Local Plan Committee
Wednesday 4th August 2010 at 7.00pm
in Committee Room 1, Grosvenor House, Corby

Councillors present: Councillor Beattie (Chair)
Councillors McEwan, Heggs, Bromhall, Butcher & Howitt.

1. Apologies for Absence
Apologies for absence were received from Councillors Pengelly, Forshaw & Miller-Barton.

2. Declarations of Interest
Members were asked to declare any interest they might have in the business to be discussed and/or indicate whether these were prejudicial or non-prejudicial, the nature of the interest and whether they intend to participate in the relevant agenda item. Councillor Howitt declared a personal non prejudicial interest in Item 2 on the Agenda.

3. Minutes of Previous Meeting
RESOLVED that:
The minutes of the meeting held on 14th April 2010, copies of which had been circulated to Members, be received and taken as a correct record.

Members were asked to consider a report outlining the current position of the Northamptonshire Minerals and Waste Development Framework (MWDF) which would be the land use planning strategy for the county to 2026.

A number of key milestones had already been achieved recently, the adoption of the Core Strategy, submission of two site specific Development Plan Documents and proposed submission period for representations being held for the Control and Management of Development DPD.

Corby Borough Council had responded to numerous consultations during the development of the MWDF and at a previous meeting Members of the Local Plan Committee had strongly objected to the Locations for Waste Development DPD.

The MWDF Core Strategy was adopted in May 2010 and was the main component of the MWDF, setting out the development strategy by outlining the provision required to 2026. There were no proposed mineral extraction sites within the Corby Borough. In terms of waste management the core strategy indicated the facilities required to meet the indicative capacity gaps that would arise by 2026.

Although the DPD was a site allocation plan, the Locations of Waste Development DPD did not identify every waste management site required up to 2026 as this would not allow enough flexibility. It was assumed that beyond specific sites allocated in the DPD, sites would come forward through the planning applications process.

Policies within the DPD define sites under the following headings:-

- Integrated waste management facilities
- sites for waste management use in or adjacent to urban areas and
- Industrial area locations for waste management uses

Following conclusion of the examinations into the Core Strategy element of the MWDF the documents had been submitted to the Secretary of State in March 2010. The documents would be examined for compliance with statutory requirements and soundness by and independent Inspector appointed by the Planning Inspectorate, in undertaking the task the Inspector would have particular regard to Corby Borough Councils representations made last
winter. As part of the consideration of the documents there would be a public hearing process and it was anticipated that this would start in October 2010. As Corby submitted objections to the Locations for Waste Development DPD, Corby would be invited to attend the public hearing sessions.

The Control and Management of Development DPD was published for public consultation from May 27th 2010 for 8 weeks and contained the policies for control and management of impact on minerals and waste development within the County. From these policies the County Council would determine future minerals and waste applications within Northamptonshire. as the consultation for this document was to establish legal compliance and soundness it was decided that no comments were required in relation to the DPD.

Members were concerned about the amount of waste that may be brought in from outside the given radius. and the amount of site allocated to Corby. Officers explained that since the report was written Inspectors had identified the undue concentration in Corby and Officers had been invited to attend the public hearing. Councillor McEwan said that the waste would be specific e.g. the old Quebecor unit was now recycling plastics only.

**RESOLVED that:-**

progress be noted of the Northamptonshire MWDF and agree the opportunity to sustain objections at the Locations for Waste Development DPD public examination.

5. **Site Specific Allocations Development Plan Document – Update on Progress**

The report updated Members on the progress of the Site Specific Allocations DPD; previously Members had considered the timetable and progress made to date and this further report included progress made since December 2009.

The Site Specific Allocations DPD was a key document for Corby’s Local Development Framework and would include land allocations for development and detailed policies for the management of development. It had been expected that the document would be published again for public consultation in April 2010; however, this work had been held up due to the requirement to complete key technical studies including the Strategic Flood Risk Assessment.

