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**Part 2 Local Plan for Corby - Programme Highlights Report**

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**SYNOPSIS**

To inform members on the progress made in preparing the Part 2 Local Plan for Corby and some other key areas of work being undertaken

**1. Introduction**

- 1.1 The purpose of this report is to update Members of progress made on preparing the Part 2 Local Plan for Corby and some other key areas of work being undertaken.

**2. DETAILS**

**Part 2 Local Plan for Corby**

- 2.1 The attached Programme Highlight Report is the first highlight report provided since the Local Plan Committee approved the programme and timetable for the preparation of the Part 2 Local Plan in August 2016. It shows that the project has an overall green status meaning that things are on track and going to plan. In summary the Highlight Report shows that:
- 2.2 Good progress continues to be made against key milestones:
- Public consultation on the first stage of the Part 2 Local Plan for Corby was carried out between 7<sup>th</sup> November and 20<sup>th</sup> December 2016.
  - The Council received a total of 46 responses to the consultation, making nearly 500 separate representations (a representation is each different comment that is made in a response. A response can contain more than one representation)
  - There are a number of pieces of work underway, or shortly to be commissioned to support the Local Plan. Further detailed investigation of some matters may also be required as the analysis of consultation responses progresses.
- 2.3 The report highlights an area of risk in relation to staffing in the Local Plans team. The team is currently operating at 60% capacity as a result of maternity leave and the resignation of the Planning Technician. An advertising campaign is currently underway to recruit staff.

**North Northamptonshire Place Shaping Supplementary Planning Document**

- 2.4 The Joint Planning Unit for North Northamptonshire are currently preparing a Place Shaping Supplementary Planning Document or SPD. It will specifically supplement the place shaping principles within Policy 8 of the Joint Core Strategy but also take forward other policies that relate to place making and design within the Joint Core Strategy. The intention is to produce a 'standard' SPD, which will be formally adopted, but also embed this within a Place Shaping website, the purpose of which will be to guide developers through the process to ensure that they meet policy

requirements, and demonstrate that in their Design and Access statements. The benefit of the website is that it can evolve and become a useful signpost to new information in the area.

- 2.5 The Joint Planning Unit has carried out various consultations with key stakeholders and members during the initial preparation of the document. Most recently this involved a member workshop following the Joint Planning Committee on 24<sup>th</sup> January 2017. Preparation of the draft SPD remains on track to be reported to the Joint Committee in April 2017 to be endorsed for public consultation before being brought back to a future Local Plan Committee meeting.

### **Neighbourhood Planning**

- 2.6 Weldon Parish Council made an application to the council for the parish to be designated a 'neighbourhood area' for the purposes of neighbourhood planning. The council has a duty to invite the public's comments on the appropriateness of the area, before a formal designation can be made. This consultation currently runs until Friday 24<sup>th</sup> February 2017.

### **Planning Obligations Supplementary Planning Document**

- 2.7 The SPD is being produced to explain the Council's approach to using planning obligations when considering planning applications for development in the Borough. Initial, informal, consultation has already been undertaken during January and February 2017. Progress in respect to the SPD is the subject of a separate report on the agenda.

### **Housing White Paper**

- 2.8 The Government's housing white paper '[Fixing our broken housing market](#)' was published on 7<sup>th</sup> February 2017. The contents are wide-ranging, covering plan making, planning permissions, measures to encourage the implementation of permissions and proposals for changes in the rental sector.
- 2.9 Responses to the consultation proposals in the housing white paper must be provided by 2<sup>nd</sup> May 2017.
- 2.10 Key measures relating to the preparation of the Local Plan appear in the first two sections of the document, 'Planning for the right homes in the right places', and 'Building Homes Faster'. These are discussed below together with other key areas of interest.

### Ensure plans are in place, review every five years

- 2.11 The White Paper says that the Government will, when necessary, intervene to ensure that plans are put in place, so that communities in the areas affected are not disadvantaged by unplanned growth. It will also set out in regulations a requirement for Local Plans to be reviewed at least once every five years.

### Statement of Common Ground

- 2.12 Authorities will be expected to prepare a Statement of Common Ground, setting out how they will work together to meet housing requirements and other issues that cut across authority boundaries.

### Soundness Test

- 2.13 The Government is proposing to amend the test for assessing whether a plan is "sound". The Annex explains that this change could mean less stringent requirements upon the evidence base and that plans propose 'an' appropriate

strategy as opposed to ‘the most’ appropriate strategy, when assessed against reasonable alternatives.

#### Assessing Housing Requirements

- 2.14 The Government will consult on options for introducing a standardised approach to assessing housing requirements.

#### Transparency of land ownership

- 2.15 The Government wants the ownership of land to be more freely available. It will consult on improving the transparency of contractual arrangements used to control land and how the Land Register can provide a ‘clear line of sight’ across piece of land setting out who owns, controls or has interest in it.

