



## **North Northamptonshire Joint Planning Committee Meeting (NNJPC)**

**Minutes: 26 April 2018 (Meeting held in public)**

**The Council Chamber, East Northamptonshire Council**

Present for all or part of the meeting:-

Councillor Julie Brookfield	Northamptonshire County Council
Councillor Anthony Dady	Corby Borough Council
Councillor Martin Griffiths	Borough Council of Wellingborough
Councillor David Jenney (Chairman)	East Northamptonshire Council
Councillor Isabel McNab	Corby Borough Council
Councillor Andy Mercer	Northamptonshire County Council
Councillor Steven North	East Northamptonshire Council
Councillor Andrew Scarborough	Borough Council of Wellingborough
Councillor Michael Tebbutt (Vice Chairman)	Kettering Borough Council

Also present for all or part of the meeting:

Sue Bateman	Senior Planning Officer, Borough Council of Wellingborough
Paul Bland	Head of Planning Services, East Northamptonshire Council
Barbel Gale	Democracy Officer, NCC (Minutes)
Rob Harbour	Head of Development Services, Kettering Borough Council
Simon James	Planning Policy Manager, NNJPDU
Andrew Longley	Head of the NNJPDU
Simon Richardson	Development Manager - Planning Policy, Kettering Borough Council
Paul Woods	Senior Planner, NNJPDU
Samuel Humphries	Planning Assistant, NNJPDU

### 07/18 Apologies and non-attendance

Apologies were received from the following members:

- Councillor David Brackenbury, East Northamptonshire Council;
- Councillor Mary Butcher, Corby Borough Council;
- Councillor Jon Paul Carr, Borough Council of Wellingborough
- Councillor Mick Scrimshaw, Kettering Borough Council;
- Councillor Jan Smith, Kettering Borough Council; and
- Councillor Malcolm Waters, Northamptonshire County Council

### 08/18 Declarations of interest by Councillors

There were none.



### 09/18 Minutes of the meeting held on 15 March 2018

It was proposed that section 05/18 Bedford Borough Local Plan 2035 (BBLP2035): Plan for submission consultation be amended to read as below. These amendments, shown in italics, more accurately reflect the local geographical knowledge of the area.

“Another member felt that the Parkway Station had to be in place before the first house was inhabited. The Planning Policy Manager, NNJPDU explained that they were seeking information on *proposed service provision* to the Parkway Station and are clear in the response that the station should not impact on North Northamptonshire rail services.

*It was noted that there was no link from Colworth westwards towards the A509. This is therefore likely to cause further congestion for residents seeking a route westwards to access other routes, including the A509. Traffic impacts around Podington were also noted.* The Planning Policy Manager, NNJPDU explained that members concerns regarding the *traffic impacts* could be noted however it all came down to the transport modelling.

A suggestion was made that improvements needed to be made to the A6 or to bypass Rushden to assist with the future delivery of NN housing in particular the Rushden SUE. It was felt that the proposal put the Rushden SUE in jeopardy and it was queried why a second railway *station* would be allocated when *there was a station* already allocated in the JCS. It was felt that the proposed link road from the A6 to the site should be completed up to Santa Pod to alleviate some of the traffic congestion.”

**RESOLVED that: the minutes of the North Northamptonshire Joint Planning Committee meeting held in public on 15 March 2018, including the proposed amendments were agreed.**

### 10/18 Joint Core Strategy (JCS) Review

At the invitation of the Chairman the Head of the NNJPDU introduced the report, copies of which had been circulated prior to the meeting, and made the following points:

- The report was to consider the process and potential timetable for reviewing and revising the North Northamptonshire JCS;
- Each Local Planning Authority (LPA) were required to produce, and keep an up-to-date Local Development Scheme (LDS);
- The North Northamptonshire JCS was adopted in July 2016;
- The Borough Council of Wellingborough were at the examination stage with their Part 2 Local Plan so this report was timely and would be passed to the inspector;



