



Planning Policy Committee – 22nd October 2012

Planning Policy Update

Purpose of report

The purpose of this report is to :

- Provide an update on progress with the North Northamptonshire Core Spatial Strategy and Four Towns Plan
- Update on community progress on Neighbourhood Plans, Masterplans and Community Plans

Attachment(s)

Appendix 1 Four Towns Plan and Core Strategy Evidence Base Projects

Appendix 2 Neighbourhood Plans, Masterplans and Community Plans

1.0 Background

- 1.1 At Planning Policy Committee on 12 December 2011, Members requested that progress on the Four Towns Plan and other relevant policy documents be reported at subsequent Committees. The report provides an update on these and some of the other areas of work that the Planning Policy and Conservation Team are involved in.

2.0 Update

- 2.1 Appendix 1 sets out updates on some of the main areas of evidence gathering work for the Four Towns Plan. It should be noted that it is not meant to be an exhaustive list. Members will note that particular focus is on the cross-cutting evidence based work being carried out with the North Northamptonshire Joint Planning Unit (JPU).

2.2 Core Strategy and Four Towns Plan (Appendix 1)

Work is progressing on the Core Strategy and Four Towns Plan. A number of areas have been highlighted in the appendices as red, to indicate where projects have not met the anticipated stage for various reasons. New target dates are given, where appropriate for these and the subsequent planning policy update chart will reflect these changes.

2.3 Neighbourhood Plans, Masterplans and Community Plans (Appendix 2)

Officers continue to work with the two Neighbourhood Plan frontrunners of Raunds and Oundle, and other community led plans as specified in the appendix. Queries continue to be received on an ad hoc basis from other towns/parishes.

3.0 Conclusion

- 3.1 The appendices highlight progress on some of the key areas for members' information.

4.0 Equality and Diversity Implications

- 4.1 There are no equality and diversity implications.

5.0 Legal Implications

5.1 The lack of an up-to-date plan would potentially result in more planning appeals, with associated potential costs for the Council.

6.0 Risk Management

6.1 Delays to the preparation of the Four Towns Plan will result in the south of the District not having an up-to-date, robust detailed planning policy framework to defend against any unwanted development. However, the existing North Northamptonshire Core Spatial Strategy (adopted June 2008) does provide a strategic policy framework for this area, and a small number of “saved” policies from the 1996 District Local Plan still remain in force.

7.0 Financial Implications

7.1 None. The preparation of a comprehensive Local Plan for the District is a statutory obligation and staff are specifically employed to undertake this function.

8.0 Corporate Outcomes

8.1 The relevant Corporate Outcomes are:

- Good quality of life: Regeneration and Economic Development, Sustainable Development, High quality built environment
- Strong strategic partnerships

9.0 Recommendation

9.1 Members note current progress. *Reason – to provide an update on progress for Members’ information)*

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| Legal | Power: Planning and Compulsory Purchase Act 2004, Localism Act 2011 | |
| | Other considerations: None | |
| Background Papers: Minutes of Planning Policy Committee, 12 December 2011 | | |
| Person Originating Report: | Karen Britton – Planning Policy and Conservation Manager Extn: 2142 kbritton@east-northamptonshire.gov.uk | |
| Date: 11/10/12 | | |
| CFO | MO | CX |

(Committee Report Normal Rev. 22)