#### Public Sector Land

- 2.16 The White Paper supports more homes on public sector land by launching a new £45m Land Release Fund and ensuring that authorities can dispose of land with the benefit of planning permission granted to themselves (currently restrained by legislation which prevents third parties being able to rely on such consent). Further consultation is planned to extend authorities flexibility to dispose of land.

#### Brownfield land

- 2.17 The White Paper seeks to maximise the contribution from brownfield land and surplus public sector land. It states that amendments to the National Planning Policy Framework will attach ‘great weight’ to the value of using suitable brownfield land within settlements for homes unless there are clear and specific reasons to the contrary.

#### Small and Medium Sized Sites

- 2.18 The National Planning Policy Framework will be amended to expect Local Plans to contain policies that support the development of small ‘windfall sites’ and an indication that great weight should be given to using small undeveloped sites within settlements for homes.

#### Neighbourhood Planning

- 2.19 The White Paper proposes to support neighbourhood planning, through more funding being made available and proposed changes to the National Planning Policy Framework to make it easier for communities to prepare them.

#### New settlements

- 2.20 The White Paper proposes to bring back New Town Development Corporations. These bodies delivered significant number of homes in the 1950’s to 1980’s in places such as Corby and Milton Keynes.

#### Design

- 2.21 The Paper proposes to improve the approach to design through changes to the National Planning Policy Framework, including a requirement for local and neighbourhood plans to set out “clear design expectations”. The Paper also proposes to recognise the value of a widely accepted design standard such as ‘Building for Life’<sup>1</sup>.

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<sup>1</sup> [www.designcouncil.org.uk](http://www.designcouncil.org.uk)

### Using land more efficiently

- 2.22 The White Paper also focuses on the efficient use of land for development. It proposes to amend the National Planning Policy Framework so that plans and individual developments avoid low density housing and “address the particular scope” for higher density housing in urban locations that are well served by public transport.

### Five Year Housing Land Supply

- 2.23 The Government proposes to amend the National Planning Policy Framework to give authorities the option to have their housing land supply agreed on an annual basis and then fixed for a one year period. The Government proposes to issue new guidance on the calculation of five year supply and there is a proposal that the assessment would be published, consulted upon, and then examined by the Planning Inspector before being adopted.

### Housing Delivery Test

- 2.24 A new policy making presumption in favour of sustainable development (i.e. granting planning permission) take effect if delivery of housing falls below specified percentages of the local authorities assessed housing requirements.

## **3. Options to be considered (if any)**

This is an information report for the Committee so there are no alternative options

## **4. Issues to be taken into account**

### ***Policy Priorities***

The statutory development plan for the Borough forms a part of the Borough Council’s over-arching 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

### ***Financial***

Budget to support the preparation of the Part 2 Local Plan for Corby agreed at One Corby Policy Committee on 29<sup>th</sup> November 2016.

### ***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

### ***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 through the preparation of Sustainability Appraisal and Equalities Impact Assessment

### ***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 equalities and sustainability assessment.

### ***Risk Management***

There are no specific risks arising from this information report.

## **5. Recommendation**

That Members note current progress with plan making and proposed changes to national policy.

