

## BOROUGH OF KETTERING

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<b>Report Originator</b>	Head of Development Services	Fwd Plan Ref No: -	
<b>Wards Affected</b>	All	15 March 2016	
<b>Title</b>	<b>NORTH NORTHAMPTONSHIRE JOINT CORE STRATEGY - CONSULTATION ON MAIN MODIFICATIONS TO THE SUBMITTED PLAN</b>		

### 1. PURPOSE OF REPORT

To provide Members with an update on the Joint Core Strategy; inform Members of the proposed main modifications to the submitted plan; and to ask Members to endorse comments set out in section 2 of this report.

### 2. INFORMATION

- 2.1 Members will recall that the North Northamptonshire Joint Core Strategy (JCS) was submitted to the Secretary of State for Examination on 31 July 2015. A Planning Inspector was appointed to undertake the Examination. As part of the Examination, 7 days of hearing sessions took place between 17 November and 27 November 2015. Information on the Examination hearing sessions can be viewed on the Joint Planning Unit (JPU) website: [www.nnjpu.org.uk](http://www.nnjpu.org.uk).
- 2.2 At the close of the hearings, the Inspector advised that he was content that the JPU had satisfied the duty to cooperate and that there were no legal compliance issues with the Plan. His consideration will therefore be focused on the 'soundness' of the Plan.
- 2.3 This report focuses on the proposed modifications to the JCS which have arisen through the Examination process and seeks endorsement of the comments set out in section 2.6 of the report, to be submitted as Kettering Borough Council's response to the consultation. Those issues which are most relevant to Kettering Borough are summarised below, with a proposed response to the proposed Main Modifications.

#### **Proposed Main Modifications**

- 2.4 A number of proposed Main Modifications arose during the Examination process. These proposed modifications were endorsed by the Joint Planning Committee on 10 December 2015 and the Planning Inspector has confirmed that he is content that the draft list is satisfactory for public consultation. In addition to the Main Modifications the JPU is also consulting on a separate Schedule of Minor Modifications (minor typographic or factual corrections/updates).

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2.5 The proposed Main Modifications and the rationale for them are set out in the Schedule of Main Modifications that is attached at Appendix 1.

### Summary of Proposed Main Modifications

2.6 A summary of the Proposed Main Modifications is provided below with a proposed response.

- **Policy 9** (Sustainable Buildings and Allowable Solutions) and supporting text have been updated to reflect the changing national position relating to zero carbon homes and associated allowable solutions, whilst recognising that the Joint Planning Committee wishes to maintain energy standards for large developments (200+) that are equivalent to those in the 2008 CSS. (MM5)

#### **KBC Comment:**

*The Council supports the principle of continuing to ensure that energy standards for large developments are maintained. Paragraph 4.16 of the JCS (MM5) sets out the approach that Local Planning Authorities will take to requiring a 19% improvement in energy efficiency above current (2013) Building Regulations. It also states that this can be delivered through fabric efficiency and/ or an element of on-site low and zero carbon energy generation or contribute to Local Allowable Solutions as set out in paragraphs 4.22- 4.26 of the JCS. However the policy, as currently worded, does not include the requirement for sites above 200 dwellings to achieve a 19% improvement in energy efficiency standards above current building regulations. The Council requests that an additional numbered criteria be added to Policy 9, above the current number 3 criteria, setting out that developments above 200 dwellings should provide a 19% improvement in energy efficiency above current (2013) Building Regulations (equivalent to Level 4 of Code for Sustainable Homes) and that this can be achieved through fabric efficiency and/ or an element of on-site low and zero carbon energy generation or contribute to Local Allowable Solutions. The current criterion 3 then provides more detail on Local Allowable Solutions.*

- **Policy 13** (Rural Exceptions) - The policy has two parts (development adjoining settlements, and individual buildings). The revised policy is structured to distinguish more clearly the various potential exceptions covered in the policy. (MM11)

#### **KBC Comment:**

*Kettering Borough Council supports the proposed changes to Policy 13.*

- **Paragraph 6.32** and **table 8** have been amended to clarify the planned improvements to the A43. (MM16)

#### **KBC Comment:**

*No comments.*

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- **Policy 22** (Delivering Economic Prosperity), **Policy 23** (Distribution of New Jobs) and supporting text have been amended to remove the word 'minimum' in relation to job creation targets to reflect evidence from the East of England Forecasting Model (EEFM) that with the planned number of new homes between 2011 and 2031, 24,200 jobs would be required in North Northamptonshire to maintain the status quo with respect to in-out commuting. (MM17 & MM18)

### **KBC Comment:**

*Kettering Borough Council supports the proposed modifications to Policy 22, 23 and supporting text which reflect the evidence from the East of England Forecast Model that, with the planned number of new homes between 2011 and 2031, 24,200 jobs would be required to maintain the status quo with respect to in-out commuting and that the target of an increase of 31,100 jobs is aspirational in order to reduce reliance on out-commuting.*

- **Policy 25** (Rural Economic Development and Diversification) has been amended to provide additional flexibility and reference sustainability consistent with para 28 of the NPPF. (MM23) The policy now refers to sustainable rural diversification rather than farm diversification.

