



West Northamptonshire Joint Strategic Planning Committee

Your attendance is requested at a meeting to be held at the Jeffery Room, Guildhall, Northampton on Tuesday, 21 October 2008 at 6:00 pm.

D. Kennedy
Chief Executive

Contact: Frazer McGown, Meetings Services Team Leader
fmcgown@northampton.gov.uk or tel;01604 837101

Agenda

1. APPOINTMENT OF CHAIRMAN
2. APPOINTMENT OF VICE- CHAIRMAN
3. APPOINTMENT OF OBSERVERS
 - WNDC
 - WBC
 - Labour Group Representative
4. APOLOGIES FOR ABSENCE
5. DECLARATIONS OF INTEREST
 - Personal
 - Prejudicial
- 6. ROLE AND POSITION STATEMENT OF THE WEST NORTHAMPTONSHIRE JOINT COMMITTEE
(copy herewith)
- 7. GOVERNANCE ISSUES
(copy herewith)
8. JPU BUDGET- RESOURCE COMMITMENT
- 9. REVIEW OF LOCAL DEVELOPMENT SCHEME
(copy herewith)
- 10. EAST MIDLANDS REGIONAL PLAN (REGIONAL SPATIAL STRATEGY)- SECRETARY OF STATE'S PROPOSED CHANGES CONSULTATION
(copy herewith)

11. SCHEDULE OF MEETINGS

To confirm future meetings as being held on;

16 December 2008 at South Northants District Council,
17 February 2009 at Daventry District Council,
April 2009 date to be confirmed.

12. MATTERS OF URGENCY

To consider any issues that the Chairman is of the opinion are
Matters of Urgency.

13. THE CHAIRMAN TO MOVE:

“THAT THE PUBLIC BE EXCLUDED FROM THE REMAINDER
OF THE MEETING ON THE GROUNDS THAT THERE IS
LIKELY TO BE DISCLOSURE TO THEM OF SUCH
CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY
SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS
ARE LISTED AGAINST SUCH ITEM OR ITEMS OF BUSINESS
BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF
SCHEDULE 12A TO SUCH ACT.”



Item No.

6

Joint Strategic Planning Committee

Joint Planning Unit

Date: 21 October 2008

Report Title

Role and Position Statement of the West Northamptonshire Joint Committee

1. Recommendations:

That it be **RESOLVED:**

That the Joint Committee publicises its role and progress via media releases and the Joint Planning Unit website at key stages of its work programme.

2. Summary:

There is need to outline the role of the West Northamptonshire Joint Committee (“the Joint Committee”) as a new local planning authority for plan-making, to inform residents and the business community in particular. It is also appropriate to inform the community of how work to date will be used and supplemented, under the new Joint Committee arrangements, to ensure plans for balancing development and environment needs are promptly adopted. Communication of the Joint Committee’s progress on plan-making is recommended at all key stages.

3. Background:

Parliamentary Order established the West Northamptonshire Joint Committee on 25 July 2008. Statutorily, the Joint Committee is a new and separate local planning authority for plan-making purposes. West Northamptonshire covers the areas of Daventry District, Northampton Borough and South Northamptonshire councils.

Membership of the Joint Committee is established in the Order. Voting members have been appointed from elected councillors of Daventry District (3), Northampton Borough (4), Northamptonshire County (2) and South Northamptonshire (3) councils – twelve councillors in total. Other, non-voting, members can be co-opted by the Joint Committee itself as and when necessary, and non-voting observers can also be appointed. From the outset, the planning authorities of Wellingborough Borough Council and West Northamptonshire Development Corporation will be observers.

The West Northamptonshire Joint Planning Unit (JPU), made up of officers of the voting

councils, serves the Joint Committee.

The Joint Committee is responsible for the production of a joint Local Development Scheme and consequent Local Development Documents (LDDs) for west Northamptonshire in a coordinated manner across council areas.

Such plans (Development Plan Documents – DPDs – and Supplementary Planning Documents – SPDs) are produced under the Planning and Compulsory Purchase Act 2004 and will comprise the Local Development Framework.

4. Options:

The current approved Joint Local Development Scheme (March 2007), mutually adopted by the same councils, identified the West Northamptonshire Core Strategy DPD, the Northampton Implementation Area DPD, the West Northamptonshire Rural Areas DPD and the West Northamptonshire Development Control Policies DPD in particular for joint production. This Scheme was adopted before the Joint Committee was established.

With the creation of the Joint Committee, the Order requires production of a revised Joint Local Development Scheme by 25th October 2008. This first task of the Joint Committee is subject of a separate item on the agenda and allows the Joint Committee to continue production of key plans. The Scheme will particularly identify continued production of the overarching Core Strategy, but one that is far more embracing than originally conceived based on latest national guidance and practice.

Prior to establishment of the Joint Committee, a shadow Joint Steering Group and the Joint Planning Unit concentrated on preparing the overarching Core Strategy. That preparatory work will be used and supplemented as appropriate, so that the submission of the enhanced Core Strategy can be made to the Secretary of State as per the new Local Development Scheme. The Joint Committee will be keen for prompt production of robust evidence to ensure time is not lost.

The Core Strategy will set out the broad principles for sustainable development, economic regeneration and management of the environment. Particular issues are infrastructure provision, broad areas and directions of development growth, regeneration for Northampton, Daventry and Towcester centres, and appropriate protection of villages.

With the need to put plans in place sooner rather than later, the Joint Planning Unit is planned to be supplemented by the creation of a new permanent post of Head of Joint Planning, similarly jointly appointed and funded by the voting councils. This will help increase the capacity to deliver the Core Strategy and other DPDs/SPDs in the Local Development Scheme. There is also proposed interim support to ensure the Core Strategy production keeps to the revised timetable.

The Joint Committee is not a planning authority for any other planning purposes in west Northamptonshire such as development control or planning enforcement. Such functions remain with Daventry District, Northampton Borough, Northamptonshire County and South Northamptonshire councils and, in specified cases, with West Northamptonshire Development Corporation.

It is considered best to proactively inform the community of the role and priorities of the new Joint Committee. Rather than react to enquiries, such a strategy for communication would be deployed at all significant stages of the Joint Committee's work programme – starting with the business of its inaugural meeting.

5. Consultees:

External:	None
Internal:	None

6. Representations:

-

7. Conclusions:

With a new plan-making authority, the Joint Committee is recommended to proactively inform the wider community of its role and progress, particularly via the media and the JPU website.

8. Legal Implications:

Statutory Instrument 2008 No. 1572 establishes the Joint Committee via the Planning and Compulsory Purchase Act 2004, Part 2, s. 29-31.

Procedure rules for the Joint Committee will be as per the Parliamentary Order, as supplemented by the Committee's own procedures via the associated Memorandum of Intent and any Standing Orders. (This is subject of a separate report on the agenda).

9. Background Papers:

West Northamptonshire Joint Committee Order 2008 (S.I. 2008 No. 1572).
Joint Local Development Scheme March 2007: Daventry District Council, Northampton Borough Council, South Northamptonshire Council.

Position:	Name/Signature:	Date:
Author:	Simon Bovey	3/10/08
Title:	Managing Director Daventry District Council and Chairman of LDF Programme Board.	



Item No.

7

Joint Strategic Planning Committee

Joint Planning Unit

Manager:

Date: 21 October 2008

Report Title

Governance Issues

1. Recommendations:

That the Joint Committee notes, and where necessary agrees, the matters set out below in relation to governance issues.

2. Summary:

To outline and confirm matters relating to the governance of the Joint Committee.

3. Background:

The Joint Committee was formally established by the West Northamptonshire Joint Committee Order 2008 ("the Order") a copy of which is appended.

Terms of Reference

In the light of Articles 3 and 4 of the Order it is recommended that the formal terms of reference for the Joint Committee are:

To exercise the local planning authority functions of Northampton Borough Council, Daventry District Council and South Northamptonshire Council contained in part 2 of the Planning and Compulsory Purchase Act 2004 in so far as they relate to the preparation, submission and revision of:

- (i) such of the local development documents specified in the local development scheme submitted to the Secretary of State on 16 March 2007 as are identified in that scheme for preparation otherwise than by one of the said Councils;*
- (ii) the local joint development scheme; and*
- (iii) the local development documents specified in the local development*

scheme.

Joint Committee Procedures

To a large extent the Schedule to the Order lays down the procedural rules for the conduct of meetings of the Joint Committee. It is suggested that, where the Order is silent on any procedural point, the terms of the West Northamptonshire Joint Strategic Planning Memorandum of Intent 2008 (“the Memorandum of Intent”) (appended) should apply if it addresses the issue failing which relevant extracts from the accountable body’s (i.e. South Northamptonshire Council’s) Council Procedure Rules (appended) should apply.

The Joint Committee is recommended to resolve to adopt these supplementary procedural rules for governance purposes. It is empowered to do this by paragraph 8 of the Schedule to the Order

Overview and Scrutiny

The Memorandum of Intent provides that formal overview and scrutiny of the Joint Committee’s deliberations shall be exercised by the Partner Authorities’ existing arrangements as they see fit. Although ultimately a matter for each authority Joint Committee Members may wish to consider a recommendation to each authority that, to avoid potential inconsistency and duplication of effort, a Joint Overview and Scrutiny Committee is established.

Budgetary Matters

The expenses incurred in servicing and supporting the Joint Committee are to be met by South Northamptonshire Council as the accountable body (Article 10 of the Order) and each Joint Committee Member’s expenses are to be funded via his/her authority’s allowances scheme.

In so far as the expenses of the Joint Planning Unit are concerned, while the Joint Committee will no doubt be recommending a proposed budget for each financial year, it will be for each partner authority to determine the extent to which it contributes to the overall costs as part of its own budget setting and approval processes.

Distribution of Minutes

Part M of the Memorandum of Intent provides that the usual Local Government Act 1972 rules will apply to, inter alia, the publication and inspection of minutes and background papers for Joint Committee meetings. However it is suggested that each authority reports the Joint Committee minutes to its respective full Council meetings via, where appropriate, its Cabinet or Executive.

Ethical Matters

Each Joint Committee Member will be bound by his/her authority’s adopted Code of Conduct when attending Meetings.

4. Options:

- (i) to adopt the terms of reference outlined above;
- (ii) to adopt the supplementary procedural rules appended for meetings of

- the Joint Committee;
- (iii) to determine recommended overview and scrutiny arrangements for the deliberations of the Joint Committee;
- (iv) to determine the recommended destination of Joint Committee minutes within the partner authorities;
- (v) to raise any other governance issues that appear relevant to Joint Committee Members for resolution either at the meeting or, if not immediately resolvable, via report back to a future meeting.

5. Consultees:

External:	None
Internal:	Lead officers for JPU Monitoring Officer for NBC

6. Representations:

None

7. Conclusions:

The Joint Committee is recommended to note and confirm the governance issues raised in this report so that it proceeds with its future business on a sound procedural footing.

8. Legal Implications:

The Joint Committee has to comply with the Order (SI 2008/1572), the Local Government Act 1972 and the common law relating to meetings.

9. Background Papers:

The West Northamptonshire Joint Committee Order 2008
West Northamptonshire Joint Strategic Planning Memorandum of Intent 2008
South Northamptonshire Council Procedure Rules

Position:	Name/Signature:	Date:
Author: Kevin Lane		
Title: Head of Corporate Services, SNC		

2008 No. 1572

TOWN AND COUNTRY PLANNING, ENGLAND

The West Northamptonshire Joint Committee Order 2008

<i>Made</i> - - - -	<i>11th June 2008</i>
<i>Laid before Parliament</i>	<i>19th June 2008</i>
<i>Coming into force</i> - -	<i>25th July 2008</i>

The Secretary of State, in exercise of the powers conferred by section 29 of the Planning and Compulsory Purchase Act 2004(a), makes the following Order:

Citation and commencement

1. This Order may be cited as the West Northamptonshire Joint Committee Order 2008 and shall come into force on 25th July 2008.

Interpretation

2. In this Order—

“the 1972 Act” means the Local Government Act 1972(b);

“the 2004 Act” means the Planning and Compulsory Purchase Act 2004;

“the Agreement” means the Agreement dated 23rd May 2008 between the constituent authorities;

“the constituent authorities” means the authorities specified in article 3(2);

“co-opted member” means a member of the joint committee appointed in accordance with article 5(5);

“the joint committee” means the West Northamptonshire Joint Strategic Planning Committee;

“observer” means a person appointed in accordance with article 5(6);

“substitute” means a person appointed in accordance with article 5(3); and

“voting member” means a person appointed in accordance with article 5(2).

(a) 2004 c.5.

(b) 1972 c.70. Relevant amendments were made by section 46 of the Local Government Act 2000 (c.22), sections 1 and 94 of, and Schedule 12 to, the Local Government and Housing Act 1989 (c.42), section 84 of, and Schedule 14 to, the Local Government Act 1985 (c.51), section 206 of, and Schedule 8 to, the Representation of the People Act 1983 (c.2), section 54 of, and Schedule 3 to, the Audit Commission Act 1998 (c.18), section 69 of the Greater London Authority Act 1999 (c.29), sections 37, 38 and 46 of the Criminal Justice Act 1982 (c.48), section 78 of, and Schedule 10 to, the Environment Act 1995 (c.25), section 139(3) of the Transport Act 1985 (c.67), section 38 of the Local Government Finance Act 1982 (c.32), section 237 of, and Schedule 13 to, the Education Reform Act 1988 (c.40) and sections 74(1), 209(2), 216(2) and 241 of, and Schedules 3, 13, 14 and 18 to, the Local Government and Public Involvement in Health Act 2007 (c.28). Relevant amending instruments are S.I. 1999/2267 and S.I. 2001/2237.

Establishment of the joint committee

3.—(1) A joint committee, to be known as the West Northamptonshire Joint Strategic Planning Committee, is constituted as the local planning authority for the purposes of Part 2 (local development) of the 2004 Act for the administrative areas of Northampton Borough Council, Daventry District Council and South Northamptonshire District Council in respect of the matters specified in article 4(1) (being matters specified in the Agreement).

(2) The following authorities are specified as those which are to constitute the joint committee—

- (a) Northamptonshire County Council;
- (b) Northampton Borough Council;
- (c) Daventry District Council; and
- (d) South Northamptonshire District Council.

Functions of the joint committee

4.—(1) The matters referred to in article 3(1) are the preparation, submission and revision of—

- (a) such of the local development documents specified in the local development scheme submitted to the Secretary of State on 16th March 2007 as are identified in that scheme for preparation otherwise than by a constituent authority;
- (b) the joint local development scheme; and
- (c) the local development documents specified in the joint local development scheme.

(2) Section 15 (local development scheme) of the 2004 Act shall apply in relation to the joint committee as if for paragraph (b) of subsection (3) there were substituted—

“(b) submit its joint local development scheme to the Secretary of State not later than 25th October 2008;”.

Membership of the joint committee and voting rights

5.—(1) The joint committee shall consist of—

- (a) 2 members appointed by Northamptonshire County Council;
- (b) 4 members appointed by Northampton Borough Council;
- (c) 3 members appointed by Daventry District Council;
- (d) 3 members appointed by South Northamptonshire District Council; and
- (e) such number of co-opted members as may be appointed pursuant to paragraph (5).

(2) The members appointed by the constituent authorities shall be entitled to vote at a meeting of the joint committee on any question that falls to be decided at that meeting.

(3) Each constituent authority shall appoint a substitute for each voting member it appoints; and where paragraph 5(6)(c) of the Schedule applies, a substitute shall be entitled to vote at the meeting of the joint committee as regards which the substitute is deemed to be a voting member, on any question which falls to be decided at that meeting.

(4) A constituent authority shall not appoint as a voting member or substitute a person who is not a member of that authority.

(5) The joint committee may invite other bodies to participate in proceedings of the joint committee, and each body that accepts such an invitation shall appoint one member of the joint committee.

(6) The joint committee may, in accordance with the terms of the Agreement, appoint observers who may attend and participate in meetings of the joint committee.

(7) Co-opted members and observers shall not be entitled to vote at any meeting of the joint committee on any question which falls to be decided at that meeting.

(8) Voting members and substitutes shall be entitled to recover from the constituent authority by which they are appointed any expense they incur in connection with the discharge of the joint committee's functions.

Disqualification for membership of the joint committee

6.—(1) A person who is disqualified under Part 5 (general provisions as to members and proceedings of local authorities) of the 1972 Act for being elected or being a member of a local authority shall be disqualified for being a member of the joint committee.

(2) Section 92(a) (proceedings for disqualification) of the 1972 Act, with the exception of subsections (7) and (8), shall apply with respect to membership of, or claims to be entitled to act as a member of, the joint committee as it applies to membership of, or claims to be entitled to act as a member of, a local authority.

Tenure of office

7.—(1) A voting member shall hold office for a period of three years from the date of appointment but a person shall cease to be a voting member if the person—

- (a) resigns in accordance with paragraph (4);
- (b) is removed or replaced by the constituent authority which made the appointment; or
- (c) ceases to be a member of a constituent authority (and does not on the same day again become a member of that or any other constituent authority).

(2) A person appointed as a co-opted member shall hold office until one of the following occurs—

- (a) the person resigns in accordance with paragraph (4);
- (b) the person is removed or replaced by the body which made the appointment; or
- (c) the joint committee decides that the body which made the appointment may no longer participate in proceedings of the joint committee.

(3) A person who ceases to be a voting member of the joint committee shall be eligible for reappointment.

(4) A member may resign from the joint committee by sending written notice delivered—

- (a) in the case of a member appointed by a local authority, to the proper officer of the local authority which appointed the member;
- (b) in any other case, to the body which appointed the member.

(5) Any casual vacancy shall be filled as soon as practicable by the body which appointed the member of the joint committee whose membership has ceased.

Meetings and proceedings

8. The meetings and proceedings of the joint committee shall be conducted in accordance with the rules set out in the Schedule to this Order.

Secondments

9.—(1) The constituent authorities may make secondments, in accordance with the Agreement, of such officers as they think necessary to enable the joint committee to discharge its functions.

(2) The joint committee may make arrangements with a constituent authority for the services of any officer of that authority to be placed at the disposal of the joint committee for such period as may be agreed between the joint committee and the constituent authority.

(a) Amended by sections 37, 38 and 46 of the Criminal Justice Act 1982 (c.48).

Expenses of joint committee

10. The expenses incurred by the joint committee shall be defrayed by South Northamptonshire District Council.

Signed by authority of the Secretary of State for Communities and Local Government

11th June 2008

Iain Wright
Parliamentary Under Secretary of State
Department for Communities and Local Government

**RULES FOR THE CONDUCT OF MEETINGS AND PROCEEDINGS
OF THE JOINT COMMITTEE**

Annual Meeting

- 1.—(1) The joint committee shall in every year hold an annual meeting.
- (2) The first meeting held after 31st May in any year shall be the annual meeting.
- (3) The joint committee may in every year hold, in addition to the annual meeting, such other meetings as it may determine.

Appointment of chair and vice-chair

- 2.—(1) The joint committee shall at its annual meeting appoint a chair and a vice-chair from among the voting members of the joint committee.
- (2) The chair and vice-chair shall, unless they resign their office or cease to be members of the joint committee, continue in office until their successors become entitled to act.
- (3) The chair and vice-chair shall not be members of the same constituent authority.

Casual vacancies

- 3.—(1) This paragraph applies if a casual vacancy occurs in the office of chair or vice-chair of the joint committee.
- (2) The vacancy shall be filled by the appointment by the joint committee of one of its voting members at the next meeting.
- (3) The person so appointed shall hold office until the next annual meeting.

Conduct of meetings

- 4.—(1) At a meeting of the joint committee the chair if present shall preside.
- (2) If the chair is absent from a meeting of the joint committee the vice-chair shall preside.
- (3) If both the chair and vice-chair are absent, another voting member of the joint committee, chosen by the voting members of the joint committee present at the meeting, shall preside.

Calling of meetings

- 5.—(1) The chair of the joint committee may call a meeting of the joint committee at any time.
- (2) If—
 - (a) the chair refuses to call a meeting of the joint committee after being presented with a requisition for that purpose signed by three voting members of the joint committee; or
 - (b) without so refusing, the chair does not call a meeting within seven days after being presented with such a requisition,

any three members of the joint committee may, on that refusal or on the expiration of seven days (as the case may be), call a meeting of the joint committee.

- (3) At least five clear working days before a meeting of the joint committee—
 - (a) notice of the time and place of the intended meeting shall be published at the offices of each constituent authority and, where the meeting is called by members of the joint

committee, the notice shall be signed by those members and shall specify the business proposed to be transacted at that meeting; and

- (b) subject to sub-paragraph (4), a summons to attend the meeting, specifying the agenda for that meeting, and signed by the chair shall be left at or sent by post to the usual place of residence of every member of the joint committee with a copy to the proper officer of every constituent authority.

(4) Lack of service of the summons in accordance with sub-paragraph (3)(b) shall not affect the validity of a meeting.

(5) A voting member who is unable to attend any meeting of the joint committee shall inform the chair of the joint committee in writing as soon as practicable and in any event not later than 24 hours before the meeting is due to take place.

(6) Where the chair receives notification in accordance with sub-paragraph (5)—

- (a) the voting member giving the notification shall be deemed not to be a member of the joint committee for the whole of the meeting to which the notification relates; and
- (b) the voting member's substitute may attend the meeting; and
- (c) the voting member's substitute shall be deemed to be a voting member of the joint committee for the whole of that meeting.

(7) Where the office of chair is vacant, sub-paragraphs (1) to (6) shall apply as if references to the chair of the joint committee were references to the vice-chair of the joint committee.

Quorum

6. No business shall be transacted at a meeting of the joint committee unless at least three voting members are present.

Proceedings of meetings

7.—(1) Subject to sub-paragraph (2), all questions coming or arising before a meeting of the joint committee shall be decided by a majority of the voting members of the joint committee present and voting at that meeting.

(2) A decision to invite a body to appoint a co-opted member of the joint committee must be a unanimous decision of all voting members of the joint committee.

(3) The minutes of the proceedings of each meeting of the joint committee shall be drawn up and shall be signed at the next ensuing meeting of the joint committee by the person presiding at that next meeting.

(4) A copy of the minutes of the proceedings of each meeting of the joint committee shall be sent to the proper officer of each constituent authority within 14 days after the date of the meeting at which they were signed.

(5) The names of the members present at each meeting of the joint committee shall be recorded in the minutes of the proceedings of that meeting.

Standing orders

8. Subject to the provisions of this Order, the joint committee may make standing orders for the regulation of its proceedings and may vary or revoke any such orders.

