



Planning Policy Committee 16 November 2015

Planning Policy and Conservation Update

Purpose of report

The purpose of this report is to provide Members with an update on work on the Local Plan (consisting of the North Northamptonshire Joint Core Strategy and Four Towns Plan), Neighbourhood Plans and some other key areas of work being undertaken by the Planning Policy and Conservation team.

Attachment(s)

Appendix 1 Four Towns Plan Progress

Appendix 2 Neighbourhood Plan and Village Design Statement Project Management

Appendix 3 Non-residential (employment) development monitoring (2014-15)

1.0	Background
1.1	This report provides an update about the key areas of work in which the Planning Policy and Conservation Team has involvement. Members should note that this is not an exhaustive list, but is provided to highlight key elements of work currently being undertaken. More detailed updates regarding the Four Towns Plan are provided to the Four Towns Party Working Party meetings.
2.0	Local Plan Update
2.1	Local Plan Part 1 (North Northamptonshire Joint Core Strategy) Shortly after the last Planning Policy Committee meeting (20 July 2015), the North Northamptonshire Joint Core Strategy (JCS) 2011-2031 was submitted to the Secretary of State (31 July 2015). The Independent Examination into the JCS started on 31 July 2015, with appointment of a Planning Inspector shortly after this date.
2.2	Since the end of July 2015, officers from the North Northamptonshire Joint Planning Unit (JPU) and four partner local planning authorities (including East Northamptonshire Council) have been putting together Examination Statements and other documents. The deadline for finalising and publishing Examination Statements is 10 November 2015. This will be followed by the Examination hearing sessions, which will take place over two weeks (17-28 November 2015, inclusive).
2.3	Following the Hearing sessions, it is anticipated that the Planning Inspector's report will be received early in 2016. This is likely to be followed by a final "Inspector's Modifications" consultation (early spring 2016), with anticipated adoption of the JCS in late spring 2016.
2.4	Local Plan Part 2 (Four Towns Plan) The Four Towns Plan Working Party has met twice since the last Planning Policy Committee meeting. Details about current progress with the Four Towns Plan and key areas of ongoing work are set out in Appendix 1 . The intention is to continue the process of drafting individual sections and/ or issues relating to the Plan and developing these through the Four Towns Plan Working Party. This table will therefore be updated for future meetings of the Planning Policy Committee to reflect progress.

2.5	Ongoing priority for the Planning Policy team is the preparation of the Local Plan, both through providing support to the JPU in respect of the emerging JCS (Local Plan Part 1) and directly leading preparation of the Four Towns Plan (Local Plan Part 2).
3.0	Neighbourhood Planning update
3.1	<p>Since the last meeting of the Planning Policy Committee, significant progress has been made across the District in preparing Neighbourhood Plans. Members should note the following developments in Neighbourhood Planning during 2015; full details are provided in Appendix 2:</p> <ul style="list-style-type: none"> • Regulation 16 consultation and Independent Examination of the Higham Ferrers Neighbourhood Plan 2011-2031 were undertaken during July – September 2015; the Examiner's Report (September 2015) found the Plan to be sound, subject to minor modifications. • The Higham Ferrers Neighbourhood Plan referendum is currently scheduled to take place in February 2016. • Publication of Pre-Submission draft Raunds Neighbourhood Plan for six week consultation in accordance with the Neighbourhood Planning (General) Regulations 2012, Regulation 14 (19 October – 1 December 2015, inclusive).
3.2	Members should note that the current progress with Neighbourhood Plans, especially in the case of Higham Ferrers, Chelveston cum Caldecott and Raunds (where formal draft Neighbourhood Plans have been published), will have implications for the Four Towns Plan. The National Planning Policy Framework (NPPF) directs that: " <i>Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation</i> " (paragraph 185). In other words, it is critical that the processes for preparing Neighbourhood Plans and the Four Towns Plan are integrated as far as possible.
4.0	Village Design Statements
4.1	Some Parish Councils have decided that preparing a Neighbourhood Plan is not the most appropriate approach for them. Pilton, Stoke Doyle and Wadenhoe Parish Councils decided in 2013 to produce a Village Design Statement (VDS) for the three villages covering the whole of the Parish Area.
4.2	Pilton, Stoke Doyle and Wadenhoe Parish Councils submitted a draft VDS to this council in April 2015. This was recently the subject of a statutory consultation by East Northamptonshire Council (17 August – 28 September 2015, inclusive), with a view to seeking its adoption as a supplementary planning document. It is anticipated that adoption of the Pilton, Stoke Doyle and Wadenhoe VDS will be considered by the next Planning Policy Committee (February 2016). Full details of other emerging/ proposed Town/ Village Design Statements are set out in Appendix 2 .
5.0	Non-residential (employment) development monitoring (2014-15)
5.1	The Planning Policy Committee is being asked (at Agenda Item 5) to consider housing monitoring data, with a view to updating the residential land availability (five year housing land supply) to 1 April 2015. Similarly, a brief update in respect of recent significant non-residential (i.e. employment related) development has been prepared for information.
5.2	Appendix 3 provides a brief summary of significant employment related planning permissions that have come forward during the 2014-15 monitoring period.

