



## Council – 26<sup>th</sup> June 2019

### Tresham Garden Village Governance Arrangements

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#### **Purpose of report**

The purpose of this report is to update the Council on the Tresham Garden Village (TGV) project and to agree governance arrangements for the next stages of work, including the establishment of a Liaison Forum.

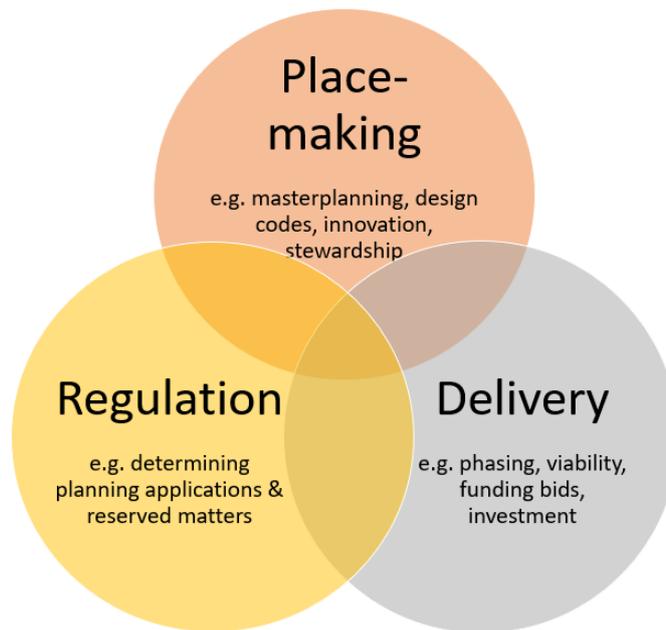
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#### **1.0 Background**

- 1.1 At its meeting on 15th October 2018 the Council agreed the Masterplan and Delivery Strategy (MDS) for Tresham Garden Village (TGV), delegating agreement of revisions arising from the completion of outstanding technical work.. Revisions have now been agreed with the promoter's consultants, who are undertaking further viability work before providing the final document for agreement. Once agreed, the MDS will be a material consideration in the consideration of any subsequent planning application for the garden village.
- 1.2 It was envisaged in October 2018 that the sign-off of the MDS would allow a planning application to be submitted by the end of 2018. This has not occurred, and the promoter has now indicated that an application will be submitted in autumn 2019. The Council will be updated on any changes to this programme. The submission of the application will be an important milestone as it will strengthen the case for Government funding for enabling infrastructure. Feedback on the previous, unsuccessful, bid for Housing Infrastructure Funding was that the scheme was not sufficiently advanced in planning terms to give certainty on delivery.
- 1.3 The Joint Planning Delivery Unit (JPDU) is continuing to manage the TGV project on behalf of the Council. A further £300k of Garden Village Capacity Funding has been secured from Homes England to fund work in 2019/20. Amongst other things, this will fund staff capacity, design support, various consultancy input, and a 'smarter place' workshop to engage technology experts and companies in exploring opportunities at TGV.
- 1.4 Planning and delivering an exemplary garden village requires extensive input from local authorities in their various roles including planning, highways, housing, education, economic and community development, environmental and public health. The parish councils have an important role to play in representing their communities and ensuring that TGV addresses local issues. The unitary authority will bring county and district functions together, potentially simplifying the process of planning and delivering a new community. In the meantime, TGV is a corporate priority for this Council, and it is important to have effective arrangements in place to coordinate technical input and to ensure that local ambitions and concerns are addressed. This report considers governance arrangements as the project progresses from planning to delivery.

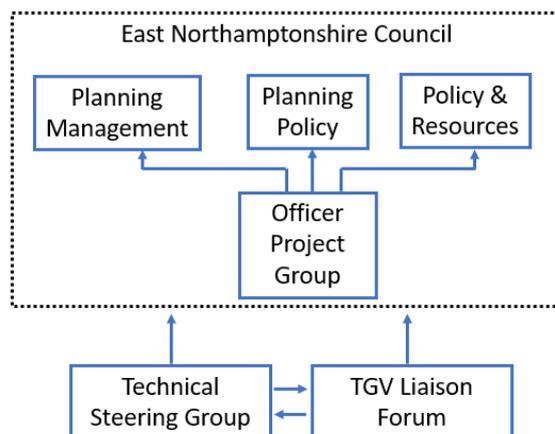
#### **2.0 Local authority input**

- 2.1 The nature of local authority input will vary as the project progresses. This will cover three broad areas of activity shown below.