- National guidance indicated that it was a legal requirement to review a Local Plan every five years to determine whether it needed to be revised but a plan was not automatically out of date if it was older than 5 years;
- One of the key determinants of the need to revise the JCS related to the strategic context provided by the Cambridge-Milton Keynes-Oxford (C-MK-O) Corridor and the monitoring triggers in the JCS relating to housing delivery however the Government had yet to respond to the National Infrastructure Commission;
- It was proposed that a formal review of the need for, and scope of a revision of the JCS should be reported to the JPC in July 2019. The timetable and scope for the JCS revision will be dependent on the content of the strategic vision for the C-MK-O Corridor. If the vision provides a robust and tested spatial strategy, a streamlined review of the JCS could be undertaken with consultation on the scope of the JCS to be carried out in the winter of 2019, a publication plan consultation in autumn 2020, submission in spring 2021 and adoption in winter 2021;
- The Sustainable Urban Extensions (SUEs) trigger point of the SUE/s in a district/borough delivering less than 75% of the projected housing completions in three consecutive years was being monitored and it was felt that if this trigger point was met that this alone may not necessitate an immediate review; and
- It was noted that in the last three monitoring years the total housing completions for North Northamptonshire (NN) as a whole had exceeded the JCS requirements despite a lower-than-planned contribution from the SUEs.

Concern was expressed regarding the prospect of a JCS review. East Northamptonshire has delivered three years in a row on their housing numbers but it was tight between all the Council's. However if there was no infrastructure provided through a growth deal then it could lead to non-delivery of the housing numbers and other associated risks.

There was concern regarding how the changes to the local government structure in Northamptonshire, with the creation of unitary authorities, would affect this. The Head of the NNJPDU explained that a unitary authority would still be required to have a strategic plan, which was what the JCS was.

Monitoring of the JCS for the first three years would be completed in spring. The NNJPDU had received additional funding to work with local authorities on what actions could be taken forward to bring forward the development of small sites and the brownfield register.

There was a concern of potential duplication of work if unitary authorities were formed and it was queried if the review could be paused to consider the outcome of the Secretary of State's decision or would it continue. The Head of the NNJPDU explained that there was no danger of duplication of work and they were not rushing into a review. There was a need to get the Part 2 Local Plans in place therefore the earliest opportunity for a review to formally commence would be next summer. It



was queried what would happen if the unitary authorities did not want the Part 2 Local Plans. The Chairman explained that the potential effects of the creation of unitary authorities was speculation and was not for the Committee to manage because no one knew what the outcome would be at this point, therefore the Committee and the NNJPDU were required to continue with the work as it was.

It was questioned whether some areas are under-delivering significantly, the future of councils and how planning school places fits into this.

In response the Head of the NNJPDU explained that the breakdown of housing delivery for NN would be covered during the North Northamptonshire Authorities' Monitoring Report 2016/17 and they did work with colleagues at Northamptonshire County Council (NCC) regarding school place planning.

The Head of the NNJPDU explained the Government's proposal in the draft National Planning Policy Framework (NPPF) and the NNJPDU wanted to consider the control developers had over the housing supply through the growth deal.

Thanks was given to everyone involved with the Borough Council of Wellingborough's Part 2 Local Plan inspection. It was vital that the timescales proposed were adhered to irrespective of the possible changes to local government.

The Chairman asked the Committee to consider the recommendations. This was proposed by Councillor Tebbutt and seconded by Councillor Dady. Upon a vote of all in favour the recommendations were agreed as below:

**RESOLVED: that the North Northamptonshire Joint Planning Committee:**

- 1. Agreed that a review of the need for updating the JCS should be completed early in 2019/20, in the light of progress on the strategic vision for the C-MK-O Corridor and monitoring of the relevance and effectiveness of the adopted JCS in its first three years post-adoption;**
- 2. Noted the potential timescale for a revision of the JCS as set out in paragraph 4.4, recognising that this is heavily dependent upon the nature and timing of the strategic vision for the C-MK-O Corridor.**

11/18 Draft Revised National Planning Policy Framework

At the invitation of the Chairman the Planning Policy Manager, NNJPDU introduced the report, copies of which had been circulated prior to the meeting, and made the following points:

- The purpose of the report was to inform the Joint Planning Committee of the draft revised NPPF;
- The revised NPPF implements the Government's reforms to planning policy. It was published on 5<sup>th</sup> March 2018 and the consultation would close on 10 May 2018 and subject to the consultation the Government intended to publish a final NPPF before the summer;