6.0	Conclusion
6.1	This report is presented for information to Members, to explain recent progress in the preparation of the Local Plan (with particular reference to the Four Towns Plan), Neighbourhood Plans, Town/ Village Design Statements and industrial and commercial (employment) monitoring information. It is presented for information only.
7.0	Equality and Diversity Implications
7.1	There are no equality and diversity implications arising from this report.
8.0	Legal Implications
8.1	There are no legal implications arising from this report.
9.0	Risk Management
9.1	There are no significant risks arising from this report.
10.0	Resource and Financial Implications
10.1	There are no resources or financial implications arising from this report. Staffing budgets have already been approved.
11.0	Constitutional Implications
11.1	There are no constitutional implications arising from this report.
12.0	Corporate Outcomes
12.1	<p>The relevant Corporate Outcomes are:</p> <ul style="list-style-type: none"> • Good quality of life: Regeneration and Economic Development, Sustainable Development, High quality built environment; • Effective Management • Effective partnership working • Strong community leadership
13.0	Recommendation
13.1	<p>This report is presented to Members for information. Members are asked to note the current progress to date with the Local Plan, Neighbourhood Plans and Town/ Village Design Statements.</p> <p><i>(Reason – to keep Members informed as to current progress with plan making)</i></p>

Legal	Power: Planning and Compulsory Purchase Act 2004 Town and Country Planning (Local Planning) (England) Regulations 2012 Neighbourhood Planning (General) Regulations 2012 (as amended)				
	Other considerations: None				
Background Papers: North Northamptonshire Joint Core Strategy 2011-2031 – submission documents (July 2015) Raunds Neighbourhood Plan Consultation Version (October 2015) Higham Ferrers Neighbourhood Plan Examination documents (July – September 2015) Consultation Draft Pilton, Stoke Doyle and Wadenhoe Village Design Statement (August 2015)					
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Date: 09 November 2015					
CFO		MO		CX	

Agenda Item 7, Appendix 1

Four Towns Plan Progress

Key: FTPWP = Four Towns Plan Working Party

T.B.C = To be confirmed

Proposed sections			
Sections	Sub-sections	Anticipated for consideration when? <i>(dates relate to 4TPWP)</i>	Notes
Introduction		T.B.C	Prepared towards end of process
	Context for Neighbourhood Planning	November 2015	Preparation ongoing throughout the plan preparation – to be finalised towards end of process December 2015/ January 2016 – Draft text to be incorporated into FTP template
	Duty to Cooperate	November/ December 2015	July 2015 – JPU Submission of Duty to Cooperate (DtC) Statement to accompany Joint Core Strategy December 2015 – Issues arising from JPU DtC Statement to presented to 4TPWP for consideration
Area Portrait		January 2016	September 2015 – Draft Area Portrait considered by FTPWP January 2016 – Revisions/ updates to be considered as part of draft FTP
Plan Vision and Outcomes		January 2016	Workshop held in Nov 2014 4TPWP Jan 2015 considered workshop notes and draft text for Vision and Objectives March 2015 confirm final draft vision/objectives September 2015 – Draft V&O text considered by FTPWP January 2016 – Revisions/ updates to be considered as part of draft FTP