- 2.2 The focus thus far has been place-making, with the preparation of the MDS in line with Policy 14 of the Joint Core Strategy (JCS). This input was coordinated through the Project Board, established by ENC in December 2015, which included members of the district, county and parish councils.
- 2.3 The Project Board worked closely with the Deene Estate and its promoters, Land Acquisitions and Promotions LLP, to shape and test proposals in the MDS. It was supported by officers and consultants through a technical steering group and received independent design advice from Opun (the architecture centre for the East Midlands). Costs were covered by capacity funding from the Government's Garden Villages programme.
- 2.4 The Project Board provided a valuable forum for discussing the evolution of the MDS and providing input on local issues and has been identified as good practice by Homes England. However, as its work in shaping the TGV proposals in line with JCS Policy 14 has been completed with the (near) approval of the MDS by the Council. It is now appropriate, therefore, to consider arrangements for local authority input to the next stages of the TGV project.
- 2.5 It is recommended that the Project Board should be replaced by a Liaison Forum in order to provide a channel of communication between the promoters/ landowners/ developers and public agencies and those communities most affected by the development (including Weldon and Corby). The Liaison Forum should focus on place-shaping, providing a sounding board for issues arising from planning and design processes and a means of monitoring implementation and the impact of the development on the economic, environmental and social well-being of the area. Proposed terms of reference for the TGV Liaison Forum are provided at Appendix 1. As TGV becomes established, membership of the Liaison Forum would expand to include residents and businesses from the village. It could eventually give way to the proposed Village Trust and Village Forum, the latter of which may ultimately be replaced by a TGV Parish Council.

- 2.6 Regulatory activities must be dealt with by the relevant authorities/ committees. Planning applications will be determined by the Planning Management Committee in accordance with the JCS, taking account of the approved MDS and other material considerations. The Liaison Group will not therefore have a role in relation to determination of planning applications.
- 2.7 Delivery issues will be of interest to the Liaison Group, which could provide input on matters such as long-term stewardship arrangements for the village. However, financial matters including those relating to development viability will fall to be considered in more depth by the Planning Management Committee (e.g. in relation to s106 requirements) or Policy and Resources Committee (e.g. funding bids or investment opportunities), where necessary as exempt items.
- 2.8 The proposed arrangements are shown below. It is proposed that work should be coordinated by a project group of JPDU / ENC officers.



### 3.0 Equality and Diversity Implications

- 3.1 There are no equality and diversity implications arising from this report.

### 4.0 Privacy Implications

- 4.1 There are no privacy implications arising from this report.

### 5.0 Legal Implications

- 5.1 The proposals set out in this report maintain a clear separation between the Council's role in supporting an exemplary garden village proposal and its statutory function as the local planning authority. The agreed MDS will be a material consideration but does not commit the council to the agreement of any planning application.

### 6.0 Risk Management

- 6.1 The key risks in relation to the project relate to slippage in the timetable for approval of the MDS and submission of a planning application, which could reduce the potential to secure funding for enabling infrastructure.

## 7.0 Resource and Financial Implications

- 7.1 There are no additional financial implications to this council arising from this report. Capacity funding has been secured to cover the costs in 2019/20.

## 8.0 Constitutional Implications

- 8.1 Provision has been included in Part 3 Section 1 of the Constitution for delegation back to Council of determination of matters that would otherwise fall within the remit of the Planning Policy Committee

## 9.0 Implications for our Customers

- 9.1 The Liaison Group will enable local members of this council, NCC, and the most affected parish councils to input to the emerging TGV proposals on behalf of local communities. Further public consultation will be undertaken in respect of any subsequent planning application.

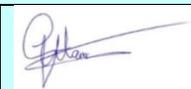
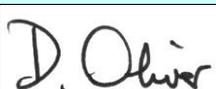
## 10.0 Corporate Outcomes

- 10.1 Establishing the Liaison Group will assist in the delivery of the corporate outcome of Effective Partnership Working by facilitating dialogue between with communities and developers.