Given that it had been eleven months since the DPD was published for consultation it was necessary to undertake a rigorous assessment to meet the Government requirements and ensure that the evidence remained up to date.

Assessment of Potential Employment sites for Corby would need to be updated; this would need to be revised in light of recommendations of the Sustainability Appraisal Report, work on this would be completed once the SFRA findings were available as it could impact on the sites selected for development.

With regard to ‘Housing’ the existing documents revealed that much of the information remained relevant. One part of the evidence that would need to be revised was the Assessment of Potential Housing Sites for Corby; work on this would be completed once the findings of the SFRA were available as this could impact on sites selected for development.

The existing studies for Villages and Rural Areas remained relevant and no new evidence had come forward since the public consultation.

A review of the Town Centre and Retail documents revealed that the information largely remained the same, e.g. the LDF Background Paper – Redefining the Primary Shopping Area and Shopping Frontage Designation was based on an analysis of retail units in the town centre and that had not been subject to significant change.

A partial review of the Green Infrastructure, Open Space, Sport and Recreational Facilities had been carried out by Genesis Consulting on behalf of the Council with a recommendation that beyond the completion of the Site specific Allocations DPD work would be required to update the evidence base, such as meeting the requirement for playing pitch strategy. The Council would therefore procure specialist consultants to support Culture & Leisure Staff and Planning in completing a comprehensive Strategic Sports Strategy.
Existing documents for Community Facilities, Services and Infrastructure had been reviewed and largely remain relevant e.g. Transport Strategy for Growth set out the need to reduce congestion and recommended a series of transport improvements.

The existing Master Plan for the Kingswood Area Specific Proposals remained relevant and no new evidence had come forward since the Site Specific Allocations DPD had been subject to public consultation.

It was concluded that good progress on the production of the site Specific allocations DPD which formed a key part of the Local Development Framework was being made. A review of the evidence base had been undertaken to ensure the plan remained founded on up to date and appropriate evidence.

A number of new studies would be available before the next iteration of the document and these should be reviewed and embedded in the DPD.

Members asked if the Council had enough Traveller sites and were assured that the sites provided were within guidelines.

**RESOLVED that:**

progress be noted on the Site Specific Allocations DPD and in particular the nature and extent of background evidence collected to date or in the process of preparation.

6. **North Northamptonshire Strategic Sports Facilities Framework**

The report was to inform Members of the North Northamptonshire Strategic Sports Facilities Framework and how it informed the development of the Corby Site Specific Allocations DPD.

Northoft Partnerships had been appointed in December 2008 by the JPU and Northamptonshire Sport to undertake a Sports Facilities Framework for North Northamptonshire.

The Framework would build on the sports and leisure strategies of local authorities and focus on key sports in the area including:

- Athletics tracks
- Dedicated Gymnastics venues
- Health & Fitness facilities
- Indoor Tennis
- Swimming pools
- Cycling provision
- Golf Driving Ranges
- Indoor Bowls
- Sports Halls
- Synthetic Turf Pitches

Within Corby the requirements had been calculated up to 2021 and included:

- Sports Halls – 21 courts
- Indoor Bowls – 6 rink indoor bowls centre
- Health & Fitness – 206 stations

For North Northants overall the following requirements had been calculated up to 2021:

- Squash – 1 six court venue
- Cycling – one closed road cycle track
- Gymnastics – dedicated gymnastics centre incorporating rhythmic gymnastics competition venue

Existing facilities which should be designated ‘CSP Plus’ within Corby include:

- East Midlands International Pool and
Adrenaline Alley

The emerging Corby Borough Site Specific Allocations DPD allowed for the provision of additional sports facilities as a result of on or off site development contributions. The document did not allocate specific sites for sports facilities development as it was anticipated these sites would be developed on a case by case basis as the population increases. Corby Borough Council Culture and Leisure department did not currently have a local sports facilities strategy to identify requirements within the Borough; therefore the NN SSFF could assist with the application of the DPD (i.e. development contribution discussions to determine the sports facilities required) and subsequent Supplementary Planning Documents such as the Developer Contributions SPD being prepared by the Joint Planning Unit.