EXPLANATORY NOTE

(This note is not part of the Order)

This Order, which comes into force on 25th July 2008, establishes a joint committee for West Northamptonshire. The constituent authorities are Northamptonshire County Council, Northampton Borough Council, Daventry District Council and South Northamptonshire District Council.

Article 3 of the Order constitutes the joint committee as the local planning authority for the borough of Northampton and the districts of Daventry and South Northamptonshire. Together with article 4 it provides for the joint committee to exercise the functions of a local planning authority under Part 2 of the Planning and Compulsory Purchase Act 2004 in relation to the preparation, submission and revision of certain local development documents and a joint local development scheme. Article 4(2) modifies section 15 of that Act so as to require the joint committee to submit its joint local development scheme to the Secretary of State not later than 25th October 2008.

Articles 5 to 10 deal with membership and voting rights, disqualification, tenure of office, meetings and proceedings, secondment of officers and expenses.

The Schedule to the Order makes further provision as to meetings and proceedings of the joint committee and enables the joint committee to make standing orders for the regulation of its proceedings.

An impact assessment has not been produced for this instrument as no impact on the private or voluntary sectors is foreseen, and the impact on the public sector is minimal.

£3.00

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WEST NORTHAMPTONSHIRE JOINT STRATEGIC PLANNING MEMORANDUM OF INTENT

AN AGREEMENT BETWEEN LOCAL PLANNING AUTHORITIES TO
PROVIDE AND SUPPORT A JOINT STRATEGIC PLANNING
COMMITTEE FOR WEST NORTHAMPTONSHIRE

MAY 2008



NORTHAMPTON
BOROUGH COUNCIL



**South
Northamptonshire
Council**



**Northamptonshire
County Council**

STATUS OF THE MEMORANDUM OF INTENT

This Memorandum of Intent is made the 23rd day of May 2008 as an agreement between the Local Planning Authorities, known jointly as the Partner Local Planning Authorities, of:

The Daventry District Council (DDC); of Council Offices, Lodge Road, Daventry, Northamptonshire, NN11 4FP.

The Northampton Borough Council (NBC); of The Guildhall, St Giles Square, Northampton, Northamptonshire, NN11DE.

The South Northamptonshire Council (SNC); of Springfields, Towcester, Northamptonshire, NN12 6AE.

The Northamptonshire County Council (NCC), of County Hall, Guildhall Road, Northampton, Northamptonshire NN1 1DN.

This Memorandum of Intent is made pursuant to establishment of the “West Northamptonshire Joint Strategic Planning Committee” under the Planning and Compulsory Purchase Act 2004, section 29.

This Memorandum of Intent may be executed in any number of counterparts, all of which, taken together, shall constitute one and the same document.

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APPENDIX A: Joint Strategic Planning Committee - Area of Jurisdiction

APPENDIX B: Joint Planning Unit Range of Work

AUTHORISATIONS OF THE WEST NORTHAMPTONSHIRE JOINT
STRATEGIC PLANNING COMMITTEE MEMORANDUM OF INTENT

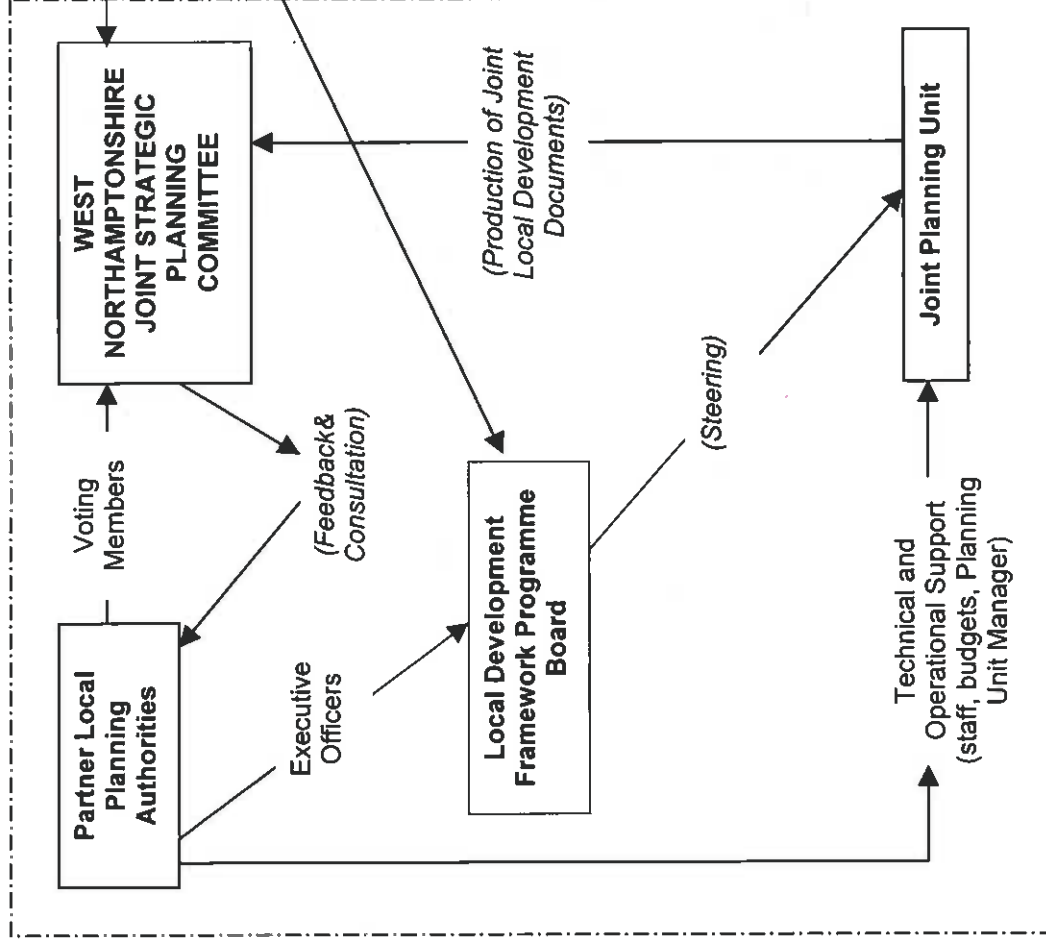
(A) PREAMBLE

- A1. The Partner Local Planning Authorities (PLPAs) of Daventry District, Northampton Borough and South Northamptonshire have endorsed the need for joint strategic planning in a Joint Local Development Scheme approved in March 2007 under the Planning and Compulsory Purchase Act 2004. In the Local Development Scheme, the PLPAs identified preparation and adoption of joint Local Development Documents that will help to comprise part of the Local Development Framework under the 2004 Act.
- A2. It is agreed that executive decision-making during the formulation, submission and adoption of the identified joint Local Development Documents will be exercised by the PLPAs in a single coordinated manner, via a "West Northamptonshire Joint Strategic Planning Committee." This Memorandum of Intent establishes the principles of such a Committee arrangement.
- A3. This Committee arrangement will also encompass the review of the identified joint Local Development Documents, and the formulation, submission, adoption and review of those similarly identified by all the PLPAs in any revised Local Development Scheme.
- A4. The West Northamptonshire Joint Strategic Planning Committee will thus be the decision-making body for the PLPAs of Daventry District, Northampton Borough and South Northamptonshire as a local planning authority in its own right on matters relating to the joint Local Development Scheme and identified joint Local Development Documents.
- A5. The Partner Local Planning Authority of Northamptonshire County has committed to working with the Joint Strategic Planning Committee to produce the identified joint Local Development Documents and in the preparation of its county-wide Minerals and Waste Development Framework under the 2004 Act, its Transport Strategy for Growth, and its Local Transport Plan under the Transport Act 2000. The Agreement also encompasses its work when advising the Regional Planning Body under Section 4(4) of the 2004 Act, and its work in developing its key local infrastructure and service needs. This Memorandum of Intent establishes the principles of this arrangement.
- A6. This Memorandum of Intent is in support of the West Northamptonshire Development Corporation (WNDC), the local delivery vehicle and development control authority for parts of west Northamptonshire. The close relationship between the WNDC and the Joint Strategic Planning Committee will be important to ensure an integrated approach to spatial planning and development control and delivery (development management), whilst maintaining clear divisions of responsibility on decision-making and accountability with regard to statutory planning matters.
- A7. The diagram overleaf illustrates the relationship between the Joint Strategic Planning Committee, the PLPAs and WNDC.
- A8. Development control remains the responsibility of the individual local planning authorities, not the Joint Strategic Planning Committee.

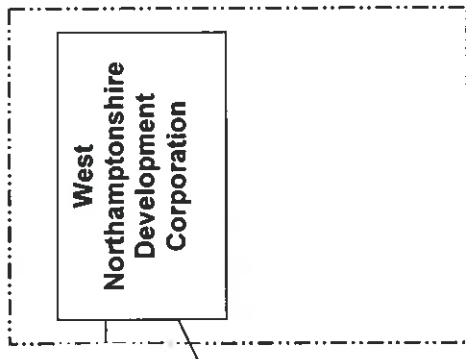
A9. This Memorandum of Intent also signifies that all PLPAs will support the Joint Strategic Planning Committee, principally through the resourcing of a Joint Planning Unit featuring funding and deployment of a Joint Planning Unit Manager, secondment of appropriately skilled and experienced staff necessary to progress the work programme in a professional manner and to timescale, and appropriate budget and other resources as necessary. The success of joint planning depends on such commitment.

**RELATIONSHIP BETWEEN THE STATUTORY JOINT PLAN MAKING STRUCTURE FOR THE AREA
 AND WEST NORTHAMPTONSHIRE DEVELOPMENT CORPORATION**

Statutory Planning Policy Function



Delivery Agency



(B) ESTABLISHMENT OF THE JOINT COMMITTEE

B1. The Joint Strategic Planning Committee is established in accordance with requirements set out under Section 29 of the Planning and Compulsory Purchase Act 2004.

B2. South Northamptonshire Council shall be the accountable body for administration of the Committee including interpretation of rules and procedures. Daventry District Council shall be the auditing body.

(C) AREA OF JURISDICTION OF THE JOINT COMMITTEE

C1. The Joint Strategic Planning Committee will function as a Planning Authority for West Northamptonshire, as laid down by the Secretary of State in the West Northamptonshire Joint Committee Order 2008, which comprises the administrative areas of:

The Daventry District Council;

The Northampton Borough Council; and

The South Northamptonshire Council.

C2. The area of jurisdiction is shown in Appendix A.

(D) SCOPE OF THE JOINT COMMITTEE

D1. On behalf of the PLPAs, the Joint Strategic Planning Committee will have responsibility for deciding on:-

(i) the formulation, submission, adoption and review of joint Local Development Documents identified in the Joint Local Development Scheme March 2007, namely:-

- the West Northamptonshire Joint Core Strategy DPD
- the Northampton Implementation Area DPD
- the West Northamptonshire Rural Areas DPD
- the West Northamptonshire Development Control Policies DPD
- the West Northamptonshire Affordable Housing SPD

(ii) the formulation, submission, adoption and revision of the Joint Local Development Scheme, in respect of joint Local Development Documents.

(iii) the formulation, submission, adoption and review of joint Local Development Documents identified in any revised Joint Local Development Scheme.

D2. On behalf of the PLPA of Northamptonshire County, the Joint Strategic Planning Committee will have responsibility as key stakeholder for advising the County Council, including in advance of and during any community involvement stages, on:

**WEST NORTHAMPTONSHIRE JOINT STRATEGIC PLANNING
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(i) the formulation, submission, adoption and review of the Local Development Documents identified in the Minerals and Waste Development Scheme 2007-2010, namely:-

- the Core Strategy for Minerals and Waste Development DPD
- the Northamptonshire Minerals and Waste Proposals Map DPD
- the Locations for Waste Development DPD
- the Locations for Minerals Development DPD
- the Policies for the Control and Management of Development DPD
- the Development and Implementation Principles SPD

(ii) the formulation, submission, adoption and revision of the Minerals and Waste Development Scheme.

(iii) the formulation, submission, adoption and review of Local Development Documents identified in any revised Minerals and Waste Development Scheme.

(iv) the formulation, submission, adoption and review of the Northamptonshire Transport Strategy for Growth and the Northamptonshire Local Transport Plan.

(v) the formulation, adoption and review of development-related County Council infrastructure proposals and service proposals.

(vi) the formulation and submission of strategic planning advice to the statutory Regional Planning Body, including as a "Section 4(4) authority."

D3. In order to discharge its responsibilities, the Joint Strategic Planning Committee may commission such studies and advice as it considers necessary via the Joint Planning Unit.

(E) MEMBERSHIP OF THE JOINT COMMITTEE

E1. The Joint Strategic Planning Committee shall have a total of 12 Members, including the Chairman.

E2. Each PLPA shall appoint Members to the Joint Strategic Planning Committee as per the following quotas:-

DDC = 3 Members of DDC

NBC = 4 Members of NBC

SNC = 3 Members of SNC

NCC = 2 Members of NCC

E3. PLPA Members appointed to the Joint Strategic Planning Committee shall follow their respective PLPAs' Members' Code of Conduct in all respects, as per their signed Declarations of Office.

E4. Subject to unanimous agreement of the Joint Strategic Planning Committee, it may co-opt members of other organisations onto the Committee.

(F) VOTING RIGHTS

- F1. Only duly appointed Members of PLPAs shall have voting rights on the Committee and be known as Joint Strategic Planning Committee Members.
- F2. A co-opted member shall not be entitled to vote at any meeting.

(G) OBSERVERS OF THE JOINT COMMITTEE

- G1. Whilst not members of the Joint Strategic Planning Committee, WNDC are formally granted observer status and may assign one WNDC Board Member (or a substitute) to so attend and participate at the Committee.
- G2. Whilst not members of the Joint Strategic Planning Committee, Wellingborough Borough Council are formally granted observer status and may assign one Member (or a substitute) to so attend and participate at the Committee.
- G3. The Joint Strategic Planning Committee may appoint other observers on behalf of recognised organisations or groups, as it considers appropriate, for periods of one year at a time though appointments can be consecutive. One observer per organisation or group is allowed.
- G4. Observers may be called upon to contribute to debates but shall not be entitled to vote at any meeting.

(H). APPOINTMENT OF MEMBERS TO THE JOINT COMMITTEE

- H1. Each PLPA shall formally appoint its quota of Members to the Joint Strategic Planning Committee in accordance with its own constitutional arrangements for appointing to committees/outside bodies, with no political balance necessary.
- H2. Each PLPA shall formally appoint one reserve per Member in case of casual vacancy or inability of an appointed Member to attend, but otherwise there shall be no substitute Members allowed.
- H3. Tenure of appointment shall be 3 years, unless the Member ceases to be a Member of the appointing PLPA in which case a fresh appointment is to be made by that PLPA.

(I) EXPENSES OF THE JOINT COMMITTEE

- I1. Any expenses payable to Members as a result of their membership of the Joint Strategic Planning Committee will be reimbursed by the individual PLPAs in accordance with their own members' allowances schemes.
- I2. The accountable body shall meet its own costs in servicing the Joint Strategic Planning Committee.

(J) MEETINGS OF THE JOINT COMMITTEE

- J1. The Joint Strategic Planning Committee shall in every year hold an annual meeting with the first meeting held after 31st May in any year being the annual meeting. At the annual meeting, ordinary meetings shall be scheduled for the ensuing year.
- J2. Ordinary meetings will be held bi-monthly.
- J3. Extraordinary meetings may be called in addition to ordinary meetings by the senior committee administrator at the request of the Chairman, or where any 3 Members of the Joint Strategic Planning Committee request such a meeting and have signed a requisition presented to the Chairman of the Committee and he/she has refused to call a meeting or has failed to call a meeting within seven days of the presentation of the requisition.
- J4. Notice and summons to meetings will be given at least 5 clear working days before a meeting.

(K) QUORUM OF MEETINGS OF THE JOINT COMMITTEE

- K1. The quorum of a meeting of the Joint Strategic Planning Committee will be one quarter of the whole number of Members.

(L) CHAIR OF MEETINGS OF THE JOINT COMMITTEE

- L1. The annual meeting of the Joint Strategic Planning Committee shall appoint a Chairman and Vice-Chairman from amongst the PLPA Members for the year ending 31st May in accordance with the Statutory Instrument. (For its first year, the Committee shall appoint a Northampton Borough Council Member to the chair. Thereafter, the Committee shall open up the appointment to all PLPA Members with the presumption being that chairmanship rotates between the PLPAs).
- L2. If the Chairman or Vice-Chairman role becomes vacant during the term of office, the next meeting of the Committee shall appoint a replacement.
- L3. The Chairman shall preside at meetings. In his absence it shall be the Vice-Chairman. If both are absent, another Member chosen by the Committee shall preside.

(M) PROCEDURES OF MEETINGS OF THE JOINT COMMITTEE

- M1. Procedures of meetings of the Joint Strategic Planning Committee shall be as stipulated in the Statutory Instrument. The Committee may adopt additional complementary procedures via making, varying and revoking standing orders.
- M2. As the Joint Strategic Planning Committee is a local planning authority, its meetings shall be subject to the same rules, such as access to information rules, as the PLPAs.

**WEST NORTHAMPTONSHIRE JOINT STRATEGIC PLANNING
MEMORANDUM OF INTENT 2008**

- M3. All business items shall be open to public participation, except those items that are declared confidential or exempt under relevant Acts.
- M4. In all cases, minutes shall be taken and attending Members, co-opted members and observers shall be recorded in minutes along with declarations of personal or personal and prejudicial interests.
- M5. All issues before a meeting shall be decided upon by a simple majority of those Members voting and present in the room at the time the question is put. Unless a recorded vote is demanded, the Chairman will take the vote by show of hands or, if there is no dissent, by the affirmation of the meeting.

(N) VENUE AND ADMINISTRATION OF MEETINGS OF THE JOINT COMMITTEE

- N1. Meetings will take place at the offices of each of the district PLPAs on a rotating basis. The cost of accommodating these meetings will be borne by the host PLPA.
- N2. A senior committee administrator(s) will be provided by the accountable body, supporting all meetings of the Joint Strategic Planning Committee by dealing with procedural matters associated with the arranging, calling and running of meetings, including taking and producing minutes, and by providing advice on points of procedure and the responsibilities of the Committee as necessary.
- N3. Should the PLPAs agree that the host authority for meetings of the Joint Strategic Planning Committee will provide the services of a senior committee administrator, where this is on a rotating basis, the cost of this service will be borne by the respective PLPAs.

(O) OVERVIEW AND SCRUTINY OF THE JOINT COMMITTEE

- O1. Formal overview and scrutiny of the Joint Strategic Planning Committee's deliberations shall be exercised by the PLPAs' existing arrangements as they see fit.
- O2. In April each year, the Joint Planning Unit shall submit an annual report to each PLPA reporting on progress of the Joint Strategic Planning Committee over the preceding year and progress anticipated in the coming year.

(P) WEST NORTHAMPTONSHIRE JOINT PLANNING UNIT

- P1. Each PLPA agrees to the servicing of the Joint Strategic Planning Committee by a technical Joint Planning Unit (accommodated at NBC), comprised of a Joint Planning Unit Manager (appointed by DDC, NBC and SNC, with SNC as employer), seconded staff or staffing budget from each PLPA and other budget or resources agreed by the PLPAs, via their regular service and financial planning processes.
- P2. Each PLPA agrees to formally identifying resources to enable the Joint Planning Unit to function and deliver according to adopted timeframes of the Local Development Documents.

**WEST NORTHAMPTONSHIRE JOINT STRATEGIC PLANNING
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- P3. Each PLPA's resource contribution towards the Joint Planning Unit shall be in direct proportion to their quota of Members on the Joint Strategic Planning Committee i.e. DDC 3/12ths, NBC 4/12ths, NCC 2/12ths and SNC 3/12ths. The individual PLPAs shall not be obliged to exceed the budget commitments able to be made by them (via their regular service and financial planning processes), though individual PLPAs may choose to increase their proportional contribution as a result without rebate.
- P4. Resource requirements for the Joint Planning Unit shall be identified by the Joint Planning Unit Manager and presented to the Joint Strategic Planning Committee for endorsement and for onward submission to PLPAs for their address.
- P5. The Joint Planning Unit will be accountable to the Joint Strategic Planning Committee and will ensure that advice given to it is competent and compliant with current law and good practice.
- P6. The Joint Planning Unit will be advised by a Steering Group comprising the Manager responsible for planning policy in each PLPA and will ensure that there is a suitable level of technical and professional expertise available to it and the Joint Strategic Planning Committee to give competent advice.
- P7. The typical range of work of the Joint Planning Unit is set out in Appendix B.

