Purpose of report
This report has been prepared to inform Members of emerging workstreams that the Planning Policy team is looking to progress beyond submission of the Local Plan Part 2 to support the policy proposals contained in the Local Plan as North Northamptonshire Council (NNC) comes into being (1st April 2021).

Attachment
None

1.0 Background

1.1 A report on the progress of the Local Plan was considered by the Planning Policy Committee on 21st September 2020, when amendments to the Local Development Scheme (LDS) were approved, to reflect the change to the Local Plan Part 2 timescale.

1.2 The updated LDS timetable was agreed by the Committee on 21st September as follows:

- October / November 2020 – Focused changes / site allocations / Rushden East SUE policy public consultation;
- December 2020 – Planning Policy Committee – Reporting outcome of public consultation process;
- January – February 2021 – Pre-submission Draft (Regulation 19) consultation;
- February / March 2021 – Submission of Local Plan Part 2 to Secretary of State.

The Planning Policy website pages have been updated to reflect this change to the LDS.

1.3 This meeting of the Committee (10th December 2020) seeks to agree the outcome of the recent consultation regarding the proposed new housing site allocation to the east of the A6 Bypass/ Bedford Road (South East Rushden), development boundaries for the delivery of the Rushden East Sustainable Urban Extension (SUE) and the incorporation of the Rushden East Masterplan Framework Document (MFD) within the Local Plan Part 2 (Agenda Item 6). The officer recommendation would pave the way for the approval of the Pre-Submission Draft Local Plan Part 2 for Regulation 19 consultation in January 2021, thereby allowing for submission to the Secretary of State in March 2021, in line with the most recent LDS timetable.

1.4 The Local Plan policies contained in the draft Local Plan require additional project work to be undertaken to ensure the details of their requirements are properly set out, so that they can fully inform future planning applications and delivery strategy, that could assist with future funding bids.
2.0 Projects to be taken forward

2.1 Accordingly, going forward there is a need to identify new workstreams and priorities as officers become part of the new planning policy arrangements within NNC from 1 April 2021. This report summarises a range of priority projects that the Local Plan requires.

2.3 Officers have identified the following specific projects that the Planning Policy team is looking to undertake during 2021:

- Residential Annexes Supplementary Planning Document (SPD)
- Open Space SPD (updating previous 2011 SPD)
- Self and Custom Housebuilding SPD and
- Rural Exceptions Housing SPD

2.4 It should be noted that this list is not exhaustive. There may be other priority projects that come forward over the coming months. This list does, however, allow the work to progress beyond submission of the Local Plan Part 2. A brief project programme for the SPD work is set out below in this report.

2.5 In addition to the SPD work the Town Strategies section of the Local Plan sets out the Council’s guiding principles for improving the vitality and viability of its town centres. The Plan’s accompanying policies set out redevelopment opportunities which will require the preparation of development briefs and stakeholder engagement to ensure potential is realised.

2.6 Officers will look to prepare this work to assist the implementation of the Local Plan, providing the opportunity for work which may be complemented by town centre strategy reviews, for example, in Rushden, or Area Action Plans elsewhere in North Northamptonshire.

3.0 Residential Annexes SPD

3.1 On 8th June 2020 the Planning Policy Committee adopted the Householder Extensions SPD¹. This was welcomed by Development Management officers, but further SPDs to support officers in decision making are required. This includes a need to provide additional guidance to support decision making around the issue of residential annexes.

3.2 Residential annexes, often known as “granny annexes” have long been a topic of contention in managing development. The question largely relates to what constitutes a residential annex, as opposed to a separate freestanding dwelling. A draft project timetable is set out below:

- February 2021 – Planning Policy Committee approval of draft SPD for consultation;
- Feb/March 2021 – SPD consultation
- Spring 2021 – Adoption of SPD

¹ https://www.east-northamptonshire.gov.uk/downloads/file/11668/householder_extensions_supplementary_planning_document
4.0 Open Space SPD

4.1 A review of the previous (2011) Open Space SPD is timely, given that this is based upon the 2006 Open Space, Sport and Recreational Study, since superseded by the Open Space and Playing Pitch Strategy (KKP, April 2017\(^2\)). The KKP study informed the proposed standards set out in the draft Local Plan Part 2 (November 2018), so it is important that local standards are consistent with the latest evidence base and policies.

4.2 The SPD will support the proposed standards in the Local Plan Part 2. Preparation of the SPD should correspond to the Local Plan, as this moves towards main modifications and eventual adoption by autumn 2021:

- Summer 2021 – Preparation of draft Open Space SPD
- Autumn 2021 – Approval of draft Open Space SPD for consultation
- Autumn 2021 – SPD
- Late 2021 – Adoption of SPD.

5.0 Self and Custom Housebuilding SPD

5.1 The 2015 Self and Custom Housebuilding Act, the 2016 Housing and Planning Act and associated secondary legislation provide new statutory obligations for local authorities to support the delivery of self-build and custom housebuilding projects. The 2016 North Northamptonshire Joint Core Strategy 2011-2031 supports proposals for individual and community Custom-Build developments that are in line with the spatial strategy (Policy 30(g)). There has been a rise in interest locally, with a number of self build notification forms received in the last year.

