

# PLANNING POLICY COMMITTEE

Date: 10 June 2019

Venue: East Northamptonshire House, Cedar Drive, Thrapston

Time: 7.00pm

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

Val Carter Sarah Peacock  
Sylvia Hobbs Jake Vowles  
Dorothy Maxwell Pam Whiting  
Gill Mercer

## 25. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Richard Lewis and Steven North.

## 26. WELCOME TO NEW MEMBERS OF THE COMMITTEE

The Chairman welcomed Councillors Richard Lewis and Dorothy Maxwell as new Members of the Committee.

## 27. MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 29 April 2019 were approved and signed by the Chairman.

## 28. DECLARATIONS OF INTEREST

No declarations of interest were made.

## 29. QUESTIONS UNDER COUNCIL PROCEDURE RULE 10.3

There were no questions submitted under Procedure Rule 10.3.

## 30. DRAFT LOCAL PLAN PART 2 CONSULTATION – RESPONSES TO REPRESENTATIONS AND POLICY IMPLICATIONS

Further to the last meeting, the Planning Policy Manager submitted a report considering the policy implications arising from the representations submitted on the draft Local Plan on Chapter 8, relating to Housing Delivery. He informed Members that the representations relating specifically to the strategic housing site allocations at Oundle (Policies EN24 to

EN27 and associated supporting text) would be considered at a separate, forthcoming meeting of the Committee.

### **Background Papers**

Supporting background papers on the housing requirements for urban and rural areas (appendices 3 and 4, respectively) were submitted. These outlined the current housing land supply position, as at 1 April 2018.

*Urban Areas:* the requirements for Higham Ferrers, Raunds and Thrapston had already been met by way of completions, existing commitments (planning permissions and site allocations) and emerging sites (by 231, 92 and 77 dwellings respectively). By contrast, outstanding requirements were identified for Rushden, Irthlingborough and Oundle (113, 288 and 242 dwellings respectively).

For Rushden and Irthlingborough, shortfalls had arisen due to slippages and delays to the trajectories for the two sustainable urban extensions (Rushden East and Irthlingborough West). For Oundle there was an outstanding requirement, which the draft Plan proposed be met through the allocation of three additional greenfield sites.

The officers recommended that the Local Plan could apply the following approaches to housing delivery:

- *Rushden* – No need to allocate further housing land to meet the small identified residual requirement (113 dwellings), given that any permission for Rushden East would bring 2,700 dwellings into the housing land supply in its entirety exceeding the JCS requirement by 1,287 dwellings, and furthermore could be offset by over-provision (over 230 dwellings) at Higham Ferrers;
- *Higham Ferrers* – No need to allocate further housing land in the Local Plan Part 2, as the current housing land supply exceeded the JCS requirement by 231 dwellings;
- *Irthlingborough* – No need to allocate further housing land to meet the identified residual requirement (288 dwellings), given that the JCS requirement (1,350) was inflated by over 500 dwellings above the baseline requirement, itself predicated upon delivery of Irthlingborough West (700 dwellings) in its entirety within the current Local Plan period;
- *Raunds* – No need to allocate further housing land in the Local Plan Part 2, as the current housing land supply exceeded the JCS requirement by 92 dwellings;
- *Thrapston* – No need to allocate further housing land in the Local Plan Part 2, as the current housing land supply exceeded the JCS requirement by 77 dwellings;
- *Oundle* – Allocation of further housing land in the Local Plan was necessary, to address a minimum shortfall of 242 dwellings.

*Rural areas:* As at 1 April 2018, the housing rural housing requirement had already been met, in the form of completions, existing commitments (planning permissions and site allocations) and emerging sites (e.g. Neighbourhood Plan site allocations). Therefore no further rural housing land allocations would need to be made in the Local Plan. However, Neighbourhood Plans could allocate further housing sites if there was a local desire to do so. Similarly, future rural exceptions housing schemes and/or small scale rural windfall or infill developments could continue to deliver rural housing for the entire duration of the Plan period.

The Planning Policy Manager emphasised that the above conclusions represented minimum figures and indicated that further work was being undertaken to enable further information to be presented to the July meeting of the Committee.

### **Representations**

As previously, the report recommended, in respect of each representation received –

- No further changes required to the Plan
- Proposed changes to text and/or policies
- Additional evidence required to determine whether amendments were needed to address the representation.