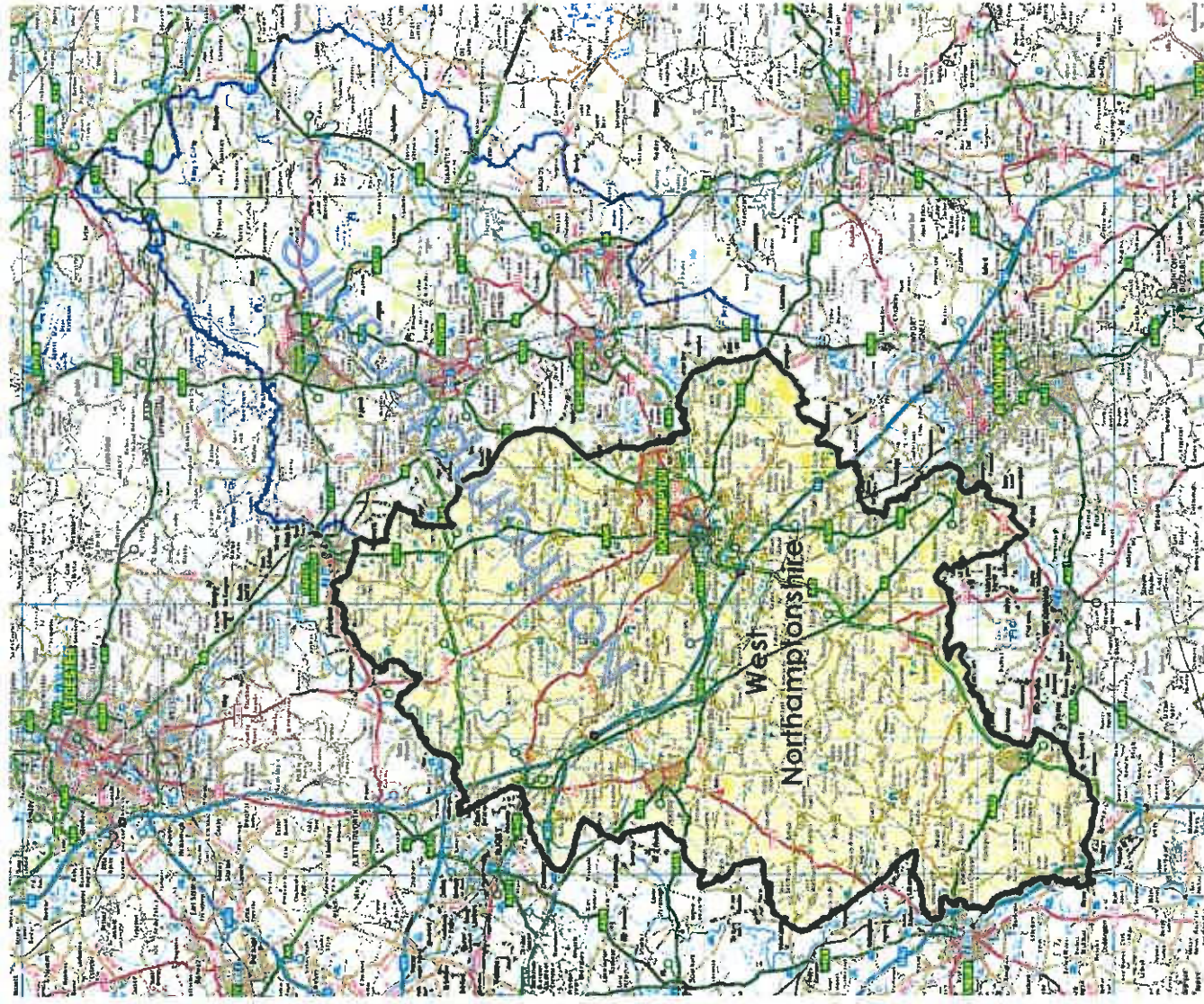
(Q) MODIFICATIONS AND TERMINATION OF AGREEMENT

- Q1. Amendments or modifications to this Agreement will require the consent of all PLPAs.
- Q2. This Agreement shall continue in force unless and until the Secretary of State has revoked the order constituting the Joint Strategic Planning Committee as the local planning authority under section 31 of the Planning and Compulsory Purchase Act 2004.

APPENDIX A

**JOINT STRATEGIC PLANNING COMMITTEE
AREA OF JURISDICTION**

(Ordnance Survey based map defining the whole of Daventry District,
Northampton Borough and South Northamptonshire)



APPENDIX B
JOINT PLANNING UNIT RANGE OF WORK
(IN SUPPORT OF THE JOINT STRATEGIC PLANNING COMMITTEE)

Principal duties

1. Production and Submission of a joint Local Development Scheme and Statement(s) of Community Involvement.
2. Production and Submission of identified joint Local Development Documents helping to form part of the Local Development Framework.
3. Community engagement as per the Statement(s) of Community Involvement.

Other Duties

1. Advice and participation in the development of the county-wide Minerals and Waste Development Framework, the Transport Strategy for Growth and the Local Transport Plan, co-ordination of sub-regional planning and infrastructure proposals and cross-boundary strategic planning on infrastructure issues, including transport infrastructure.
2. Co-ordination and assimilation of the information and evidence base to inform county and district/borough Local Development Frameworks.
3. Production or contribution to the joint Annual Monitoring Report related to the Local Development Frameworks for west Northamptonshire.
4. Appearance as expert witness at Examinations into the identified joint Local Development Documents, and at other formal Examinations or Inquiries as required.
5. Representation of the interests of the Joint Strategic Planning Committee with the media and with other external organisations.
6. Development and maintenance of a clear and comprehensive website.

AUTHORISATIONS OF

THE WEST NORTHAMPTONSHIRE JOINT STRATEGIC PLANNING
MEMORANDUM OF INTENT

Signed on behalf of Daventry District Council

Name SIMON BOVEY Signature Simon BoveyPosition MANAGING DIRECTORDate 23/5/08

Signed on behalf of Northampton Borough Council

Name DAMID KENNEDY Signature A.L.APosition CHIEF EXECUTIVEDate 23.5.08

Signed on behalf of South Northamptonshire Council

Name JEAN MORGAN Signature Jean MorganPosition CHIEF EXECUTIVEDate 23/5/08.

Signed on behalf of Northamptonshire County Council

Name ROY BOUTON Signature [Signature]Position CHIEF FINANCE OFFICERDate 23/5/08.

WEST NORTHAMPTONSHIRE JOINT PLANNING COMMITTEE

SUPPLEMENTARY PROCEDURE RULES

1. Duration of Meeting

If a meeting is still continuing two hours after it commenced, the meeting shall be concluded (without prejudice to the right of any Joint Committee closure motion pursuant to Rule 4.11 of these Rules) and the remaining business shall stand adjourned to the next meeting. However the Joint Committee may resolve to continue to consider some or all of the remaining agenda items before the meeting concludes.

2. Public Participation

2.1 Members of the public may present petitions to the Joint Committee and ask questions of Members of the Joint Committee at ordinary meetings subject to the restrictions set out below.

2.2 Petitions and questions shall be directly relevant to some matter in relation to which the Joint Committee has powers and duties and which directly affects the area of West Northamptonshire.

2.3 Any local government elector for the area shall be entitled to present a petition containing a minimum of 50 signatures of local government electors for the area to an ordinary meeting of the Joint Committee. He or she must notify the Chief Executive of South Northamptonshire Council in writing or by email at least three clear days before the meeting (i.e. not counting the day of the meeting or the day of receipt) to which the petition is to be presented. A representative of the petitioners, being a local government elector for the area, may speak at the meeting in support of the petition for up to three minutes. The petition shall then be referred without discussion to the next meeting of the Joint Committee for consideration.

- 2.4 Any local government elector for the area wishing to ask a question of a Joint Committee Member may do so at an ordinary meeting of the Joint Committee. He or she shall give notice of the question in writing or by email to the Chief Executive of South Northamptonshire Council at least three clear days before the meeting (i.e. not counting the day of the meeting or the day of receipt). The elector may also nominate a Joint Committee Member to whom the question shall be put although the Chairman may nominate a different Joint Committee Member and the Chairman's decision shall be final in this regard. If no Joint Committee Member is nominated by the elector the Chairman shall nominate the Joint Committee Member to answer the question. The elector can speak in relation to the question for up to three minutes. No supplementary question may be asked unless it is to seek clarification of the answer given. The answer may take the form of an oral statement by the relevant Joint Committee Member, or may be given subsequently in writing to the questioner with a copy of the written answer circulated to all Members of the Joint Committee with the agenda for the next ordinary meeting of the Joint Committee. No discussion shall take place on the question or answer.
- 2.5 The Chief Executive of South Northamptonshire Council may, in consultation with the Chairman of the Joint Committee, refuse to submit a petition or question to the meeting if he or she considers it to be offensive, defamatory, frivolous or vexatious.
- 2.6 No more than five petitions and/or questions shall be presented/submitted to any one meeting. Those submitted shall be dealt with in the order of receipt by the Chief Executive of South Northamptonshire Council.
- 2.7 The Chief Executive of South Northamptonshire Council shall notify the Chairman of any petitions and questions received in accordance with this Rule as soon as is practicable.

3. Motions Without Notice

- 3.1 The following motions may be moved without notice:

- 3.1.1 to appoint a Chairman of the meeting at which the motion is moved;
- 3.1.2 to question the accuracy of the minutes;
- 3.1.3 to change the order of business in the agenda;
- 3.1.4 to refer something to an appropriate body or individual;
- 3.1.5 to appoint a sub committee arising from an item on the summons for the meeting;
- 3.1.6 to withdraw a motion;
- 3.1.7 to amend a motion;
- 3.1.8 to proceed to the next business;
- 3.1.9 that the question be now put;
- 3.1.10 to adjourn a debate;
- 3.1.11 to adjourn a meeting;
- 3.1.12 to allow the meeting to continue beyond two hours in duration;
- 3.1.13 to suspend a particular supplementary procedure rule;
- 3.1.14 to exclude the public and press in accordance with the terms of Schedule 12A to the Local Government Act 1972; and
- 3.1.15 not to hear further a Joint Committee Member named under Rule 10.3 or to exclude them from the meeting under Rule 10.4.

4. Rules of Debate

4.1 No Speeches until Motion Seconded

No speeches may be made after the mover has moved a proposal and explained the purpose of it until the motion has been seconded.

4.2 Right to Require Motion in Writing

Unless notice of the motion has already been given, the Chairman may require it to be written down and handed to him/her before it is discussed.

4.3 Secunder's Speech

When seconding a motion or amendment, a Joint Committee Member may reserve his/her speech until later in the debate.

4.4 Content and Length of Speeches

Speeches must be directed to the question under discussion or to a personal explanation or point of order. No speech may exceed three minutes (or five minutes in the case of the mover of a substantive motion) without the consent of the Chairman.

4.5 When a Joint Committee Member May Speak Again

A Joint Committee Member who has spoken on a motion may not speak again whilst it is the subject of debate, except:

4.5.1 to speak once on an amendment moved by another Joint Committee Member;

4.5.2 to move a further amendment if the motion has been amended since he/she last spoke;

4.5.3 if his/her first speech was on an amendment moved by another Joint Committee Member, to speak on the main issue (whether or not the amendment on which he/she spoke was carried);

4.5.4 in exercise of a right of reply;

4.5.5 on a point of order; or

4.5.6 by way of personal explanation.

4.6 Amendments to Motions

4.6.1 An amendment to a motion must be relevant to the motion and shall be:

4.6.1.1 to refer the matter to an appropriate body or individual for consideration or reconsideration; or

4.6.1.2 to leave out words; or

4.6.1.3 to leave out words and insert or add others; or

4.6.1.4 to insert or add words

as long as the effect of 4.6.1.2 to 4.6.1.4 is not to negate the motion.

4.6.2 Only one amendment may be moved and discussed at any one time. No further amendment may be moved until the amendment under discussion has been disposed of.

4.6.3 If an amendment is not carried, other amendments to the original motion may be moved.

4.6.4 If an amendment is carried, the motion as amended takes the place of the original motion. This becomes the substantive motion to which any further amendments are moved.

4.6.5 After an amendment has been carried, the Chairman shall read out the amended motion before accepting any further amendments, or if there are none, put it to the vote.

4.7 Alteration of Motion

4.7.1 A Joint Committee Member may alter a motion of which he/she has given notice with the consent of the meeting. The meeting's consent shall be signified without discussion.

4.7.2 A Joint Committee Member may alter a motion which he/she has moved without notice with the consent of both the meeting and the seconder. The meeting's consent shall be signified without discussion.

4.7.3 Only alterations which could be made as an amendment may be made.

4.8 Withdrawal of Motion

A Joint Committee Member may withdraw a motion which he/she has moved with the consent of both the meeting and the seconder. The meeting's consent shall be signified without discussion. No Joint Committee Member may speak on the motion after the mover has asked permission to withdraw it unless permission is refused.

4.9 Right of Reply

4.9.1 The mover of a motion has a right to reply at the end of the debate on the motion, immediately before it is put to the vote.

4.9.2 If an amendment is moved, the mover of the original motion has the right of reply at the close of the debate on the amendment, but may not otherwise speak on it.

4.9.3 The mover of the amendment has no right of reply to the debate on his or her amendment.

4.10 Motions which may be Moved during Debate

When a motion is under debate, no other motion may be moved except the following procedural motions:

4.10.1 to withdraw a motion;

4.10.2 to amend a motion;

4.10.3 to proceed to the next business;

4.10.4 that the question be now put;

4.10.5 to adjourn a debate;

4.10.6 to adjourn a meeting;

4.10.7 that the meeting continue beyond 2 hours in duration;

4.10.8 to exclude the public and press in accordance with the terms of Schedule 12A to the Local Government Act 1972; and

4.10.9 to not hear further a Joint Committee Member named under Rule 10.3 or to exclude them from the meeting under Rule 10.4.

4.11 Closure Motions

4.11.1 A Joint Committee Member may move, without comment, the following motions at the end of a speech of another Joint Committee Member:

4.11.1.1 to proceed to the next business;

4.11.1.2 that the question be now put;

4.11.1.3 to adjourn a debate; or

4.11.1.4 to adjourn a meeting.

4.11.2 If a motion to proceed to next business is seconded and the Chairman (after seeking advice from the relevant officers present) thinks the item has been sufficiently discussed, he or she shall give the mover of the original motion a right of reply and then put the procedural motion to the vote.

4.11.3 If a motion that the question be now put is seconded and the Chairman (after seeking advice from the relevant officers present) thinks the item has been sufficiently discussed, he/she shall put the procedural motion to the vote. If it is passed he/she shall give the mover of the original motion a right of reply before putting his/her motion to the vote.

4.11.4 If a motion to adjourn the debate or to adjourn the meeting is seconded and the Chairman (after seeking advice from the relevant officers present) thinks the item has not been sufficiently discussed and cannot reasonably be so discussed on that occasion, he/she shall put the procedural motion to the vote without giving the mover of the original motion the right of reply.

4.12 Point of Order

A Joint Committee Member may raise a point of order at any time. The Chairman shall hear it immediately. A point of order may only relate to an alleged breach of

procedural requirements or the law. The Joint Committee Member must indicate the rule or law and the way in which he/she considers it has been broken. The ruling of the Chairman (to be made after the taking of advice from the relevant officers present) on the matter shall be final.

4.13 Personal Explanation

A Joint Committee Member may make a personal explanation at any time. A personal explanation may only relate to some material part of an earlier speech by the Joint Committee Member which may appear to have been misunderstood in the present debate. The ruling of the Chairman (to be made after the taking of advice from the relevant officers present) on the admissibility of a personal explanation shall be final.

5. Previous Decisions and Motions

5.1 Motion to Rescind a Previous Decision

A motion or amendment to rescind a decision made at a meeting of the Joint Committee within the past six months cannot be moved unless the notice of motion is signed by at least 5 Joint Committee Members and delivered to the Chief Executive of South Northamptonshire Council ten clear days before the meeting.

5.2 Motion Similar to One Previously Rejected

A motion or amendment in similar terms to one that has been rejected at a meeting of the Joint Committee in the past six months cannot be moved unless the notice of motion or amendment is signed by at least 5 Members and delivered to the Chief Executive of South Northamptonshire Council at least ten clear days before the meeting. Once the motion or amendment is dealt with, no one can propose a similar motion or amendment for six months.

6. Voting

6.1 Majority

Any matter shall be decided by a simple majority of those Joint Committee Members voting and present in the room at the time the question was put.

6.2 Chairman's Casting Vote

If there are equal numbers of votes for and against, the Chairman shall have a second or casting vote. There shall be no restriction on how the Chairman chooses to exercise a casting vote.

6.3 Recorded Vote

If one of the Joint Committee Members entitled to vote and present at the meeting so demands, the names for and against the motion or amendment or abstaining from voting shall be taken down in writing and entered into the minutes. A demand for a recorded vote shall override a demand for a ballot.

6.4 Right to Require Individual Vote to be Recorded

Where any Joint Committee Member requests it no later than immediately after the vote is taken, their vote shall be so recorded in the minutes to show whether they voted for or against the motion or abstained from voting.

6.5 Voting on Appointments of Joint Committee Members

If there are more than two Joint Committee Members nominated for any position to be filled and there is not a clear majority of votes in favour of one person, then the name of the person with the least number of votes shall be taken off the list and a new vote

taken. The process shall continue until there is a majority of votes for one person. If there is more than one Joint Committee Member to be appointed, and the number of Joint Committee Members nominated exceeds the number of vacancies to be filled, a similar process shall be followed until there is a clear majority of votes in favour of two or more Joint Committee Members as the case may be.

7. Minutes

7.1 Signing the Minutes

At the next suitable meeting the Chairman shall move that the minutes of the previous meeting be signed as a correct record. Only the accuracy of the minutes may be questioned. The Chairman shall sign the minutes at that meeting.

7.2 No Requirement to Sign Minutes of Previous Meeting at Extraordinary Meeting

Where in relation to any meeting, the next meeting for the purpose of signing the minutes is a meeting called under Paragraph 5(2) of the Schedule to the West Northamptonshire Joint Committee Order 2008 (an Extraordinary Meeting), then the next following meeting (being a meeting called otherwise than under that paragraph) shall be treated as a suitable meeting for the purposes of the signing of minutes.

7.3 Form of Minutes

Minutes shall contain all motions and amendments in the exact form and order the Chairman put them.

8. Record of Attendance

All Joint Committee Members present during the whole or part of a meeting must sign their names in the attendance book before the conclusion of every meeting to assist with the record of attendance.

9. Exclusion of Public

Members of the public and press may be excluded only in accordance with the provisions of the Local Government Act 1972 relating to confidential and exempt information.

10. Members' Conduct

10.1 Member Not to be Heard Further

If a Joint Committee Member persistently disregards the ruling of the Chairman by behaving improperly or offensively or deliberately obstructs business, the Chairman (after taking advice from the relevant officers present) may move that the Joint Committee Member be not heard further. If seconded, the motion shall be voted on without discussion.

10.2 Member to Leave the Meeting

If the Joint Committee Member continues to behave improperly after such a motion is carried, the Chairman (after taking advice from the relevant officers present) may move that either the Joint Committee Member leaves the meeting or that the meeting is adjourned for a specified period. If seconded, the motion shall be voted on without discussion.

10.3 General Disturbance

If there is a general disturbance making orderly business impossible, the Chairman (after taking advice from relevant officers present) may adjourn the meeting for as long as he/she thinks necessary.

11. Disturbance by Public

11.1 Removal of Member of the Public

If a member of the public interrupts the proceedings, the Chairman shall warn the person concerned. If they continue to interrupt, the Chairman (after taking advice from the relevant officers present) shall order their removal from the meeting room.

11.2 Clearance of Part of Meeting Room

If there is a general disturbance in any part of the meeting room open to the public, the Chairman (after taking advice from the relevant officers present) may adjourn the meeting for as long as he/she considers necessary and call for that part to be cleared.

12. Suspension and Amendment of Procedure Rules

12.1 Suspension

All of these Supplementary Procedure Rules except Rules **16.4, 16.5 and 17.2** may be suspended by motion on notice, or without notice if at least one half of the whole number of Joint Committee Members are present. Suspension can only be for the duration of the meeting.

12.2 Amendment

Any motion to add to, vary or revoke these Supplementary Procedure Rules shall, when proposed and seconded, stand adjourned without discussion to the next ordinary meeting of the Joint Committee.



Item No.

9

Joint Strategic Planning Committee

Joint Planning Unit

Manager:

Date: 21 10 2008

Report Title

Review of the Local Development Scheme

1. Recommendations:

- 1.1 The Committee approves the Local Development Scheme attached for submission to Government Office for the East Midlands by the deadline of 25th October 2008.
- 1.2 The Committee notes the urgent need to bring forward further resources to deliver the Local Development Scheme.
- 1.3 The Committee notes the progress made to date and the next steps for the work of the committee and Joint Planning Unit.
- 1.4 The Committee approves the establishment of a Business Sub-Group of the Committee, to monitor the LDS work programme and its resourcing.

2. Summary:

The West Northamptonshire Local Development Framework is the most important tool to enable Councils to shape the towns, villages and countryside into the future and deliver growth on the Councils' terms.

The combination of documents in the Local Development Scheme attached represents the most practical and effective way forward to produce the policy frameworks and deliver development in a coherent manner that will serve West Northamptonshire well.

The alteration in the names and timing of Development Plan Documents since the 2007 Local Development Scheme enables the same spatial issues and development pressures to be managed as intended by the previous Local Development Scheme in a more coherent and resource effective manner. It is still possible, on review of the Local Development Scheme that other Development Plan Documents and Supplementary Planning Documents may come forward depending upon the circumstances at the time of review.

The revised Local Development Scheme is required by Government Office by the 25th October. The Secretary of State has powers to direct local authorities, and thereby the Joint Strategic Planning Committee, should the LDS not be delivered on time and to a good enough standard. Clearly the constituent authorities have no desire to be subject to any such direction.

Similarly the Secretary of State has the power to intervene should performance in delivering the Local Development Framework against the agreed Local Development Scheme be less than committed to in the scheme. The constituent authorities will, therefore, be committed to providing the necessary resources, leadership and backing required to meet the timetable set down in the approved scheme.

3. Background:

Introduction

The 2004 Planning and Compensation Act that replaced the land use planning system with a spatial planning system has put planning at the heart of enabling local government to achieve its ambitions. Within the context of Northamptonshire being a key national growth area during the next twenty five years West Northamptonshire will accommodate significant growth. This will mean more homes, jobs, leisure and health facilities for the area. The Councils in West Northamptonshire have a unique role in: shaping the places they govern; delivering the ambitions of the Joint Strategic Planning Committee and its constituent councils for the future quality of life offered by the towns, villages and countryside of West Northamptonshire expressed in the sustainable community strategies; and delivering the agreements with central government on priorities for their communities found in the Local Area Agreement.

The West Northamptonshire Local Development Framework, together with regional and national policy, has the job of ensuring that this growth happens in a way that is well directed and brings a wide range of benefits to existing and future residents of all generations as well as businesses. This is key to the Councils' place shaping agenda and the Local Development Framework is therefore the most important policy tool to manage this growth and harness the social, economic and environmental benefits that development can bring. Not all of the West Northamptonshire area will be subject to significant change. Alongside areas where communities will expand and grow there will be areas that will remain similar to their current form. There are difficult choices to be made and these must be made openly and transparently in the process of production of the West Northamptonshire Local Development Framework.

In delivering this growth agenda and ensuring that the nature of the growth is achieved in the terms desired by the Joint Strategic Planning Committee it is critical that seamless planning is undertaken by producing a coherent policy framework for West Northamptonshire and delivering the facilities and infrastructure needed. This requires close partnership working between the constituent councils, the West Northamptonshire Development Corporation, public agencies and private investors to provide an end to end planning process that sets policy which supports decisions on individual proposals for development guiding investment in a fruitful manner for current and future generations of the population.

The Local Development Scheme

The Local Development Scheme is a public statement setting out details of which spatial planning documents will be produced over the next three year period. It sets down the combination of policy documents (and purpose) that have been selected to ensure effective planning of the area and accounting for its uniqueness. It is a legal requirement that the a Revised Local Development Scheme is produced following the creation of the Joint Strategic Planning Committee. The Order requires production of a revised Joint Local Development Scheme by 25th October 2008.

The proposed West Northamptonshire Local Development Scheme is attached at Appendix 1.

