nottinghamshire Policy Officers Group

13. The Nottinghamshire Policy Officers Group comprises planning policy officers from all Nottinghamshire Councils meets every quarter. This group updates members on progress with Local Plans and has a useful role in coordinating joint working where a consistent approach is needed for example the methodology for assessing gypsies and travellers needs for accommodation.

#### Nottinghamshire Development Management Liaison Group Meetings

14. Development Management officers meet quarterly to discuss development management issues.

#### Greater Nottingham Monitoring Group

15. Policy and/or technical officers meet quarterly to discuss monitoring arrangements for each Council to ensure data is collected and reported consistently across the County.

### **Duty to Cooperate Bodies**

#### **Nottinghamshire County Council**

##### *Nature of cooperation*

- *Joint Planning Advisory Board Member*
- *Executive Steering Group Member*
- *Attends regular HMA meetings*
- *Attends Nottinghamshire Policy Officers Group*

- *Assists in Policy development and background work for LPD*
16. Officers from Nottinghamshire County Council representing their highways, conservation and environment departments attended both the LPD sustainability appraisal workshops and the various topic workshops held during the pre-publication stage. As well as making considerable contributions at the workshop events these representatives were invited to comment on draft policies prior to the publication of the Local Planning Document and the comments received have been taken into account.
  17. Gedling Borough Council has also cooperated with the various service providers in the County Council as summarised in the following paragraphs (see **Appendix 1** Table 1 for more details).

#### Education

18. The County Council as Education Authority has also been involved in discussions relating to the need for additional school places arising from proposed developments and have provided Gedling Borough Council with information on future school capacity. This continuous dialogue has informed the Infrastructure Delivery Plan and LPD.

#### Highways Authority

19. The Borough Council has worked closely with County Highways to ensure that sites proposed for allocation are acceptable to the Highways authority in terms of access. Gedling Borough Council produced highways assessment for each reasonable alternative site and the results of this is set out in the Infrastructure Development Plan Addendum October 2016. The assessment was sent to County Highways for comment and they have indicated that they are content with the work.

#### Lead Local Flood Risk Authority

20. During the flood risk workshop, the County Council's Flood Risk Management Team were represented and invited to comment on the realistic alternative development sites being considered from their perspective on flood risk issues. Information provided has helped inform site selection. The County Council's Flood Risk Management team also recommended a "model" surface water management policy that has been included in the LPD with appropriate changes to reflect local circumstances.

#### Minerals Planning Authority

21. An issue that came to light during the publication draft LPD consultation was the overlap of site allocations to the north east of Arnold with the minerals

safeguarding area identified in the emerging Minerals Local Plan. The Borough has met with the County Minerals Planning Team and a form of wording is proposed by way of a modification which is satisfactory to the Minerals Planning Authority. Both parties also agreed that minerals safeguarding issues should be addressed early on in the planning process preferably through the sustainability appraisal and Gedling Borough undertakes to adopt this approach in future.

22. It is not considered that there are any outstanding issues.

## **Derbyshire County Council**

### *Nature of cooperation*

- *Joint Planning Advisory Board Member*
- *Executive Steering Group Member*

23. There are strong links between the Nottingham Core HMA and the Derby HMA. The two HMAs meet on a fairly regular basis the last meeting being on 6<sup>th</sup> October 2016 to discuss the duty to cooperate and no outstanding issues have been identified.

## **Adjoining and other HMA Councils**

24. Gedling Borough Council has held a series of cross boundary meetings with other Councils to identify and discuss cross boundary issues throughout the preparation of the Aligned Core Strategy and Local Planning Document.

## **Ashfield District**

### *Nature of cooperation*

- *Joint Planning Advisory Board Member*
- *Executive Steering Group Member*
- *Attends regular HMA meetings*
- *Attends Nottinghamshire Policy Officers Group*
- *Consultee*

25. Gedling Borough Council has engaged extensively with Ashfield District Council during the preparation of the Local Planning Document (see **Appendix 1**, Table 2 for more detail). At the cross boundary meeting in February 2016, Gedling Borough Council outlined the proposals for development sites in the Local Planning Document. This included an explanation of the numbers of homes proposed in Gedling which adjoin Hucknall; and why the Hayden Lane site was selected. The notes of the meeting record that the overall numbers of homes that would adjoin Hucknall

would be less than the 1,300 recommended by the Inspector (see **Appendix 2** for more detail on Hayden Lane and **Appendix 3** for the notes from the 20/02/16 meeting). Ashfield District Council reiterated their previous views about potential impact on Hucknall and the need for development including in Gedling to contribute towards the necessary services and facilities.