Proposed sections			
Sections	Sub-sections	Anticipated for consideration when? <i>(dates relate to 4TPWP)</i>	Notes
Spatial development strategy	Settlement-specific spatial development strategy	January 2016	<p>4TPWP agreed draft settlement hierarchy January 2015</p> <p>Draft text brought back to 4TPWP, March 2015</p> <p>September 2015 – Draft spatial strategy text considered by FTPWP</p> <p>January 2016 – Revisions/ updates to be considered as part of draft FTP</p>
	Settlement boundaries & criteria	January 2016	<p>4TPWP agreed settlement hierarchy and criteria approach January 2015</p> <p>Work in preparation – verbal update given at February 2015</p> <p>Bring back draft boundaries (towns and larger villages) to March 2015 for discussion</p> <p>April 2015 – 4TPWP agreed approach for smaller villages (Chelveston, Hargrave, Newton Bromswold)</p> <p>June 2015 – Draft settlement boundaries for Hargrave/ Newton Bromswold TBD</p> <p>September 2015 – Draft FTP text re settlement boundaries considered by FTPWP</p> <p>January 2016 – Revisions/ updates to be considered as part of draft FTP</p> <p>February/ March 2016 – Settlement boundaries assessment topic paper to be finalised and published as evidence base document</p>

Proposed sections			
Sections	Sub-sections	Anticipated for consideration when? <i>(dates relate to 4TPWP)</i>	Notes
Environment (historic/ built)	Town centre regeneration	Keep under review	Keep under review to consider if required in 4TP, as Neighbourhood Plans are taking this forward; i.e. are site specific policies required for specific town centre sites?
	Conversion of Rural Buildings	July 2015	Discussed February 2015. Amended to take on board 4TPWP comments July 2015 – Draft policy/ text incorporated into FTP template
	Replacement dwellings in the open countryside	July 2015	Discussed February 2015. Amended to take on board 4TPWP comments July 2015 – Draft policy/ text incorporated into FTP template
	Local List of Heritage Assets	December 2015	April 2015 – Draft policy text agreed by 4TPWP September 2015 – Draft policy text incorporated into FTP template December 2015 – FTPWP to consider final draft policy and supporting text
Environment (green infrastructure – specific proposals)	Designate new category – Local Green Space	November 2015	Discussed February 2015. Members approved officer's suggested approach – to ask Town/Parish Councils to put forward sites for consideration March 2015 – 12 week consultation, inviting Town/ Parish Councils/ Meetings to nominate "Local Green Spaces" (closing date 19 June 2015) September 2015 – FTP approach to Local Green Spaces agreed by FTPWP November 2015 – Local Green Spaces policy/ supporting text and documents to be considered by FTPWP