This Local Development Scheme reflects the progress made on the previous scheme jointly agreed by the councils. It reprofiles the documents proposed earlier to:

- Bring the Local Development Framework in line with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and guidance in Planning Policy Statement 12 –(all local planning authorities are considering the need to reprofile their Local Development Schemes)
- Bring forward the policy tools in a coherent and effective order to address the current and future spatial and development issues given the current understanding of good spatial planning practice.
- Account for the progress made to date and impact this has had on the timing of adoption of policy in the context of urgent need to progress.
- Assist the Joint Strategic Planning Committee and Councils to respond flexibly to circumstances that pertain across the life of the Local Development Scheme.

This re-profile means that the range of issues that the previous Local Development Scheme covered does not change, but the names of documents, timing and grouping of policy matters does change. It has been produced on behalf of the Joint Planning Unit in partnership with officers in each of the Councils and the West Northamptonshire Development Corporation.

Section 4 of the Local Development Scheme that outlines the documents to be produced is reproduced below. The details of each proposed Development Plan Document and Supplementary Planning Document are found in Appendix 3 of the Local Development Scheme. The lead body that will be responsible and accountable for its preparation, its role and position in the chain of conformity of policy, its geographical coverage. Its status as a DPD or SPD, its key milestones for production, a broad indication of resource requirement and an approach to involving stakeholders and the community.

The logic of the Local Development Scheme

The West Northamptonshire Core Strategy for the whole of West Northamptonshire is to be produced first. In line with “Planning Policy Statement 12: creating strong safe and prosperous communities through Local Spatial Planning” 2008 this will include some ‘strategic allocations’ that are critical to delivery of the spatial strategy. These ‘strategic allocations’ will include allocated sites for the early phases of growth to meet the requirements of the East Midlands Regional Plan (the Regional Spatial Strategy) and include sustainable urban extensions as well as any other strategic sites that are critical to delivery of the strategy. They are expected to cover the early phases of housing and employment allocations together with all related social, green and transport infrastructure needed for these growing communities up to 2021. The strategic allocations will indicate some detail in terms of the disposition of land uses, infrastructure, access to sites and other details.

When it has been adopted therefore the West Northamptonshire Core Strategy will provide adequate detail to allow developers and the Joint Planning Unit to produce master plans for the strategic allocation sites (including sustainable urban extensions) if the market is ready to bring forward the development. For the later phases of growth the West Northamptonshire Core Strategy will indicate broad locations.

The choice can then be made with respect to moving these 'broad locations' to clear policy statements that bring forward the land for development either by inclusion in the West Northamptonshire Site Allocations Development Plan Document (DPD) or an Action Area Plan for these 'Growing Communities' – the specific locations of both these strategic sites and the directions of growth have not yet been fixed and this is the job of the West Northamptonshire Core Strategy.

A timetable showing both joint and individual Local Development Document timetables is in Appendix 10 of the Local Development Scheme. During the period of completion of the West Northamptonshire Core Strategy the Councils are producing masterplans for key sites and areas to assist them in managing current pressures for development. These masterplans will form part of the evidence for the West Northamptonshire Core Strategy and when the West Northamptonshire Core Strategy is adopted could be adopted as Supplementary Planning Documents in part or whole depending upon the circumstances that pertain at the time. The status of these would need to be reviewed when this Local Development Scheme is reviewed. These masterplans are for the following areas:

- Daventry Town
- Towcester
- Brackley
- Roade Village
- Sixfields

Until the directions of growth for Northampton are established it would be premature to adopt the masterplan for Sixfields as a Supplementary Planning Document and therefore this is not included in this Local Development Scheme. Northampton Borough Council will continue to work with land owners and English Partnerships to prepare a masterplan to inform the West Northamptonshire Core Strategy and the suitability of adopting the masterplan as a Supplementary Planning Document for this area will be revisited during the review of this Local Development Scheme.

The documents that will be produced from 2008 to 2011

West Northamptonshire Core Strategy

The key priority in the Local Development Scheme for West Northamptonshire is the West Northamptonshire Core Strategy. The West Northamptonshire Core Strategy is a strategic document that will set out a spatial vision for West Northamptonshire (which reflects the sustainable community strategies of the area) and a proposed approach to how the places within it will develop, addressing a range of spatial and strategic development issues. This strategy will address key spatial issues for West Northamptonshire such as the roles of Northampton, Daventry, Towcester and Brackley as well as the villages, the nature of the future economy including the development of rural enterprise, access to housing and other services, educational standards and provision, health and leisure opportunities and how these are accommodated. It will set out how much and what type of development is intended to happen, where, when and how it will be delivered.

The core strategy represents a key phase to establish the broad spatial framework for the area indicating the kind of places sought in the future and the facilities needed to support sustainable communities. It will also set some detail by making some key strategic allocations for the early phases of urban growth together with establishing directions of growth for later phases.

At the same time it will establish those areas where there may be only very special circumstances for development e.g. to provide rural affordable housing or critical services.

Following adoption, all future Development Plan Documents produced in West Northamptonshire must be in conformity with the West Northamptonshire Core Strategy.

West Northamptonshire Developer Contributions and Affordable Housing DPD and Affordable Housing SPD

The West Northamptonshire Developer Contributions and Affordable Housing Development Plan Document will be produced alongside the West Northamptonshire Core Strategy. The work required to produce this Development Plan Document forms part of the evidence base for the West Northamptonshire Core Strategy in terms of identifying the infrastructure and facilities needed to accompany development, the sources of funding for this infrastructure and the expected contribution to this by developers. It is sensible to divide this from the Core Strategy however as it can provide more detail than would be found in the Core Strategy and can be updated where necessary. The choice of a Development Plan Document for Developer Contributions and Affordable Housing rather than a Supplementary Planning Document is to reflect the need for clear public examination of the benefits being sought. This work may form the basis for the Community Infrastructure Levy should this be enacted and implemented. There is an urgent need to provide more affordable housing in West Northamptonshire and in recognition of this fact in the interim period before the Development Plan Document can be adopted an Affordable Housing Supplementary Planning Document is being produced that will supplement existing policies . This will be produced by consultants and the aim is to appoint before the end of 2008.

West Northamptonshire Site Allocations DPD

This will deal with site-specific policies including allocations for key activities such as housing, employment, retail, leisure, health, community and transport facilities.

Northampton Central Area Action Plan DPD

This will develop policy for the transformation of the centre of Northampton as a centre of regional importance, the heart of an urban conurbation projected to be the third largest conurbation in the East Midlands over the planning period. It will also address how the centre will need to grow and develop to meet the needs of the larger population that will be delivered in the Sub-Region through the Core Strategy.

Daventry Town DPD

This Development Plan Document will include site specific proposals for Daventry Town should they be required at this time following the adoption of the West Northamptonshire Core Strategy and Site Allocations Development Plan Documents.

Daventry District Village and Town Design Statements SPD

These community produced design statements will provide guidance as needed. The programme for individual villages will come forward in response to community action and their form and content are guided by Daventry District Council.

South Northamptonshire Council Rural Settlements DPD

This DPD will address the matter of village confines in rural South Northamptonshire in the context of the settlement hierarchy set by the West Northamptonshire Core Strategy.

Silverstone Circuit SPD

This is a piece of guidance for the future development of the Silverstone Circuit and is jointly produced with Aylesbury Vale District Council.

Proposals Map

A Proposals Map, will express geographically the adopted development policies for West Northamptonshire.

Statement of Community Involvement

Daventry District Council, Northampton Borough Council and South Northamptonshire Council each adopted a Statement of Community Involvement in spring 2006. These set out how the community will be involved in the preparation of Local Development Documents and consulted on planning applications. Each Statement of Community Involvement will be monitored on an annual basis and the need for review and integration to one statement will be assessed as part of the preparation of the Annual Monitoring Report for West Northamptonshire.

Documents required beyond this Local Development Scheme

A Development Management Policies document is scheduled to begin in December 2011. As policy is produced in the West Northamptonshire Core Strategy and Site Allocations Development Plan Documents this will gradually replace existing saved policies. It is likely that the Joint Strategic Planning Committee will conclude that a Development Management Policies document will not be required by that time as development issues will be covered through national policy, regional policy and the adopted Core Strategy and Site Allocations Development Plan Documents and SPD. However, it is included as a marker to indicate that it may be required.

The Joint Strategic Planning Committee may bring forward a series of Action Area Plans for the remaining urban extensions from 2011 when the Core Strategy is due to be adopted. This will be dependent upon the coverage of the West Northamptonshire Site Allocations Development Plan Document and are therefore not included as Development Plan Documents in this Local Development Scheme to allow for flexibility in approach. Indeed further area action plans for areas of regeneration could be brought forward if considered necessary. The need for review of this Local Development Scheme will be monitored as part of the Annual Monitoring Report production.

The differences between the 2008 and the 2007 Local Development Schemes

There are some changes in the names and roles of Development Plan Documents and Supplementary Planning Documents in this Local Development Scheme compared to the 2007 version. These changes reflect current understanding of the needs of West Northamptonshire and its constituent communities, good spatial planning practice and the significant changes in the scope of core strategy advised in Planning Policy Statement 12 of June 2008.

The West Northamptonshire Core Strategy together with the West Northamptonshire Site Allocations Development Plan Document will now incorporate the strategic and site related matters that were intended to be contained in a number of former documents. This is due to a number of factors as well as the change in scope of core strategies:

- The 'Northampton Implementation Area' was a device designed to ensure that the authorities work together. With the advent of a Joint Strategic Planning Committee it was important to revisit the need for a development plan document focussing only on that area.
- The Rural Areas Development Plan Document divorced the planning for the countryside, towns and villages from the West Northamptonshire area as a whole. Good spatial planning will account for towns and villages, the reciprocal relationship with the countryside and manage them as fully functioning networks – in a growth scenario it will also be clear about where significant development and growth will occur and where it will not.
- The inclusion of Development Plan Documents scheduled early in the last Local Development Scheme for Towcester, Brackley and Daventry also removed the planning for these towns to a series of separate documents and represent a significant workload as each Development Plan Document must meet stringent regulations in its production.

In essence it is now understood that a complex portfolio of Development Plan Documents is not likely to be a practical option to produce and the principle core strategy together with the site allocations document will do the same job as the previous set of Development Plan Documents and be more resource efficient in the process. It is sensible therefore that the core strategy, now containing strategic allocations for the early phases of growth will replace what would have defined some of the 'Northampton Implementation Area'. In addition any strategic allocations for the towns and directions of growth will be covered in the core strategy as well as the future settlement hierarchy for the whole area including policy that will set the roles and the mix of facilities needed to support each settlement in its role. The site allocations document will then determine policy with respect to sites across the whole of West Northamptonshire and this will include any non strategic sites that may be key to development in both towns and villages. The core strategy will address issues of accessibility and conservation in the countryside as well as supporting the rural economy.

This combination of development plan documents makes for better planning for the relationships between the future settlements in the area and proper accommodation of the manner in which they will function e.g. the relationships between the future Northampton and the towns and villages. It will make it clearer where significant development will and will not be accommodated than the earlier configuration of a broad brush core strategy followed by separate Development Plan Documents for the 'Northampton Implementation Area' and the 'Rural Areas'. In short, producing the proposed combination of documents will be a more effective use of resources and holistic approach to planning for development of the area than the previous choice of Local Development Documents.

The Development Plan Documents with the following names therefore no longer appear in the Local Development Scheme:

- Northampton Implementation Area Development Plan Document

- Rural Areas Development Plan Document (with the exception of village confines - refer South Northamptonshire Rural Settlements DPD)
- Towcester Town Development Plan Document
- Brackley Town Development Plan Document

In addition, this reconfiguration coupled with the current masterplanning work being undertaken remove the need to produce the following documents as the work will be taken forward in terms of evidence for the core strategy and site allocations documents and policy and allocations picked up as shown above :

- Moat Lane Supplementary Planning Document
- Sixfields Area Action Plan Development Plan Document

The alteration in the names and timing of Development Plan Documents since the 2007 Local Development Scheme enables the same spatial issues and development pressures to be managed as intended by the previous Local Development Scheme just in a more coherent manner. It is still possible, on review of the Local Development Scheme that other Development Plan Documents and Supplementary Planning Documents may come forward depending upon the circumstances at the time of review.

Governance and adoption

The Joint Strategic Planning Committee will approve and adopt the Local Development Documents on behalf of the Districts and the Borough.

Priorities & Resources

The split of the contribution to resources for the Joint Planning Unit and production of West Northamptonshire wide Development Plan Documents and Supplementary Planning Documents follows the pattern of votes held on the Joint Strategic Planning Committee. Hence proportions of contributions will be as follows:

Daventry District Council – one quarter
 Northampton Borough Council – one third
 Northamptonshire County Council – one sixth
 South Northamptonshire Council – one quarter

In addition, contributions in partner time from West Northamptonshire Development Corporation are offered and will be used given the need to for the work to be undertaken with close engagement of partners and in partnership.

As a result of the review of the fitness for purpose of the Joint Planning Unit all Councils are seeking to raise further resources to fund this Local Development Scheme. A full establishment of staff will be needed by January 2009 to deliver the programme. In the interim measures are being taken to bolster capacity and to ensure that the work programme remains on track. Award of Housing and Planning Delivery Grant will fund, should it be received.

Work completed to date

The work on the Local Development Framework has slipped significantly against milestones in the 2007 Local Development Scheme partly as a result of not achieving the levels of staffing and skills required.

However, a significant amount of work has been achieved with the resources that were put in place, not least on key aspects of the evidence base. In addition infrastructure studies (by councils including Northamptonshire County Council and by the West Northamptonshire Development Corporation) and master plan work are providing significant inputs to the evidence base for policy making and will continue to do so. Any work completed to date is not therefore lost and whilst this is a new Local Development Scheme it does not represent an entirely fresh start. Information gathered from respondents at the issues and options stage and formal studies will all feed into the development of options for the core strategy which is a key next step.

4. **Options:**

In this instance with respect to the Local Development Scheme the options are somewhat limited. There is significant pressure from GOEM and Department for Communities and Local Government to bring forward the development plan for this area. Delivery of a revised Local Development Scheme is the first step in this delivery. There is a real threat of intervention from the Department for Communities and Local Government if the deadline of 25th October is not met and a Direction issued. Failure to deliver the Local Development Scheme on time is therefore not an option.

The Local Development Scheme is based on a significant increase in resources which is needed to recover from programme slippage against the previous Local Development Scheme. The failure to deliver the increased resource needed would inevitably lead to failure to meet the milestones in the Local Development Scheme. This in itself will impact on the potential Housing and Planning Delivery Grant which may be received.

5. **Consultees:**

External:	
Internal:	

6. **Representations:**

N/A

7. **Conclusions:**

The implications of this Local Development Scheme for all of the Councils

Place Making and Effective Planning

The essential nature of an up to date statutory development framework is well rehearsed and in short avoids short term responses to development pressures and decisions being taken from local control through the appeals process. It helps councils to deliver their aspirations for communities and the places they govern.

Resource Requirements

Refer to the 'Priorities & Resources' section above.

Housing and Planning Delivery Grant

The award of Housing and Planning Delivery Grant is based on past performance. GOEM advise that the year April 2009 to March 2010 will be the year that uses this Local Development Scheme for assessment of grant.

The current planning element of Housing and Planning Delivery Grant has a cap of £1million and relates to four separate elements:

- Demonstrating sufficient land for housing – for 2009 – 2011 this is demonstrating a five year supply of deliverable sites for the period April 2009 to March 2014. The production of the Strategic Housing Land Availability Assessment currently being produced by the Joint Planning Unit is expected to provide this evidence. The award is enhanced where a fifteen year supply is demonstrated.
- Delivery of core strategies and development plan documents allocating more than 2,000 dwellings. The grant relates to commencement, submission and adoption stages on these development plan documents. In the case of West Northamptonshire this will apply to the core strategy reaching submission and adoption and the site allocations document being commenced during the three year grant period.
- Joint working on the production of development plan documents. This clearly applies to West Northamptonshire.
- Publication of a Strategic Housing Market Assessment. Update of this is understood to be in progress.

The housing element awards net additional housing completions equivalent to at least 0.75 per cent of existing housing stock. An additional element to incentivise affordable housing is expected from 2010-11.

The grant is awarded to the individual authorities but clearly reliant on work undertaken jointly through the Joint Planning Unit. However, it must be noted that an abatement of grant is triggered if performance on processing planning applications falls below any national planning standard applied to processing planning applications.

The Implications of the Local Development Scheme for Daventry District

Saved policies from the Local Plan and Structure Plan apply until replaced. Masterplanning work on Daventry Town guides development as a material consideration. The West Northamptonshire Affordable Housing Supplementary Planning Document provides guidance from September 2009. Strategic policy from the West Northamptonshire Core Strategy and any strategic sites that may apply come forward for the whole of the district shortly before the Daventry Town Development Plan Document was originally programmed for adoption i.e. January 2011. This is followed in September 2011 by detailed West Northamptonshire Developer Contributions and Affordable Housing Development Plan Document policy and West Northamptonshire Site Allocations for non strategic sites in October 2012. Any remaining detailed policy that may be required comes with the West Northamptonshire Development Management Policies in February 2013.

The Implications of the Local Development Scheme for South Northamptonshire

Saved policies from the Local Plan and Structure Plan apply until replaced. Masterplanning work on Towcester and Brackley Towns and Roade Village guide development as a material consideration. The West Northamptonshire Affordable Housing Supplementary Planning Document provides guidance from September 2009.

Strategic policy from the West Northamptonshire Core Strategy and any strategic sites that may apply come forward for the whole of the district shortly before the Towcester and Brackley Towns DPD were originally programmed for adoption i.e. January 2011. This is followed in September 2011 by detailed West Northamptonshire Developer Contributions and Affordable Housing policy and West Northamptonshire Site Allocations for non strategic sites in October 2012. Rural Areas Development Plan Document is due to come on stream at the same time as the West Northamptonshire Site Allocations replacing existing village confines. Any remaining detailed policy that may be required comes with the West Northamptonshire Development Management Policies in February 2013.

The Implications of the Local Development Scheme for Northampton Borough

Saved policies from the Local Plan and Structure Plan apply until replaced. The West Northamptonshire Affordable Housing Supplementary Planning Document provides guidance from September 2009. Publication of the Northampton Central Area Action Plan will occur at the same time as the West Northamptonshire Core Strategy. Strategic policy from the West Northamptonshire Core Strategy and any strategic sites that may apply come forward for the whole of the district eight months after the Northampton Central Area Action Plan was originally programmed for adoption i.e. January 2011. The Northampton Central Area Action Plan will be adopted in May 2011. This is followed in September 2011 by detailed West Northamptonshire Developer Contributions and Affordable Housing policy and West Northamptonshire Site Allocations for non strategic sites in October 2012. Any remaining detailed policy that may be required comes with the West Northamptonshire Development Management Policies in February 2013.

Next steps

A Business Sub Group of the Joint Strategic Planning Committee is proposed to monitor the work programme for the Joint Strategic Planning Committee. Early in this programme the development of a spatial portrait, spatial vision and spatial objectives for the development of West Northamptonshire will be programmed as well as how the Committee will move on with a first iteration of options and alternatives for the Core Strategy. These will build on work already completed.

The Joint Planning Unit will develop a spatial strategy in response to the vision and objectives. In addition it will assess the evidence base with respect to its completeness against objectives set for the plan and set out the main strategic options for the core strategy and their implications for the Joint Strategic Planning Committee to consider.

The Chief Officers of the councils will encourage partnership working and cooperation across their organisations to assist rapid progress on the production of the Local Development Framework.

8. Legal Implications:

Statutory Instrument 2008 No. 1572 West Northamptonshire Joint Committee Order
Statutory Instrument 2008 No. 1371 Town and Country Planning (Local Development)
(England) (Amendment) Regulations 2008
Statutory Instrument 2004 No. 2204 Town and Country Planning (Local Development)
(England) Regulations 2004
Planning and Compulsory Purchase Act 2004

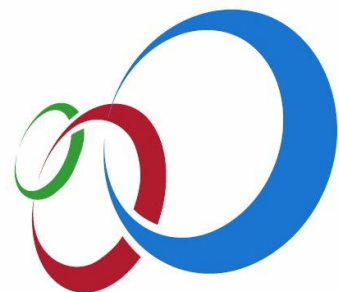
9. Background Papers:

Joint Local Development Scheme March 2007: Daventry District Council, Northampton Borough Council, South Northamptonshire Council.
Communities and Local Government Plan Making Manual October 2008
Planning Policy Statement 12: creating strong safe and prosperous communities through Local Spatial Planning

Position:	Name/Signature:	Date:
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October 2008

A Local Development Scheme For West Northamptonshire



**West Northamptonshire
Joint Planning Unit**



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Foreword

A Local Development Scheme for West Northamptonshire

- 1.0 The Councils in West Northamptonshire have a unique role in shaping the places they govern and delivering the agreements with central government on priorities for their communities found in the Local Area Agreement. Northamptonshire will be a key national growth area during the next twenty five years and West Northamptonshire will accommodate some of this growth. This will mean more homes, jobs, leisure and health facilities for the area. The West Northamptonshire Local Development Framework, together with regional and national policy, has the job of ensuring that growth happens in a way that is well directed and brings a wide range of benefits to existing and future residents of all generations as well as businesses. This is key to the place shaping agenda and the Local Development Framework is therefore the most important policy tool to manage this growth and harness the social, economic and environmental benefits that development can bring. Not all of the West Northamptonshire area will be subject to significant change. Alongside areas where communities will expand and grow there will be areas that will remain largely unchanged. There are difficult choices to be made and these must be made openly and transparently in the process of production of the West Northamptonshire Local Development Framework.
- 1.1 This Local Development Scheme is designed to meet the needs of the communities in the area through a portfolio of spatial planning documents that address the unique aspects of different parts of West Northamptonshire together with managing the growth agenda. The policy documents will need to come on stream at the right time to direct development and integrate the necessary social, economic environmental and transport infrastructure.
- 1.2 The documents in the Local Development Scheme should be seen as a coherent whole – each putting in place a policy tool that will assist councils, infrastructure providers and developers to deliver high quality places that are good to inhabit. The Councils and West Northamptonshire Development Corporation rely on policies that have been ‘saved’ from the local plans and structure plan, national and regional policy until the local policies are gradually replaced by the Local Development Framework.
- 1.3 Essentially the Local Development Scheme is a public statement identifying which spatial planning documents will be produced and when. It sets out a three year project plan. It has three key objectives:

- It is the starting point for the community and stakeholders to find out about the Council's planning policies in respect of a particular place or issue, and what the status of those policies will be;
 - It outlines the details of, and timetable for, the production of Local Development Documents over the three year period; and
 - It sets down the combination of policy documents (and purpose) that have been selected to ensure the effective planning of the area.
- 1.4 The West Northamptonshire Joint Strategic Planning Committee is responsible for much of this local plan-making system together with Daventry District Council, Northampton Borough Council and South Northamptonshire Council. The Joint Strategic Planning Committee comprises member representatives from Daventry, South Northamptonshire and Northampton Borough Councils, as local planning authorities responsible for preparing Local Development Documents. Northamptonshire County Council, as strategic authority with responsibility for transport, education, minerals and waste planning; and West Northamptonshire Development Corporation as the local delivery vehicle are also represented on the Committee as observers. In addition the Borough Council of Wellingborough are observers on the Joint Strategic Planning Committee as key neighbours.
- 1.5 Northamptonshire County Council, as the minerals and waste planning authority, will be responsible for preparing a minerals and waste development framework. A minerals and waste local development scheme has therefore been prepared, and can be viewed on the County Council's website (<http://www.northamptonshire.gov.uk>). Further information is available from the County Council (telephone: 01604 236014).
- 1.6 This document has been produced by the West Northamptonshire Joint Planning Unit. It supersedes the Local Development Scheme produced jointly by Daventry District, Northampton Borough and South Northamptonshire Councils and approved by the Government in spring 2007.
- 1.7 The 2004 Planning and Compulsory Purchase Act has introduced a new planning language. A glossary of abbreviations and definitions used in this LDS are explained in Appendix 1 to assist in understanding the spatial planning jargon.