26. Gedling Borough Council can report that there is a fairly long history of such liaison meetings relating to the strategic site proposals around Hucknall as set out below.
27. A number of meetings were held with Ashfield District Council during the preparation of the Aligned Core Strategy in relation to the potential impact of development located in Gedling Borough but close to the boundary with Ashfield District on services and facilities in Hucknall. As a result of these meetings Gedling Borough Council adopted the Gedling Borough Planning Obligations Protocol 2014 which provides a mechanism for adjoining authorities to set out their requirements for S106 contributions (more detail on this protocol is set out below). The Borough Council is committed to ensuring that appropriate developer contributions are made towards the necessary supporting services and infrastructure in and around Hucknall to support new development just over the Gedling boundary. The North of Papplewick Lane site has outline planning permission and a S106 agreement that includes contributions towards local primary school education and also towards primary health care.
28. The Borough Council's Community Infrastructure Levy (CIL) also includes the provision of secondary school places for Top Wighay Farm within the list of projects to be funded by CIL with a cost of £2, 816,000 (see Gedling Borough CIL Charging Schedule and Regulation 123 list).
29. A series of meetings have also occurred involving Ashfield and other partners in the preparation of a development brief supplementary planning document for the Top Wighay Farm strategic site (see details in **Appendix 1** Table 3). Ashfield District Council will also be a member of the project management group hosted by Gedling Borough Council to support the delivery of the Top Wighay Farm site. Gedling Borough Council will continue to liaise with Ashfield District Council in relation to the implementation of these strategic sites and S106 contributions.

## **Newark and Sherwood District Council**

### *Nature of cooperation*

- *Attends Nottinghamshire Policy Officers Group*
- *Attends HMA meetings for cross HMA issues*



- *Ad hoc meetings*
- *Consultee*

30. Gedling Borough Council outlined the proposals in the Local Planning Document prior to its publication including a resume of the various site allocations focussing on those in the southern part of Gedling Borough and including Burton Joyce, Calverton and Woodborough. No specific issues to address.

## **Nottingham City Council**

### *Nature of cooperation*

- *Joint Planning Advisory Board Member*
- *Executive Steering Group Member*
- *Attends regular HMA meetings*
- *Attends Nottinghamshire Policy Officers Group*
- *Consultee*

31. Gedling Borough Council outlined the proposals in the Local Planning Document prior to its publication. The need to manage surface water runoff rates into the River Leen was identified as a potential issue as previous flood events had resulted in properties being flooded downstream in the Basford area. Gedling Borough Council officers referred to LPD Policy 4 (Surface Water Management) and asked for comments.
32. Following representations from Nottingham City Council, Gedling Borough Council has proposed modifications to LPD Policy 4 that satisfy Nottingham City Council's concerns.
33. Nottingham City Council has also referred to the need to manage traffic impacts from development sites around Bestwood Village because of levels of congestion at Moor Bridge in the Nottingham City area. It was agreed that this should be considered in the detailed transport assessments supporting relevant planning applications.

## **Rushcliffe BC**

### *Nature of cooperation*

- *Joint Planning Advisory Board Member*
- *Executive Steering Group Member*
- *Attends regular HMA meetings*
- *Attends Nottinghamshire Policy Officers Group*

- *Consultee*

34. Gedling Borough Council outlined the proposals in the Local Planning Document prior to its publication including a resume of the various site allocations focussing on those in the eastern part of Gedling Borough around Burton Joyce, Calverton and Woodborough. No specific issues to address.

## **Environment Agency**

### *Nature of cooperation*

- *Joint Planning Advisory Board – observer status*
- *Participant at Local Planning Document sustainability workshops, technical workshops and topic workshops;*
- *Consultee*

35. The Environment Agency attended a technical workshop on flood risk held in February 2015 (more details are included in **Appendix 1**, table 1). At this meeting draft policies on flood risk and surface water management were discussed and very helpful feedback was received from those attending.
36. A list of the reasonable alternative sites was provided to the meeting and flood risk from all forms of flooding was identified. Subsequently, the Environment Agency sent in detailed comments on any flood risk associated with the reasonable alternative sites. The Environment Agency also attended the topic workshops and provided feedback on certain draft policies. At the publication stage the Environment Agency acknowledged that they consider Gedling Borough Council has fulfilled its Duty to Cooperate. The Environment Agency also state that they have been closely involved in policy drafting and generally support the Plan and have no significant issues.

## **Historic England**

### *Nature of cooperation*

- *Joint Planning Advisory Board – observer status*
- *Participant at Local Planning document Sustainability workshops*
- *Consultee*

37. Representative from Historic England made contributions to the sustainability appraisal workshops. At the pre-publication stage following the topic workshops draft policies on the historic environment were sent to Historic England for comments and these were taken into account. During the consultation on the publication draft Local Planning Document Historic

England made about 19 representations mostly supportive with the remainder seeking minor amendments which have been addressed in the proposed modifications.

