



## Council – 14 December 2015

### Deenethorpe Airfield Village Board

#### Purpose of report

To agree the arrangements for a Board to oversee the development of a master plan for the proposed Deenethorpe Airfield Village.

#### Attachment(s)

- A - Policy 14 – North Northamptonshire Joint Core Strategy
- B - Proposed Terms of Reference

#### 1.0 Background

- 1.1 As members will be aware, Policy 14 of Joint Core Strategy highlights Deenethorpe Airfield as an “Area of Opportunity”. The policy aims to enable the creation of an exemplar new ‘Garden Village’ including 1,000-1,250 homes and associated employment and community facilities etc. at the former Deenethorpe Airfield site.
- 1.2 The airfield and its surroundings are in the single ownership of the Deene Estate. The onus will be on the Estate, as the promoter and intended long term steward of the proposal, to demonstrate satisfactorily, through master planning, how the scheme could be delivered. If the policy is approved by the Inspector and adopted by the North Northamptonshire councils, the site promoters will work with this council, as the local planning authority, and relevant Parish Councils to prepare a masterplan for the new village, in consultation with local communities and other stakeholders
- 1.3 During the Examination of the Joint Core Strategy, which has just completed, no significant issues were highlighted in relation to this Policy. It is therefore anticipated that the promoters will wish to proceed with developing the master plan early in 2016 after the Inspector’s report is published. It is therefore proposed to create a Deenethorpe Airfield Village Board along similar lines to that of the Rushden East Board.

#### 2.0 Proposals

- 2.1 The primary purpose of the Board will be to oversee progress on the Deenethorpe Airfield Village master planning project, which will see the drawing up of a vision, framework and detailed masterplan.
- 2.2 If the masterplan demonstrates to the satisfaction of this council in its role as the local planning authority that the criteria and standards set out in Policy 14 can be met in a viable development, it will then be used as the basis for either a Part 2 Local Plan or other site specific development plan document to be adopted by East Northamptonshire Council
- 2.3 The proposed Board will consist of 5 East Northamptonshire Council Members, 2 Deene and Deenethorpe Parish Council Members, 1 Benefield Parish Council Member and 1 Northamptonshire County Council Member. It is envisaged that other organisations and agencies, such as the Environment Agency, Northamptonshire County Council Transportation and Education, Corby Borough Council and Weldon Parish Council, will need to be involved in this project. However, they will not form part of the Board itself.

2.4 The Board will report to Council at key stages in the development of the master plan. Proposed Terms of Reference can be found at Appendix B

### 3.0 Financial Implications

3.1 There are no financial implications associated with this report. However, officer time will be required to administer this Board and to carry out any relevant work associated with this project.

### 4.0 Risk Management

4.1 The project requires the Board's support and involvement, and also involvement from other key stakeholders and the wider community during the process. Commitment and support might prove to be an issue, depending upon what is proposed, and this may lead to delays in project timescales (which have yet to be set / agreed).

### 5.0 Legal Implications

5.1 There are no legal implications arising from the creation of the proposed Board as both the adoption of the proposed masterplan as part of the local planning framework and the determination of any subsequent planning applications will be carried out in accordance with the appropriate legislation

### 6.0 Equality and Diversity

6.1 There are no equality and diversity implications arising from this report

### 7.0 Corporate Outcomes

7.1 The relevant Corporate Outcomes in the Corporate Plan 2011-2015 are:

- Good quality of life – Regeneration and Economic Development, Sustainable Development, High quality built environment
- Effective partnership working
- Strong community leadership
- Knowledge of our customers and communities

### 8.0 Recommendation

8.1 Members endorse the establishment of the Deenethorpe Airfield Working Party and draft Terms of Reference.

*(Reason – to enable progress to be made on masterplanning)*

<b>Legal</b>	Power: Planning and Compulsory Purchase Act 2004 (as amended); Localism Act 2011.				
	Other considerations:				
<b>Background Papers:</b>					
<b>Person Originating Report:</b> Sharn Matthews, Executive Director ☎ 01832 74(2108) ✉ smatthews@east-northamptonshire.gov.uk					
<b>Date: 1 December 2015</b>					
<b>DCFO</b>		<b>DMO</b>		<b>CX</b>	

POLICY 14 – DEENETHORPE AIRFIELD AREA OF OPPORTUNITY (Extract from the North Northamptonshire Joint Core Strategy).