### **Background Papers**

Nil

### **Officer to Contact**

Terry Begley  
Principal Planner  
01536 463185

## Appendix 1 – Highlight Report

| <b>HIGHLIGHT REPORT – PART 2 LOCAL PLAN FOR CORBY</b> |   |  |                                |
|---|---|--|--------------------------------|
| <b>Report Period From:</b>                            | 24 <sup>th</sup> August 2016  | <b>Report Period To:</b>   | 20 <sup>th</sup> February 2017 |
| <b>Project Manager</b>                                | Terry Begley  |  |                                |
| <b>Project Status Summary</b>                         | <b>GREEN</b>  | <b>Project Status (Green, Amber, Red)</b><br>Red: Most dates/deliverables not to target<br>Amber: Some dates/deliverables not to target<br>Green: All dates/deliverables on target |                                |
| <b>Timetable Status:</b>                              |   |  |                                |
| <b>Milestone</b>                                      | <b>Baseline</b>   | <b>Forecast/Actual</b>   |                                |
| Regulation 18 consultation                            | November/December 2016  | November/December 2016   |                                |
| Emerging Draft consultation                           | December 2017/January 2018  | December 2017/January 2018   |                                |
| Pre-Submission publication                            | October/November 2018   | October/November 2018  |                                |
| Submission of Local Plan                              | June 2019   | June 2019  |                                |
| Pre-Examination Meeting                               | July 2019   | July 2019  |                                |
| Independent Examination                               | August 2019   | August 2019  |                                |
| Receive Inspectors Report                             | November 2019   | November 2019  |                                |
| Adoption  | December 2019   | December 2019  |                                |
| <b>Progress this Period:</b>                          | <p><b>Part 2 Local Plan for Corby</b></p> <ul style="list-style-type: none"> <li>▪ Local Plan Committee approved the scoping document for the purposes of consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulation 2012 (as amended).</li> <li>▪ Consultation activities to publicise the publication of the Regulation 18 document and supporting material undertaken between 7<sup>th</sup> November and 20<sup>th</sup> December 2016.</li> <li>▪ The Council received representations from 46 individuals, organisations and statutory bodies. In total, nearly 500 individual points and issues were raised.</li> <li>▪ Officers are currently analysing the responses and will present the findings to Members in due course.</li> </ul> <p><u>Evidence Base</u></p> <ul style="list-style-type: none"> <li>• Initiated the site assesment work on potential development sites which involves judgement against a set of detailed criteria.</li> <li>• KKP appointed to update the Open Space, Sport and Recreational Facilities Assessment. Meetings held with the National Governing Bodies and site assessments completed.</li> <li>▪ Contacted infrastructure providers in relation to infrastructure delivery statements.</li> <li>▪ Tender brief drawn up for Employment Land Assessment and agreed at Purchasing Gateway Group</li> </ul> |  |                                |
| <b>Planned Work Next Period:</b>                      | <ul style="list-style-type: none"> <li>• Report summary of representations to elected Members</li> <li>• In accordance with project management best practice, a steering group involving the Planing Manager and senior officers will meet on a fortnightly basis.</li> <li>• Ongoing managment of the Open Space, Sport and Recreational Facilities Audit and Assessment</li> <li>• Publish the Request for Quotation for the Employment Land Assessment</li> <li>• Continued liaison with infrastructure providers</li> <li>▪ Commence preperation of a tender document to procure Local Plan software</li> <li>▪ Meet with Northamptonshire County Council and the Environment Agency to scope the requirments for updates to the Strategic Flood Risk Assessment</li> </ul>   |  |                                |
| <b>Change Control:</b>                                | No changes required.  |  |                                |

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|---------------|--|--|
| <b>Risks:</b> | Key risks to note are as follows:  |  |
|               | <b>Risks</b>   | <b>Response/Mitigation</b>   |
|               | Staff turnover, recruitment and absence e.g. long term sick or maternity leave affects capacity within the team to manage the workloads and meet timetables resulting in slippage. | Prompt recruitment of new staff and recruitment of temporary staff   |
|               | Consultants not delivering within agreed timescales  | Timescales and expectations are clear within the project brief and reinforced at inception. Should slippage begin to occur then officers will identify the problem quickly and engage with the consultants to find a solution. |
|               | Changes in national policy or guidance that affects work streams causing consequential delay or abortive work.   | Ongoing monitoring of planning policy. The Housing White Paper is likely to have several implications for the Part 2 Local Plan.   |

**Budget Status:**

| Activity                                    | 2016/17        | 2017/18         | 2019/20         | Forecast/Actual  |
|---|----------------|-----------------|-----------------|--|
| Employment Land Review                      | £25,000        |                 |                 | Request for Quotation circulated to consultants. Tender deadline 3 <sup>rd</sup> March 2017.   |
| Open Space, Sport and Recreation Study      | £55,000        | £10,000         |                 | KKP appointed at cost of £54,744. 60% (£32,846) of this will be paid before the end of March 2017 on receipt of draft reports. The remaining £21,898 will fall in 2017/18. |
| Call for Sites and viability assessments    | £5,000         | £10,000         | £15,000         | Call for Sites exercise undertaken at nil costs. The current financial year's budget may be used to support the Employment Land Review subject to the tender returns.      |
| Strategic Risk Flood Risk Assessment Update |                | £25,000         |                 |  |
| Corby Housing Needs Assessment              |                | £10,000         |                 |  |
| Retail Impact Assessment                    |                | £20,000         |                 |  |
| Sustainability Assessment                   |                | £20,000         | £10,000         |  |
| Town Centre Master Plan                     |                | £5,000          |                 |  |
| Habitats Regulations Assessment             |                | £5,000          |                 |  |
| Publicity & Advertising                     | £1,000         | £1,000          | £3,000          | Costs of £450 associated with Regulation 18 consultation   |
| Public Consultation Software                |                | £15,000         | £15,000         |  |
| Programme Officer                           |                |                 | £30,000         |  |
| Planning Inspector                          |                |                 | £35,000         |  |
| Room Hire AV/refreshments                   |                |                 | £5,000          |  |
| CS Publication post adoption.               |                |                 | £15,000         |  |
| Specialist Legal Support                    |                | £10,000         | £30,000         |  |
| <b>Annual Totals</b>                        | <b>£86,000</b> | <b>£131,000</b> | <b>£158,000</b> |  |