5.2 The draft Local Plan Part 2 sets out a more detailed District-level policy (EN32) to support the delivery of Self and Custom Housebuilding (S&CH). It is anticipated that a modified version of this will be incorporated for submission into the published Plan. This is underpinned by a range of new statutory obligations upon local authorities; e.g. a duty to have regard to S&CH registers in carrying out planning and other functions.

5.3 In order to fulfil legal obligations it is important to prioritise the preparation of a S&CH SPD, to provide additional guidance and direction in support of this type of housing development. The work will explain both the legislative requirements and how the Council will ensure that these are being properly met. A draft project timetable is set out below:

- Spring 2021 – Preparation of draft Self and Custom Housebuilding SPD
- Summer 2021 – Approval of draft S&CH SPD for consultation
- Summer 2021 – SPD consultation
- Autumn 2021 – Adoption of SPD.

6.0 Rural Exceptions Housing SPD

6.1 In recent years, the Council has successfully facilitated and supported the delivery of several Rural Exceptions Housing developments, including at Collyweston, Little

\(^2\) https://www.east-northamptonshire.gov.uk/info/200193/adopted_local_plan/65/development_plan_documents/
Addington, Titchmarsh and Yarwell. In order to support Parish Councils who are seeking to bring forward such locally led developments, an SPD would help to provide additional guidance and a prepare a useful toolkit for supporting Rural Exceptions Housing schemes.

6.2 The JCS sets out a detailed Rural Exceptions policy (Policy 13), while the emerging Local Plan Part 2 (Policy EN23) sets out local detail to support delivery. A SPD would provide more detailed direction in respect of delivery expectation. A draft project timetable is set out below:

- Summer 2021 – Preparation of draft Rural Exceptions Housing SPD
- Autumn 2021 – Approval of draft SPD for consultation
- Autumn – SPD consultation
- Late 2021 – Adoption of SPD.

7.0 Conclusions

7.1 Following submission of the Local Plan Part 2 to the Secretary of State it is important that the Planning Policy team continues to take a lead in the preparation of SPDs and/or other documents to support the effective delivery of the Local Plan. Four priority SPDs have been identified to take forward as East Northamptonshire Council is integrated into NNC along with town centre projects/briefs as identified in the Town Strategies section of the Local Plan.

7.2 Members are asked to note the indicative SPD timetables and town centre briefs/projects as set out in this report.

8.0 Equality and Diversity Implications

8.1 There are no equality and diversity implications directly arising from this report. SPDs should be screened for equalities impact, in accordance with the requirements of the 2010 Equality Act.

9.0 Privacy Impact Implications

9.1 There are no privacy implications arising from this report. SPD consultations will be undertaken and managed in accordance with the Council’s obligations under the 2018 Data Protection Act. Further details are set out in the Council’s privacy statements.

10.0 Health Impact Assessments

10.1 There are no direct health impact implications arising from this report. SPDs should be subject to suitable and proportionate screening for health impacts.

11.0 Legal Implications

11.1 The preparation and adoption of SPDs and associated project briefs will be undertaken in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (“the Regulations”); Regulations 14. Otherwise, there are no legal implications arising from the proposals.

12.0 Risk Management

12.1 Once adopted, SPDs will form part of the statutory development planning framework that the Council is required to prepare, supporting relevant adopted development plan
These SPDs will enhance and support extant policies. They should bolster adopted policies by providing additional clarity as to how these should be applied in decision making.

13.0 Resource and Financial Implications

13.1 There are no direct resource and financial implications arising from this report.

14.0 Constitutional Implications

14.1 There are no constitutional implications arising from this report.

15.0 Implications for our Customers

15.1 At the appropriate juncture, consultation documents will be published online and made available to review in appropriate deposit points, where possible. However, the availability of hard copy versions of the document will be restricted due to the impact of Covid 19 national pandemic.

16.0 Corporate Outcomes

16.1 The relevant Corporate Outcomes are:

- Good Quality of Life – sustainable development, strong communities, high quality built environment, improved housing and public health;
- Effective Partnership Working – effective joint working with key stakeholders in delivering enhancements to the adopted policy framework;
- Knowledge of our customers and communities – ensuring that the current development plan framework is correctly understood.

13.0 Recommendation

13.1 The Committee is recommended to:

(1) Note the priority workstreams to supplement the Local Plan policies for town development brief opportunities and strategies and the Supplementary Planning Documents as identified in the above report.

(Reason – This report is presented to the Planning Policy Committee for information. No formal Committee authorisation is needed to begin the process of preparing Supplementary Planning Documents and development briefs although the Council will need to approve documents for consultation at the appropriate juncture)
| **Background Papers:** | Open Space and Playing Pitch Strategy (KKP, April 2017)  
Borough Council of Wellingborough Rural Exceptions Sites SPD (adopted October 2020)  
East Northamptonshire Open Space SPD (adopted November 2011) |
|------------------------|-------------------------------------------------------------------------------------------------------------------|
| **Person Originating Report:** | Michael Burton (Principal Planning Policy Officer)  
☎ 01832 742142 ☉ mburton@east-northamptonshire.gov.uk |
| **Date:** | 02/12/2020 |

<table>
<thead>
<tr>
<th>CFO</th>
<th>MO</th>
<th>CX</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/12/20</td>
<td>30/11/20</td>
<td>D. Oliver</td>
</tr>
</tbody>
</table>