

PLANNING POLICY COMMITTEE

Date: 22 October 2018

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

Present: Councillors: David Brackenbury (Chairman)
Tony Boto (Vice-Chairman)
Steven North (Leader of the Council)
David Jenney (Deputy Leader of the Council)

Val Carter Jake Vowles
Marika Hillson Pam Whiting
Sylvia Hobbs

245. HARRY GRAHAM MBE

The Chairman informed the Committee that Harry Graham MBE, who had served on the Council between 1973 and 1976, had sadly passed away. He had also served the District as a Member of Northamptonshire County Council. Members and officers stood in tribute to Harry.

246. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Gill Mercer and Sarah Peacock.

247. DECLARATIONS OF INTEREST

No declarations of interest were made.

248. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 17 September 2018 were approved and signed by the Chairman.

249. QUESTIONS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions submitted under Procedure Rule 10.3.

250. DRAFT LOCAL PLAN PART 2 CHAPTERS – ECONOMIC PROSPERITY, HOUSING DELIVERY, MONITORING AND IMPLEMENTATION

The Planning Policy and Conservation Manager presented a report which introduced the last three chapters of the draft Local Plan Part 2 (Economic Prosperity, Housing Delivery and Monitoring and Implementation) for Members to consider and approve for public

consultation. Approval of these final chapters would allow the Local Plan Part 2 to undergo a non-statutory consultation between Friday 2 November and Monday 17 December 2018. A report on the outcome of the consultation would be brought back to the Committee in the New Year.

Economic Prosperity

The Economic Prosperity chapter set out policy direction and guidance for:

- Macro-economic context; i.e. South East Midlands Local Economic Partnership (SEMLEP) priorities and the Council's Economic Strategy
- East Northamptonshire Enterprise Centre
- Relocation and/or expansion of existing businesses
- Town centres and primary shopping frontages
- Managing the impacts of main town centre uses beyond the town centres
- Development of main town centre uses around the local centres

During discussion on the chapter, Members raised concerns about how ENC's priority of improving the work skills base could work alongside the SEMLEP Strategic Plan and the JCS as SEMLEP wished to build on the strong logistics sector we already had due to our good transport links. It was easy to carry on with what we were already doing but it was noted that this Council was looking to change the employment mix to increase the skills base. The policy for the East Northamptonshire Enterprise Centre listed a criterion of 'suitable mitigation measures' and Members sought clarification as to what that meant. Officers clarified that the Enterprise Centre occupants would be different types of businesses to what was already in the area. It was also highlighted that there was a need to ensure that the surrounding area matched the high quality of the proposed development.

It was noted that Rushden Lakes was not included in the list of employment areas which hosted one or more top 40 businesses and it was suggested that it may need to have a policy on its own. The Head of Planning Services proposed that there should be no policy developed at this time but we should wait for any consultation responses from the developers of Rushden Lakes.

Some Members raised serious concerns that at a Northamptonshire County Council planning meeting last week, it was implied that the JCS did not hold any weight when considering minerals and waste applications and if a site already had a minerals and waste licence then any similar development could be put on the site. This could lead to serious environmental implications for our residents. It was noted however that it was not appropriate for additional policies to be included in the Local plan Part 2 in respect of waste businesses.

In response to a question about how the proposed policy on town centres and primary shopping frontages supported current changes in town centre use, officers suggested that an additional criterion could be included about encouraging development of mixed uses, where appropriate, where these helped revitalise town centres. This was supported by Members as they felt that the proposed policy was currently inflexible and did not aid mixed use.

Housing Delivery

The Housing Delivery chapter identified where further housing land allocations were required to meet the strategic housing requirements for the District which were set out in the adopted JCS. It set out policies and direction regarding:

- Rural areas – village housing requirements
- Site specific allocations – to meet residual Oundle housing requirements
- Housing land supply contingencies
- Specialist housing provision
- Self and Custom build housing

It was noted that the figures in the chapter would need to be updated if the later report on the agenda on the five year land supply was approved.

The Committee noted that it had been determined that the need for housing site contingency provision was not necessary as the housing land supply showed a robust position in respect of meeting the overall housing requirements identified in the JCS for East Northamptonshire.

During discussion on the chapter, Members sought clarification as to the current position of the Irthlingborough West site. Officers confirmed that negotiations were currently ongoing and it was likely that the S106 Agreement would be completed soon. However, at this time the site had been taken out of the five year land supply.

Members highlighted the issues and sensitivities around the proposed allocations in Oundle. It was clarified that Oundle's total housing need was 300 houses. If the allocation was reduced in one area then there was a need to find a replacement allocation. The Land at Cotterstock Road had a parish boundary going through the middle of the site and it needed to be made clear that there were two parishes involved. It was acknowledged that the site at St Christopher's Drive had been previously rejected at appeal but it had been reintroduced with virtually the same plans. Officers confirmed that ENC had strongly defended the appeal at that time but it was understood that the issues that led to refusal at that time could now be mitigated.