Proposed sections			
Sections	Sub-sections	Anticipated for consideration when? <i>(dates relate to 4TPWP)</i>	Notes
	Protection of existing open space, sports and recreational open spaces	December 2015/ January 2016	<p>May 2015 – KKP appointed to prepare Open Space Study/ Playing Pitch Strategy</p> <p>July 2015 – Stakeholder meeting/ progress report re open space/ Playing Pitch strategy; project timetable agreed</p> <p>December 2015/ January 2016 – Draft KKP report to be considered by FTPWP</p>
	Implementation of Green Infrastructure Delivery Plan (GIDP)/ promote key green space designations e.g. new Local Nature Reserves etc)	December 2015	<p>Updated Members Feb 2015.</p> <p>December 2015 – Bring initial draft Environment Chapter text to 4TPWP September 2015 (as far as work has got by then)</p>
Sustainable (Strategic) Urban Extensions (SUEs)	Rushden East	November 2015	<p>Not started – developed through Rushden East Project Board/ masterplan in first instance (note: current consultants' work may influence this timescale)</p> <p>November 2015 – Rushden East (JCS Policy 33) to be considered at JCS Examination Hearing</p> <p>February/ March 2016 – Detailed FTP policy to be considered</p>
Social issues – housing	Housing requirements	November/ December 2015	<p>June 2015 – 4TPWP considered outstanding housing requirements for the urban and rural areas, and endorsed the approach whereby no allocations other than Rushden East are necessary</p> <p>November 2015 – Planning Policy Committee to consider 2015 Annual Monitoring Report (AMR) Housing Site Schedule</p> <p>January 2016 – FTP Urban/ rural housing assessments to be updated to reflect 2015 AMR</p>
	Housing accessibility standards	December 2015/ January 2016	<p>July 2015 – FTPWP asked to consider local Category 3 wheelchair accessible housing standards, in accordance with Draft JCS Policy 30</p>

Proposed sections			
Sections	Sub-sections	Anticipated for consideration when? <i>(dates relate to 4TPWP)</i>	Notes
			December 2015/ January 2016 – Outcome of possible joint NN evidence gathering awaited
	Gypsy and traveller provision	December 2015/ January 2016	Not started – consider whether site allocations are needed, within the context of the emerging JCS Examination
Town centres and retail	Town centre boundaries (defined town centres boundaries, primary shopping areas and primary and secondary shopping frontages)	November 2015	<p>July 2015 – Town Centre boundaries etc for Higham Ferrers and Raunds (proposed designation through Neighbourhood Plans) considered. Further boundary assessment work dependent upon outcome of Neighbourhood Plans.</p> <p>November 2015 – Consider more detailed policy proposals, e.g. re Impact Test thresholds</p> <p>January/ February 2016 – Reconsider draft town centgre boundaries etc</p>
	Local centres (Rushden, Ringstead, Stanwick)	December 2015/ January 2016	<p>September 2015 – Draft policy text/ proposed local centres considered by FTPWP</p> <p>December 2015/ January 2016 – Draft policy text to be incorporated into draft FTP</p>
Economic development	Tourism	September 2015	<p>March 2015 – Draft policy text considered by 4TPWP</p> <p>June 2015 – Revised policy text to be considered by 4TPWP</p> <p>September 2015 – Draft policies incorporated into FTP template (supporting text still to be finalised)</p>
	Existing Employment Areas	December 2015	In preparation – this will also link to the work to be undertaken by Aspinall Verdi (Rushden East consultants), published August 2015
	Potential Employment allocations	December 2015/ January 2016	July 2015 – FTPWP No further site allocations needed over and above strategic sites: Nene Valley Farm/ Rushden East

Proposed sections			
Sections	Sub-sections	Anticipated for consideration when? <i>(dates relate to 4TPWP)</i>	Notes
			December 2015/ January 2016 – 4TP Policy/ text finalised
TECHNICAL WORK		Dates T.B.C in line with work above	Work below to be programmed in, as and when required
Viability testing		T.B.C	Prepared towards end of process, once most of the bulk of the draft text/ policies is in place
Soundness tests		T.B.C	Prepared towards end of process, once most of the bulk of the draft text/ policies is in place
Legal Compliance		T.B.C	Checklist, prepared at end of process prior to submission of 4TP
Sustainability Appraisal (SA)		T.B.C	Prepared towards end of process, once most of the bulk of the draft text/ policies is in place
Habitat Regulations Assessment (HRA)/ Appropriate Assessment		T.B.C	Prepared towards end of process, once most of the bulk of the draft text/ policies is in place
Equalities Impact Assessment (EIA)		T.B.C	Prepared towards end of process, once most of the bulk of the draft text/ policies is in place

