



Planning Policy Committee – 19 November 2012

Rockingham Development Framework area Local Development Order

Purpose of report

This report seeks Members' agreement for further investigations to take place, jointly with Corby Borough Council, into the suitability of taking forward a Local Development Order for the Rockingham Development Framework area.

Attachment(s)

Appendix 1 Extract (Figure 7) from Rockingham Development Framework – Land Use Framework Plan

1.0 Background

- 1.1 A Local Development Order (LDO) is a planning tool, which aims to simplify the planning requirements for development within a defined area. It is intended to help speed up the planning system by removing the need for a planning application it gives specific permitted development rights to an area. The LDO therefore allows the planning authority to in effect grant permission for a particular development or for a particular class of development.
- 1.2 This is designed to provide an incentive, for example for business expansion, establishment or re-location to specific employment areas.
- 1.3 On this basis, officers now wish to investigate the potential of introducing an LDO for the potential development area around Rockingham Motor Speedway, in order to take forward the Rockingham Development Framework.

2.0 Relevance to the Rockingham Speedway area

- 2.1 At a national level, the National Planning Policy Framework (NPPF) (Paragraph 19) states that "significant weight should be placed on the need to support economic growth through the planning system". The NPPF encourages Local Authorities to plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries (Paragraph 21).
- 2.2 The current North Northamptonshire Core Spatial Strategy (CSS) does not contain guidance specifically about the Rockingham Development Framework area. However, the emerging draft CSS incorporates a policy on Rockingham Motor Racing Circuit Enterprise Area (Policy 27) which sets out development principles for this area.
- 2.3 The Rockingham Development Framework (North Northants Development Company, January 2011) set out a vision for the area around the Motor Speedway to become the UK's leading destination for evolving technologies in motorsport and automotive consumer markets over the next twenty years. The key objectives include:
 - Creating an attractive place for high calibre business and skilled employees
 - Creating a distinctive place that links Corby and its town centre with the Priors Hall development and to facilitate access by sustainable forms of transport
 - Providing high quality infrastructure and business facilities

- 2.4 The area covered by the Development Framework includes land within the administrative area of Corby and land within East Northamptonshire. Both Councils have previously gained committee endorsement for the Development Framework document. Corby Borough Council has also produced an emerging site allocation document which allocates some sites in the framework area for B1, B2 and B8 uses.
- 2.5 Appendix 1 includes the land use framework plan set out in the Development Framework and the administrative boundary between the two authorities. Officers have recently been in discussions with NNDC and officers of Corby Borough Council to consider potential mechanisms for realising this development opportunity. One option is to pursue a Local Development Order in order to make the area more attractive to potential investors.

3.0 How is an LDO set up?

3.1 A variety of issues needs to be considered with regards to an LDO, for example:

1. What area would be covered by the LDO?
2. What type of development is expected of the LDO?
3. What level of detail will need to be defined?
4. How will the LDO be administered?

3.2 An LDO in the Rockingham Motor Speedway area could potentially permit changes of use or additional floor space to be created above current permitted development, within limits that are defined locally. For instance, it might permit the use of land and buildings for B1 offices & B1c light industrial or B8 warehousing, if felt appropriate. An LDO could also give planning permission, for example, for renewable energy technologies like photovoltaics, which would support environmental objectives.

3.3 Consideration will need to be given to the planning policy framework, current goals and objectives for the area, as well as other planning issues, such as:

- Design quality
- Residential amenity
- Noise attenuation conditions
- Light pollution
- Fumes
- Traffic and highways etc

3.4 There is obviously a large variety of issues that will need further investigation and consideration, including discussion with other local authorities who have piloted the use of local development orders for economic development purposes.

3.5 The intention is to carry out the relevant research jointly with Corby Borough Council and then present a further report of findings back to respective Committees for consideration and a decision on whether or not to progress with an LDO.