Introduction: The Development Planning System

- 2.0 In 2004 the Planning and Compulsory Purchase Act came into force and broadened the scope of planning. Through the Act the Government introduced a planning system whereby local plans and structure plans are replaced with the Local Development Framework. Together with the Regional Spatial Strategy the Local Development Framework will form the Development Plan, which is the basis for all planning decisions. The Development Plan operates within the framework of national policy in Planning Policy Statements and so applications for development can be approved with regard to national policy, regional policy and local policy. The Regional Spatial Strategy is critical to this process as it provides the overall strategy, housing, employment and infrastructure requirement for local policies. One emphasis of this system is that local policy does not replicate regional or national policy and is 'locally distinctive' – i.e. it is reflective of and designed to meet, the needs of the local area. Another key characteristic is that there is an emphasis on how plans and policies will be delivered in reality by public sector agencies and the private development industry – i.e. these plans, if crafted well, actually bring forward development in a way that suits the locality.
- 2.1 This Local Development Scheme sets out the detailed programme for the preparation of planning policy documents that will form West Northamptonshire's Local Development Framework. It forms a project plan for the programme of work and explains the role of each of the policy tools or documents that are considered suitable to address the spatial issues in the area into the future.
- 2.2 The Local Development Framework is the compendium of documents (or policy tools) that will set out how an area will be developed in the future. Appendix 2 sets out the main components of a Local Development Framework. The Local Development Framework will comprise of 'Local Development Documents' a collective name for both 'Development Plan Documents' (that set policy and allocate land and are part of the statutory development plan and are subject to an examination in public) and 'Supplementary Planning Documents' (which can provide additional detail on policies or proposals set out in 'Development Plan Documents' and are not subject to an examination in public).
- 2.3 A Local Development Framework must include a Core Strategy, and, a Proposals Map and may also contain Site Specific Allocations, Area Action Plans, Development Management policies and other Development Plan Documents. These Development plan documents outline the key spatial and development goals of the local development framework.

- 2.4 The Local Development Framework also includes the Statement of Community Involvement (SCI), the Local Development Scheme (LDS) and the Annual Monitoring Report (AMR). Furthermore each Local Development Document must be accompanied by a Sustainability Appraisal incorporating Strategic Environmental Assessment and Appropriate Assessment, where appropriate. Sustainability appraisal is a tool that assists the analysis of the impacts of policies and provides information about their social, economic and environmental effects. Its purpose is to ensure that plans and policies reflect sustainable development principles. The Scoping Report for the Sustainability Appraisal of the core strategy can be found at www.westnorthamptonshirejpu.org/ and explains more.
- 2.5 Further information on the planning system can be viewed using the following external website www.planningportal.co.uk.

How the documents in the local development scheme relate to one another

- 3.0 There is significant flexibility with respect to the choice of Development Plan Documents and Supplementary Planning Documents beyond the requirement to produce a core strategy and proposals map. In the case of West Northamptonshire the Local Development Scheme has been reconfigured since the March 2007 Local Development Scheme which was jointly produced by Daventry District Council, Northampton Borough Council and South Northamptonshire Council. This Local Development Scheme is designed to enable the Joint Planning Unit and Committee as well as the authorities to respond flexibly to circumstances that pertain across the life of the Local Development Scheme.
- 3.1 The West Northamptonshire Core Strategy for the whole of West Northamptonshire is to be produced first. In line with “Planning Policy Statement 12: creating strong safe and prosperous communities through Local Spatial Planning” 2008 this will include some ‘strategic allocations’ that are critical to delivery of the spatial strategy. These ‘strategic allocations’ will include allocated sites for the early phases of growth to meet the requirements of the Regional Spatial Strategy and include sustainable urban extensions as well as any other strategic sites that are critical to delivery of the strategy. They are expected to cover the early phases of housing and employment allocations together with all related social, green and transport infrastructure needed for these growing communities up to either 2021 depending upon what key evidence indicates will be needed. The strategic allocations will indicate some detail in terms of the disposition of land uses, infrastructure, access to sites and other details.

- 3.2 When it has been adopted therefore the West Northamptonshire Core Strategy will provide adequate detail to allow developers and the joint planning unit to produce master plans for the strategic allocation sites (including sustainable urban extensions) if the market is ready to bring forward the development. For the later phases of growth the West Northamptonshire Core Strategy will indicate broad locations. The choice can then be made with respect to moving these 'broad locations' to clear policy statements that bring forward the land for development either by inclusion in the West Northamptonshire Site Allocations DPD or an Action Area Plan for these 'Growing Communities' – the specific locations of both these strategic sites and the directions of growth have not yet been fixed and this is the job of the West Northamptonshire Core Strategy.
- 3.3 A timetable showing both joint and individual Local Development Document timetables is in Appendix 10. During the period of completion of the West Northamptonshire Core Strategy the Councils are producing masterplans for key sites and areas to assist them in managing current pressures for development. These masterplans will form part of the evidence for the West Northamptonshire Core Strategy and when the West Northamptonshire Core Strategy is adopted could be adopted as Supplementary Planning Documents in part or whole depending upon the circumstances that pertain at the time. The status of these documents would need to be reviewed as part of the review of this Local Development Scheme. These masterplans are for the following areas:
- Daventry Town
 - Towcester
 - Brackley
 - Roade Village
 - Sixfields
- 3.4 Until the directions of growth for Northampton are established it would be premature to adopt the masterplan for Sixfields as a Supplementary Planning Document and therefore this is not included in this Local Development Scheme. Northampton Borough Council will continue to work with land owners and English Partnerships to prepare a masterplan to inform the West Northamptonshire Core Strategy and the suitability of adopting the masterplan as a Supplementary Planning Document for this area will be revisited during the review of this Local Development Scheme.

The documents that will be produced from 2008 to 2011

West Northamptonshire Core Strategy

- 4.0 The key priority in the Local Development Scheme for West Northamptonshire is the West Northamptonshire Core Strategy DPD. The West Northamptonshire Core Strategy DPD is a strategic document that will set out a spatial vision for West Northamptonshire (which reflects the sustainable community strategies of the area) and a proposed approach to how the places within it will develop addressing a range of spatial and strategic development issues. This strategy will address key spatial issues for West Northamptonshire such as the roles of Northampton, Daventry, Towcester and Brackley as well as the villages, the nature of the future economy including the development of rural enterprise, access to housing and other services, educational standards and provision, health and leisure opportunities and how these are accommodated. It will set out how much and what type of development is intended to happen, where, when and how it will be delivered.
- 4.1 The core strategy represents a key phase to establish the broad spatial framework for the area indicating the kind of places sought in the future and the facilities needed to support sustainable communities. It will also set some detail by making some key strategic allocations for the early phases of urban growth together with establishing directions of growth for later phases. At the same time it will establish those areas where there may be only very special circumstances for development e.g. to provide rural affordable housing or critical services.
- 4.2 Following adoption, all future Development Plan Documents produced in West Northamptonshire must be in conformity with the West Northamptonshire Core Strategy.

West Northamptonshire Developer Contributions and Affordable Housing DPD and Affordable Housing SPD

- 4.3 The West Northamptonshire Developer Contributions and Affordable Housing DPD will be produced alongside the West Northamptonshire Core Strategy. The work required to produce this Development Plan Document forms part of the evidence base for the West Northamptonshire Core Strategy in terms of identifying the infrastructure and facilities needed to accompany development, the sources of funding for this infrastructure and the expected contribution to this by developers. The work will build on that undertaken by the West Northamptonshire Development Corporation on tariffs and will be produced in close partnership with the Corporation. It is sensible to divide this aspect of policy from the Core Strategy however as it can provide more detail than would be found in the Core Strategy and can be updated where necessary.

The choice of Development Plan Document for Developer Contributions and Affordable Housing rather than Supplementary Planning Document is to reflect the need for clear public examination of the benefits being sought. This work may form the basis for the Community Infrastructure Levy should this be enacted and implemented. There is an urgent need to provide more affordable housing in West Northamptonshire and in recognition of this fact in the interim period before the Development Plan Document can be adopted an Affordable Housing Supplementary Planning Document will supplement existing policy. This will be produced by consultants appointed before the end of 2008.

West Northamptonshire Site Allocations DPD

- 4.4 This will deal with site-specific policies including allocations for key activities such as housing, employment, retail, leisure, health, community and transport facilities.

Northampton Central Area Action Plan DPD

- 4.4 This will develop policy for the transformation of the centre of Northampton and its key role in the sub region.

Daventry Town DPD

- 4.6 This DPD will include site specific proposals for Daventry Town should they be required at this time following the adoption of the West Northamptonshire Core Strategy and Site Allocations DPDs.

Daventry District Village and Town Design Statements SPD

- 4.7 These community produced design statements will provide guidance as needed. The programme for individual villages will come forward in response to community action and their form and content are guided by Daventry District Council.

South Northamptonshire Rural Settlements DPD

- 4.8 This DPD will address the matter of village confines in rural South Northamptonshire in the context of the settlement hierarchy set by the West Northamptonshire Core Strategy.

Silverstone Circuit SPD

- 4.9 This is a piece of guidance for the future development of the Silverstone Circuit and is jointly produced with Aylesbury Vale District Council.

Proposals Map

- 4.10 A Proposals Map, will express geographically the adopted development plan policies for West Northamptonshire. In accordance with Regulation 13(4) of the Regulations, a submission Proposals Map will accompany the West Northamptonshire Core Strategy, West Northamptonshire Site Allocations and other DPDs where site allocations are made. They will be revised as each new DPD is adopted, to ensure that they always reflect the up-to-date spatial plan for the area.

Statement of Community Involvement

- 4.11 Daventry District Council, Northampton Borough Council and South Northamptonshire Council each adopted a Statement of Community Involvement in spring 2006. These set out how the community will be involved in the preparation of Local Development Documents and consulted on planning applications. Each Statement of Community Involvement will be monitored on an annual basis and the need for review and integration to one statement will be assessed as part of the preparation of the Annual Monitoring Report for West Northamptonshire.

Documents required beyond this Local Development Scheme

- 5.0 A Development Management Policies document is scheduled to begin in December 2011. As policy is produced in the West Northamptonshire Core Strategy and Site Allocations Development Plan Documents this will gradually replace existing saved policies. It is likely that the Joint Strategic Planning Committee will conclude that a Development Management Policies document will not be required by that time as development issues will be covered through national policy, regional policy and the adopted Core Strategy and Site Allocations Development Plan Documents and SPD. However, it is included as a marker to indicate that it may be required.
- 5.1 The Joint Strategic Planning Committee may bring forward a series of Action Area Plans for the remaining urban extensions from 2011 when the Core Strategy is due to be adopted. This will be dependent upon the coverage of the West Northamptonshire Site Allocations Development Plan Document and are therefore not included as Development Plan Documents in this Local Development Scheme to allow for flexibility in approach. The need for review of this Local Development Scheme will be monitored as part of the Annual Monitoring Report production and further area action plans could be brought forward in future if considered necessary.

- 5.2 Appendix 3 of this Local Development Scheme sets out a profile of each Local Development Document that it is intended will be produced over the next 3 year period setting out:
- The lead body that will be responsible and accountable for its preparation,
 - its role and position in the chain of conformity,
 - Its geographical coverage,
 - Its status as a DPD or SPD,
 - its key milestones for production,
 - a broad indication of resource requirement and
 - an approach to involving stakeholders and the community.
- 5.3 The LDS is available for viewing on the following websites:
www.westnorthamptonshirejpu.org
www.daventrydc.gov.uk
www.northampton.gov.uk
www.southnorthants.gov.uk
- 5.4 Its availability will also be advertised in the local media. The Councils will write to all people on their mailing list informing them of its availability.

The differences between the 2008 and the 2007 Local Development Schemes

- 6.0 There are some changes in the names and roles of Development Plan Documents and Supplementary Planning Documents in this Local Development Scheme compared to the 2007 version. These changes reflect current understanding of the needs of West Northamptonshire and its constituent communities, good spatial planning practice and the changes in the scope of core strategy advised in Planning Policy Statement 12 of June 2008.
- 6.1 The West Northamptonshire Core Strategy together with the West Northamptonshire Site Allocations Development Plan Document will now incorporate the strategic and site related matters that were intended to be contained in a number of former documents. This is due to a number of factors as well as the change in scope of core strategies:
- The 'Northampton Implementation Area' was a policy device designed to ensure that the authorities work together. With the advent of a Joint Strategic Planning Committee it was important to revisit the need for a development plan document focussing only on that area.

- The Rural Areas Development Plan Document divorced the planning for the countryside, towns and villages from the West Northamptonshire area as a whole, good spatial planning will account for towns and villages, the reciprocal relationship with the countryside and manage them as a fully functioning networks – in a growth scenario it will also be clear about where significant development and growth will occur and where it will not.
- The inclusion of Development Plan Documents scheduled early in the last Local Development Scheme for Towcester, Brackley and Daventry also removed the planning for these towns to a series of separate documents and represent a significant workload as each Development Plan Document must meet stringent regulations in its production.

6.2 In essence it is now understood that a complex portfolio of Development Plan Documents is not likely to be a practical option to produce and the principle core strategy together with the site allocations document will do the same job as the previous set of Development Plan Documents and be more resource efficient in the process. It is sensible therefore that the core strategy, now containing strategic allocations for the early phases of growth will replace what would have defined some of the 'Northampton Implementation Area'. In addition any strategic allocations for the towns and directions of growth will be covered in the core strategy as well as the future settlement hierarchy for the whole area including policy that will set the roles and the mix of facilities needed to support each settlement in its role. The site allocations document will then determine policy with respect to sites across the whole of West Northampton and this will include any non strategic sites that may be key to development in both towns and villages. The core strategy will address issues of accessibility and conservation in the countryside as well as supporting the rural economy.

6.3 This combination of development plan documents makes for better planning for the relationships between the future settlements in the area and proper accommodation of the manner in which they will function e.g. the relationships between the future Northampton and the towns and villages. It will make it clearer where significant development will and will not be accommodated than the earlier configuration of a broad brush core strategy followed by separate Development Plan Documents for the 'Northampton Implementation Area' and the 'Rural Areas'. In short, producing this combination of documents will be a more effective use of resources and holistic approach to development of the area than the previous choice of Local Development Documents.

6.4 The documents with the following names therefore no longer appear in the Local Development Scheme:

- Northampton Implementation Area Development Plan Document

- Rural Areas Development Plan Document - with the exception of village confines please refer to South Northamptonshire Rural Settlements DPD
 - Towcester Town Development Plan Document
 - Brackley Town Development Plan Document
- 6.5 In addition, this reconfiguration coupled with the current masterplanning work being undertaken (refer paragraph 3.3) remove the need to produce the following Development Plan Documents as the work will be taken forward in terms of evidence for the core strategy and site allocations documents and policy and allocations picked up as shown above :
- Moat Lane Supplementary Planning Document
 - Sixfields Area Action Plan Development Plan Document
- 6.6 The alteration in the names and timing of Development Plan Documents since the 2007 Local Development Scheme enables the same spatial issues and development pressures to be managed as intended by the previous Local Development Scheme just in a more coherent manner. It is still possible, on review of the Local Development Scheme that other Development Plan Documents and Supplementary Planning Documents may come forward depending upon the circumstances at the time of review.

The relationship with other plans and strategies

- 7.0 All Local Development Framework documents will need to comply with the provisions of the relevant Regional Spatial Strategy. The Regional Spatial Strategy for the East Midlands, incorporating the Milton Keynes and South Midlands Sub Regional Strategy was published in March 2005 and sets the context for spatial planning in West Northamptonshire. The Proposed Changes to the draft Regional Plan were issued for public consultation in July 2008. The latest information on the review can be found at www.emra.gov.uk.
- 7.1 The Local Development Framework will have regard to the sustainable community strategies and community plans that have been prepared for Daventry District, South Northamptonshire District, Northampton Borough and Northamptonshire County. These have been produced by, respectively, the Local Strategic Partnerships for Daventry, Northampton, South Northamptonshire and the Northamptonshire Public Service Board and also give rise to the Local Area Agreement for Northamptonshire. The spatial elements and land use implications arising from these strategies will be given regard and delivered through the West Northamptonshire Local Development Framework.

- 7.2 Each Council has a number of other strategies that address specific spatial and service delivery matters in the area. Several have spatial implications and those in particular will need to be taken into account in preparation of the LDF. These relate to housing, economic development, air quality and waste management as well as health, social care, leisure and cultural strategies. The LDF will have particularly close links with the plans produced by the County Council, namely the Local Transport Plan and Minerals and Waste Development Framework as well as plans for education and social services. In addition work undertaken by the West Northamptonshire Development Corporation in its planning for infrastructure is a key component of the Local Development Framework.

Progress on the Local Development Framework

- 8.0 Since the 2004 Planning and Compulsory Purchase Act was introduced several Local Development Documents included in the original Local Development Schemes have been adopted. These are:

Daventry District Council

- Statement of Community Involvement (March 2006);
- Daventry Design Codes SPD (December 2005);
- Daventry International Rail Freight Terminal Expansion Design Guide SPD (December 2005)
- Weedon Conservation Plan SPD (September 2005); and
- Concept Statement for Land to the North of Abbey Street (February 2005).
- Energy and development SPD (March 2007)
- Development Guidance for Middlemore Sites 6 SPD
- Development Guidance for Middlemore Sites 7-9 SPD
- A series of Village Design Statements SPD

Northampton Borough Council

- Statement of Community Involvement (March 2006)
- Freeschool Street SPD (November 2005)

South Northamptonshire Council

- Moat Lane SPD (November 2007)
- Energy and development SPD (March 2007)

- 8.1 Whilst progress has been made in certain areas it has slipped from the timetable identified in the last Local Development Scheme. However, a significant amount of evidence gathering has been undertaken and this is a critical part of the foundations for a good Local Development Framework. This evidence base includes the work undertaken on town masterplans and the range of infrastructure studies undertaken by the councils and West Northamptonshire Development Corporation. Details of the evidence base can be found at appendix 5.

- 8.2 The Joint Planning Unit consulted on the issues and options of the West Northamptonshire Joint Core Strategy in September 2007 and gained valuable information from a range of respondents. The results can be found at www.westnorthamptonshirejpu.org.uk.
- 8.3 Since that time the regulations relating to plan making have changed and the formal stages of plan making are no longer the same as they were in 2007. For West Northamptonshire this means some revisiting of the issues and options process and some more detailed work than was envisaged to bring forward the necessary strategic allocations as noted in paragraph 4.1 above. The timetable for this Local Development Scheme reflects this additional work.

Delivering the Local Development Framework in West Northamptonshire

Partnership Working

- 9.1 The RSS, incorporating the Milton Keynes and South Midlands Sub-Regional Strategy identifies Daventry, Northampton and Towcester as locations for growth in West Northamptonshire. Significantly, it promotes joint working to address the sub-regional proposals.
- 9.2 The Councils are committed to putting in place an up to date planning policy framework for the growth of West Northamptonshire at the earliest opportunity.
- 9.3 The Councils are committed to working together with Northamptonshire County Council and West Northamptonshire Development Corporation in order to implement the growth in an effective, cohesive and sustainable manner. This is the reason for setting up the Joint Strategic Planning Committee and Joint Planning Unit. The Joint Strategic Planning Committee comprises member representatives from Daventry, South Northamptonshire and Northampton Borough Councils, as local planning authorities responsible for preparing Local Development Documents. Northamptonshire County Council, as strategic authority with responsibility for transport, education, minerals and waste planning, West Northamptonshire Development Corporation as the local delivery vehicle and Borough of Wellingborough are also represented on the Committee as observers. The Joint Planning Unit will work closely with all of these partners, who will contribute to plan making, as well as a wider range of public and private sector partners to ensure the Local Development Framework is effective and infrastructure is brought forward.
- 3.5 The Joint Planning Unit is responsible for preparing the West Northamptonshire wide Local Development Documents.

Each district/ borough Council continues to be responsible for preparing some Local Development Documents addressing local matters. However coordination of the overall programme by the JPU will be necessary as will very close partnership working between the Joint Planning Unit, and the councils the development corporation to ensure that the local development framework is coherent and its production represents an efficient use of resources.