The Committee considered all of the representations, and the following comments and conclusions were made or additional information presented:-

### **Housing Requirements**

#### *Older Peoples' Accommodation (Representations 460 & 488)*

- It was recognised that the changes proposed applied to the District as a whole and not only Oundle

#### *Housing Delivery (Representations 1393-6)*

- Officers commented further on the continuing discussions with Natural England and expected further input

### **Housing Mix and Tenure/Specialist Housing**

#### *Self and Custom Build Housing on Sites of 50 or more dwellings (Numerous Representations)*

- Officers submitted a background paper on the report from Three Dragons on the demand for custom and self-build properties over the remainder of the Plan period. The 5% figure that the draft policy EN32 was seeking was a justifiable and defensible policy obligation
- Time Limit - Members were not in favour of the proposed change from 12 months to 6 months and felt that every encouragement should be given for schemes to succeed. Despite the comments of the Inspector on the policy of the Borough Council of Wellingborough, ENC's plan should retain the 12-month time limit

#### *Specialist and Older Persons Housing Provision (Representations 475, 1212, 2041 & 2042)*

- The Committee felt that the proposed changes in relation to SUEs and Strategic Sites should not include reference to Tresham Garden Village and Councillor Whiting also sought the deletion of reference to East of Ferrers School, Higham Ferrers under "Allocated Sites". The first point was accepted and the Planning Policy Manager undertook to consider the latter point

#### *Specialist and Older Persons Housing Provision – Growth (Representation 477)*

- Councillor Jenney sought clarification on the figure of 20,100 units and the Planning

Policy Manager would advise. (Subsequent to the meeting, the NNJPU confirmed that this figure was correct and the detail was provided in the latest Strategic Housing Market Assessment which can be found at the following link - [SHMA](#))

#### *Specialist and Older Persons Housing Provision – Sheffield Hallam model*

- The Planning Policy Manager undertook to hold further discussions with Councillor Maxwell

#### *Specialist and Older Persons Housing Provision – Para 8.61 – Public transport (Representation 486)*

- Following comments by Members, and recognising the lack of public transport in the District, officers undertook to look at the proposed changes again

#### *Policy EN29*

- The Planning Policy Manager would respond direct to Councillor Mercer on the point raised

#### *Housing Mix & Tenure to meet Local Need (Representation 2260)*

- A number of Members reiterated Rushden Town Council's concern at the high number of flats and smaller properties in the town but the Committee generally felt that the issue was one of interpretation of the policy and should be addressed by the Planning Management Committee when considering individual planning applications

Subject to the above, Members accepted the recommendations by the officers for

- (a) changes to text/and or policies or
- (b) additional evidence required in a large number of instances to determine potential change or address representations.

These were:-

#### ***Housing Requirements***

Rural housing requirements – para 8.18

Older People's Housing – para 8.5

Specialist Housing – Younger Adults

EN23 – Rural Exceptions Housing

Strategic Housing requirements – Oundle – EN29 & EN25-27

Housing Delivery EN29-33

Housing Numbers – Natural England and EN29-31

Housing Contingency Accessibility Standards EN29-33

Rushden Housing requirement

Housing Delivery – Oundle – site assessment

#### ***Housing Mix & Tenure/Specialist Housing***

EN28 Oundle – Specialist & Older Persons Housing

EN28 – Policy 30; Points (a) and (b);

EN29 – District Wide

Paras 8.51; 8.52; 8.55; 8.56; 8.57; 8.61

EN29-30 - Care Homes

EN30 - Extra Care Provision

EN32 – Self & Custom Build Housing – several amendments & Policy 30 Informing Housing Mix – para 8.50; final para.

**RESOLVED:**

- (1) That the actions recommended in respect of Housing Requirements, Housing Mix and Tenure/ Specialist Housing and associated policies (EN23, EN28-EN32) of the draft Plan, be approved, to allow further work to be undertaken to produce a sound plan for pre-submission.
- (2) That the findings of the urban and rural housing background papers as set out in appendices 3 and 4 of the report and summarised above, be noted, to allow these to be published as part of the supporting evidence base for the Local Plan Part 2.

*(Reason – to provide a clear steer to Councillors on the issues that need to be addressed to ensure the preparation of a pre-submission plan meets legislative requirements and provides clear policy guidance).*

**31. SUSPENSION OF COUNCIL PROCEDURE RULE 8**

At 8.59 pm, it was proposed that Council Procedure Rule 8 (Duration of Meeting) be suspended to enable the Committee to continue 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 continue the business on the agenda.

**32. OXFORD/CAMBRIDGE ARC CENTRAL AREA GOVERNANCE ARRANGEMENTS**

At 10.15 pm, in view of the lateness of the hour, it was

**RESOLVED:**

That it be recommended that this report be considered at the Extraordinary Council Meeting on 26 June 2019.

*(Reason: To enable detailed consideration to be given to the matter without the constraints of time and to make an appointment to the Growth Board as soon as possible)*

**Chairman**