**Agenda item 7, Appendix 2 - Neighbourhood Plans
and Village Design Statements Project Management**

	Comments (as at June 2015)	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16
NEIGHBOURHOOD PLANS															
Barnwell Neighbourhood Plan															
Neighbourhood Area application and designation	Ongoing informal consultation. Meeting Parish Council in July 2015 to discuss a way forward.														
Consultation on the plan	Not started														
Examination	Not started														
Referendum	Not started														
Barrowden and Wakerley Neighbourhood Plan															
Neighbourhood Area application and designation	Joint application by Barrowden Parish Council (qualifying body) to Rutland County Council and East Northamptonshire Council														
Consultation on the plan	Ongoing informal consultations, led by Barrowden Parish Council														
Examination	Not started. Rutland County Council to act as lead local authority in managing plan examination.														
Referendum	Not started. Rutland County Council to act as lead local authority in managing plan referendum.														
Brigstock Neighbourhood Plan															
Neighbourhood Area application and designation	Formal application February 2015, followed by presentation by officers to Brigstock Parish Council, 3 March 2015														
Consultation on the plan	Early stage: ongoing informal consultations - Stakeholder Event, 12/11/2015														
Examination	Not started														
Referendum	Not started														
Chelveston cum Caldecott Neighbourhood Plan															
Neighbourhood Area application and designation	Revised Neighbourhood Area/ boundary approved by Council, 8 April 2015														
Consultation on the plan	"Regulation 14" consultation on draft Chelveston cum Caldecott Neighbourhood Plan (January - March 2015) - Review of Reg 14 consultation responses/ consider next stages (November 2015)														
Examination	Proposed submission early 2016														
Referendum	Not started														
Deene and Deenethorpe Neighbourhood Plan															
Neighbourhood Area application and designation	Early stage: ongoing informal consultations - Will be informed by outcome of Deenethorpe Airfield JCS Hearing session, 26/11/2015														
Consultation on the plan	Not started														
Examination	Not started														
Referendum	Not started														
Higham Ferrers Neighbourhood Plan															
Consultation on the plan	"Regulation 14" consultation on draft Higham Ferrers Neighbourhood Plan (February - March 2015); submission of Higham Ferrers Neighbourhood Plan, 11 June 2015; "Regulation 15 consultation on submission Higham Ferrers Neighbourhood Plan (July - August 2015)														
Examination	Application to NPIERS re Neighbourhood Plan examination referral service (16 June 2015); appointment of Examiner 31 July 2015; Final Examiner's Report published 15 September 2015														
Referendum	Initial draft date set 12 December 2015; postponed till 10 February 2016														
Irthlingborough Neighbourhood Plan															
Consultation on the plan	Ongoing informal consultations														
Examination	Not started														
Referendum	Not started														
King's Cliffe Neighbourhood Plan															
Neighbourhood Area application and designation	Process started with presentation by officers to King's Cliffe Parish Council, 12 February 2015														
Consultation on the plan	Early stage: ongoing informal consultations														
Examination	Not started														
Referendum	Not started														
Oundle Neighbourhood Plan															
Consultation on the plan	Ongoing informal consultations - Summer 2015 - ongoing drafting of plan; publication of Reg 14 draft Neighbourhood Plan to be delayed until spring 2016														
Examination	Not started														
Referendum	Not started														
Raunds Neighbourhood Plan															
Consultation on the plan	Ongoing informal consultations. Consultant (Kirkwall) appointed November 2014 to lead preparation of Neighbourhood Plan. Preliminary draft sent to officers for comment, April 2015. Regulation 14 consultation 19 October - 1 December 2015 (inclusive).														
Examination	Not started														
Referendum	Not started														
Rushden Neighbourhood Plan															
Consultation on the plan	Ongoing informal consultations. A number of working groups have now been set up to consider different issues; draft plan in preparation; consultant (DLP) assisting														
Examination	Not started														
Referendum	Not started														
Stanwick Neighbourhood Plan															
Consultation on the plan	Ongoing informal consultations; consultant appointed to help review evidence base; Drafting of policies well underway (September/ October 2015)														
Examination	Not started														
Referendum	Not started														
Other possible Neighbourhood Plans															
Denford	Proposing to apply to prepare a Neighbourhood Plan, as at autumn 2015														
Islip	Consideration given to possible preparation of Neighbourhood Plan; ENC presentation of Parish Council (20/10/2015), but ultimately decision not taken to prepare Neighbourhood Plan														
Thrapston	Consideration given to possible preparation of Neighbourhood Plan; ENC presentation of Parish Council (27/10/2015); awaiting firm resolution/ decision														
VILLAGE DESIGN STATEMENTS															
Oundle Town Design Statement															
TDS drafting in progress, in parallel with Neighbourhood Planning	Draft TDS text submitted to officers for comment - feedback has been given back to the group														
Pilton, Stoke Doyle and Wadenhoe Potential Village Design Statement															
Initial advice and information on VDS	Initial advice, November 2012; Decision to prepare a VDS made May 2013														
Consultation on draft VDS	Submission of draft VDS to ENC, April 2015; Proposed Regulation 12/ 13/ 35 consultation following agreement of Planning Policy Committee, August - September 2015														
Adoption of VDS as supplementary planning document	Planning Policy Committee														
Tansor															
To date have requested information about VDS	Early 2015; no further information regarding current progress														