Sustainability Appraisal

- 10.0 At each key stage of its preparation each Development Plan Document and Supplementary Planning Document will be appraised to assess the likely environmental, social and economic affects of its policies and proposals. The findings will be detailed in a Sustainability Appraisal Report which will be subjected to public consultation. Sustainability Appraisal is an integral part of the preparation process of each Local Development Document and will help arrangements for monitoring and implementation. The purpose of the Sustainability Appraisal is to promote sustainable development through better integration of sustainability considerations into the preparation of plans.
- 10.2 There are five key stages in the preparation of a SA for a LDD. These are set out in the table below:

Stage	Summary	DPD	SPD
A	Identifying other relevant policies, plans and programmes and collecting baseline information;	Yes	Yes
	Identify sustainability issues and problems;	Yes	Yes
	Develop a sustainability framework including objectives and indicators;	Yes	Yes
	Consult on the scoping Report	Yes	Yes
B	Test the LDD objectives against the SA Framework	Yes	Yes
	Developing the LDD options	Yes	Yes
	Predicting the effects the LDD	Yes	Yes
	Evaluating the effects of the LDD	Yes	Yes
	Considering ways of mitigating adverse effects and maximising beneficial effects	Yes	Yes
	Proposing measures to monitor the significant effects of implementing the LDDs	Yes	Yes
C	Prepare the SA Report	Yes	Yes
D	Public participation on the LDD and the SA Report	Yes	Yes
	Appraising significant changes	Yes	Yes
	Appraising significant changes resulting from representations	Yes	No

	Making decisions and providing information	Yes	Yes
E	Finalising aims and methods for monitoring	Yes	Yes
	Responding to adverse effects	Yes	Yes

Saved Development Plan policies and material considerations in dealing with planning applications

- 11.1 The documents to be produced as part of the Local Development Framework will gradually replace the existing local plans whilst Structure Plans have been abolished under this planning system. In the meantime, the Government has made provisions for structure plan and local plan policies and proposals to be 'saved' i.e. remain in force until they are replaced by Local Development Documents. These 'saved' policies can be found at the respective council's websites. Together with national Planning Policy Statements and the East Midlands Region Spatial Strategy these now form the policy framework for deciding planning applications in West Northamptonshire.
- 11.2 Since adopting the Local Plan, Daventry District Council has prepared and consulted upon a series of formal alterations. These alterations have not been subject to public local inquiry and in accordance with the arrangement of the new planning system cannot be formally 'saved'; however the Council considers that the alterations remain relevant and will be retained as an important 'material consideration' in the determination of planning applications until withdrawn or replaced by Development Plan Documents or Supplementary Planning Documents.
- 11.3 The three local authorities currently have some existing supplementary planning guidance that is based on saved policies or old plans. This planning system does not allow for the 'saving' of supplementary planning guidance unless attached to saved policy. Therefore, if supplementary planning guidance is to be converted to a Supplementary Planning Document, they must be prepared in accordance with Government Guidance and Regulations. This requires Supplementary Planning Documents to conform to policies included in a Development Plan Document or 'saved policy'.
- 11.4 In the interim, the existing supplementary planning guidance listed in Appendix 8 will continue to be used as material planning considerations in determination of planning applications, until such time as they can be replaced or are no longer required.

Resources and Reporting Process

13.1 This Local Development Scheme represents a significant commitment in resources from the Councils. The process of production of this Local Development Scheme has involved detailed consideration of the tasks required to produce each document. In programming this available resource, allowances have been made for other areas of responsibility outside of Local Development Framework production. Examples of the wider responsibilities that have been accounted for are listed below:

- National, regional and sub-regional planning policy consultations, Community Strategy engagement and corporate work such as the Economic Strategy
- Liaison with WNDC on planning matters and strategic site development
- Regeneration and masterplanning projects / Development Control Advice
- Improvement programmes for the service
- General Enquiries
- Team Meetings
- Appraisals
- Training

13.2 To enable the effective project management each Local Development Document has been allocated a lead officer. This information can be found in the profile of each joint document held at appendix 3.

13.3 The core resources expected to be available to progress work on the Local Development Documents identified in this Local Development Scheme are outlined in the schedules.

West Northamptonshire Joint Planning Unit

13.4 This unit currently consists of a mix of seconded and recruited staff:

- 1 x Unit Manager
- 1 x principal officer
- 1 x senior policy officer
- 3.2 FTE x policy officers
- 1 x administrator

13.5 The councils have recently reviewed resources and are committed to providing further resources to support this Local Development Scheme and future planning needs. The timetable for this Local Development Scheme is predicated upon this level of resource being in place early in 2009.

Daventry District Council

13.6 The Planning Policy and Housing Strategy Team core staff resources currently available to undertake the work comprises:

- 1 x Planning Policy and Housing Strategy Manager
- 2 x Senior Planning Officers
- 1 x Senior Planning Officer seconded to the Joint Planning Unit

Northampton Borough Council

13.7 Staff resources are currently under review with a view to strengthening the establishment. The Planning Policy, and Conservation Team core staff resources currently available to undertake the work comprises:

- 1 x Planning Policy and Conservation Manager (likely to only be able to have limited input on a day to day basis on LDF work)
- 1 x Principal Planning Officers
- 1 x Senior Planning / Planning Officers.
- 3x planning officers
- 1 Community Involvement Officer (part of a wider resource for planning and regeneration)
- 1x principal and 1x planning officer are also seconded full time to the Joint Planning Unit

South Northamptonshire Council

13.8 The Planning Policy core staff resources currently available to undertake the work comprises:

- 1 x Lead officer Planning Policy
- 1 x Principal Planning Officers
- 2 x Planning Officers seconded to the Joint Planning Unit
- 1.5 FTE planning and monitoring officers

Northamptonshire County Council

13.9 The County Council is providing assistance in this financial year with both programme planning, financial support and a post currently vacant. In the years from 2009 the County Council will be providing one sixth of the total predicted budget requirement.

- 13.10 Consultants have been employed to date by each of the councils to assist in preparing aspects of the evidence base. (e.g. Northampton Retail Study, Development options, master planning). Consideration will be given to further commissions to assist in preparing aspects of the evidence base by both the councils and the Joint Planning Unit. In addition work that the West Northamptonshire Development Corporation has commissioned is to be shared and the corporation is to provide support to the work.
- 13.11 Finally, each of the Councils will utilise resources from a range of internal teams such as:
- Housing Strategy
 - Conservation
 - GIS
 - Community Development
 - Administrative Support

Decision making arrangements

- 13.12 The Joint Planning Unit will report to the West Northamptonshire Programme Board. This Board comprises senior officers from the 3 districts and County Council as well as representatives from Government Office for the East Midlands and West Northamptonshire Development Corporation. The Joint Strategic Planning Committee will be engaged in the production of documents, consider them, approve and adopt the Local Development Documents, following examination by an independent inspector in the case of Development Plan Documents.

Risk Assessment

- 14.0 In preparing the LDS, it was found that the main areas of risk relate to:
- **Achieving adequate resources.** The authorities are currently seeking to increase the resource applied to the Joint Planning Unit and production of the Local Development Framework significantly. This Local Development Scheme is produced on the assumption that this happens. If these resources cannot be bought to bear on plan production then progress will slip.
 - **Staff turnover.** Loss of staff will have an impact on the programme, as recruiting and then training up replacement staff takes time. Nationally, there is a serious shortage of experienced planning officers. Consideration will be given to additional secondments from existing staff and/or using consultants to fill the gap.

- **Capacity of the Planning Inspectorate and other agencies to cope with demand nation-wide.** This is out of the control of the local authorities. However, early consultation has been undertaken on this LDS, which should enable other agencies to take the Councils' LDF programme into account.
- **Political differences.** The Joint Committee arrangements are designed to ensure a measure of consensus is reached .
- **Delays in Examination process and/or legal challenge.** This will be minimised by ensuring that Development Plan Documents are 'sound' and founded on a robust evidence base and well-audited stakeholder & community engagement systems. The Planning Advisory Service Soundness Self Assessment Toolkit will be used.
- **Changes to national or regional guidance.** Where possible changes to Government guidance will be accommodated. However major changes to Government policy may result in delays that are outside the control of the Councils.

Evidence base

- 15.1 In preparing the Local Development Framework, a range of background work needs to be undertaken or taken into account. This work will be published in the form of background documents. Most of these will be produced either by, or for, the Councils. Each background document will be publicly available and will be available at the same time as, or before, any Local Development Document which relies on its contents for a justification.
- 15.2 Some of these background documents have already been identified and produced but others may be published in the course of preparing Local Development Documents. Appendix 9 contains a list of existing and anticipated background documents. An ongoing process of review and management of the evidence base will be undertaken in relation to each of the Local Development Documents identified in this Local Development Scheme. This process will allow the continuous monitoring of individual areas of the evidence base and the critical stages that must be reached to ensure achievement of the key milestones for Local Development Documents.

Monitoring and Review

- 16.1 Following its adoption the Local Development Scheme will be monitored on an annual basis from April to the end of March. The Annual Monitoring Report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being achieved. Each year a report will be prepared that will include an assessment of:

- whether the local planning authorities are meeting, or on track to meet, the targets set in Local Development Documents and if not the reasons why;
 - what impact the local planning authorities policies are having on other targets set at national, regional or local level;
 - whether the local planning authorities need to replace any policies in order to meet their sustainable development objectives; and
 - what action needs to be taken if policies need to be replaced.
- 16.2 The Annual Monitoring Report, which will be available to view on the Joint Planning Unit and Council's websites, will be used to determine whether there is a need to amend the LDS. It is intended to prepare a joint Annual Monitoring Report beginning with the year ending March 2009.

Contact Details

17.0 If you have any queries on this LDS please contact us using the details below. For specific contacts on joint documents please contact the interim lead officers specified in the document profiles in appendix 3.

For documents that are led by the Joint Planning Unit:

The Manager	Telephone 01604 837838
West Northamptonshire Joint Planning Unit Cliftonville House Northampton NN4 7NR	

For documents that are led by Northampton Borough Council:

Phil Dodshon	Telephone 01604 838907
Principal Planning Officer	Pdodshon@northampton.gov.uk
Planning Policy and Conservation Northampton Borough Council Cliftonville House Northampton NN4 7NR	

For documents that are led by Daventry District Council:

Richard Wood	Telephone 01327 302582
Planning Policy and Housing Strategy Manager	rwood@daventrydc.gov.uk
Daventry District Council Lodge Road Daventry Northamptonshire NN11 4FP	

For documents that are led by South Northamptonshire Council:

Andy D'Arcy	Telephone 01327 322267
Lead Officer : Planning Policy	Planning policy@southnorthants.gov.uk
South Northamptonshire Council Springfields Towcester Northamptonshire NN12 6AE	

For documents that are produced by Northamptonshire County Council – i.e. the Minerals and Waste Local Development Framework

Mark Chant	Telephone 01604 236831
Head of Planning Policy	planning@northamptonshire.gov.uk
Northamptonshire County Council County Hall Northampton NN1 1AN	

Appendix 1

Bibliography and Definitions

Bibliography

- Planning and Compulsory Purchase Act 2004
- The Town And Country Planning (Local Development) (England) Regulations 2004 & 2008
- Communities and Local Government Plan Making Manual October 2008
- Planning Policy Statement 12: creating strong safe and prosperous communities through Local Spatial Planning
- Development Plans Examination – A Guide to the Process of Assessing the Soundness of Development Plan Documents (December 2005)

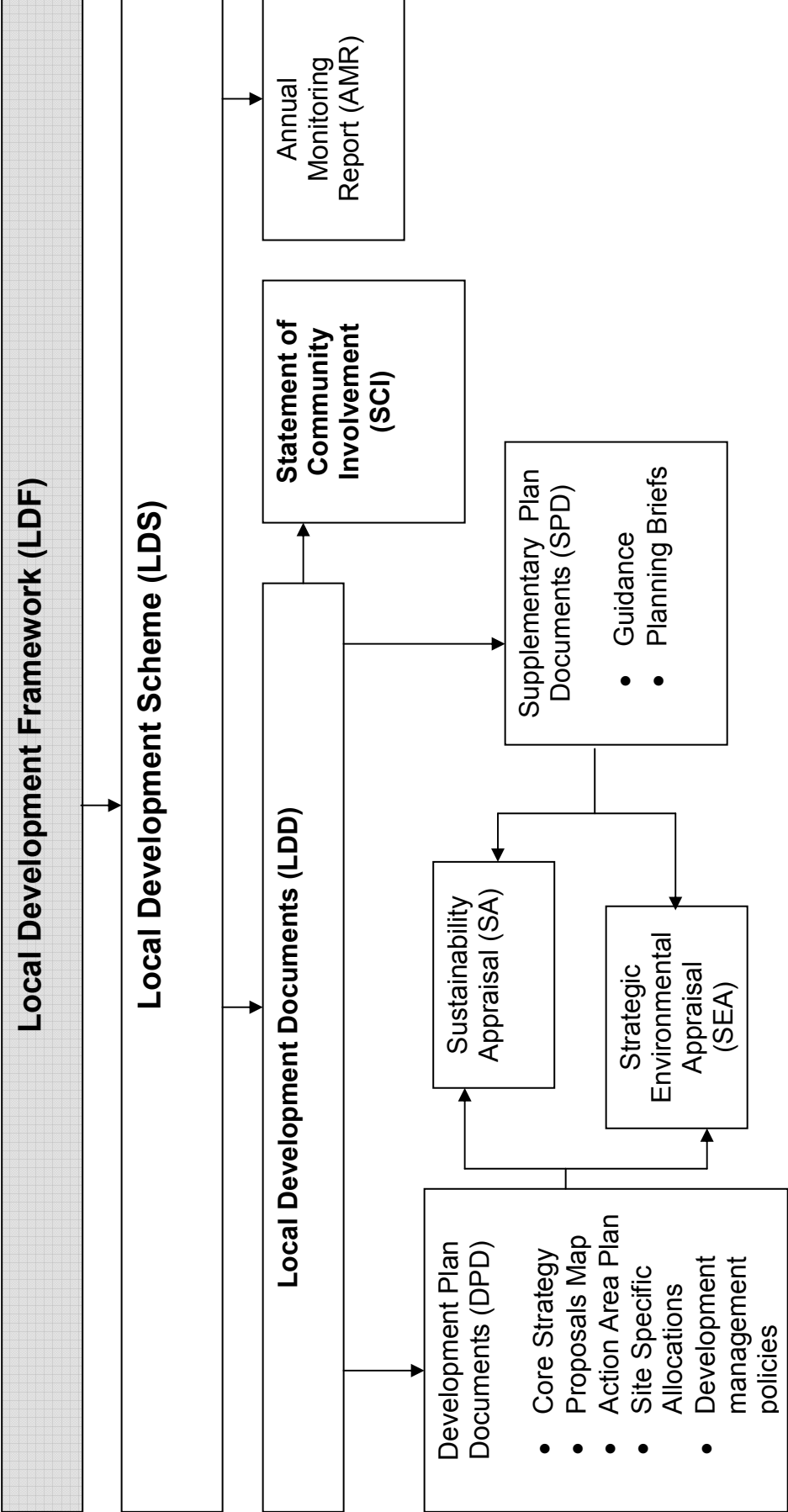
Title	Definition
Area Action Plan (AAP)	Development Plan Document providing a planning framework for areas of change and areas of conservation.
Annual Monitoring Report (AMR)	Assesses the implementation of the LDS and extent to which the policies in LDDs are being achieved.
Appropriate Assessment	Assessment of the potential impact of a proposed plan on one or more European sites comprising Special Areas of Conservation and Special Protected Areas.
Community Strategy	Strategy prepared by Local Strategic Partnerships with the purpose of improving the social, economic, environmental well-being of their areas.
Core Strategy (CS)	Sets out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision.
Department of Communities and Local Government (DCLG)	The Government department with responsibility for planning and local government.
Development Control Policies	A suite of criteria-based policies which are required to ensure that all development within the area meets the vision and strategy set out in the core strategy.
Development Plan (DP)	Consists of Regional Spatial Strategy (RSS) and development plan documents contained within the Local Development Framework.
Development Plan Document (DPD)	Spatial planning documents that are subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination.

Title	Definition
Key Diagram	Diagrammatic interpretation of the spatial strategy as set out in the core strategy. To illustrate the broad strategy for the area in a similar fashion to existing Structure Plan's key diagrams. It is most likely to be appropriate to an area of significant change where the general location of broad areas of future development can be identified together with linkages between such areas and the relationship to other strategies and neighbouring areas. Broad areas of protection/little anticipated change can also be shown.
Local Development Document (LDD)	A document that forms part of the Local Development Framework. Can either be a Development Plan Document or a Supplementary Planning Document.
Local Development Framework (LDF)	Comprises a portfolio of local development documents which will provide the framework for delivering the spatial planning strategy for the area.
Parish plan	An initiative whereby local people can prepare a document that sets out their wishes for the development of their area.
Planning Policy Statement (PPS)	Government statements of national planning policy guidance. RSS and LDFs must be consistent with PPSs. Formally known as Planning Policy Guidance (PPG).
Pre-examination meeting	Procedural meeting held by Inspector appointed to hold examination into the DPD or SCI. The purpose of the meeting is to discuss the management of the examination.
Proposals Map	Illustrates the policies and proposals in the development plan documents and any saved policies that are included in the local development framework.
Regional Spatial Strategy (RSS)	Prepared by the regional planning body. It will set out the policies in relation to the development and use of land in the region and will be approved by the First Secretary of State. (Formally known as Regional Planning Guidance RPG)
Sustainability Appraisal (SA)	An Appraisal to ensure that all policies and proposals in Development Plan Documents (DPD) reflect sustainable proposals. This will be carried out at the same time as the Strategic Environmental Assessment (SEA)
Site specific allocations and	Allocations of sites for specific or mixed

Title	Definition
policies	uses or development. Policies will identify any specific requirements for individual proposals.
Statement of Community Involvement (SCI)	Sets out the standards which the local authority intends to achieve in relation to involving the community in the preparation, alteration and continuing review of all local development documents and in significant development control decisions, and also how the local planning authority intends to achieve those standards. The statement of community involvement will not be a development plan document but will be subject to independent examination. A consultation statement showing how the local planning authority has complied with its statement of community involvement will be required for all local development documents.
Strategic Environmental Assessment (SEA)	A generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment' of certain plans and programmes, including those in the field of planning and land use.
Saved Plan	Existing adopted plans (or parts of them) can be saved for three years from the date of commencement of the Act. Unadopted plans can be saved for three years post adoption.
Supplementary Planning Document (SPD)	Policy guidance to supplement the policies and proposals in development plan documents. They will not form part of the development plan or be subject to independent examination. (Formally known as Supplementary Planning Guidance SPG)

Appendix 2

Main components of an LDF



Appendix 3

Profile of Local Development Documents

West Northamptonshire Core Strategy DPD		
Brief Description		
<p>To set out the spatial vision, spatial objectives and spatial strategy for all sustainable communities in West Northamptonshire accounting for its wider context.</p> <p>To assist delivery of the sustainable community strategies and Local Area Agreement during the plan period to 2026 and with a long term view to 2031.</p> <p>To set out strategic policies for the regeneration, growth and conservation of the area including strategic rural and affordable housing matters together with the phasing and infrastructure for their delivery. These strategic policies will address the management of urban growth and protection of appropriate rural settlements through the use of a future settlement hierarchy that is clear about the roles of all towns and villages and the services and facilities they should contain.</p> <p>To make strategic allocations to 2021 (depending upon the data on housing trajectory and supply that will arise from completion of the Strategic Housing Land Availability Assessment) and ensure the maintenance of at least the five year housing land supply together with establishing directions of growth for later phases.</p> <p>To set out the role of the rural areas including their conservation, protection and diversification.</p> <p>With respect to urban growth the Core Strategy will include some detail of the early sustainable urban extensions including the type and disposition of activities and land uses. The Core Strategy will provide an integrated framework for investment including associated strategic social infrastructure such as health and leisure facilities, green infrastructure, the transport and accessibility strategy and phasing of development. It will provide the context for all other Development Plan Documents and Supplementary Planning Documents and will set out a monitoring and implementation framework for West Northamptonshire</p>		
Geographical area covered		The whole of West Northamptonshire
Status		DPD
Chain of Conformity	1	PPSs and PPGs and Government Policy
	2	RSS
	3	Joint Core Strategy
	4=	All DPDs
	10	Supplementary Planning Documents
Timetable for production and conformity with appropriate (regulations)		
Commencement of preparation		Sept 2006
Preparation of Scoping Report for the Sustainability Appraisal (SA) report (pre June 2008 regulations)		October 2006
Publication (27)		November 2010
Submission (30)		March 2010
Adoption of document (36)		January 2011
Arrangements for Production		
Lead Authority/Division		Joint Planning Unit
Management Arrangements		Joint Programme Board/ Joint Strategic Planning Committee
Resources		Est 13 FTE per year plus assistance from other departments in councils and some consultancy support.

Lead Officer	Manager of the West Northamptonshire Joint Planning Unit Phone: 01604 837838
Community Involvement	Through the adopted Statements of Community Involvement.

West Northamptonshire Developer Contributions and Affordable Housing DPD		
Brief Description		
To provide guidance to assist all parties involved (the three Councils, Development Corporation, developers, landowners, Registered Social Landlords and other affordable housing providers) in the delivery of affordable housing in new development and the contributions to the range of infrastructure required to accompany development. With respect to developer contributions it may form the basis of the Community Infrastructure Levy should this be introduced. With respect to affordable housing it will include proportions of market and affordable dwellings, size and type of affordable housing, and the range of circumstances in which affordable housing will be required.		
Geographical area covered		Covers the entirety of West Northamptonshire
Status		DPD
Chain of Conformity	1	PPSs and PPGs and Government Policy
	2	RSS
	3	Joint Core Strategy
	4	Developer Contributions and Affordable Housing DPD
	4=	All DPDs (prepared jointly or by individual authorities)
	10	Supplementary Planning Documents
Timetable for production and conformity with appropriate (regulations)		
Commencement of preparation/ Consulting Statutory Bodies on the scope of Sustainability Appraisal		January 2009
Publication (27)		November 2009
Submission (30)		December 2010
Adoption of document (36)		September 2011
Arrangements for Production		
Lead Authority/Division		Joint Planning Unit
Management Arrangements		Joint Programme Board/ Joint Strategic Planning Committee
Resources		4 FTE per year from JPU plus assistance from other departments in councils, WNDC and some consultancy.
Lead Officer		Manager of the West Northamptonshire Joint Planning Unit Phone: 01604 837838
Community Involvement		Through the adopted Statements of Community Involvement.

West Northamptonshire Site Allocations DPD		
Brief Description		
To set out site-specific allocations for West Northamptonshire for all land uses and any policies that will help in the determination of planning applications on specific sites and in the delivery of regeneration, growth and conservation objectives. It will include the identification, phasing and implementation of local infrastructure for sites. It may include site-specific allocations for later phases of urban extensions set out as directions of growth in the Core Strategy.		
Geographical area covered		West Northamptonshire
Status		DPD
Chain of Conformity	1	PPSs and PPGs and Government Policy
	2	RSS
	3	Joint Core Strategy
	4	West Northamptonshire Site Allocations DPD
	4=	All DPDs
	10	Supplementary Planning Documents
Timetable for production and conformity with appropriate (regulations)		
Commencement of preparation/ Consulting Statutory Bodies on the scope of Sustainability Appraisal		January 2010
Publication (27)		July 2011
Submission (30)		December 2011
Adoption of document (36)		October 2012
Arrangements for Production		
Lead Authority/Division		West Northamptonshire Joint Planning Unit
Management Arrangements		Joint Programme Board/ Joint Strategic Planning Committee
Resources		Est 8 FTE per year plus assistance from other departments in councils and some consultancy support.
Lead Officer		Manager of the West Northamptonshire Joint Planning Unit Phone: 01604 837838
Community Involvement		Through the adopted Statements of Community Involvement.

