
Part 2 Local Plan for Corby – Update Report

SYNOPSIS

To inform members on the progress made in preparing the Part 2 Local Plan and to provide an update on Government Planning policy and regulations

1. Introduction

- 1.1 This report provides an overview of progress on the Part 2 Local Plan and other key areas of work since last reported to Members on 10th January 2018. It also outlines forthcoming changes to planning legislation.

2. Part 2 Local Plan Update

- 2.1 The Part 2 Local Plan for Corby was formally commenced in November 2016, with the Regulation 18 public consultation. The outcome of this consultation was reported to the 8th March 2017 meeting of this Committee. Since then emphasis has been on the development of the Emerging Draft Local Plan and preparation of a comprehensive evidence base.

- 2.2 Key pieces of evidence that have been progressed since reporting to Members in January 2018 are set out below:

- **Employment Land Assessment** will establish the supply and demand for employment land in the Borough. The work is nearing completion and a meeting was held with the Joint Planning and Delivery Unit on 19th January 2018 to discuss the draft findings. Corby Borough Council is finalising the outstanding tasks to complete the work with consultants PBA who undertook a market assessment of employment sites to support the Assessment.
- **Rural Housing Needs Surveys** were completed by Midlands Rural Housing on behalf of Corby Borough Council during October and November 2017. Draft reports have been sent to the relevant Parish Councils and Neighbourhood Plan Groups for their comments.
- **Site Selection Methodology Paper** continues to be progressed to provide a robust and consistent assessment of potential residential development sites. Officers from Environmental Health have commenced work around contamination and site stability to complete site assessments.
- **Strategic Flood Risk Assessment** is being updated in partnership with Northamptonshire County Council to demonstrate that the council has taken into account the flood risk. A first draft is expected in early March 2018.
- **Gypsy and Traveller Accommodation Assessment** will be updated to provide a robust assessment of current and future need for gypsy, traveller and travelling showpeople accommodation. Procurement is being led by Kettering Borough Council on behalf of the North Northamptonshire authorities. An invitation to quote was published on 12th February 2018.

Other Plan Related Work

- **Sustainability Appraisal and Habitats Regulations Assessment** will be prepared and updated at each stage of the plan-making process. Following a tender process consultants AECOM were selected to undertake the work. The inception meeting was held on 25th January 2018. A progress meeting was held on 19th February 2018.

- **Local Plan Software** is being supplied by INOVEM for an initial two year period. It is anticipated that the consultation and publication software platform will be launched in March to initially support the Gretton and Great Oakley Conservation Area Appraisal and Management Plan SPD public consultations.
- **Gretton Neighbourhood Plan** is being supported by advice and mapping work to support a consultation event taking place in March.
- **North Northamptonshire Place Shaping SPD** – A revised timetable for the production of the SPD indicates that a report will be taken to the Joint Planning Committee on 26th April 2018 to endorse a draft document for six weeks public consultation. A report will be taken to the next Local Plan Committee meeting on 2nd June 2018.

3. Letter from Chief Planning Officer

- 3.1 On 30th January 2018 The Chief Planning Officer at the Ministry of Housing, Communities & Local Government (MHCLG) wrote to all Chief Planning Officer outlining the key changes to planning legislation and regulations to take place prior to the summer.

NPPF timetable update

- **MHCLG are currently revising the NPPF** in order to implement our planning reform package from the Housing White Paper, the Planning for the right homes in the right places consultation and the announcements at Autumn Budget. A draft revised NPPF will be published before Easter. This will consult on both new policies from the Budget, and the text of the Framework, to make sure the wording is clear, consistent and well-understood. The intention is to publish a final revised Framework in the summer.

Local Housing Need transitional arrangements

- The **Planning for the right homes in the right places consultation** in September set out a number of proposals to reform the planning system to increase the supply of new homes and increase local authority capacity to manage growth. MHCLG now require local authorities to use the new standardised method for calculating local authority housing need in any plans submitted before the final revised NPPF is published.

Community Infrastructure Levy Regulations

- On the 24th January, Parliament considered regulations amending Regulation 128A of the **Community Infrastructure Levy Regulations**. Subject to final parliamentary approval, these regulations are expected to be formally made and come into force in February 2018. During consideration, Dominic Raab, Minister for Housing and Planning, made clear that the amendment was intended to provide legal certainty in line with the Government's original policy intent.

Consultation on pre-commencement regulations

- A consultation exercise which ran from 30th January to 27th February 2018 sought views on proposed regulations (Draft Town and Country Planning (Pre-commencement Conditions) Regulations 2018) which when brought into force would amend section S100ZA of the Town and Country Planning Act 1990 to prohibit the imposition of a **pre-commencement condition on a grant of planning permission** without the written agreement of the applicant. The proposed regulations would exempt local planning authorities from the requirement to obtain the written agreement of an applicant before imposing a pre-commencement condition on a grant of planning permission. An announcement is expected shortly.

Statements of Community Involvement

- New arrangements for the production of **Statements of Community Involvement**, which set out policies for involving communities and other interested parties in the preliminary stages of plan-making, will come into force on 31st July 2018. To avoid

slowing down emerging plans, this requirement applies only to development plan documents that have not yet complied with Regulation 18(1) of the Town and Country Planning (Local Planning)(England) Regulations 2012 before 31st July 2018. To meet this requirement in North Northamptonshire the Joint Planning & Delivery Unit will be co-ordinating an update of the 2013 Statement of Community Involvement on behalf of the four planning authorities.