Note re-this table: "Consultation on the plan" where it states "not started" relates to the "Regulation 16 Consultation" (i.e. the final statutory consultation regarding the submission draft Neighbourhood Plan)

Appendix 3: Non-residential (employment) development monitoring (2014-15)

- 1.1 This update on non residential sites is designed to give a brief overview of notable granted and completed applications over the course of the monitoring year (01/04/2014 - 31/03/2015). It should be noted that more in depth statistics and analysis will appear in the 2015 (annual) Authorities Monitoring Report (AMR) which should be published in early 2016.
- 1.2 The table below sets out the non residential completions of sites over 200m² that have been completed between 01/04/2014 - 31/03/2015.

Use Class	Net Completed floorspace (m ²)
A1	-419
A2	532
A3	532
A4	0
A5	0
B1	25,575
B2	0
B8	26,192

- 1.3 The table below shows further details on B use class completions including amount of completed floorspace (m²).

Parish	App Number	Address	Floorspace (m ²)
Bulwick	12/01415	Home Farm, Red Lodge Road	B1c – 365 B8 - 784
Deene	11/01535/FUL	Priors Hall Proposed Data Centre, Gretton Road	B1b - 22965
Raunds	13/00131/FUL	M C O Donnell Joinery, Enterprise Road	B8 – 525 (net of 0)
Raunds	13/01243/REM	Phase 2, Warth Park Way	B1a – 437 B8 – 11985
Woodford	14/01440/FUL	Wold Lodge, Cranford Road	B1a – 216 B1c - 420

- 1.4 The table below shows notable applications that have come forward between 01/04/2014 - 31/03/2015 and their respective use class floorspace (m²).

Parish	App Number	Address	Floorspace (m ²)	Notes
Barnwell	14/00675/OUT	Oundle Marina, Village Road	A1 – 150 B1 – 100 B2 – 3810 D2 – 195	
Raunds	14/00789/REM	Phase 2, Warth Park Way,	B1a – 1239 B8 – 18,580	Completed in July 2015 (after monitoring period)
Raunds	14/02000/REM	West End Land North Of, Brick Kiln Road	Mixed – 18,581	

- 1.5 It should be noted that there are several other major employment sites coming forward, where the numbers haven't been included above. For example, further A and B use classes at Warth Park, Attley Way and Former Express Works in Irthlingborough, as there is no relevant data/formal application determined in respect of these sites.