West Northamptonshire Development Management Policies DPD		
Brief Description		
To set out any specific policies that may be required against which planning applications for the development and use of land and buildings will be considered. It may include only matters not covered by Planning Policy Statements and legislation where there is a particular local issue e.g. historic conservation, protection of open space, nature conservation, highway access, car parking and rural exception housing policies.		
Geographical area covered		Covers the entirety of West Northamptonshire.
Status		DPD
Chain of Conformity	1	PPSs and PPGs and Government Policy
	2	RSS
	3	Joint Core Strategy
	4=	Development Management Policies
	4=	All DPDs (prepared jointly or by individual authorities)
	10	Supplementary Planning Documents
Timetable for production and conformity with appropriate (regulations)		
Commencement of preparation/ Consulting Statutory Bodies on the scope of Sustainability Appraisal		December 2011
Publication (27)		Est December 2012
Submission (30)		Est April 2012
Adoption of document (36)		Est February 2013
Arrangements for Production		
Lead Authority/Division		Joint Planning Unit
Management Arrangements		Joint Programme Board/ Joint Strategic Planning Committee
Resources		3 FTE per year from JPU plus assistance from other departments in councils and WNDC.
Lead Officer		Manager of the West Northamptonshire Joint Planning Unit Phone: 01604 837838
Community Involvement		Through the adopted Statements of Community Involvement.

Northampton Central Area Action Plan DPD		
Brief Description		
To set out the vision and strategic objectives for the Central Area up until 2026 and provide a set of policies to guide developers. The document will facilitate the transformation of the town centre and put it at the heart of a regional city, with thriving retail, residential and office development and the regeneration of deprived areas. The Development Plan Document will also ensure development of the highest environmental and urban design standards, capitalising on Northampton's rich tapestry of architectural heritage and the Waterside for tourism and leisure and provide an environment that gives priority to pedestrians and cyclists. The new town centre will be more accessible for pedestrians and cyclists and be at the hub of a comprehensive public transport system linked to surrounding areas.		
Geographical area covered		Covering Northampton town centre. Exact area to be determined as work progresses.
Status		DPD
Chain of Conformity	1	PPSs and PPGs and Government Policy
	2	RSS
	3	Joint Core Strategy
	4=	Central Area Action Plan
	4=	All DPDs (prepared jointly or by individual authorities))
	10	Supplementary Planning Documents
Timetable for production and conformity with appropriate (regulations)		
Commencement of preparation		November 2006
Preparation of Scoping Report for the Sustainability Appraisal (SA) report		Dec 2006 - March 2007
Consultation on Options (25 of 2004 regulations)		June 2007- March 2009
Publication of development plan document (27)		November 2009
Submission of DPD and SA report (30)		June 2010
Adoption of document (36)		May 2011
Arrangements for Production		
Lead Authority/Division		Northampton Borough Council/ Regeneration, Growth & Community Development
Management Arrangements		LDD Steering Group/Cabinet
Resources		5 FTE over four years drawn from within the Borough Council. Co-operation with other Local Authorities on transferable issues and solutions.
Community Involvement		Through the adopted Statement of Community Involvement.

South Northamptonshire Rural Settlements DPD		
Brief Description		
To set out village confines and areas of important local space for settlements within South Northamptonshire District in accordance with the settlement hierarchy set out in the Joint Core Strategy.		
Geographical area covered	South Northamptonshire District	
Status	DPD	
Will it be produced jointly with other authorities?	No	
If yes, then with which authorities?		
Chain of Conformity	1	PPSs and PPGs and Government Policy
	2	RSS
	3	Joint Core Strategy
	4=	Rural Settlements DPD
	4=	All DPDs (prepared jointly or by individual authorities)
	5	Supplementary Planning Documents
Timetable for production and conformity with appropriate (regulations)		
Commencement of preparation/ Consulting Statutory Bodies on the Scope of the Sustainability Appraisal	May 2010	
Publication (27)	June 2011	
Submission (30)	December 2011	
Adoption of document (36)	October 2012	
Arrangements for Production		
Lead Authority/Division	South Northamptonshire Council Planning Directorate	
Management Arrangements	LDF Steering Group/ Cabinet and Full Council	
Resources	1.5 FTE drawn from the Policy Team	
Community Involvement	Through the adopted Statement of Community Involvement.	

Daventry Town DPD		
Brief Description		
To set out site-specific allocations for housing, employment, retail and other land uses and policies that will help in the determination of planning applications on specific sites and in the delivery of regeneration, growth and conservation objectives within Daventry Town. It will include the identification and implementation of local infrastructure. It will include site-specific allocations within Daventry existing urban area and sustainable urban extensions as set out in the Joint Core Strategy.		
Geographical area covered		Covers the entirety of Daventry Town and adjoining area. Exact area to be determined as work progresses
Status		DPD
Will it be produced jointly with other authorities?		No
If yes, then with which authorities?		
Chain of Conformity	1	PPSs and PPGs and Government Policy
	2	RSS
	3	Joint Core Strategy
	4=	Daventry Town DPD
	4=	All DPDs (prepared jointly or by individual authorities)
	10	Supplementary Planning Documents
Timetable for production and conformity with appropriate (regulations)		
Consulting Statutory Bodies on the Scope of the Sustainability Appraisal		June 2012
Publication (27)		Est January 2013
Submission (30)		Est September 2013
Adoption of document (36)		Est June 2014
Arrangements for Production		
Lead Authority/Division		Daventry District Council
Management Arrangements		Strategy Group and Council meetings
Resources		2.5 FTE per year drawn from within the District Council.
Community Involvement		Through the adopted Statement of Community Involvement.

West Northamptonshire Affordable Housing SPD		
Brief Description		
To provide guidance to assist all parties involved (the three Councils, developers, landowners, Registered Social Landlords and other affordable housing providers) in the delivery of affordable housing through new development in the interim period before the Developer Contributions and Affordable Housing DPD is adopted. It will include proportions of market and affordable dwellings, size and type of affordable housing, and the range of circumstances in which affordable housing will be required.		
Geographical area covered		West Northamptonshire
Status		SPD
Chain of Conformity	1	PPSs and PPGs and Government Policy
	2	RSS
	3	Saved policies
	4=	All DPDs
	10	Supplementary Planning Documents
Timetable for production and conformity with appropriate (regulations)		
Commencement of preparation		March 2007
Consultation on draft SPD and SA Report (17)		April – May 2009
Adoption of SPD (19)		September 2009
Arrangements for Production		
Lead Authority/Division		West Northamptonshire Joint Planning Unit
Management Arrangements		Joint Programme Board/ Joint Strategic Planning Committee
Resources		Consultants and 0.4 FTE from the Joint Planning Unit with assistance from the Borough and District Council's Planning Policy and Housing Strategy teams.
Lead Officer		Manager of the West Northamptonshire Joint Planning Unit. Phone: 01604 837838
Community Involvement		Through the adopted Statements of Community Involvement.

Silverstone Circuit Development Brief SPD¹		
Brief Description		
Guidance covering the future development of Silverstone Circuit		
Geographical area covered	Covers the entirety of Silverstone Circuit which is in South Northamptonshire and Aylesbury Vale Districts	
Status	SPD	
Will it be produced jointly with other authorities?	Yes	
If yes, then with which authorities?	Aylesbury Vale District Council	
Chain of Conformity	1	PPSs and PPGs and Government Policy
	2	RSS
	3	Joint Core Strategy
	4=	All DPDs (prepared jointly or by individual authorities)
	5	Supplementary Planning Documents
Timetable for production and conformity with appropriate (regulations)		
Commencement of preparation	June 2007	
Consultation on draft SPD and SA Report	January 2011	
Adoption of SPD	July 2011	
Arrangements for Production		
Lead Authority/Division	South Northamptonshire Council Planning and Leisure Division & Aylesbury Vale District Council	
Management Arrangements	LDF Steering Group and appropriate delegated powers	
Resources	1.0 FTE drawn from Policy Team and Development Control Teams	
Community Involvement	Through the adopted Statement of Community Involvement.	

¹ It is intended to prepare the Silverstone Development Brief in advance of the Joint Core Strategy to help address the current and anticipated development pressures. If it is considered appropriate to adopt the Brief as formal SPD this will follow the adoption of the Joint Core Strategy

Daventry Town/ Village Design Statements SPD		
Brief Description		
To provide design guidance to inform proposals for development.		
Geographical area covered		Subject to progress being made by community groups.
Status		SPD
Chain of Conformity	1	PPSs and PPGs and Government Policy
	2	RSS
	3	Joint Core Strategy
	4=	All DPDs (prepared jointly or by individual authorities)
	5	Supplementary Planning Documents
Timetable for production and conformity with appropriate (regulations)		
Commencement of preparation		June 08/09/10/11
Consultation on draft SPD and SA Report (17)		Nov - Dec 08/09/10
Adoption of SPD (19)		February 09/10/11
Arrangements for Production		
Lead Authority/Division		Daventry District Council
Management Arrangements		Full Council will adopt SPD. Local community will determine how the project is managed
Resources		Limited resources required. Ad-hoc assistance from officers to support community groups and to undertake editing of draft documents. Local community will undertake and fund preparation of VDS
Community Involvement		Through the adopted Statement of Community Involvement.

Appendix 4

Saved Supplementary Planning Guidance

Countywide Saved SPG

Parking (2003)
Planning Obligations and Local Education Authority School Provision (June 2004)
Planning Out Crime in Northamptonshire (2003)

Daventry District Council Saved SPG

Boughton Village Design Statement (VDS) (2003)
Brixworth VDS (2004)
Creaton VDS (2004)
Crick VDS (2004)
Farthingstone VDS (2004)
Ravensthorpe VDS (1999)
Boughton Conservation Area Appraisal (2002)
Grand Union/Oxford Canal Conservation Area (1995)
Moulton Conservation Area Appraisal and Design Guide (1997)
Scaldwell Conservation Area Appraisal and Design Guide (1998)
DIRFT Phase 1 Development Brief
Middlemore 1 Development Brief (2001)
Middlemore 2 Development Brief (2001)
Middlemore 3a Development Brief (2001)
Middlemore 3b Development Brief (2001)
Middlemore 3c Development Brief (2002)
Middlemore 5a Development Brief (2004)
Infrastructure Interim SPD (2004)
Braunston Canal Strategy (2000)
Church Brampton (Residential Development Guidelines) (1997)
Daventry Conservation Area Shopfront Design Guide
Design and Location of Agricultural Buildings (1999)
Shopfront Security
Designing House extensions (1997)
The Retention of Playing Pitches (2000)

Northampton Borough Council Saved SPG

Delapre Abbey
Residential Extension Design Guide
Shop Front Design Guide

South Northamptonshire District Council Saved SPG

Advertisements (Feb 1996)
Affordable Housing (Dec 2003)^(*)
Backland Development (March 2004)^(*)
College Place, Brackley, Development Brief (Sept 2002)
Conservation Areas (March 1998)
Developer Contributions (Aug 2001)^(*)
Elementis Pigments Site, Deanshanger, Planning Brief (April 2001)

Farm Diversification (Feb 1996)^(*)
Grange Park, Courteenhall Planning Brief (Sept 1997)
Horse Related Development (June 1999)^(*)
Light Pollution (Oct 1998)
Listed Buildings (Aug 2002)
Moat Lane, Towcester, Planning Brief (Dec 2002)
Nature Conservation (Feb 1996)
Northamptonshire Canal Partnership Strategy (Aug 1999)
Paulerspury and Pury End Village Design Statement (2005)
Radstone Technology, Towcester, Planning Brief (Jan 2003)
Residential Design In the Countryside: Planning Guidance Notes and Village Design Guides (Jan 1996)^(*)
Reuse of Rural Buildings (April 2005)
Residential Extensions (Sept 1998)^(*)
Roofscapes (Sept 1998)
Satellite Dishes (May 2002)
Shop Fronts (Feb 1996)
Silverstone Circuit Planning Brief (2005)
Silverstone Campsite Appraisal (Nov 2003)
Springfield Way, Brackley (July 2002)
Sun Moon and Stars, Blisworth, Planning Brief (June 2004)
Telecommunications (Nov 2002)
Thatching (Feb 1996)
Trees and Development (Feb 1996)
Trees in Conservation Areas and TPO's (March 2001)
Walkerpack, Roade, Planning Brief (May 2004)
Whittlebury Design Statement (Feb 1999)
Windows and Doors (Feb 1996)
Working From Home (November 1998)

Appendix 5

Evidence Base

NB requires update

County Wide

- Northamptonshire Local Transport Plan 2006
- Northamptonshire Landscape Character Assessment
- Northamptonshire Green Infrastructure
- Northamptonshire Joint Waste Management Strategy 2001
- Northamptonshire Commercial Property and Employment Land Assessment
- Northamptonshire Biodiversity Action Plan
- Northamptonshire Gypsy and Travellers' Accommodation and Needs Assessment

West Northamptonshire

- Northampton Longer Term Growth Options Study
- West Northamptonshire Housing Market Assessment
- Northampton Multi Model Study Update
- Strategic Flood Risk Assessment and Water Cycle Study
- South Northamptonshire and Daventry Crime and Disorder Strategy

Daventry District Council

- Issues Paper 2002
- Daventry District Transport Strategy 2001
- Model Development Areas 2004
- Retail Study 2003
- Housing Needs Survey 2006
- Town Centre Vision 2004
- Daventry District Council Annual Monitoring Report 2005
- Daventry LDF Core Strategy Issues and Options 2005
- Daventry Community Strategy 2006
- Daventry Urban Capacity Study 2004
- Sport and Recreation Audit and Assessment
- Daventry Housing Strategy 2003
- Daventry Economic Development Strategy 2003
- Daventry Rural Revival Strategy 2003
- Sports Development Strategy 2005

Northampton Borough Council

- Urban Capacity Study 2002 (2003)
- Northampton Shopping Study Update (2004)
- Strategic Flood Risk Assessment (2004)
- Playing Pitch Strategy (2005)
- Northampton Community Strategy (2002)
- South West District Review (2004)
- Allotments Strategy (2004)

- Open Space, Sport and Recreation Assessment and Needs Audit (2006)
- Northampton Employment Land Study (2006)
- Central Area Design, Development and Movement Framework (2006)
- Northampton Housing Strategy
- Northampton Housing Needs Survey

South Northamptonshire Council

- Infrastructure Assessment for Towcester and Brackley
- Issues Papers (2001)
- Issues Report (2004)
- South Northamptonshire LDF Core Strategy Issues and Options (2005)
- South Northamptonshire LDF Annual Monitoring Report 2005
- Parish Action Plans
- Public Open Space Strategy
- Retail Studies for Brackley and Towcester
- South Northamptonshire Communications Strategy
- South Northamptonshire Community Safety Strategy
- South Northamptonshire Community Strategy
- South Northamptonshire Consultation Strategy
- South Northamptonshire Cultural Strategy
- South Northamptonshire Economic Development Strategy
- South Northamptonshire Environment Strategy
- South Northamptonshire Household Survey
- South Northamptonshire Housing Needs Study
- South Northamptonshire Housing Strategy
- South Northamptonshire Performance Plan
- South Northamptonshire Social Inclusion Strategy
- Urban Capacity Studies for Brackley and Towcester (2005)
- Towcester MMS
- Nathaniel Litchfield Towcester reports
- Northampton Longer Term Growth Study
- Northampton Multi Modal Study Update

Appendix 6

Composite timetable for the preparation of Local Development Documents

West Northamptonshire LDS timetable	2008			2009					2010					2011													
	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
10.10.08 v 3.0																											
Key East Midlands Regional Plan Milestones					f																						
West Northamptonshire Core Strategy DPD																											
West Northamptonshire Developer Contributions and Affordable Housing DPD																											
West Northamptonshire Site Allocations DPD																											
West Northamptonshire Development Management Policies DPD																											
Northampton Central Area Action Plan DPD																											
South Northamptonshire Rural Settlements DPD																											
Daventry Town DPD																											
West Northamptonshire Affordable Housing SPD																											
Silverstone Circuit Development Brief SPD																											
Daventry Town/ Village Design Statements SPD																											

Addison & Associates for WNIJU



Item No.

10

Joint Strategic Planning Committee

Joint Planning Unit
Manager:

Date: 21 October 2008

Report Title	East Midlands Regional Plan (Regional Spatial Strategy) – Secretary of State’s Proposed Changes Consultation
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1. Recommendation:

That the Committee agrees the officer response to the Proposed Changes that has been submitted to the Secretary of State and that is set out in **bold** font in the body of this report.

2. Summary:

- 2.1 The purpose of this report is to inform the Committee of pertinent changes to the East Midlands Regional Plan (Regional Spatial Strategy) as a result of the Secretary of State’s Proposed Changes that have been published for consultation.
- 2.2 The report also sets out the officer response to the Proposed Changes and seeks the Committee’s approval of that response.

3. Background:

The Status and Scope of the East Midlands Regional Plan

- 3.1 Following the enactment of the Planning and Compulsory Purchase Act 2004 Regional Planning Guidance became part of the statutory development plan and was renamed Regional Spatial Strategy (also known as a Regional Plan). In March 2005 the Government issued the Regional Spatial Strategy for the East Midlands (RSS8) incorporating the Milton Keynes and South Midlands Sub-Regional Strategy covering Northamptonshire.
- 3.2 In 2005 the East Midlands Regional Assembly (EMRA) began the review of RSS8. Once completed the East Midlands Regional Plan will replace RSS8. As part of the Development Plan it will influence the emerging West Northamptonshire Local Development Framework and the determination of planning applications in West Northamptonshire. It will also replace policies in the adopted Northamptonshire Structure Plan.

3.3 The Regional Plan will provide the broad development strategy for the East Midlands up to 2026. It will identify the scale and distribution of new housing and priorities for the environment, transport, infrastructure, economic development, agriculture, energy, minerals and waste treatment and disposal. The Plan will also provide the longer term planning framework for the Regional Economic Strategy, prepared by the East Midlands Development Agency. The Plan will also be used to inform the development of relevant non land-use strategies and programmes in the Region.

The Regional Plan Preparation Process to Date

3.4 The Secretary of State's Proposed Changes build on the foundations of the draft Regional Plan consulted upon in 2006. They take account of the recommendations of the independent Panel appointed to conduct the Examination in Public held in 2007. The consultation relates to the Proposed Changes rather than those parts of the draft Plan that are unchanged since it was consulted upon in 2006. The consultation period on the Proposed Changes closed on 17 October 2008. After considering the responses, the Secretary of State will publish the final version of the East Midlands Regional Plan.

3.5 The Joint Steering Group did not make any representations on the formulation of the draft Regional Plan itself. Instead, the County Council and each Borough and District Council in West Northamptonshire made its own representations. Now that the West Northamptonshire Joint Strategic Planning Committee has been established as the Development Plan Authority for West Northamptonshire it is appropriate that the Committee considers the Proposed Changes and how they may affect the emerging Joint Core Strategy.

3.6 Due to the fact that the inaugural meeting of the Joint Strategic Planning Committee has fallen after the closing date of the Proposed Changes consultation, the West Northamptonshire Joint LDF Programme Board agreed that the Joint Planning Unit Manager submit officer comments to the Secretary of State by the closing date and that those officer comments then be considered for approval at this meeting of the Committee.

Key Proposed Changes Relevant to West Northamptonshire

3.7 The Government has accepted many of the independent Panel's recommendations. The key Proposed Changes to the draft Regional Plan that are relevant to West Northamptonshire are:

- No change to growth area plans in Northamptonshire, which were set out in the Milton Keynes and South Midlands Sub-Regional Strategy in 2005, though the plan period for the area is extended to 2026;
- A new policy relating to affordable housing in rural areas has been added;
- Affordable housing targets as figures rather than percentages have been included and the tenure split has been removed;
- Detailed pitch requirements for gypsies and travellers have been included; and
- A new policy on strategic distribution has been included.

3.8 The policies to which these key Proposed Changes relate are set out in Appendix 1 of this report.

Policy 2 – Better Design

3.9 The Secretary of State has proposed a new Policy 2 (Design). Whilst deletion of draft Policy 2 is supported the replacement of the requirement for urban extensions to be carbon neutral with a requirement to achieve the highest viable levels of

sustainability is not. The Panel concluded that the requirement for carbon neutrality was aspirational but not unreasonable. **It is recommended that the Committee object to Policy 2 on the basis that the proposed new wording is too vague and recommends that the original wording of the relevant bullet point in draft Policy 2 was of greater benefit.**

- 3.10 It should also be noted that the schedule of structure plan policies for replacement by the adopted RSS highlights that Policy 2 will replace Northamptonshire Structure Plan Policy GS5. However, Policy GS5 is a policy that promotes good design generally whereas revised Policy 2 now only addresses design in relation to reducing CO2 emissions and providing resilience to future climate change. This means that there would now be a development plan policy gap in addressing design matters. **It is recommended that the Committee object to Policy 2 and recommends that the first sentence of the new revised Policy 2 is deleted and replaced with a new first sentence and two new bullet points to lead the remaining 9 bullet points:**

“To ensure high quality and sustainable design and layout the following principles should be applied in relation to new development:

- **encouraging designs and layouts that reduce CO2 emissions;**
- **providing resilience to future climate change; ...”**

Policy 3 – Concentrating Development in Urban Areas

- 3.11 The Secretary of State has proposed the deletion of draft Policies 2 and 5 (Regional Approach to Selecting Land for Development and Regional Priorities for Development in Rural Areas) and is suggesting changes to Policy 3 (Concentrating Development in Urban Areas). The new wording in Policy 3 sets out criteria against which development in rural areas will be judged. It also includes reference to economic development and the need to strengthen rural enterprise in respect of the rural areas. **It is recommended that the Committee support Policy 3 on the basis that it forms a useful framework for development in the rural areas.**

Policy 13 – Regional Housing Provision and Policy MKSM Northamptonshire SRS 1

- 3.12 The Secretary of State has accepted the Panel recommendation that the Milton Keynes and South Midlands Regional Spatial Strategy is relatively up to date and no changes are required to the growth plans for West Northamptonshire.
- 3.13 The housing provision figure included in the RSS8 for the Northampton Implementation Area (NIA) up to 2021 was quashed in the High Court in January 2006. As a result of the quashing there was no housing figure to form the basis of the strategic planning work relating to Northampton’s growth. As a result of this quashing, together Daventry District, Northampton Borough and South Northamptonshire Councils and Northamptonshire County Council strongly encouraged the Regional Assembly to undertake the work required to provide a replacement figure within this review of RSS8 in order that strategic planning would not be held up. The Regional Assembly subsequently commissioned consultants to undertake this work and a replacement NIA figure, covering the period to 2026, was subject to separate consultation in December 2006.
- 3.14 The draft Regional Plan also rolled forward the housing provision figures for Daventry and South Northamptonshire up to 2026. South Northamptonshire Council made no objection to its figure, whilst Daventry District Council did object to their figure.