| Environmental Projects | | | | | | | | | | | |
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| Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA) | Stage A - Scoping | ENC/ with statutory consultees | Not specified | Prepare September/ October 2012, followed by statutory consultation | Consultation on Scoping Paper alongside "Regulation 18" 4TP consultation | | | | | | Wholly dependent upon publication of Pre-Submission draft Core Strategy review (July 2012), which will define scope of 4TP |
| | Stage B - Developing options and assessing effects | ENC with mentoring | | January/ February 2013 | Consultation on initial SA report alongside Four Towns Plan "options" consultation | | | | | | Ditto |
| | Stage C - Preparation of SA Report – inform preparation of pre-submission draft DPD | ENC with mentoring | | February 2013 - May 2013 | | | | | | | Ditto |
| | Stage D - Consultation on the SA Report | ENC | | June/ July 2013 | Consultation on Scoping Paper alongside pre-submission Four Towns Plan consultation | | | | | | Ditto |
| | Stage E - Commencement of monitoring process for significant effects of DPD/ submission of final SA report | ENC with mentoring | £5,000 - estimated total cost of mentoring | September/ October 2013 | Submission of final SA report to Secretary of State | | | | | | Ditto |
| Habitats Regulations Assessment/ Appropriate Assessment (HRA/ AA) | Stage 1 - Screening (from Four Towns Plan scoping) | Enfusion (Appointed February 2011 to undertake HRA/ AA work alongside Four Towns Plan preparation) | Stage 1 completed by Enfusion (July 2011) | | Plans and Programmes/ Site Characterisation work completed | | | | | | |
| | Stage 2 - Initial evidence gathering (surveys) - Natural England guidance awaited | Enfusion/ Natural England | £5,000 estimate- Stages 2/3 (see total below cost estimate total) | October/ November 2012 | | | | | | | Wholly dependent upon publication of Pre-Submission draft Core Strategy review (July 2012), which will define scope of Four Towns Plan. Also publication of Natural England guidance awaited. |
| | Stage 2 - Scoping and further evidence gathering (through consultation process) | Enfusion/ Natural England | | January/ February 2013 | Consultation on HRA/ AA Scoping Paper alongside Four Towns Plan "options" consultation | | | | | | Ditto |
| | Stage 3 - Assessment of impacts (HRA/ AA, to inform preparation of pre-submission draft DPD) | Enfusion/ Natural England | | February 2013 - May 2013 | | | | | | | Ditto |
| | Submission of final HRA/ AA Report | Enfusion/ Natural England | £8,500 (Stage 1-3 total) (Estimated) | June/ July 2013 | Final HRA/ AA Report completed | | | | | | Ditto |

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| Strategic Flood Risk Assessment (SFRA) | Level 1 - Completed August 2011; Final approval/ sign off by Environment Agency still awaited | URS Scott Wilson | Level 1 SFRA already completed | Autumn 2011 - EA signed off | Publication of updated Level 1 SFRA | | | | | | |
| | Level 2 - Detailed site assessment/ modelling work of potential development sites in Rushden and Irthlingborough | URS Scott Wilson | maximum £15,000 estimated | July 2012- completion of Level 2 SFRA | Publication of Level 2 SFRA - August 2012 | | | | | | Draft report was received on time, Officers carried out checks, but Environment Agency have requested some changes be made to the report, prior to publication - now anticipated by end November. |
| Flood Risk Management Strategy Update | Update Strategy | URS/ JPU | Not specified | April - June 2012 | Updated Strategy now complete | | | | | | |
| Landscape Character Assessment - update and locality issues | Review current evidence and prepare scoping study, undertake study | ENC but with external mentoring | £5,000 - estimated total cost of mentoring | January 2013 - Completion | Completed report | | | | | | Progress dependent upon final completion of GI Delivery Plan (GIDP) (JPU lead) - estimated completion for GIDP by end of year. |
| Open Space Study (2006 PMP study update) | Open Space SPD - Completion of final document | ENC | Not specified | Planning Policy Committee approved November 2011, subject to the changes being made | Final SPD | | | | | | Completed |
| | Complete final Open Space Study update report for publication/ submission alongside Four Towns Plan | ENC | Not specified | June/ July 2013 | Final Open Space Study update report | | | | | | |
| Local Listings - Buildings of Local Architectural or Historic Interest | Comprehensive list of Buildings of Local Architectural or Historic Interest prepared | Ann Bond/ Rockingham Forest Trust (RFT) | Study partially completed/ further work ongoing funded through external grant | July/ August 2012 | Publication of completed report | | | | | | Awaiting final confirmation/work from Ann Bond/ RFT - work ongoing and revised deadline to end December 2012 |