The opportunity to create a new ‘Garden village’ of between 1,000 and 1,250 dwellings and associated employment and facilities at Deenethorpe Airfield will be assessed through the preparation of a masterplan and delivery strategy subject to public consultation and agreed with the local planning authority. The masterplan will include phasing and define funding requirements and a delivery strategy for the timely provision of infrastructure. For such a proposal to be supported, the masterplan will need to demonstrate how the proposal would meet all of the following criteria:

- a) Create a model for sustainable rural living, with exemplary standards of design, construction and community facilities, made possible by the long term commitment of the Deene Estate, including through the use of pre-set design codes;
- b) Provide for the new village as a whole to be carbon neutral through:
  - Buildings utilising contemporary construction techniques and exemplary construction standards and including systems to reduce their energy demand;
  - A bespoke energy strategy including the production of heat and electricity from renewable and low carbon sources to provide at least 80% of energy requirements on site;
  - Investing in tree planting in the Rockingham Forest.
- c) Make effective use of previously developed land to restore despoiled landscape and remove the existing aviation activity and open storage uses;
- d) Support the rural economy through:
  - i. The provision of land and buildings for owner occupiers of small and medium sized enterprises and service providers to build to their requirements within the design code;
  - ii. Ensuring extra land will be made available under 10 year options to allow successful enterprises to expand;
  - iii. Installation of super-fast broadband for all businesses and community facilities and also for all dwellings to support home working;
  - iv. Use of mechanisms to deliver apprenticeships and training opportunities in association with the construction phases for the new village;
  - v. Provision of community food production to serve local businesses.
- e) Provide a hub for rural services, phased early in the development, through:
  - i. Providing nursery and primary education within the new village and identify how secondary education will be provided in a way that complements provision in neighbouring communities
  - ii. The provision of appropriate health care facilities;
  - iii. Provision of local shops and services including a range of spaces for the community use.
- f) Develop a balanced and mixed community, and address affordable housing needs through:
  - i. Providing affordable housing including rented and shared ownership accommodation ;
  - ii. Specialist provision to meet the needs of an ageing population;
  - iii. Opportunities for bespoke individual and community custom-build projects.
- g) Maximise integrated transport choice and connections to services and facilities in neighbouring settlements through the preparation and implementation of a Travel Plan to achieve modal shift, including provisions for:
  - i. A network of dedicated pedestrian and cycle links throughout the new village, with direct and clearly defined connections to neighbouring towns and villages;

- ii. A road network that allows the village to be served by public transport with the minimum possible diversion of services from the A427 to deliver viable public transport services to Corby and Oundle at the earliest possible opportunity;
- iii. Improving the highway network with a link between the A427 and A43;
- iv. Comprehensive infrastructure and incentives to facilitate the use of electric vehicles.

h) Provide a sustainable waste water treatment facility that meets the requirements of the Water Framework Directive and secure improvements in water quality and surface water management;

i) Strengthen the Green Infrastructure (GI), to enhance the landscape, prevent coalescence with neighbouring villages, support biodiversity, provide accessible opportunities for recreation and contribute to the Rockingham Forest for Life and wider Green Infrastructure links to nearby settlements through:

- i. Provision of parks, allotments and large private gardens;
- ii. Provision of significant areas of connected GI including new woodland, woodland pasture, agricultural meadows, open space and creative nature conservation including re-connecting the ancient semi natural woodlands of Weldon Park Wood to Langley Copse;
- iii. Creating an extensive walking, cycling and riding network with the new GI across the Deene Estate and into the wider area of the Rockingham Forest.

j) Help achieve good ecological status on the Willow Brook, in accordance to the requirements of the Water Framework Directive, through contributing to protection and enhancement of its river quality elements and protecting ground water.

k) Establish appropriate liaison and governance solutions by identifying the ways in which inclusive and continuous engagement, joint working and long term stewardship can be secured to deliver on the unique and exceptional garden village development.



# ***East Northamptonshire Council***

## **Deenethorpe Airfield Village Board**

# **Draft Terms of Reference**

## **1 Name**

- 1.1 The name of the Board is the Deenethorpe Airfield Village Board.

## **2 Purpose**

- 2.1 The Board will shape the proposals for the development of the Deenethorpe Airfield Village area in line with Policy 14 of the North Northamptonshire Core Spatial Strategy. It is a collaborative partnership working for the benefit of existing communities and the surrounding area, by:

- agreeing the key outcomes and project plan
- ensuring the masterplan and delivery strategy meet the policy requirements
- shaping the broad areas for planning consent
- agreeing consultation and communication for the project

within the framework set by the Local Plan.

- 2.2 The Board will be councillor led but will include key officers tasked with providing information and liaison with interested parties. The Board will ensure that the project defines and achieves key outcomes relating to the development area and wider impacts on the surrounding area. It will provide a forum for discussion with the promoters and developers of key elements of the project, including viability.
- 2.3 The Board will monitor performance and delivery against the agreed project plan and targets and will determine the steps necessary to achieve the targets. It will decide on any changes to the programme or timetable which appear to it to be desirable or necessary to ensure delivery.
- 2.4 The Board has no statutory role and is not able to agree planning policy, planning permission or support any particular applications.

## **3 Membership**

- 3.1 The Board will comprise:-

### **East Northamptonshire Council**

- **5 nominees** as agreed at Annual Council (or in the case of unavoidable changes in membership at the next (full) Council).
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### **Deene and Deenethorpe Parish Council (2 Nominees)**

### **Benfield Parish Council (1 Nominee)**

### **Northamptonshire County Council (1 Nominee)**

**Principal Officers advising the Board will be:**

- For East Northamptonshire Council
  - Head of Planning Services
  - Planning Policy and Conservation Manager
- For North Northamptonshire Joint Planning Unit
  - Head of JPU

3.2 The Board will be serviced by East Northamptonshire Council.

3.3 The Board will invite individuals or representatives of other organisations, consultants, contractors and advisers to attend a particular meeting when an item of relevance to them is to be discussed or where particular specialist input is needed.

**4 Meetings**

4.1 Board meetings will take place when required. The business of the meeting shall be set out in an agenda and notified to members of the Board five days in advance of the date of the meeting. At least 50% of the Board will need to be present for the meeting to be quorate.

4.2 The Board will chaired by one of the District Councillors, as agreed between them. The Deputy Chair will also be elected by the Board.

4.3 Items for inclusion on the agenda will be agreed with the Chair and should be submitted for consideration at least 7 days prior to the date of the meeting.

4.4 The minutes of the previous meeting shall be submitted for agreement at the start of every meeting.

4.5 In order to provide for free and frank discussions, reports and minutes will be confidential to the Board until either:

- The related policy has been presented for consideration to the Planning Policy Committee or
- Otherwise agreed by the Board.

Once no longer considered confidential reports and minutes will be published on the Council's website.

**5 Members' Responsibilities**

5.1 Councillors and officers must declare at the start of any meeting an interest in any matter for discussion in which they have a personal interest or involvement.

**6 Voting**

6.1 The Board will work towards securing mutual agreement on all aspects of the project, but should a vote be necessary each Councillor will have a single vote and decisions will be made on the show of hands. In the event of a tie in the number of votes, the Chair will have a second, or casting, vote.

**7 Variation of the Terms of Reference**

7.1 These Terms of Reference may be altered by vote at (full) Council.