Plan making regulations

- The Local Plan Regulations and associated commencement regulations have been approved by Parliament. Regulation 22 (submission of documents and information to the Secretary of State) of the Town and Country Planning (Local Planning) (England) Regulation 2012 has been amended so that **local authorities may submit either a digital or paper copy of Plans.**

Neighbourhood Planning

- Following the laying of statutory instruments in December and commencement regulations made in January, further **neighbourhood planning reforms** commenced on 31st January 2018. These reforms introduced new streamlined procedures for modifying neighbourhood plans and areas. They also change the procedures for notifying neighbourhood planning groups about planning applications in their area.

4. Options to be considered (if any)

Not to update Members on the progress made in preparing the Part 2 Local Plan or on Government planning policy and regulations.

5. Issues to be taken into account:-

Policy Priorities

The statutory development plan for the Borough forms a part of the Borough Council's overarching policy framework. It has potentially wide-ranging policy implications beyond the field of spatial planning. There will be a need for positive interaction between the Plan, and other plans and strategies of the Borough Council (and other stakeholders) to ensure that a consistent and holistic approach is adopted.

Changes to Government planning policy and regulations have implications for a number of Objectives of the Council's Corporate Plan including Objective 1 (Promoting Healthier, Safer and Stronger Communities), Objective 2 (Regeneration and Economic Growth) and Objective 5 (Environment and Climate Change).

Financial

Members of the One Corby Policy Committee agreed a three year budget to support the delivery of the Part 2 Local Plan on 29th November 2016.

While there may be costs in complying with new planning regulations it is anticipated that these can be absorbed within existing budgets.

Legal

Preparation of a local plan is a statutory duty upon every Local Planning Authority. Local plans are prepared within the framework set out by the Planning and Compulsory Purchase Act 2004, as amended by the Localism Act 2011. Once adopted, the Local Plan will become part of the statutory Development Plan. Section 38(6) of the act requires planning decisions to be made in accordance with the plan unless material considerations indicate otherwise.

Revised Government guidance will result in a revised NPPF; and amend the Community Infrastructure Levy Regulations; part S100ZA of the Town and Country Planning Act 1990; and Regulation 22 of the Town and Country Planning (Local Planning)(England) Regulation 2012.

Performance Information

None directly linked to this report.

Best Value

None directly linked to this report.

Human Rights

It is intended that the new Local Plan, and the process of preparing it, should be inclusive and respectful of human rights. The adopted Statement of Community Involvement spells out the rights that the public have to engage with the plan-making process. Implications are (directly or indirectly) considered.

There are not expected to be any specific human rights implications resulting from revisions to Government guidance.

Equalities and Sustainability

The Local Plan will address a wide range of economic, social and environmental considerations with particular regard to identifying and addressing the needs of groups within the community with specific/additional needs. The Local Plan will be accompanied by a Sustainability Appraisal which includes an equalities and sustainability assessment.

There are not expected to be any specific equalities and sustainability implications resulting from revisions to Government guidance.

Risk Management

A risk assessment of the Part 2 Local Plan has been undertaken. As far as possible control measures have been put in place to minimise these risks, including regular project meetings where risk is reviewed.

The risks associated with not implementing revised Government guidance include the Part 2 Local Plan being found unsound at Public Examination and planning permission being granted on appeal. It is therefore proposed to regularly review any changes to guidance and regulations to ensure compliance.

6. Recommendation

That Members note current progress with plan making and revisions to Government planning guidance and regulations.

Background Papers

Local Plan Committee, 10th January 2018

<https://www.corby.gov.uk/sites/default/files/Part%20%20Local%20Plan%20for%20Corby%20-%20Update.pdf>

One Corby Policy Committee, 29th November 2016

<https://www.corby.gov.uk/sites/default/files/Part%20%20Local%20Plan%20for%20Corby.pdf>

Housing White Paper

<https://www.gov.uk/government/publications/fixing-our-broken-housing-market>

Planning for the right homes in the right places

<https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

Autumn Budget

<https://www.gov.uk/government/publications/autumn-budget-2017-documents/autumn-budget-2017#housing>

The Community Infrastructure Levy (Amendment) Regulations 2018

<http://www.legislation.gov.uk/ukdsi/2018/9780111163030>

Consultation on pre-commencement regulations

<https://www.gov.uk/government/consultations/improving-the-use-of-planning-conditions-consultation-on-draft-regulations>

Local Plan Regulations

<http://www.legislation.gov.uk/uksi/2017/1244/contents/made>

Local Plan commencement regulations

<http://www.legislation.gov.uk/uksi/2018/38/contents/made>

Arrangements for Statements of Community Involvement

[https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/670593/Chief Planner Newsletter - December 2017.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/670593/Chief_Planner_Newsletter_-_December_2017.pdf)

Neighbourhood planning reforms

<http://www.legislation.gov.uk/uksi/2017/1243/contents/made>

<http://www.legislation.gov.uk/uksi/2018/38/contents/made>

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