- When developing the revised NPPF the Government states that it had incorporated proposals from previous consultations, changes to planning policy, the effect of case law and improvements to the text to increase coherence and reduce duplications;
- The Joint Planning Committee had considered and previously responded to a number of the consultations, more specifically the National Planning Policy, consultation on proposed changes at its meeting on 25 February 2016, the Housing White Paper at its meeting on 27 April 2017 and Planning for the right homes in the right places at its meeting on 7 November 2017;
- There were a number of proposals that had been taken forward by the Government within the revised draft NPPF despite concerns being expressed in consultation responses, notably to the Housing White Paper and Planning for the right homes in the right places;
- The Ministry of Housing, Communities and Local Government (MHCLG) and other planning agencies were holding information/training events in an effort to explain the intentions of the new policies;
- Given that the consultation still had a number of weeks to run, and understanding of the implications of the proposals was still evolving, officers were seeking delegated authority for a response to be submitted on behalf of the Joint Planning Committee;
- This response would be developed with officers from the partner local planning authorities and reflect the previous responses of the Joint Planning Committee alongside feedback from the Committee on the content of the report being considered at this meeting;
- It was clarified that where a proposal was previously consulted upon the report sought to reference it;

*Content of the draft revised NPPF – Chapter 3 Plan-making:*

- The proposals included that a new plan-making framework which as a minimum defined strategic priorities;
- Where more detailed issued needed addressing, local policies may be produced for inclusion in a local plan as set out in paragraph 18 of the Housing White Paper;

*Content of the draft revised NPPF – Transitional arrangements:*

- Transitional arrangements were proposed which would apply the previous Framework to the examining of plans which were submitted on or before the date which was six months from the publication of the new Framework; and

**Conclusion:**

- It was considered that the plan-making and delivery mechanisms that exist in NN would ensure that NN was well placed to respond to the requirements of the revised draft NPPF.

The Chairman explained that he and the Head of the NNJPDU along with other NNJPDU staff had attended the MHCLG conference and had found it useful.



In response the Planning Policy Manager, NNJPDU explained that when the standard methodology was applied, overall housing numbers were similar to those in the JCS and distribution was to be considered through the plan-making process. Consideration could be given to distributing the objectively assessed need (OAN) across the area. He clarified that they NNJPDU were working with local planning authorities on the implications and how to respond. He clarified that the response to the Housing White Paper included both the Joint Planning Committee and the Joint Delivery Committee's views.

The Chairman asked the Committee to consider the recommendations. This was proposed by Councillor Griffiths and seconded by Councillor North. Upon a vote of all in favour the recommendations were agreed as below:

**RESOLVED: that the North Northamptonshire Joint Planning Committee noted and provided feedback on the content of the report and gave the Head of the Joint Planning and Delivery Unit, in consultation with the Chairman, Vice Chairman and CPO Steering Group delegated authority to agree the Joint Committee's final response for submission.**

A copy of the response would also be sent to members once submitted.

#### 12/18 Authorities' Monitoring Report 2016/17

At the invitation of the Chairman the Senior Planner, NNJPDU introduced the report, copies of which had been circulated prior to the meeting, and made the following points:

- All local authorities were required to produce an Authorities' Monitoring Report (AMR);
- This was the first AMR to be undertaken against the new monitoring framework in the 2016 JCS;
- During 2016/17 2,108 net new homes were built across NN with the greatest amount being provided by East Northamptonshire and Kettering Borough;
- Regarding the delivery of affordable housing a number of settlements had no affordable completions in the monitoring year therefore corrective action was required;
- Regarding employment 27,344.5m<sup>2</sup> net of gross employment space was provided in NN with the most noticeable area of change being in relation to new B8, warehousing/logistics developments in East Northants, principally at Islip and Thrapston while development in the remaining use classes being relatively evenly spread;
- The main update regarding infrastructure was that Tresham College had merged with Bedford College Group with the new science, technology, engineering and maths (STEM) Centre in Wellingborough now no longer going ahead;



- The remaining updates covered updated cost assumptions associated with a number of road schemes;
- In conclusion, as with every AMR, performance would vary between years and there would be both positives and negatives; and
- Through future AMRs the implementation of the JCS would continue to be monitored with feedback provided accordingly.

Regarding the housing delivery it was noted that some authorities were not delivering the required amount and it was queried what dialogue was taking place to address this issue. The Senior Planner, NNJPDU explained that it was a long standing issue with the Sustainable Urban Extensions taking longer than planned to commence. The brownfield register had been published and Corby Borough Council were considering their local plans and there were various sources of supply that could come forward including the SUE's.

The Head of the NNJPDU explained that a buffer had been applied to the housing requirements therefore Corby Borough Council and the Borough Council of Wellingborough had more to build. While it was understood that logistics organisations were important it was felt that they should not be measured by the net floor space alone. The Senior Planner, NNJPDU explained that jobs growth would be included in the future.