## 11.0 Recommendation

- 11.1 It is recommended that the Council:
- i) Notes the updates in relation to the Masterplan and Delivery Strategy for Tresham Garden Village and welcomes the continuation of Government Capacity Funding;
  - ii) Agrees the Terms of Reference for the Tresham Garden Village Liaison Forum as set out in Appendix 1.
  - iii) That this council agrees the appointment of the three ENC representatives on the Liaison Forum

*(Reason: To enable the Garden Village proposal to be progressed in accordance with Policy 14 of the JCS).*

<b>Legal</b>	Power: <b>Various Planning Acts</b>	
	Other considerations:	
<b>Background Papers:</b> North Northants Joint Core Strategy		
<b>Person Originating Report:</b> Andrew Longley, Head of Joint Planning & Delivery Unit ☎ 01832 742359 ✉ AndrewLongley@nnjpu.org.uk		
<b>Date:</b> 13/06/19		
<b>CFO</b> 17/06/19 	<b>MO</b> (Deputy) 17/06/19 	<b>CX</b> 17/06/19 

## Draft Terms of Reference for Tresham Garden Village Liaison Forum

### Purpose

East Northamptonshire Council (“the Council”) recognises the local and national significance of the proposed development of Tresham Garden Village (TGV) on the site of Deenethorpe Airfield.

The Council wants to facilitate ongoing communication between all the stakeholders in the locality affected so that accurate information is available to all parties and any concerns can be raised and discussed. As well as the Council’s interest in representing local people and as a custodian of the economic, environmental and social well-being of the District, it is also the local planning authority. As the decision-maker for applications for the development of the garden village, the Council must ensure that applications are considered in accordance with statutory requirements and its own rigorous ethical standards. The Forum cannot be part of this decision making process and formal arrangements are necessary to demonstrate this separation in the roles the Council performs.

The Liaison Forum has been established to continue the involvement of local communities and other stakeholders in the planning and delivery of an exemplary garden village in accordance with the provisions of the North Northamptonshire Joint Core Strategy (Policy 14 in particular) and the Masterplan and Delivery Strategy agreed by ENC in XX 2019. Its specific roles are to:

1. Provide a channel of communication between public agencies and those communities most affected by the development of TGV.
2. Allow communities to communicate directly with the Deene Estate and promoters of the garden village, and (assuming planning permission is granted) with the developers
3. Provide a sounding board for issues arising from planning and design, infrastructure provision, housing delivery and democratic representation
4. Monitor the implementation and impact of any consented development on the economic, environmental and social wellbeing of the area.

### Initial Membership

#### Elected Members

East Northamptonshire Council (X nominees)  
Northamptonshire County Council (X)  
Corby Borough Council (X)  
Deene & Deenethorpe Parish Council (X)  
Benefield Parish Council (X)  
Weldon Parish Council (X)

#### Landowners and promoters

Deene Estate (X)  
Land Acquisition and Promotion (X)

The membership of the Liaison Forum may evolve to include developers, residents’ groups and business groups from the garden village as it becomes established.

## **Advisors**

The Liaison Forum will be advised by officers from the Council and the North Northamptonshire Joint Planning and Delivery Unit (JPDU). In addition, it may receive updates and guidance from organisations involved in the regulation or delivery of the garden village development, including:

- Homes England
- NCC highways
- NCC education
- Police
- Clinical Commissioning Group (NHS)
- South East Midlands Local Enterprise Partnership
- Environment Agency

The Forum, or the Chair on behalf of the Forum, may invite representatives of other organisations or consultants to its meetings as advisers to discuss matters in which they are concerned or have expertise.

## **Meetings**

Meetings shall normally be held every three months unless determined otherwise. At least 50% of the Forum will need to be present for a meeting to be quorate.

Meetings of the Forum will be in public, unless decided otherwise for specified items. The Council shall publish the minutes of meetings. The Council's Right to Speak Policy shall apply to meetings of the Forum.

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

Items for inclusion on the agenda will be agreed with the Chairman and should be submitted for consideration at least 7 days prior to the date of the meeting. An agenda shall be sent to members five clear working days before any meeting.

The members of the Forum must declare at the start of any meeting an interest in any matter for discussion in which they have a personal interest or involvement.

Members of the Forum shall be as open as possible with each other and seek to enhance public knowledge about the development. They shall, however, respect the justifiable confidentiality of information they acquire, for example on protected species or contractual matters. Members shall clearly state any request for confidentiality and the grounds on which it is sought.

The Liaison Group will work towards securing mutual agreement, but should a vote be necessary each elected member 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 Chairman will have a second, or casting, vote.