3.6 The issues that will need to be investigated include:

- Purpose of the LDO, type of development and how it might operate.
- Cumulative impact of the LDO including impact on amenity, landscape, character of the locality and land use.
- Discussions with stakeholders to ensure there is support for such a proposal
- Timescales - the LDO could be permanent or time limited so it is worth considering an expiry date to allow a review.

- Cost benefit analysis for the District and the Council contrasting the loss of planning application fee income vs potential business rates income and the overall benefits of economic development.

4.0 Conclusion

4.1 A Local Development Order is a planning tool that can be introduced to encourage development. This report highlights some of the issues that would need to be investigated, in order to help assess whether an LDO would be an appropriate and suitable mechanism to introduce for the Rockingham Development Framework area. Officers are now seeking member endorsement to investigate this possibility. Clearly no decisions could be made on this subject without the detailed involvement and agreement of members.

5.0 Equality and Diversity Implications

5.1 There are no equality and diversity implications at this stage. However, should a decision go ahead to implement an LDO in due course, some land owners and businesses may potentially benefit from fewer planning requirements being placed upon them.

6.0 Legal Implications

6.1 At this stage there are no legal implications. These will form part of the investigation.

7.0 Risk Management

7.1 Potential risks will form part of the investigation.

8.0 Financial Implications

8.1 Financial implications will form part of the investigation. It is anticipated that one potential implication might be a reduction in planning application receipts, and an analysis of the impact on business rates retention will also be carried out..

9.0 Corporate Outcomes

9.1 The relevant corporate outcomes are:

- Regeneration and Economic Development
- Sustainable Development
- Strong strategic partnerships
- A proactive and listening Council

10.0 Recommendations

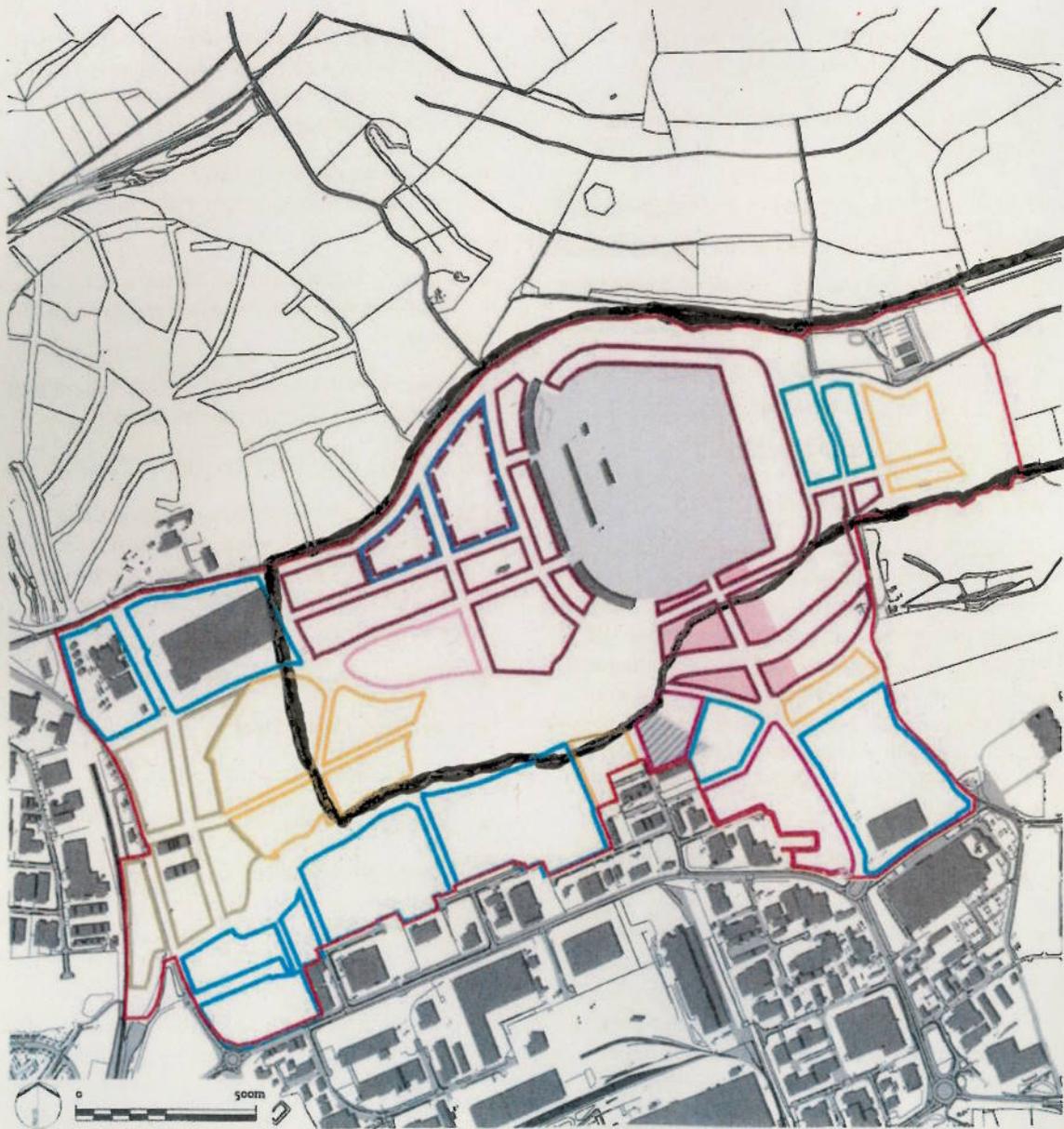
10.1 This report seeks Members' agreement for further investigations to take place, jointly with Corby Borough Council, into the suitability of taking forward a Local Development Order for the Rockingham Development Framework area.