### **KBC Comment:**

*No Comments.*

- **Policy 27** (Rockingham Motor Racing Circuit Enterprise Area) and supporting text has been amended to provide greater flexibility over employment uses, allow individual parcels to come forward in advance of a masterplan for the whole Enterprise Area, and to tighten up the place-shaping principles to ensure that individual developments do not prejudice the wider potential of the area. (MM25)

### **KBC Comments:**

*No Comments.*

- **Para 9.18** has been altered to make a distinction between the short-term contingency of identifying additional sites to make up a shortfall in 5 year supply, and medium-term contingency of partial plan review if SUE's fail to deliver. (MM27)

### **KBC Comment:**

*No comments.*

- **Para 9.38** and **Policy 30** (Housing Mix and Tenure) have been amended to reduce the threshold for the provision of affordable housing to 5 or more dwellings (rather than 11 or more) in the rural areas (MM30)

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**KBC Comment:**

*Kettering Borough Council supports the reduction of the threshold for provision of affordable housing in the rural area. Provision of affordable housing on smaller sites will make a valuable contribution to affordable housing in the rural area.*

- **Para 10.88 and Policy 38** (Rothwell North Sustainable Urban Extension) have been amended to provide clarification of the extent of Highway Improvements required, clarification of the location of the multi-functional buffer and correct the location of land to be provided for educational purposes.

**KBC Comment:**

*Kettering Borough Council supports the proposed modifications to Policy 38 and paragraph 10.88 which provide clarification on requirements.*

- **Table 9** has been amended. A trigger has been added for Reporting on the Number of years housing land identified at local authority and North Northants level. The trigger reads 'A 25% buffer will be applied to each LPA's housing requirement on an annual basis. This is a monitoring tool which will serve as an early warning to Local Authorities when a housing land supply shortfall could be imminent and corrective action is required'.

**KBC Comment:**

*Kettering Borough Council supports the inclusion of this trigger which will provide a useful tool for monitoring housing land supply.*

- **Appendix 1 – Policies Maps.** The area within 4km of the Special Protection Area (SPA) has been added to the maps. (MM42) Within this area, paragraph 3.40 of the JCS sets out requirements for development. Where development proposals concern previously undeveloped farmland of 2 hectares or more, within 4km of the SPA, these sites should be subject to a wintering bird survey to determine if the land is used by designated bird features and is therefore important supporting habitat.

**KBC Comment:**

*The area added to the North Northants Policies Map on page 205 of the JCS shows an area of Kettering Borough is within 4km of the SPA, however the Kettering inset map on page 208 does not show the boundary. The Kettering inset map should be updated to reflect the North Northants Policies Map.*

- **Appendix 3** has been added, appendix 3 is a Schedule of extant policies replaced by Policies in the adopted North Northants Joint Core Strategy.

**KBC Comment:**

*No comments.*

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- **Appendix 4** has been added, appendix 4 includes information on sources of Housing Land Supply and the latest 5 year supply position. This was requested by the Inspector.

## **KBC Comment:**

*No comments.*

## **Next Stage**

- 2.7 Following the consultation on Main Modifications, the JPU will forward all representations to the Planning Inspector, who will consider these as part of his examination of the JCS. The Inspector will complete his report by the end of May, recommending any Main Modifications that he considers necessary to make the Plan “sound”. Any representations on the schedule of Minor Modifications will be considered by the JPU when the plan is finalised. The Joint Planning Unit is planning to present the Joint Core Strategy to the Joint Planning Committee for adoption on 14 July.

## **3. CONSULTATION AND CUSTOMER IMPACT**

- 3.1 Kettering Borough Council is a partner authority on the Joint Planning Committee and contributes resources to the Joint Planning Unit. Whilst being a partner in developing the Joint Core Strategy, as with other partners, it is also a consultee in its preparation. The Main Modifications are being consulted on for six weeks from Wednesday 3 February 2016 until 5pm on Wednesday 16 March 2016. The JPU is also consulting on a separate schedule of minor modifications (minor typographic or factual corrections/ updates) these do not materially affect the overall content of the JCS.

## **4. POLICY IMPLICATIONS**

- 4.1 When adopted, the Joint Core Strategy will form part of the statutory Development Plan.

## **5. USE OF RESOURCES**

- 5.1 None directly related to this report.

## **6. RECOMMENDATION**

That Members note the content of this report and endorse the comments in section 2.6 as Kettering Borough Council’s response to the consultation.

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Previous Reports/ Minutes:

Ref: North Northamptonshire Joint Core Strategy Consultation on Focused Changes  
– June 2015  
Date: 23 June 2015

Ref: North Northamptonshire Joint Core Strategy Pre-submission Consultation  
January 2015  
Date: 3 March 2015