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| GI Delivery Plan | Complete Plan | JPU/ENC | Not specified | Jun-12 | Publication of completed plan | | | | | | Completion of project dependent upon appointment of NIA Natural Development Officer by Wildlife Trust. New postholder now in place and her key task is to complete this work - new estimated deadline of end December 2012 |
| Social/ Housing projects | | | | | | | | | | | |
| Housing site selection work | Stage 1 - Strategic Housing Land Availability Assessment (SHLAA) site discounting: initial draft methodology/ study prepared May 2010 - update needed to reflect recent changes/ imminent SHLAA update | In house | Not specified | August/ September 2012 | Publication of completed report | | | | | | Completion of project dependent upon publication of updated SHLAA (anticipated August 2012, but note changes to SHLAA timetable below) |
| | Stage 2 - PPS3 paragraph 54 assessment - update to November 2010 draft study needed | In house | Not specified | August/ September 2012 | Publication of completed report | | | | | | Ditto |
| | Stage 3 - Site by site assessment (sites not discounted at stages 1/2) - update to 2010 draft assessment/ study needed | In house | Not specified | August/ September 2012 | Publication of completed report | | | | | | Ditto |
| Strategic Housing Land Availability Assessment (SHLAA) | Review of 2009 Roger Tym & Partners Study, including comprehensive updating of database and reconciliation of site specific details | JPU | Not specified | July/ August 2012 | Publication of completed SHLAA update. Consider publication of comprehensive database of sites (GIS). | | | | | | JPU project - completed document necessary to progress ENC site selection work. Work on SHLAA still ongoing/not yet completed - now expected to be completed by end Dec. 2012 |
| Strategic Housing Market Assessment (SHMA) | Stage 1 - Inception Meeting/ survey audit | North Northamptonshire Housing Coordinator and JPU (Housing Vision) | £10,000 (estimate) | January/ February 2012 | Data/ information review | | | | | | |

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| | Stage 2 - Detailed modelling: household projections, current housing market, affordable housing requirements | | | May/ June 2012 | Publication of completed report/ modelling complete | | | | | | Final draft published June 2012 |
| Affordable Housing Assessment (Economic Viability) | Draft viability assessment completed August 2010 | AECOM | Draft assessment completed | | | | | | | | |
| | Refresh AECOM assessment, taking account of site specific viability assessments prepared to accompany planning applications | AECOM (ENC) | £2,500 - £3,000 estimate | November 2012 - March 2013 | Publication of updated AECOM assessment | | | | | | Further work only needed if it is deemed necessary to set out more detailed local standards than draft Core Strategy review Policy 30 re housing mix/ tenure |
| Economic and Retail Projects | | | | | | | | | | | |
| Employment Land Review (update of 2006 Atkins study) | Stage 1 - Existing employment areas site by site review - database update/ current business survey | ENC | Not specified | August/ September 2012 | Completion of existing employment areas review | | | | | | Data gathering process - likely to entail site visiting/ checking (August/ September 2012) - Note - work ongoing new deadline of end Dec.2012 |
| | Stage 2 - Employment site assessment - completion of study document | ENC | Not specified | October - December 2012 | Publication of completed report | | | | | | Progress once Stage 1 ELR update finalised |
| Employment site selection work | Northamptonshire Strategic Employment Land Assessment (SELA) sites - assessment of smaller potential employment sites below Core Strategy Review threshold (5ha) | ENC | Not specified | October/ November 2012 | Publication of completed report (possibly combined with Employment site assessment) | | | | | | Wholly dependent upon completion of Employment Land Review update |
| Retail frontage/ town centre boundary assessment | Town centre boundary methodology - Initial draft paper presented to Working Parties (Spring 2010) | ENC | Not specified | October/ November 2012 | Publication of methodology paper | | | | | | Update/ review alongside retail surveys. Subject to completion intend to take to December Working Party for consideration |

**Neighbourhood Plans, Masterplans and
Appendix 2 Community Plans**

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| | Work completed |
| | Work to be done |
| | Milestones not met (further explanation provided in right hand column) |