## **Natural England**

- *Joint Planning Advisory Board – observer status*
  - *Participant at Local Planning Document sustainability workshops*
  - *Consultee*
38. There is a long established relationship between Gedling Borough and Natural England with the latter being instrumental in providing specific advice on the treatment of the prospective Special Protection Area around Sherwood in the ACS and Local Planning Document. Representatives for Natural England attended the sustainability appraisal workshops for the Local Planning Document. At the publication stage Natural England was invited to comment but have made no representations on the publication draft. Natural England have commented on the revised development brief for the Top Wighay Farm site.

## **Homes and Community Agency**

### *Nature of cooperation*

- *Joint Planning Advisory Board – observer status*
  - *Consultee*
  - *Key scheme implementation partner.*
39. Gedling Borough Council in collaboration with other Nottingham Core HMA Councils has an ongoing relationship with the Homes and Communities Agency in taking forward key strategic and local sites with a focus on delivery of housing and economic growth. More specific to Gedling is working with the HCA in order to bring forward the former Gedling Colliery site. This has involved Gedling Borough, Nottinghamshire County Council and the HCA together with other partners putting together a funding package to finance the new Gedling Access Road and pre-application discussion and advice to speed up the planning process. Gedling Borough Council has also made use of the HCAs technical expertise including input from ATLAS in relation to the development of the Gedling Colliery site which now has planning consent for up to 1,050 homes.
40. Gedling Borough Council is also in regular contact with the HCA for funding and support to assist in bringing development sites forward more quickly.

Examples include the Garden Village funding bid and recent bids for Large Sites and Housing Zones Capacity Funding.

## **Nottingham North and East Clinical Commissioning Group**

### *Nature of Cooperation*

- *Consultee*
41. Meetings took place with the Nottingham North and East Clinical Commissioning Group Senior Service Improvement Manager to explain the housing allocations and explore any impacts on primary health care principally on the capacity of Doctors' surgeries to meet additional needs. (More detail on these meetings is set out in **Appendix 1** Table 1). Follow up actions resulted in comments about the potential impact of housing growth on specific GP surgeries. This also involved contact with the Nottingham City Clinical Commissioning Group given potential impacts on doctors' surgeries in the Top Valley area arising from development around Bestwood Village. Comments were received from the NECCG identifying the potential need for contributions to expand primary health care at surgeries in Gedling Borough and also Hucknall and Nottingham City. These findings are set out in the Infrastructure Development Plan Addendum 2016. The Nottingham North and East Clinical Commissioning Group will be consulted on relevant planning applications providing the opportunity for them to justify their detailed requirements for contributions to primary health care.

## **Office of the Rail Regulation (Network Rail)**

### *Nature of cooperation*

- *Consultee*
42. Network Rail has been consulted on the publication draft Local Planning Document but has not raised any issues.

## **Highways Agency**

### *Nature of cooperation*

- *Joint Planning Advisory Board – observer status*
  - *Consultee*
43. The Highways Agency has been consulted on the publication draft Local Planning Document but has not raised any significant concerns. Their only comment was that development in the north west of the Borough could add

to cumulative impacts on Junction 26 of the M1. However, this matter could be addressed at the detailed planning stage with mitigation set out in the transport assessment.

## **Local Enterprise Partnerships**

### *Nature of cooperation*

- *Joint Planning Advisory Board – observer status*
  - *Consultee*
44. Gedling Borough Council has engaged with the D2N2 LEP through local authority representation on the LEP's officer group and LEP Board. The LEP has approved funding to support the building of the Gedling Access Road.
45. No consultation response was received from the LEP to the publication draft Local Planning Document.

## **Local Nature Partnership (LNP) – Lowland Derbyshire and Nottinghamshire**

### *Nature of Cooperation*

- *Consultee*
46. The LNP has been consulted on the Local Planning Document but has not made representations. The LNP has attended meetings of the Nottinghamshire Policy Officer Group to discuss how best to engage with the various plan making activities of the Councils. More engagement is anticipated in relation to the LNP developing a strategy to protect and promote biodiversity in Lowland Derbyshire and Nottinghamshire.

## **Member Involvement**

47. Gedling Borough Council is represented on the JPAB board by the Cabinet Member and Portfolio Holder for Growth and Regeneration and this forum provides the opportunity for members to discuss strategic planning matters with other Greater Nottingham Councils. The Board has regular updates on the progress of Local Plans and strategic development projects.

## **Key strategic planning work areas**

### Nottingham Core Housing Market Area Assessment (?)

48. This was identified by DTZ Pida in their study of sub-regional housing markets of the East Midlands commissioned by the Regional Planning Body

as part of the preparation of the Regional Plan.

49. In 2008 the Core Nottingham HMA Councils commissioned a Strategic Housing Market Assessment and also various updates. Housing projections were also commissioned and the housing provision is explained in the Housing Background Paper June 2012 and Housing Background Paper Addendum 2013. These studies have informed the Aligned Core Strategy which was found to be sound by the Planning Inspector.