The net and gross figures shown in table 3 of the report were queried because the figures for East Northants were both the same and Wellingborough had net minuses. The Senior Planner, NNJPDU explained that demolition to existing buildings that hadn't been replaced was the reason for the minus figures however the table would be revisited and recirculated to ensure the data shown was correct.

Regarding the proposal that a tour of some key completed sites could be undertaken in early summer, it was hoped that a date would be sourced.

Regarding the projects listed in appendix two, it was queried if contact had been made with NCC to ensure that the proposed funding was still available. The Senior Planner, NNJPDU explained that this was last discussed with NCC in September 2017. The Chairman suggest that this be reviewed and brought back to the next meeting.

It was felt that the slow progress with the SUEs was putting pressure on other locations to deliver the housing requirements and the bigger housing sites were not coming forward as planned. It was understood that a proportion of new houses were not new builds they were conversions which slanted the figures and it was queried if rental properties could be considered as part of the figures due to the increased demand. The Head of the NNJPDU explained that conversions are difficult to monitor however they could liaise with the local housing officers to see if any data was available.



It was felt that there was a need to ensure that NN got Government support to raise the revenue through the growth deal. It was felt that housing growth with the accompanying infrastructure should be a national priority.

The Chairman asked the Committee to consider the recommendations. This was proposed by Councillor North and seconded by Councillor Dady. Upon a vote of all in favour the recommendations were agreed as below:

**RESOLVED: that the North Northamptonshire Joint Planning Committee noted the content of the report and requested that a further report including a revision to table three around housing delivery would be brought back to the next meeting for further consideration.**

### 13/18 Leicestershire Strategic Growth Plan

At the invitation of the Chairman the Planning Policy Manager, NNJPDU introduced the report, copies of which had been circulated prior to the meeting, and made the following points:

- The Authorities of Leicestershire had prepared the draft Strategic Growth Plan for Leicester;
- The consultation commenced on 11 January 2018 and had a revised deadline of 10 May 2018, which had been extended from 5 April 2018;
- The Plan itself was non-statutory but it was intended to set the agreed strategy for the area to 2050 and to be delivered by the relevant Local Plans;
- The JPDU reviewed the Plan and did not identify any significant concerns that should be raised in its response;
- The JPDU felt that there were key strategic and cross boundary issues that should be referenced, particularly regarding connectivity, including the role of rail travel and a need for the Plan to recognise Green Infrastructure;
- An officer response to the Strategic Growth Plan which included input from the partner local planning authorities was submitted on 5 April 2018 and was set out at appendix 1 of the report;
- It was recommended that the Joint Planning Committee (JPC) endorsed the submitted response;
- The Strategic Plan outlined support for the reinstatement of plans for the electrification of the Midland Mainline north of Kettering, which was consistent with the JPC's response to the East Midlands Rail Franchise consultation in October 2017 as well as Policy 17 of the JCS;
- The Plan made no reference to Green Infrastructure which could be viewed as a missed opportunity given the strategic nature of the Green Infrastructure corridors;
- The Plan was non-statutory but was intended to be implemented through local planning authority plan making, it was important that it was underpinned with robust evidence and was sound overall, therefore ensuring the implications of the growth to 2050 were fully understood and capable of being implemented through local planning authority plan making;





- The JPDU had sought to respond positively to the Strategic Growth Plan and it was considered that recognition of the role of Green Infrastructure in the Plan would strengthen it; and
- The submitted response also recognised the importance of the Plan being based on robust evidence and sound.

The paragraph regarding connectivity and reinstatement of electrification of the Midland Mainline was endorsed. It was important that the A46 south/east of Leicester was dual carriageway and it was agreed that clarification on this would be sought. Regarding the electrification of the Midland Mainline it was felt that further consideration should be given to the signalling. The Planning Policy Manager, NNJPDU explained that the JPDU were supportive due to this supporting the delivery of Policy 17 of the JCS and signalling had been discussed previously.

The Chairman asked the Committee to consider the recommendations. This was proposed by Councillor Brookfield and seconded by Councillor North. Upon a vote of all in favour the recommendations were agreed as below:

**RESOLVED: that the North Northamptonshire Joint Planning Committee endorsed the submitted response to the Strategic Growth Plan for Leicester and Leicestershire: Consultation Draft Plan as set out in Appendix 1.**

#### 14/18 Urgent Items

There were no urgent items.

There being no further business the meeting concluded at 8.30pm.

Signed:

Date: