



## Planning Policy Committee – 21 January 2013

### Planning Policy Update

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#### 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

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#### 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. Members shall note that this is not meant to be an exhaustive list, but is provided just to give a flavour of some of the work in progress.

#### 2.0 Update

##### 2.1 Core Strategy and Four Towns Plan (Appendix 1)

Work continues to progress on the Core Strategy and Four Towns Plan. From previous reports and discussions, members will be aware of the intrinsic links between these plans. The initial consultation on the emerging Core Strategy has closed and the comments are now being reviewed by the Joint Planning Unit. The Planning Policy and Conservation Team at East Northamptonshire are also reviewing the comments, in particular those which relate to the District. It is anticipated that key issues will be brought to the Planning Policy Committee in February for discussion, in order to feed in the Council's views prior to the next stage of the Core Strategy's preparation. Members shall also note that due to procedures/ requirements associated with the Habitats Regulation Assessment, the Joint Planning Unit are now anticipating a 3 month slippage to their current work timetable. However, it is not anticipated that this will delay ongoing work on the Four Towns Plan.

##### 2.2 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. Members shall note that Higham Ferrers have also now submitted an application for a Neighbourhood Area, in order to commence work on a Neighbourhood Plan (see separate Committee Report).

##### 2.3 Other update information

Since the last committee (10/12/12), interviews have taken place for the landscape

capacity assessment of the District and the company Land Use Consultants has now been appointed. During January we expect to receive the Transport Study for Higham Ferrers from consultants and to submit the bid for funding for a Transport Study for Rushden.

### 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

### 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)*

<b>Legal</b>	Power: <b>Planning and Compulsory Purchase Act 2004, Localism Act 2011</b>				
	Other considerations: <b>None</b>				
<b>Background Papers:</b> Minutes of Planning Policy Committee, 12 December 2011					
<b>Person Originating Report:</b>		Karen Britton – Planning Policy and Conservation Manager Extn: 2142 kbritton@east-northamptonshire.gov.uk			
<b>Date: 03/01/13</b>					
<b>CFO</b>		<b>MO</b>		<b>CX</b>	

(Committee Report Normal Rev. 22)

Appendix 1 Core Strategy and Four Towns Plan

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

Evidence Gathering	Work Streams/ Projects	Who	Potential Costs	Milestones	Outputs	% work completed					Reasons for delays (if applicable)
						20%	40%	60%	80%	100%	
<b>Spatial Strategy</b>											
Settlement Hierarchy	Rural settlement study currently being undertaken by North Northamptonshire JPU. Need for further work dependent upon final output from emerging JPU work.	JPU/ ENC/ Action for Market Towns	Not specified	June 2012 work finalised	JPU settlement hierarchy study to accompany draft Core Strategy Review						Report published as JPC committee paper, 3 July 2012
	Settlement hierarchy study (4TP)	ENC	Not specified	July 2012 - draft report updated and awaiting checking	ENC settlement hierarchy study paper						Draft report completed (December 2012). To be considered by Planning Policy Working Party - January 2013.
Settlement boundaries	Options review - need for boundaries or criteria - initial report drafted and currently being updated; to be considered through 4TP Working Party	ENC	Not specified	Draft report being updated	ENC settlement boundaries option paper						Draft report considered/ endorsed by Planning Policy Working Party (23 July 2012)
	Settlement boundary criteria	JPU/ Constituent LPAs	Not specified	31 May 2012 - Draft generic criteria considered at JPC Member workshop	Possible need for JPU settlement boundary criteria paper to accompany pre-submission Core Strategy Review (early 2013)						JPU-led project. Final publication anticipated February 2013 if background paper is deemed necessary.
	Review individual settlement boundaries (if necessary) - Dependent on outcome of Settlement boundary Options review	ENC	Not specified	Discussion Paper presented to Planning Working Party 23 July 2012	Boundaries paper agreed/ finalised through 4TP Working Party (if deemed necessary)						Not considered necessary, unless Planning Policy Committee determines that this represents the preferred approach
<b>Environmental Projects</b>											
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 and put on website						
	Stage B - Developing options and assessing effects	ENC with mentoring		January/ February 2013	Consultation on initial SA report alongside Four Towns Plan "options" consultation						Consultation completed 17 December 2012. Consultation report to Planning Policy Committee, February 2013.
	Stage C - Preparation of SA Report - inform preparation of pre-submission draft DPD	ENC with mentoring		February 2013 - May 2013							
	Stage D - Consultation on the SA Report	ENC		June/ July 2013	Consultation on Scoping Paper alongside pre-submission Four Towns Plan consultation						
	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						
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 and to be put on website						
	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							Awaiting publication of Natural England guidance - date unknown.
	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						Consultation completed 17 December 2012. Consultation report to Planning Policy Committee, February 2013.
	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
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 - amended date to end November 2012	Publication of Level 2 SFRA (December 2012)						Level 2 SFRA report to be published on website, January 2013
Sequential Test/ Exception Test (Flood Risk)	Need to provide sufficient justification if sites in Flood Zones 2/3 or having other identified flood risk are proposed to be taken forward as site allocations in the Four Towns Plan	ENC	Not specified	January - February 2013	Four Towns Plan Sequential Test/ Exceptions Test paper, providing rationale for Four Towns Plan site selection re flood risk						EA requirement, if sites assessed through Level 2 SFRA are to be considered as Four Towns Plan allocations
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	by end 2013	Completed report						Progress dependent upon final completion of GI Delivery Plan (GIDP) (JPU lead) - estimated completion for GIDP by end of 2013, dependent on Nature Improvement Area (NIA) officer.
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						

Appendix 1 Core Strategy and Four Towns Plan

		Work completed													
		Work to be done													
		Milestones not met (further explanation provided in right hand column)													
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	June/July 2013	Publication of completed report										Further work required, with focus upon Buildings of Local Architectural and Historic Interest outside Conservation Areas (CA Appraisals have already assessed/ identified BLAHs within Conservation Areas)
GI Delivery Plan	Complete Plan	JPU/ENC	Not specified	tba	Publication of completed plan										Completion of project dependent upon NIA Officer.
<b>Social/ Housing projects</b>															
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	tba	Publication of completed report										Completion of project dependent upon publication of updated SHLAA (now anticipated January 2013 - note changes to SHLAA timetable below)
	Stage 2 - PPS3 paragraph 54 assessment - update to November 2010 draft study needed	In house	Not specified	tba	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	tba	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	Jan-13	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 January 2013
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										
	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
<b>Economic and Retail Projects</b>															
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	Feb-13	Completion of existing employment areas review										Note - work ongoing - new deadline February 2013
	Stage 2 - Employment site assessment - completion of study document	ENC	Not specified	Mar-13	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	tba	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	Feb-13	Publication of methodology paper										Update/ review alongside retail surveys. Subject to completion intend to take to February 2013 Working Party for consideration
	Retail surveys (twice yearly)	ENC	Not specified	September/ October 2012	Publication of latest retail surveys in Annual Monitoring Report (AMR) (JPU)										Retail Survey is finalised. Note: JPU prepare Joint AMR
	Town centre boundary studies	ENC	Not specified	tba	Publication of boundary assessment paper(s) for 4TP										Progress once methodology/ approach finalised
Retail Requirements update	Update study	Roger Tym and Partners (JPU)	Not specified	April-June 2012	Publication of update										
Assessment of Retail Strategy	Carry out assessment	GVA (JPU)	Not specified	April-June 2012	Publication of results										
<b>Transport Projects</b>															
Transport modelling of strategic sites and broad locations	Undertake modelling	NCC/WSP (JPU)	Not specified	Feb-13	Updates to initial draft results required, to take account of recent commitments (e.g. Raunds)										JPU-led project. Updated transport modelling work ongoing - expected new timeline February 2013



Appendix 2 Neighbourhood Plans, Masterplans and Community Plans

KEY:

Assistance from :

PP&C = Planning Policy and Conservation Team

CP = Community Partnerships Team

P&P = Policy and Performance Team

	Work completed																		
	Work to be done																		
	Milestones not met																		
<b>Thrapston Masterplan</b>	Consultation and research undertaken over summer 2012 has been used to produce baseline document and inform draft Masterplan	(CP)		Maximum of £50,000 agreed by Council	Draft MasterPlan for consultation to be agreed Jan 2013														Publication of final document expected spring 2013
<b>OTHER PARISHES</b>																			
<b>Chelveston</b>	Parish Council considering preparation of a community plan/potential neighbourhood plan	Chelveston Parish Council (PP&C, CP)			Questionnaire prepared by Parish Council														timelines unknown at this stage
<b>King's Cliffe</b>	Progress on hold as Parish Council consider next steps	(CP)		To be identified. Potential for Member Empowerment Fund allocation or support from Comm Dev Budget	Meeting held with interested Cllrs and community members to form Steering Group. Attended Christmas event - 02/12/12 to gather interest and more members to the Steering Group														Initial Project Group meeting set for 25 January 2013. This will lead to formulation of project brief/plan
<b>Pilton, Stoke Doyle and Wadenhoe</b>	Attended Parish Council meeting in November 2012 to discuss Design Statements and Neighbourhood Plans	(PP&C)			Parish Council now considering whether to prepare a Village Design Statement. Initial indication is that they do not wish to progress a NP														
<b>Stanwick</b>	Supporting the Parish Council sub-group to refresh the Parish Plan.	(PP&C, CP)		Parish Council meeting costs of refreshing the plan. Local ward member is supporting the project with their Member Empowerment Fund allocation	Consultation complete September 2012. Plan in place by February 2013														Refreshed Plan by February 2013
<b>Woodford</b>	Initial meeting with Parish Council August 2012. Parish Council still considering way forward. Separately met with community based Group who are interested in developing community aspect of activities October 2012 and advised group to ensure work is collaborative with Parish Council.	(CP)		To be identified. Potential for Member Empowerment Fund allocation or support from Comm Dev Budget	Next step is formation of Community Plan Steering Group. Community Group known as Jubilee Committee interested to support but not take on 'whole' Community Plan. No further interest from the Parish Council at the minute														Recommended consideration be given to using the published resource kit
<b>OTHER PROJECT</b>																			
<b>Rushden Transport Study</b>	Transport Study	tbc		tbc	Funding options are being explored for a transport study to include A6 and changing town centre circulation. A tender brief for transport consultants is also currently being finalised by the Planning Policy and Conservation Team														Publication of final transport study