Culture and Leisure had noted it was important to recognise that the NN SSFF identified requirements for larger scale facilities as this was a strategic North Northamptonshire document. The study should not be recognised as a stand alone document to determine sports facility requirements in the Borough as there may be a greater need for smaller/localised facilities which were not considered in this framework. Work to update the Corby Sports Development Strategy was anticipated to commence in October 2010 and would implement the findings of the NN SSFF, alongside identifying smaller scale/local sports requirements. Once the Sports Development Strategy had been completed, it might become evident that allocations for sports facilities were required in future reviews of LDF documents.

The NN SSFF was considered to be a robust study based on national standards, best practice and had reflected where possible the future aspirations of the National Governing Bodies.

RESOLVED that:-

Members note the findings of the North Northamptonshire Strategic Sports Facilities Framework and how it will inform the development of the Local Development Framework.

7. Changes to Planning Policy Statement 3 ‘Housing’

A report was brought to Committee advising on the changes made to Planning Policy Statement 3 ‘Housing’.

The Government announced the reissue of PPS3 on the 9th June 2010, it contained the following amendments to take place with immediate effect:-

- the definition of Previously Developed Land in Annex B of PPS3 now excludes private residential gardens; and
- the national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47

These were the only changes in PPS 3 ‘Housing’, all other parts remained unchanged. The reissue was a material planning consideration and the Council was required to determine planning applications in accordance with the development plan ‘unless material considerations indicate otherwise’.

The amendments would need to be reflected in the review of the Core Spatial Strategy and subsidiary Local Development Documents.

RESOLVED that:-

Members note the changes to PPS3 and the comments as set out in the report.

8. The Northamptonshire ARC Consultation

The purpose of the report was to bring the concept of the Northamptonshire ARC to Committees attention in advance of a seminar for all Members. It reviewed the consultation document and offered initial officer observations on the document.

The consultation document explained that the purpose of the ARC was to provide an overall spatial concept to guide Northamptonshire County Councils future planning and investment in the county and to help support planning and policy framework documents prepared by the Borough and District Councils.
In spatial terms the ARC represented a broad corridor running approximately south west to north east from Northampton. Under spatial aspirations the consultation document stated that ‘Corby will be recognised for its strengths in manufacturing and in sports provision and as a role model for successful regeneration and growth’.

A series of strategic priorities and projects would then be identified which would flow from, reflect and will help deliver those outcomes. The report went on to consider a number of the most significant Strategic Priorities and Infrastructure Proposals.

Officer’s observations on the Northamptonshire ARC were appended to the report and Members of the Committee were asked to focus on a number of key issues:-

- The principal of the Northamptonshire Arc is broadly supported;
- The relationship to the suite of statutory spatial planning documents being prepared as part of the LDF requires further clarification;
- The spatial extent of the Northamptonshire Arc should encompass the planned urban extension to the west of Corby;
- Spatial aspirations for Corby should reflect issues emerging through the review of the Core Spatial Strategy, such as opportunities to capitalise on green technology, high performance engineering and logistics;
- It is important that the Arc provides for the evolution of Corby into a complementary regional economic centre to Northampton;
- Opportunities exist for true national leadership in climate change and biodiversity; and
- The Strategic Projects and Infrastructure Proposals generally align with the LDF. A few changes would appear to be desirable, either to adjust emphasis or add some additional relevant items e.g. Rockingham Motor Speedway and Corby Walk; these are noted in Appendix A to the report.

It was recognised that these were Officer Observations until Members had been given the opportunity to fully debate the Northamptonshire ARC. A seminar had been arranged for the 10 August 2010.

RESOLVED that:-

delegated authority be given to the Corporate Director (Operations) in consultation with the Chair of Local Plan Committee to submit a response following the Members Seminar.

9. Close of Meeting

The meeting closed at 8.10pm.