#### South Nottinghamshire Gypsy and Travellers Assessment

50. This was a joint study carried out by Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough to assess the need for gypsy and travellers accommodation over the period 2014 – 2029.

#### Employment Land Forecasting Study

51. During 2014 both the Nottingham Core and Outer Housing Market Area Councils commissioned Nathaniel Lichfield and Partners to carry out economic forecasts for both Housing Market Areas. Part of this study was concerned with advising on Functional Economic Market Areas (FEMAs) and concluded that the Nottingham Core HMA formed a distinct self-contained FEMA. The study also concluded that Ashfield forms part of the Nottingham Outer FEMA but the Hucknall part of Ashfield has strong links with Nottingham. The Nottingham Core HMA Councils have agreed that they will meet the objectively assessed need for employment land. However, in recognition of the strong links with Hucknall and given the sub regional significance of the Rolls Royce site at the former Hucknall aerodrome it has been agreed between Ashfield and the Core HMA Councils that about 10 ha of this site should be attributed to the Core HMA employment land supply.

#### Protection of Green Belt

52. Gedling Borough Council has worked jointly with Ashfield District Council, Broxtowe Borough Council and Nottingham City Council to develop the joint Green Belt Assessment Framework which has been used to inform the Green Belt review on a consistent basis across the Councils.

#### Greater Nottingham Retail Study

53. This study was commissioned by Broxtowe Borough, Gedling Borough and Nottingham City Councils and undertaken by Carter Jonas to assess the quantitative and qualitative need for retail floorspace across Greater Nottingham.

## Appendix 1: Tables of meetings/events by work area/topic and organisation

Table: 1: topics and key work areas

Date	Participants	Purpose of meetings	Results and actions
<b>Education</b>			
15/10/15	NCC Education GBC	Meeting to explain the overall strategy for locating development based on the ACS spatial strategy and the potential requirements for school places arising from new development.	These were early discussions to identify any potential showstoppers arising from capacity shortfalls in various locations. Further meetings planned. More detailed discussions took place on the need for a new primary school to serve the Gedling Colliery Development.
16/12/15	NCC Education GBC	Meeting to hold more detailed discussions focussing on need for school places arising from site allocations by settlement area and to explore possible options for meeting additional school places.	Gedling Borough Council tasked with providing more detail on housing completions, planning permissions and the future housing trajectory for NCC's school place projection model.
19/02/16	NCC Education	Written comments about the likely need for school places both primary and secondary arising from new site allocations.	Results informed the Infrastructure Delivery Plan Addendum 2016
18/08/16	NCC Education	Further written clarification on the need for primary and secondary school places following the publication stage.	Results informed the Infrastructure Delivery Plan Addendum 2016

<b>Date</b>	<b>Participants</b>	<b>Purpose of meetings</b>	<b>Results and actions</b>
<b><i>Flood Risk</i></b>			
27/02/15	Environment Agency NCC Flood Risk Management Team	Technical Meeting to discuss the need to include policies on flood risk and to consider flood risk in relation to the reasonable sites as part of the site selection process. A draft policy "Managing Flood Risk" was tabled.	Agreed that additional policy guidance to Policy 1 of the ACS was needed. NCC Flood Risk Team provided model policy on surface water management. GBC circulated other draft policies on River Environment and Aquifer protection for comment.
19/03/15	Environment Agency	Written comments on reasonable alternative sites	Informed Infrastructure Delivery Plan Addendum October 2016.
<b><i>Health</i></b>			
16/10/2015 and 24/02/16	North East Nottingham CCG	Meetings to explain the overall spatial strategy and Local Planning Document Process and likely need for developer contributions to support primary health care by broad location.	
09/11/2015	North East Nottingham CCG	Initial written indication about which GP surgeries are likely to see higher demand due to new housing and where capacity issues may arise.	Informed draft IDP Health section. Draft of Health Section sent to North East Nottingham CCG for comment.
24/02/2016	North East Nottingham CCG	Written comments on draft IDP Health Section summarising those GP practices likely to be under most pressure as a result of new development and likely requests for S106 contributions at detailed planning stage.	Informed final Infrastructure Delivery Plan Addendum 2016.
<b><i>County Highways</i></b>			
23/02/16	County Highways officers	Meeting to discuss Gedling Borough Council assessment of highways and access to reasonable alternative sites. The meeting went through the assessment site by site to agree wording.	Revised highways and access assessment sent to NCC Highways for final signoff.



Date	Participants	Purpose of meetings	Results and actions
<b>Topic Employment Land Forecasting Study ELFS</b>			
27/05/2014	Ashfield District Broxtowe Borough Erewash Borough Gedling Borough Mansfield District Nottingham City Rushcliffe Borough	Initial meeting to discuss drafting tender brief.	
7/11/2014	As above plus Newark and Sherwood District	Meeting to discuss ELFS	
30/01/2015	As above plus neighbouring authorities, Nottinghamshire County Council, Derbyshire County Council, business stakeholders	ELFS Stakeholder Workshop	
09/04/2015	Ashfield District, Broxtowe Borough, Erewash Borough, Gedling Borough, Mansfield District Nottingham City Rushcliffe Borough	Update meeting to discuss workshop/consultation responses and ELFS progress	

Date	Participants	Purpose of meetings	Results and actions
<b>Topic Nottingham Derby Green Belt Review</b>			
03/06/2014, 30/09/2014, 24/11/2014	Joint meetings between Nottingham Core HMA and Ashfield District and Newark and Sherwood District	Joint Green Belt Assessment Framework	
August – September 2014	Joint Consultation on Greater Nottingham Green Belt Assessment Framework	Consultation	Analysis of consultation response and preparation of final Green Belt Assessment Framework agreed by Councils.
24/11/2014	Joint meetings between Nottingham Core HMA and Ashfield District and Newark and Sherwood District	To ensure a consistent approach is being taken to site assessments and to agree site boundaries.	Regular meetings to discuss progress and consistency.
07/01/2015	Meeting with Ashfield District	Meeting to ensure a consistent approach is being taken to site assessments and to agree site boundaries.	Agreed to undertake joint assessments on sites which cross over the administrative boundaries.
16/04/2015	Meeting of all partner authorities.	To ensure consistency.	Partner Councils agreed that a consistent approach had been applied.

Date	Participants	Purpose of meetings	Results and actions
<b>Topic Greater Nottingham Retail Study</b>			
15/10/14	Broxtowe Borough, Gedling Borough, Nottingham City Rushcliffe Borough	Interview for consultants who tendered for the brief.	Selection of Carter Jonas
28/10/14	Broxtowe Borough, Gedling Borough, Nottingham City Rushcliffe Borough	Inception meeting with Carter Jonas	Methodology for retail study, project plan and management arrangements agreed.
28/01/15	Broxtowe Borough, Gedling Borough, Nottingham City Rushcliffe Borough	Meeting to discuss draft report	Comments provided to consultants.
21/07/15	Broxtowe Borough, Gedling Borough, Nottingham City Rushcliffe Borough	Conference call to finalise and sign off study.	Final study produced by consultants.

Table 2: Meetings and consultation with ADC on the Local Planning Document

<b>Local Planning Document</b>		
<b>Stage</b>	<b>Date</b>	<b>comment</b>
Issues and Options	October 2013	ADC invited by GBC to comment on the Gedling Borough Council Issues and Options Local Planning Document. Response received.
Green Belt Review assessment	24 <sup>th</sup> November 2014 16 <sup>th</sup> April 2015 follow up	ADC invited by GBC to attend two joint meetings involving Gedling Borough, Broxtowe Borough and Nottingham City to discuss their Green Belt reviews to ensure consistency in approach and reporting
Informal Consultation Stage	January 2015 to July 2015	ADC invited by GBC to attend a series of workshops (see below) to discuss options for LPD policies. ADC invited to all workshops and attended all of them.
• Design and Heritage workshop	12 <sup>th</sup> January 2015	ADC officer attended
• Transport workshop	15 <sup>th</sup> January 2015	ADC officer attended.
• Housing and Facilities workshop	19 <sup>th</sup> January 2015	ADC officer attended.
• Climate change, natural environment and open space workshop,	26 <sup>th</sup> January 2015	ADC officer attended
• Green Belt workshop	2 <sup>nd</sup> February 2015	ADC officer attended
• Employment workshop	31 <sup>st</sup> July 2015	ADC officer attended
Duty to cooperate meeting	10 <sup>th</sup> February 2016	ADC invited by GBC to attend meeting to discuss the proposed Local Planning Document prior to GBC approval process.
Other meetings		
Greater Nottingham Housing Market Area Planning Officer Group.		All the Nottingham Core Housing Market and ADC meet regularly to discuss progress and issues relating to strategic planning and Local Plan progress. Meetings are currently held monthly. ADC officers have been in regular attendance

Table 3: Meetings and Consultation on Top Wighay Farm Development Brief involving Ashfield and partners

<b>Top Wighay Farm Development Brief</b>			
<b>Stage</b>	<b>Date</b>	<b>Participants</b>	<b>Venue</b>
<u>Workshop</u> To bring the key stakeholders together to discuss the key requirements for the site.	16 <sup>th</sup> July 2015	GBC, Strata Homes, David Wilson Homes, Notts County Council, GBC County Councillor, GBC ward members, Linby Parish Council, Environment Agency, CCG, ADC, MP	Bonington Theatre, Arnold
<u>Engagement with key stakeholders</u>	July/Aug 2015	County Highways, GBC Ec Dev, County Environment/ Landscape, County Education County Conservation/Heritage/Archaeology, Environment Agency, GBC housing need, GBC PASC. GBC DM.	Via email
<u>Programme Group meetings –</u>	25/6/15 23/7/15 27/8/15 4/9/15 4/11/15 25/11/15	With landowners, County Highways, County (Lisa Bell or Nina Wilson) representing various departments.	Civic Centre
<u>Approval to Consult</u> Approval sought from Portfolio Holder to begin public consultation process	18 September 2015	GBC Portfolio Holder for Growth & Regeneration	N/a
<u>Presentation</u> Presentation to stakeholders regarding content of the Draft SPD and consultation process.	8 <sup>th</sup> September 2015	GBC, Strata Homes, David Wilson Homes, Notts County Council, GBC County Councillor, GBC ward members, Linby Parish Council, Environment Agency, CCG, ADC, MP, Papplewick Parish Council, ADC ward members, ADC County Councillor	Civic Centre

Stage	Date	Participants	Venue
<u>Consultation on Draft</u> Public consultation on the draft version on the SPD	6 week period between 11 <sup>th</sup> September – 23 <sup>rd</sup> October 2015 (TBC)		On line
Notification via email and letter	11 <sup>th</sup> September 2015	All consultees on database	N/a
Deposit Points	11 <sup>th</sup> September 2015	N/a	Hucknall Library, Papplewick & Linby Village Hall, Civic Centre, GBC website
<u>Review of Representations</u> Comments submitted through public consultation reviewed and changes to development brief made where necessary.	23 <sup>rd</sup> October 2015 –December 2016	Planning Policy	N/a
<u>Meetings to discuss changes to development brief.</u>	2/12/16 7/12/16 16/12/16	Programme Group meeting ADC Linby PC, Papplewick PC, ward members	Civic Centre ADC Civic Centre
<u>Adoption of SPD</u> Adoption of the SPD by Cabinet	Anticipated February 2017	Cabinet	Civic Centre

## Appendix 2

### Allocation of Hayden Lane (H10) and the Duty to Co-operate

The allocation of a site for 120 homes at Hayden Lane LPD 64 (H10) is the result of a long sequence of events as described below and help to illustrate why the Borough Council consider that they have complied with the Duty to Co-operate.

The site was first considered for development through the drafting of the Gedling Borough Replacement Local Plan 2005 where it formed part of a larger site, land North of Papplewick Lane, which was included as an allocation in the First deposit draft of the local plan. It was subsequently not carried forward as an allocation as other sequentially preferable sites were available to meet the structure plan requirement and instead land North of Papplewick Lane was designated as safeguarded land.

A new governance structure was established to guide growth proposals in Greater Nottingham with representation from Broxtowe, Erewash, Gedling, Nottingham, Rushcliffe and Ashfield Councils plus Nottinghamshire and Derbyshire County Councils. The Greater Nottingham Joint Planning Advisory Board which is comprised of senior political representatives, meets approximately every three months and provides strategic guidance on policy alignment with Councillors supported at meetings by senior officers of each council.

The Greater Nottingham Housing Market Area officer working group meets monthly and the Nottinghamshire Policy Officer's group meets quarterly. At these meetings a regular agenda item is a Local Plan update where officers confirm the progress with their development plan and details of emerging sites and policies are discussed.

In 2008, as part of the evidence base for the Aligned Core Strategy a report was jointly commissioned by Gedling, Ashfield, Broxtowe, Erewash, Nottingham City, Nottingham County and Rushcliffe Councils an "*Appraisal of Sustainable Urban Extensions*" Tribal Urban Studio. This report provided advice on the most suitable location or locations for development of Sustainable Urban Extensions adjacent to the Nottingham Principal Urban Area as well as to the Sub-Regional Centres of Hucknall and Ilkeston. The study made objective judgements of the environmental, social and economic sustainability of growth in a location. The report concluded that the area of land already safeguarded from the Green Belt at North of Papplewick Lane appeared to be a logical residential extension to the Hucknall Urban Area.

The Infrastructure Delivery Plan, May 2013 which underpins the ACS acknowledges the close functional relationship with Hucknall and the need to consider cross-boundary and cumulative impacts. It refers to discussions with Ashfield District Council. In addition the Council have put in place a working protocol for dealing with cross boundary impacts and consideration of section 106 planning obligations relating to development within Gedling Borough which would have an impact on the services and facilities in a neighbouring district.

Strategic allocations including Land North of Papplewick Lane were considered at the examination of the ACS in October 2013 and February 2014. There were substantial numbers objecting to the allocation of the site when it was included as part of a larger strategic site in the publication draft ACS submitted for examination. This part of the strategic site was subsequently removed from the adopted version of the ACS following a recommendation by the Inspector to reduce impact on Hucknall due to the impact on infrastructure.

The ACS was the product of constructive, active and ongoing engagement between Gedling, Broxtowe and Nottingham City, to produce aligned and consistent planning strategies for Greater Nottingham.