Members expressed their concern at the use of out of date information in the document, including the 2011 Census and SHMA, as it sent out the wrong message as to where we currently were in the District. Officers undertook to look at the wording to ensure this information was shown in the correct context.

With regards to specialist and older persons housing provision, it was acknowledged that this would be a difficult part of the Plan to deliver. Members felt that the proposed policy should be more general and not identify specific sites where this type of development should take place. This type of development did not have to be on the larger sites and should be developed where it was needed, e.g. town centres. It was agreed that a new policy should be included for extra care accommodation.

Monitoring and Implementation

The Monitoring and Implementation chapter set out the monitoring framework for the whole Plan. It was derived from the JCS Monitoring and Implementation Framework and set out measurable local indicators to measure the overall performance for delivering the development plan (Local Plan and Neighbourhood Plans). This section could include a policy on developer contributions.

RESOLVED:

- (i) That, subject to the agreed amendments being made, the draft text and policies for the following sections of the emerging Local Plan Part 2, be approved for public consultation from Friday 2 November to Monday 17 December 2018:

- Section 7.0: Economic Prosperity
 - Section 8.0: Housing Delivery
 - Section 10.0: Monitoring and Implementation
- (ii) To note the amendments to the following sections of the emerging Local Plan Part 2, previously agreed by the Planning Policy Committee on 17 September 2018:
- Section 5.0: Natural Capital
 - Section 6.0: Social Capital
 - Section 9.0: Town Strategies
- (iii) That any further amendments to the draft text and policies of the emerging Local Plan Part 2 be delegated to the Head of Planning Services, in consultation with the Chairman and Vice Chairman of the Planning Policy Committee.

(Reason: To allow the indicated sections of the Plan to be prepared for an initial non-statutory consultation for the emerging draft District-wide Local Plan Part 2 to take place during the Autumn.)

251. SUSPENSION OF COUNCIL PROCEDURE RULE 8

At 8.59pm, the Chairman proposed the suspension of Council Procedure Rule 8 (Duration of Meeting) to enable the Committee to conclude the business on the agenda. On being put to the vote, it was

RESOLVED:

That Council Procedure Rule 8 be suspended to enable the Committee to complete the business on the agenda.

252. 2018 AUTHORITIES MONITORING REPORT – CALCULATING A FIVE YEAR HOUSING LAND SUPPLY FOR THE DISTRICT

The Principal Planning Policy Officer presented a report which provided an update on the Council's current five year housing land supply situation as at 1 April 2018. The five year housing land supply had been calculated on the basis of the following assumptions:

- The adopted JCS (Policy 28 Table 4) provided the basis for calculating the five year housing land supply;
- The total deliverable supply equated to **2,409 dwellings**; basic supply 2,286 dwellings plus 123 dwellings windfall allowance;
- The assessment of delivery rates during the 2011-18 monitoring period had identified an excess of **81 dwellings** against the JCS requirement for the same period. Application of the Sedgefield approach would entail a five year land supply requirement of **2,100 dwellings** (i.e. 420 dwellings per year) for the 2018-23 monitoring period; with 410 dwellings per year thereafter and
- Given that housing completions currently exceeded the JCS requirement for the monitoring period (2011-18), it was concluded that a 5% buffer should be applied in calculating the five year land supply. This was also confirmed through the appeal case for Land off Benefield Road and Old Dry Lane, Brigstock. Therefore, the five

year land supply requirement would equate to **2,205 dwellings** (inclusive of the 5% buffer).

The report set out the current five year land supply calculation and assumed a delivery housing land supply of 2,409 dwellings, compared to a five year land supply requirement of 2,205 dwellings. Therefore, the current five year land supply calculated provided **5.46 years** housing land supply. The Committee also noted the list of sites included in the latest Housing Site Schedule.

During the 2017-18 monitoring year, 446 dwellings had been delivered and in response to a question from Members about why there had been such a drop in the number of dwellings delivered during the last year, officers clarified that 2016-17 had been an exceptional year with a record number of completions.

RESOLVED:

- (i) That the five year housing land supply calculations against the submitted North Northamptonshire Joint Core Strategy (Policy 28/Table 4): **5.46 years**, applying the “Sedgefield approach” with a 5% buffer, be noted;
- (ii) That the schedule of sites and phasing assumptions, as amended, used in the calculation of the five year housing land supply figure for inclusion in the 2018 Authorities Monitoring Report (Appendix 2 of the report), be endorsed;
- (iii) That the application of maintaining a 5% buffer to be applied in calculating the five year land supply requirement, in accordance with national policy requirements (NPPF paragraph 73), be acknowledged; and
- (iv) That the updated North Northamptonshire Joint Annual Monitoring Report will be reported to the Committee when it is available, be noted.

(Reason: To provide a robust housing land supply position on which to base planning decisions.)

253. JO SPURRELL, PLANNING POLICY OFFICER

The Chairman advised the Committee that this would be Jo Spurrell’s last meeting before she commenced a period of maternity leave. The Committee wished Jo well for the future.

Chairman