

## **Local Plan Committee**

**Wednesday 20<sup>th</sup> June 2018 at 7.00pm**

*in the Council Chamber*, The Cube, Corby

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**Councillors present:** Councillors Dady, Beeby, Goult, Cassidy, McNab and Caine

### **1. Apologies for Absence**

Apologies for absence were received from Councillors Keane. Councillor Ferguson substituted.

### **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. No declarations were made.

### **3. Minutes of Previous Meeting**

Members were asked to approve the minutes of the Local Plan meeting held on 2 May 2018 copies of which had been circulated.

#### **RESOLVED that:**

The minutes of the meeting held on 2 May 2018, copies of which had been circulated to Members, be agreed as a correct record.

### **4. Part 2 Local Plan for Corby**

The Principal Planning Officer (Local Plan) presented a report on the Emerging Draft Part 2 Local Plan as a basis for public consultation.

Preparation for the Part 2 Local Plan had followed a number of prescribed stages to ensure that the community and other stakeholders were fully engaged in the process and that its content was based on robust evidence, testing of alternatives and external examination by an inspector.

The Local Development Scheme (LDS) set out a timetable for the preparation of the Part 2 Local Plan for Corby, it would be reviewed regularly to keep it up to date. It should be noted that there were a number of uncertainties associated with the programme, not least the level and complexity of representations and the length of time to process these.

The final document would be desk top published to make the plan easier to read following consideration by Members.

Chapters in the Draft Local Plan included:

- Vision and Outcomes
- Securing Infrastructure and Services
- Green Infrastructure Network
- Delivering Economic Prosperity
- Delivering Housing
- Villages and Rural Areas
- Town Centre and Town Centre Uses

Officers had made significant progress in developing an evidence base to support the Part 2 Local Plan but additional work would be needed during the and after the consultation period on a number of supporting documents in preparation for the next version of the Part 2 Local Plan.

Members asked whether the Document would be useable once the unitary authorities were in place, the officer responded by saying that the document would be adopted and so would be used and some allocations once agreed could not be changed.

Members also asked if Policy 8 was open to challenge, the officer said this Policy had already been adopted and the Secretary of State had allowed it to be kept.

**RESOLVED that:**

It is recommended that the Part 2 Local Plan: Emerging Draft Options Consultation is approved for public consultation under Regulation 18 of the Town and Country Planning Development Plan Regulations.

That the Planning Manager be authorised, in consultation with the Chair of the Local Plan Committee, to make such minor alterations to the document.

Agree to the LDS being updated and published to reflect the timescales set out in this paper.

**5. Self Build and Custom Housebuilding**

The report provided an overview of the Authorities responsibilities with regard to provision of custom and self build housing and update Members on the progress of complying with the legislation, Members were being asked to agree the splitting of the register into two parts and those applicants were notified accordingly.

The inclusion of a financial resources test was considered a positive addition to the register it afforded the Council control over who was able to be placed on the first part of the register. In assessing whether an applicant had sufficient resources to purchase land for their own self build and custom house building project it was proposed to introduce the following eligibility criteria:

- Identifying in approximate terms the amount of land that would-be needed to accommodate the size of property they are looking for in the area they are interested
- Indicating the approximate costs of such a site on the open market and evidencing this by way of examples of recent comparable market sites within the Borough or a confirmation letter from a Registered Valuer;
- Evidencing how they intend to fund the project

It had been considered appropriate to have a Local Connection Test and for consistency it had been proposed adopting the same local connections test utilised by the Councils Housing Allocations Policy.

Self build housing was one means of delivering much needed homes; it would not make a major contribution, it was a statutory requirement placed on Local Authorities to keep a register of interested parties and provide the requisite number of serviced plots.

The imposition of a fee was not considered necessary and could act as a deterrent for people to be entered on or remain on the register.

Members wanted to know if there would be a change to the criteria when the UK left the EU, officers thought there would likely be changes and an amendment to the Act, the Principal Planning Officer would write to Government for clarification.

Members asked about the Local Area Connection Test, Keyways works along with Kettering and Wellingborough, would CBC be using the exact criteria? Officers explained that the criteria would be amended to cover just Corby.

**RESOLVED that:**

- **Financial Resources** – It is recommended that the Council adopts a criterion whereby applicants will need to demonstrate that they have sufficient financial resources to purchase plots for self build and custom house-building.
- **Local Area Connections** – It is recommended that the Council adopts a local area connection criterion requiring an applicant to demonstrate any of the criteria set out in the Councils Housing Allocation Policy.
- **Review of Register** – It is recommended that, subject to the additional criteria being adopted, the current register be reviewed to ensure compliance with the criteria for entry onto the register. This would involve contacting each person on the register to obtain information to determine whether they should continue to remain on Part1, be moved to Part 2 or removed altogether

- **Local Plan** – It is recommended that a policy is introduced as an option within the Part 2 Local Plan for consultation.
- **Fee** – It is recommended that no fee is charged to enter or remain on the register

**6. Close of Meeting**

The meeting closed at 7.46 pm.