The first consultation stage of the Local Planning Document, the Issues and Options document coincided with the ACS examination in October 2013. It was therefore not necessary to include the site as part of the Issues and Options consultation as it was already being considered through the ACS (Part 1 Local Plan).

The Hayden Lane site was first considered through the informal “consultation” stage of the LPD where the Borough Council held a series of workshops between January and July 2015 instead of undertaking a specific consultation event. It formed one of the 114 reasonable alternative sites and was subject to a Sustainability Appraisal (SA) and workshop in December 2015. The SA group included planning policy, housing strategy, economic development, public protection and parks and street care from GBC, officers from nature conservation, historic environment and highways at Nottinghamshire County Council, representatives from Natural England, Historic England and the Environment Agency.

Further evidence was also being developed during 2015 and included the Greater Nottingham and Ashfield Green Belt Assessment Framework. Ashfield, Broxtowe, Gedling and Nottingham City Councils worked jointly to prepare evidence to support their emerging Local Plans within their authorities. This document provided a framework to enable all involved to undertake a robust assessment of Green Belt boundaries within their area. It is considered that this joint approach provided a robust evidence base to support future Development Plan Documents whilst satisfying the Duty to Co-operate.



Meetings were held with adjoining districts to discuss the emerging plan, including a specific meeting with Ashfield DC in February 2016 to confirm the proposed site allocations in the emerging Local Plan. This meeting considered cross boundary issues relating to GBC LPD and ADC preferred options. A note of meeting was produced and informed the Publication Draft, HRA and IDP, see **Appendix 3**.

The first opportunity to include the area in the Local Planning Document was at the Publication Draft. Consultation on the Publication Draft plan took place between May and July 2016 where the plan was issued for a six week consultation period to the local residents, landowners, developers, business, organisations and other individual groups.

As the site adjoins Ashfield District careful consideration has been given to the impact on local infrastructure and the most appropriate way to use contributions.

The Gedling Borough Infrastructure Delivery Plan (GBIDP) is a supporting document forming a key part of the evidence base for the LPD. The purpose of the IDP is to identify infrastructure required to meet the spatial objectives and growth set out in the LPD. Infrastructure is defined as the facilities and services that support local communities ranging from strategic level provision such as a new road to the creation of local play space.

The preparation of the GBIDP has involved extensive consultation and positive engagement with service and infrastructure providers and has included consultation with:- British Telecom; County Highways Authority; Environment Agency (EA); GBC Parks and Street Care Department; Local Education Authority (LEA); Midland Trains; National Grid; Nottingham City Clinical Commissioning Group; Nottingham City Transport; Nottingham North and East Clinical Commissioning Group; Severn Trent; Trent Barton; and Western Power.

It is considered that the Council can demonstrate effective collaborative working with neighbouring authorities, key stakeholders and other organisations during the preparation of the ACS (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan) and the supporting evidence base. A detailed list of meetings and consultation with Ashfield District Council where consideration of the site at Hayden Lane would have formed part of the discussion is shown in **Appendix 1** and is also included within the more detailed Duty to Cooperate statement that has been drafted.

In view of the above it is concluded that the Duty to Co-operate has been met in relation to the allocation of this site.

## **Appendix 3**

### **Duty to Cooperate Meeting between Gedling and Ashfield District Council 10.2. 2016**

Attended by Alison Gibson GBC and Stuart Wiltshire ADC

#### **Ashfield**

##### **Preferred Approach Local Plan**

The Council is currently undertaking a 6 week+ consultation on its Preferred Approach Local Plan (2<sup>nd</sup> February to 20<sup>th</sup> March). The Cabinet decision to consult on the document was called in by largest opposition party, as such was detailed by approximately 3 weeks.

To support the consultation a summary leaflet has been produced and a number of public exhibitions are being held across the District. A number of smaller group meetings are also taking place with interested community groups.

We aim to consult on the Publication Plan in June/July, followed by Submission in autumn. We hope to have an examination pre or post-Christmas.

Proposals in Hucknall include existing permission such as the Rolls Royce Site which includes 900 homes and an extension to the existing Broomhill sites within Green belt that lies adjacent to the A611. The wider Broomhill site comprises an existing permission, an existing allocation and new allocation. As a collective this will provide approximately 700 new homes.

The Green Belt Review has been published with the Preferred Approach.

##### **SHMA**

The Outer Nottingham SHMA was finalised in late 2015. Newark & Sherwood had an appeal decision in January which supported the appellant's criticism of assumptions made within the SHMA, together with issues related to N&S s106 and affordable housing evidence. The 3 authorities are supporting the SHMA at present. It is understood that N&S are proposing to challenge the decision.

##### **Transport Study and IDP**

We have had discussion with CCG, Education and Transport in relation to the proposed housing sites in the Preferred Approach. This is to be followed by a revised IDP and an updated Transport Study. Work on the IDP is underway and we hope to commission the Transport Study in March. We would hope to continue dialogue with Gedling and County Council in relation to the infrastructure needed within Hucknall to support the Top Wighay development and any subsequent proposals.