| Neighbourhood Planning Front Runners | Work Streams/ Projects | Who | Potential Costs | Milestones | Outputs | % work completed | | | | | Reasons for delays (if applicable) |
|--------------------------------------|--|---|---|---|--|------------------|-----|-----|-----|------|--|
| | | | | | | 20% | 40% | 60% | 80% | 100% | |
| Raunds | The Raunds Masterplan has been completed and discussion on next steps are taking place. RTC taking a holistic approach and creating a Community/Parish Plan which will incorporate a Neighbourhood Plan to address specific growth linked aspects. | Raunds Town Council supported by ENC Community Development. | £20,000 Government Grant to ENC can be supplemented by up to £30,000 from DCLG under new burdens regimen - £5,000 is available when a neighbourhood plan area is designated and £25 after a successful examination. These should cover the examination and referendum costs plus some of the officer input. | Planning Policy and Conservation Team are working up a timeline/process map to assist the Town Council in understanding how a Neighbourhood Plan could be potentially progressed, and Project Group established. Designation of the Neighbourhood Plan area is expected to come to this committee for agreement in January 2013 to draw down further £5,000 DGLG grant. | Publication of final documents for: Neighbourhood Plan, Leisure and Recreation Strategy and Branding/Heritage/ Tourism Development | | | | | | Completion of 2011 Masterplan represents initial stages in wider NP process. Raunds is currently considering which projects to prioritise/how to go forward. |

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| Oundle 2020 | Work is progressing on a Town Plan and Design Statement based Neighbourhood Plan | Oundle Town Council | See above | September meeting with OTC established basis for Neighbourhood Plan with request for designation of parish area as basis to go to Nov PPC. Ambition is for examination in early-mid 2013 | Publication of final documents | | | | | | | |
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| Towns | | | | | | | | | | | |
|---|--|---------------------------------|--|--|--|--|--|--|--|--|---|
| Rushden Town Centre Regeneration Strategy | Regeneration Strategy document completed June 2010 | Princes Foundation | Already completed | Latest meeting with RTC indicates that separate Rushden NP unnecessary and planning ambitions can be covered by emerging 4TP. Funding options being explored for transport study to include A6 and changing town centre circulation. | | | | | | | Completion of 2010 Regeneration Masterplan provided baiss for consideration of issues to be raised in 4TP |
| Raunds Masterplan | Masterplan document completed March 2011 | AECOM | Already completed | | | | | | | | |
| Irthlingborough Masterplan | Consultation stage/ workshops undertaken Summer 2011. Publication of draft document anticipated June 2012. Publication of Final Masterplan Summer 2012 | Arup | £50,000 already agreed | Meeting with OTC 23/10 to present draft Master Plan | Publication of final document(s) expected early 2013 | | | | | | |
| Higham Ferrers Masterplan | Stage 1 - Project Plan Completed and Funding secured | ENC Report to P&R February 2012 | Maxumum of £50,000 agreed in principle by Council. £18.5k allocated by Council 29/2. | Town Council have started consultation and evidence gathering. Consultants, WYG appointed for transport study (May 2012). Expect to complete transport study by end HFTC looking to find resources to pull report together by December 2012. | Publication of Masterplan expected Summer 2013 | | | | | | Local/ Town Council led project. Approval of funding represents first stage. Draft transport study completed and currently being checked by officers. |

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| Thrapston Masterplan | Preliminary meeting held with TTC. Project Planning and Approach expected Summer 2012 | District and Community Project Co-ordinator | Maximum of £50,000 agreed by Council | Consultation and research undertaken over summer 12 has been used to produce baseline document which is now available on website. Newsletter and questionnaires currently being circulated with consultation event being held 27/10. | Publication of final document expected spring 2013 | | | | | | | |
| Other Parishes | | | | | | | | | | | | |
| Stanwick | Supporting the Parish Council sub-group to refresh the Parish Plan. | Community Development Officer | Parish Council meeting costs of refreshing the plan. Local ward member is supporting the project with their Member Empowerment Fund allocation | Consultation complete September 12. Plan in place by February 13 | Refreshed Plan by February 13 | | | | | | | Parish Council led project. Approval of funding represents first stage. |
| Kings Cliffe | Initial meeting with reps from Parish Council. Attended Parish Annual Meeting on 12 April 12 to discuss Community Plan development project. Progress on hold as Parish Council consider next steps discussions in September 12 with Cllr Atkinson to arrange meeting to move project forward. | Community Development Officer | To be identified. Potential for Member Empowerment Fund allocation or support from Comm Dev Budget | meeting with interested Cllrs and community members to form Steering Group | Project Plan in place by January '13 for producing the Community Plan by October '13 | | | | | | | Project dependent on the formation of Steering Group |