(Reason – to further investigate this new planning tool and the potential suitability of it for this specific area)

Legal	Power: Town and Country Planning (Development Management Procedure) (England) Order 2010 – Part 6 Local Development Orders Article 34				
	Other considerations: None				
Background Papers: N/A					
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Date: 09 November 2012					
CFO		MO		CX	

(Committee Report Normal Rev. 22)

FRAMEWORK PLAN: LAND USE



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FIGURE 7 - LAND USE

Key - Land Uses

	Rockingham Development Framework Area
	Council Boundary
	B1 - Offices, Motor Sports Related
	Potential for B1 - Offices, Motor Sports Related as an alternative to Car Parking/ Retention of Exhibition Space
	Central Hub with R+D, offices, education and training
	B1 - Offices
	B2 - Industrial
	B8 - Storage and Distribution
	C1 - Budget Hotel
	C1 - 3/4 Star Hotel with Spa and Gym
	A1 Retail - Supermarket
	A1 Retail - Motor Related
	Sui Generis - Car Showrooms
	Sui Generis - Energy Plant
	Rockingham Motor Sports
	Car Parking Rockingham Motor Sports/ Retention of Exhibition Space
	Existing Roquette process water plant

5.4. LAND USE

The net developable area within the development framework area extends to some 228 hectares of land (i.e. 75% of the gross land area), which constitutes a significant employment area of regional, if not national significance.

LAND SUPPLY

The site coverage ratios depend on the nature of land use provided on each of the individual site areas. The development framework assumes the following for the B-class employment uses:

- B1 offices – 20% site coverage
- B1c light industrial/B2 – 40% site coverage
- B8 warehousing – 40% site coverage

In terms of the numbers of FTE jobs generated by this supply of employment land, the development framework assumes the same job densities that are set out within the SELA report or are derived from the English Partnerships guidance on job densities, as follows:

- 1 no office job per 18 sq.m. GIA
- 1 no industrial job per 35 sq.m. GIA
- 1 no warehousing job per 88 sq.m. GIA

The total amount of floorspace to include employment, leisure and sui generis uses that could be developed within the development framework area is circa 700,000 square metres GIA (7.54 million square feet). This represents nearly 40% of the existing employment stock within the Corby Borough and demonstrates the scale of the development potential within the development framework area.