##### **Custom & Self-Build Register**

Ashfield is developing a custom and self-build register for the Outer Notts HMA in line with the Government's toolkit.

##### **Neighbourhood Plans**

The District has 2 emerging neighbourhood plans, Selston Parish and Teversal, Skegby and Stanton Hill neighbourhood area. Both plans appear to be waiting for the Local Plan to progress.

## **Gedling**

### Publication draft Local Planning Document

The Council is taking a report to Cabinet on 17<sup>th</sup> March recommending that Council approve the Publication draft of the Local Planning Document be issued for a six week consultation period during May/June 2016. Subject to no substantial issues arising from this consultation, it is proposed to submit the Publication draft, Policies map and Sustainability Appraisal for examination in the late Autumn.

### Impact of Growth on Area

The site selection process has helped identify the scale of development that can be accommodated in and adjacent to the main built up areas of Nottingham and edge of Hucknall. This figure has then informed the scale of development needed at the Key Settlements of Growth of Bestwood Village, Calverton and Ravenshead and also at the Other Villages.

Top Wighay Farm is a key development site in meeting the Borough's housing and employment requirements up to 2028 and a development brief is being prepared to add detail to relevant policies in the ACS and has reduced the site capacity to 840. Consideration was given as to whether to increase the size of either of the two sites identified around Hucknall and it was concluded that allocating additional land at North Papplewick Lane was the appropriate solution rather than extending the Top Wighay Farm site. An additional 120 dwellings is therefore proposed at Hayden Lane H10 and in conjunction with the existing allocation at North Papplewick Lane the site will total 420. The total homes around Hucknall is 35 fewer than the number identified in the ACS.

## **Proposed development at Bestwood Village includes:**

**H11 - The Sycamores – 25 homes.** The site is located on the eastern side of the village adjacent Moor Road and has planning permission for 25 homes and is expected to deliver from 2016/17 onwards.

H12 Westhouse Farm - 210 homes is currently agricultural land and located on the northern edge of Bestwood Village. Access to the site is expected from Moor Road and it is expected to deliver from 2021 onwards. A new primary school facility on a 1.5 ha plot is required on this site. Financial contributions towards primary and secondary school places are also required. It is anticipated that financial contributions will be required towards primary health care provision based on the standard multiplier. Part of the site immediately adjacent Moor Road is designated Safeguarded Land under the Gedling Borough Replacement Local Plan (2005). This area is subject to a planning application for 101 homes which the Borough is minded to approve. The remainder of the housing allocation is located to the east so that it would be adjacent the existing urban edge and also adjoin the proposed school in the centre. In order to provide for possible longer term development needs beyond the plan period and the need to define defensible boundaries the area immediately

north of the housing allocation and adjacent to Moor Road will be removed from the Green Belt and designated Safeguarded Land.

**H13 - Bestwood Business Park – 220 homes** and is located within the settlement boundary and was formerly in employment use. The site was granted planning permission for 220 homes and is expected to deliver from 2017/18. Developer contributions towards primary school provision and health care have been secured through a Section 106 agreement.

#### Green Belt Review

The Review has been available on our website since July 2015 and has been subject to discussions with Ashfield to ensure consistency with the methodology. The assessment considers broad areas and specific sites against the purposes of the Green Belt.

#### HRA In Combination Effects

A review of the proposed housing and employment allocations confirms that there are no significant effects on the prospective Sherwood Forest Special Protection Area. The proposed housing distribution highlights that in the more sensitive areas with respect to the prospective SPA the actual numbers have been reduced.

#### Flood Risk

The importance of surface water management was considered and it was recognised that there is a surface water issue in Hucknall and also concerns at Bestwood Village. The draft LPD Policy 4 requires surface water drainage issues to be addressed in planning applications, both to ensure that surface water drainage issues and associated flood risk are considered.

#### Infrastructure Delivery Plan

The Council have produced an IDP which is a “living” document setting out the infrastructure requirements for the Borough over the plan period. Infrastructure is defined as facilities and services that support local communities ranging from strategic level provision to local needs.

#### CIL and s106

The Council are proposing to draft a SPD providing advice on the use of CIL and s106 and it anticipated that the draft will be available for consultation late Spring.

#### Outstanding Issues from Previous Consultation

It was agreed that ongoing liaison with Ashfield is important in order to ensure that specifically the proposed developments at Top Wighay Farm, North of Papplewick Lane and Bestwood Village meet the necessary infrastructure requirements.

#### Neighbourhood Plans

A formal application has been received from Linby Parish Council requesting that they be recognised as a Neighbourhood Area for the purposes of producing a neighbourhood plan. In accordance with the Regulations, Gedling Borough are now consulting with residents and other interested stakeholders on the Neighbourhood Area application until Monday 18<sup>th</sup> April 2016.