- 3.15 The Secretary of State has proposed no changes to the housing figures for Daventry and South Northamptonshire from those submitted in the draft Regional Plan in 2006. Therefore, it is not legally possible to raise any further representations, either of support or objection to those figures.
- 3.16 The Secretary of State has identified new housing targets for the Northampton Implementation Area. These targets are relatively consistent with the housing provision figures identified in the December 2006 consultation. Overall for the NIA (a figure that includes homes to be built inside and outside Northampton Borough related to the growth of Northampton), it is proposed to make a very minor increase in the number of new homes that it is expected will be built (an increase of 25 homes to 2026 over that previously identified). This is shown in Table 1. There have been minor changes to the anticipated completion rates in the period after 2016 and a minor decrease from 2011-2016 compared to previously. Needless to say, even pre-credit crunch these numbers would have been challenging to attain. Ensuring high quality and sustainable job growth is also increasingly challenging. Furthermore, there are increasing concerns over whether the infrastructure needed to support the area's housing provision will come forward. These are matters that will require close scrutiny as part of the development of the West Northamptonshire Core Strategy and through the review of the Regional Spatial Strategy (see Paragraphs 3.35 - 3.37 of this report). **However, given the Councils' previous positions with regards to the anticipated growth of the town, it is recommended that the Committee raise no objection to the minor alteration of dwellings proposed.**

Table 1

Comparison of number of dwellings now proposed compared to those previously consulted upon.

Years	2001-06	2006-11	2011-16	2016-21	Total 2001-21	2021-26	Total 2001- 26
EMRA (Dec 06): Annual Build Rates & Totals	6,500	7,250	8,875	8,875	31,500	8,875	40,375
Proposed Changes (July 08): Annual Build Rates & Totals	6,500	7,250	8,850	8,900	31,500	8,900	40,400

- 3.17 Policy 13 has also been amended to contain a paragraph and bullet points regarding the redistribution of the housing provision figures. It now states "A redistribution of District and County apportionments to meet the Housing Market Area minima via sound Joint Core Strategies will be acceptable, provided that the policy of Urban Concentration for the Principal Urban Areas as summarised below is achievedNorthampton HMA: 65% within or adjoining Northampton PUA (Principal Urban Area)". The Secretary of State has taken further a recommendation from the Examination Panel related to Nottingham. There is not a clear justification from the Secretary of State how the 65% has been derived. It could be interpreted that this addition to the Policy implies that up to 35% of the dwellings previously anticipated to be built in relation to the growth of Northampton could be redistributed anywhere within Daventry, South Northamptonshire or

Wellingborough districts as long as it is within the boundary of the area identified within the West Northamptonshire Housing Market Area – either in the form of small developments or one large free standing settlement.

- 3.18 Given that the Joint Core Strategy Issues and Options put forward options based on the principle of Urban Concentration for the Principal Urban Area (Northampton), this could potentially raise a complication in the next stages of taking the Joint Core Strategy towards adoption. An option that looks at the potential of providing up to 35% of the homes elsewhere within the area has not explicitly been put forward in the options for consultation. The potential change in policy context could provide a complication that could have an adverse effect in the sense that it causes delay in the Plan adoption process, and ultimately undermines a major aim of the Strategy of increasing house-building rates. The previous policy context provided sufficient flexibility for determining which locations were appropriate for housing development and will provide enough possibilities for ensuring delivery of the required number of homes. In this context, it is not considered that the Proposed Change to the Policy would either be helpful or desirable. **On this basis, it is recommended that the Committee object to this new paragraph and the bullet points, and recommends that they should be deleted from Policy 13.**
- 3.19 In response to the draft Regional Plan the Borough and District Councils raised concerns that the draft Plan did not provide for potential growth of Northampton into the adjoining Borough of Wellingborough. This coincided with the Northampton Longer Term Growth Options Study that was underway to identify potential growth directions for the town. This Study has now been completed and identifies eastward expansion, into Wellingborough district, as one of four potential growth scenarios. It is considered that the Regional Plan should be explicit and provide the necessary strategic context for this matter to be fully explored through the Core Strategies for West and North Northamptonshire and thereby ensure that the growth directions are chosen on the basis of which performs most highly on sustainability grounds rather than administrative boundaries. As drafted it is considered too vague as to whether this is the case. **It is recommended that the Committee object to Policy 13 and request that the footnote to Policy 13 is amended to include the words shown underlined below: “Figures for Lincoln, Corby and Northampton include any provision made in urban extensions which may need to extend across local authority and housing market area boundaries, or be located on the edge of the existing built up areas related to these local authorities, including sites which may be wholly located within adjacent authorities.”**
- 3.20 The Secretary of State has also added a second footnote to Policy 13 stating that all the housing provision figures are “minima”, with the exception of those for East Lindsey, Boston and South Holland which are maxima pending the agreement of a Lincolnshire Coast Strategy. No specific justification is given in the Schedule of Proposed Changes for the inclusion of the reference to minima and the Panel made no comments or recommendations that the reference to minima should be included. The use of minima housing figures is likely to lead to uncertainty in terms of: undertaking sustainability appraisals and strategic environmental assessments at the regional and sub-regional levels; identifying infrastructure requirements; identifying funding and integrating funding programmes; and ensuring delivery. National Planning Policy Statement 3 – Housing (2006) does not include any reference to the use of minimum housing targets. **It is recommended that the Committee object to Policy 13 and request that the second footnote is deleted.**

Policy 14 - Regional Priorities for Affordable Housing

- 3.21 Policy 14 deals with affordable housing. It states that affordable housing targets should be based upon the most up to date Housing Market Assessment (HMA). The Secretary of State has accepted the Panel's recommendation that the tenure split, i.e. the distinction between social rented and intermediate affordable housing, was not justified, as the figures were not derived from a fully robust and credible evidence base. The Secretary of State also accepted the recommendation that the Policy should include figures rather than percentages, and that these figures should be an interim target for monitoring purposes. Policy 14 now includes an indicative target for monitoring purposes of 21,800 affordable dwellings for West Northamptonshire. Compared to the total housing requirement of 62,150 dwellings over the plan period the total affordable housing requirement represents an average of 35% across West Northamptonshire. This is comparable with the West Northamptonshire SHMA. This is also consistent with the previous draft Policy 14's overall affordable housing requirement when it was expressed as a percentage.
- 3.22 Using figures as opposed to percentages of affordable houses affords some advantages. A total figure would not be skewed by minimum thresholds (which exclude smaller sites) and should not result in disproportionate changes if the housing numbers are amended following reviews of the Plan. However, it is important that the number takes account of the existing site thresholds. These thresholds set the minimum site size for providing affordable housing. Current thresholds, particularly in the rural areas but also in the towns, as well as the proportion of sites above these thresholds and economic viability are all factors that are likely to make it difficult for the target of 35% to be met. Therefore, this blanket target is considered unrealistic and unachievable. However, Policy 14 does state that it is an indicative target for monitoring purposes and that as part of their LDFs local planning authorities should adopt affordable housing targets in line with the conclusions of the most up to date housing market assessments for their area.
- 3.23 With regard to the issue of tenure split, there are pros and cons of each approach. The identification of preferred proportions of tenure types gives a 'heads up' to developers and landowners about the likely level of affordable housing by tenure that will be required. An overall figure target is unlikely to date as quickly as a tenure split, but does not necessarily give an easy indication of the proportion of affordable housing required. Nevertheless, in a rapidly changing market, policies that identify preferred tenure have the likelihood of becoming dated quickly. Therefore, it is considered more appropriate for local authorities through their LDFs, housing strategies and investment plans to identify the appropriate tenure split in line with the most up to date housing market area assessments.
- 3.24 In summary, the use of an affordable housing figure as opposed to a target is supported but it is considered that the requirement for the equivalent of 35% affordable housing across the whole of the West Northamptonshire Housing Market Area fails to recognise the difficulties of implementation and the variations within the market area between rural and urban areas, and between the different urban areas themselves. The deletion of the tenure split is also supported as the split is likely to quickly become updated and would be better identified at the local level. **As Policy 14 states that it is an indicative target for monitoring purposes and that as part of their LDFs local planning authorities should adopt affordable housing targets in line with the conclusions of the most up to date Housing Market Assessments for their area it is recommended that the Committee raises no objection to Policy 14.**

Policy 15 – Regional Priorities for Affordable Rural Housing

- 3.25 The Secretary of State has proposed the inclusion of a new policy concerning the provision of affordable housing in rural areas. The policy encourages policy mechanisms such as: setting appropriate 'thresholds' above which affordable houses are required; allocating sites for affordable housing; using rural exceptions policies and other financial/ management approaches. **It is recommended that the Committee support Policy 15 on the basis that it provides a policy framework to support the provision of affordable housing in rural areas subject to sustainability and other planning concerns not being undermined.**

Policy 16 – Regional Priorities for Provision for Gypsies and Travellers

- 3.26 Policy 16 deals with the issue of planning for gypsy and traveller accommodation needs. It has been amended to make reference to the minimum amount of pitches that should be provided. These figures have been derived from up to date Gypsy and Traveller Accommodation Assessments (GTAA's). The additional pitch requirements for West Northamptonshire are:

- Daventry: 9 pitches and 3 transit pitches, and 2 plots for showpeople
- Northampton: 32 pitches and 5 transit pitches
- South Northamptonshire: 10 pitches and 2 transit pitches, and 2 plots for showpeople

- 3.27 These pitch requirements are consistent with the Northamptonshire GTAA that was undertaken and reported on earlier in the year. **It is recommended that the Committee support Policy 16 as it reflects the conclusions of the Northamptonshire GTAA.**

Policy 21 – Strategic Distribution

- 3.28 The Secretary of State has proposed a new policy for inclusion in the Regional Plan that requires local authorities to work with EMDA, the Highways Agency, Network Rail and private sector partners to bring forward sites for strategic distribution of at least 50 hectares. West Northamptonshire is identified as a broad location for such sites.

- 3.29 Undoubtedly, strategic distribution from the economic perspective has been one of the more recent success stories of West Northamptonshire. There is potentially significantly more demand from occupiers. However, there is the issue of the extent to which it sits with the aspiration to see the economy of West Northamptonshire broaden and in particular attract higher skilled and better-paid jobs in the future. For most uses 50 hectares would be a significant amount of land, for strategic distribution it could potentially only represent a few years' supply. From an aspirational perspective of thinking where West Northamptonshire wants to be, it is difficult to support the policy approach of identifying the area as one that is desirable for further strategic distribution.

- 3.30 If further strategic distribution is still considered desirable by the Secretary of State, then given its impact on the road network and the desirability from an environmental perspective of moving freight off the roads stronger emphasis should be placed within the Policy on ensuring that strategic distribution has good rail access. It is suggested that in assessing a site's suitability for strategic distribution it should be a prerequisite for it to be served by rail freight and operate as an inter-modal terminal, rather than good rail access being one of a number of other criteria.

- 3.31 Therefore, the Secretary of State should give additional consideration to whether there is a need for further strategic distribution centres in the West Northamptonshire Housing Market Area and the capacity of the rail network to accommodate such centres before Policy 21 is included in the Regional Plan.
- 3.32 If rail access is accepted as key to the location of new strategic distribution centres than account should be taken of Network Rail's Freight Route Utilisation Strategy (March 2007). This indicates that there is a capacity problem for freight on the West Coast Main Line between London and Rugby. The medium to long term solution to this is to improve the Felixstowe to Nuneaton freight route by increasing the gauge to allow larger containers to be carried and improving capacity in the system. This will mean increases in freight traffic from Felixstowe will not travel via London. Therefore the location of future strategic distribution centres should be related to the increase in capacity in the rail system.
- 3.33 It should also be noted there is currently a planning permission for an extension to Daventry International Rail Freight Terminal which will provide an additional 180,000 square metres of floorspace which may absorb the existing rail capacity on the Northampton Loop of the West Coast Main Line.
- 3.34 **It is recommended that the Committee object to Policy 21. If is still considered by the Secretary of State that such a policy should remain in the Regional Plan then it should be made clear that when assessing a site's suitability for strategic distribution it should be a prerequisite for it to be served by rail freight and operate as an inter-modal terminal.**

Proposed Partial Review

- 3.35 The Schedule of Proposed Changes to the RSS states that the Secretary of State considers that an immediate partial review of the RSS will be necessary to respond to both changes in national policy as well as some recommendations made by the Panel. The review should cover the period 2006-2031 and will need to consider, amongst other things:
- Increased levels of housing provision responding to the new targets set by the Government in the Housing Green Paper, the latest household projections, and advice from the National Housing and Planning Advice Unit;
 - Revised provision for affordable housing responding to updated information following the completion of Housing Market Assessments in all parts of the region;
 - Revision of housing provision figures in Northamptonshire;
 - Consideration of any eco-town proposals for which the Government has indicated provisional acceptance;
 - A revision of the Regional Transport Strategy; and
 - A review of renewable energy targets.
- 3.36 The Secretary of State has indicated that the review should be completed quickly and that the Regional Planning Body (the East Midlands Regional Assembly) should commence work as soon as possible on the evidence base so that a draft Project Plan can be published for consultation as soon as the RSS review has been completed.
- 3.37 Whilst an immediate review of the RSS including the housing provision figures in Northamptonshire is supported, housing provision should not be considered in isolation. This review should also include all of the matters covered by the Milton Keynes and South Midlands Sub-Regional Strategy, particularly economic matters,

such as the scale and type of jobs, and infrastructure. **It is recommended that the Committee urges the Secretary of State to widen the proposed partial review to cover all matters related to West Northamptonshire.**

4. Options:

- 4.1 Bearing in mind the fact that officer comments have already been submitted to the Secretary of State because the Joint Strategic Planning Committee meeting date has fallen after the closing date for comments the following options are available to the Committee. It could either:
- Agree to withdraw the officer comments, and make no response to the consultation; or
 - Agree the officer comments without changes; or
 - Agree to amend the officer comments, responding in a way that the Committee considers is appropriate taking into account this report and their interpretation of the proposed revised Strategy.
- 4.2 Given that this report highlighted the potential adverse implications of the proposed amendments to the Strategy, it is considered that to withdraw the officer comments and make no response to the consultation is not desirable. It is suggested that the Committee agree the officer comments that have already been submitted to the Secretary of State and that are highlighted in bold in this report. It is however appreciated that the Committee may have their own views on the policy changes identified and through having read the revised Strategy as a whole recommend variations to the comments already made, or add their own areas for comment.

5. Consultees:

External:	Daventry District Council, Northampton Borough Council, South Northamptonshire Council, Northamptonshire County Council.
Internal:	Not relevant.

6. Representations:

- 6.1 Not relevant.

7. Conclusions:


- 7.1 The Committee is asked to note the pertinent changes to the East Midlands Regional Plan (Regional Spatial Strategy) as a result of the Secretary of State's Proposed Changes that have been published for consultation and to approve the officer response to those Proposed Changes.

8. Legal Implications:

- 8.1 Following the enactment of the Planning and Compulsory Purchase Act 2004 Regional Planning Guidance became part of the statutory development plan and was renamed Regional Spatial Strategy (also known as a Regional Plan). In March 2005 the Government issued the Regional Spatial Strategy for the East Midlands (RSS8) incorporating the Milton Keynes and South Midlands Sub-Regional Strategy covering Northamptonshire. Once completed the East Midlands Regional Plan will replace RSS8. As part of the Development Plan it will influence the emerging Local Development Framework and the determination of planning applications in West Northamptonshire.

9. Background Papers:

- East Midlands Regional Plan - Proposed Changes (July 2008)
- East Midlands Regional Plan - Report of the Examination in Public Panel (November 2007)
- Additional Consultation on a Replacement Housing Provision Figure for the Northampton Implementation Area (December 2006)
- East Midlands Regional Plan - Consultation Draft (October 2006)
- Review of the East Midlands Regional Plan – Options for Change Consultation (October 2005)
- Planning Policy Statement 3 – Housing (2006)

Position:	Name/Signature:	Date:
Author:	Claire Berry 	9 October 2008
Title:	Principal Planning Officer	

1 Core Strategy

Policy 2

Promoting Better Design

Care should be taken to encourage designs and layouts that reduce CO₂ emissions and provide resilience to future climate change, including through:

- design led approaches which take account of local natural and historic character;
- minimising energy use, reducing the heat impact of urban areas, using sensitive lighting, improving water efficiency, providing for sustainable drainage (SUDS) and management of flood water, reducing waste and pollution, securing energy from decentralised and renewable or low carbon energy technologies, incorporating sustainably sourced and recycled materials wherever possible, and considering building orientation at the start of the design process;
- ensuring that all urban extensions that require an Environmental Impact Assessment achieve the highest viable levels of building sustainability;
- architectural design which is functional, yet which respects the beneficial aspects of local natural and built character;
- making the most efficient use of land;
- locating and designing access from new development to local facilities on foot, by cycle or by public transport;
- highway and parking design that improves both safety and the quality of public space;
- design which helps to reduce crime and the fear of crime, supports community safety, promotes vitality, maintains amenity and privacy, and benefits the quality of life of local people; and
- taking account of the need to develop carbon sinks and 'green infrastructure' networks and provide for access to open space and the enhancement of biodiversity and landscape quality.

Policy 3

Concentrating Development in Urban Areas

Development and economic activity should be distributed on the following basis:

- a) significant levels of new development should be located in new development will be concentrated primarily in and adjacent to the Region's five Principal Urban Areas (PUAs), the five PUAs are the built up areas centred on Derby, Leicester, Lincoln, Northampton and Nottingham;
- b) significant levels of new development should also be located in the three growth towns of Corby, Kettering and Wellingborough;
- c) appropriate development of a lesser scale should be located in the Sub-Regional Centres (SRCs), i.e. in the:
 - Eastern Sub-area: Boston, Grantham and Spalding;
 - Northern Sub-area: Chesterfield, Mansfield-Ashfield, Newark and Worksop;
 - Southern Sub-area: Daventry;
 - Three Cities Sub-area: Coalville, Hinckley, Hucknall, Ilkeston, Loughborough, Market Harborough, Melton Mowbray and Swadlincote;

d) in conjunction with the above:

the development needs of other settlements and rural areas generally should be provided for (see Policy 5); The development needs of other settlements and rural areas should also be provided for. New development in these areas should contribute to:

- maintaining the distinctive character and vitality of rural communities;
- respecting the quality of tranquillity, where that is recognised in planning documents;
- strengthening rural enterprise and linkages between settlements and their hinterlands; and
- shortening journeys and facilitating access to jobs and services. – and
- the influence of major urban areas outside the Region should be taken into consideration, particularly those fulfilling the role of PUAs for parts of the East Midlands, such as Peterborough, South Yorkshire and Greater Manchester.

In assessing the suitability of sites for development priority should be given to making best use of previously developed land and vacant and under-used buildings, contributing to the achievement of a regional target of 60% of additional dwellings on previously developed land or through conversions.

In applying this policy the influence of major urban areas outside the Region should also be taken into consideration, particularly those fulfilling the role of PUAs for parts of the East Midlands, i.e. Peterborough, South Yorkshire and Greater Manchester, where policies in regional strategies for neighbouring regions will be relevant.

3 Topic Based Priorities

Policy 13

Regional Housing Provision

Housing provision in each district and unitary authority area should be made at the average annual rates set out below:

District / HMA	2001-06	2006-11	2011-16	2016-26	Total Provision (2001-26)
Central Lincs HMA	1,790	1,880	1,980	2,140	49,650
Lincoln *	400	640	870	1,230	21,850
N Kesteven	550	550	560	570	14,000
West Lindsey	840	690	550	340	13,800
Coastal Lincs HMA	950	880	820	20	13,450
Boston **	370	300	240	-	4,550
East Lindsey**	580	580	580	20	8,900
Peterborough Partial HMA	1,480	1,350	1,310	1,080	31,500
Rutland	230	150	150	160	4,250
S Holland **	610	550	490	220	10,450
S Kesteven	640	650	670	700	16,800
Nottingham Outer HMA	1,350	1,540	1,740	2,030	43,450
Ashfield	440	490	540	610	13,450
Mansfield	300	390	490	630	12,200
Newark & Sherwood	610	660	710	790	17,800
Northern HMA	1,250	1,360	1,470	1,630	36,700
Bolsover	260	320	380	460	9,400
Chesterfield	400	390	390	370	9,600
NE Derbyshire	230	290	350	450	8,850
Bassetlaw	360	360	350	350	8,850
Peak, Dales & Park HMA	500	500	500	500	12,500
Derbyshire Dales	160	170	190	220	4,800
High Peak	340	330	310	280	7,700
PDNPA	-	-	-	-	-
Derby HMA	1,650	2,150	1,930	1,610	44,750
Derby	670	1,120	850	450	17,700
Amber Valley	330	400	470	580	11,800

Topic Based Priorities 3

S Derbyshire	650	630	610	580	15,250
Leicester & Leics HMA	3,230	4,060	4,050	4,030	97,000
Leicester	850	1,520	1,370	1,130	30,000
Blaby	210	260	340	460	8,650
Charnwood	670	810	800	790	19,300
Harborough	340	440	380	300	8,800
Hinckley & Bosworth	540	330	410	530	11,700
Melton	150	240	190	120	4,100
NW Leicestershire	380	370	470	610	12,200
Oadby & Wigston	90	90	90	90	2,250
Nottingham Core HMA	2,060	2,460	2,820	3,380	70,500
Erewash	290	320	340	390	8,650
Nottingham	1,010	1,080	1,130	1,200	28,100
Broxtowe	230	280	320	390	8,050
Gedling	230	300	370	470	9,200
Rushcliffe	300	480	660	930	16,500
North Northamptonshire	2,225	2,605	2,795	2,795	66,075
Corby *	560	680	1,060	1,060	22,100
Kettering	550	810	630	630	16,250
East Northamptonshire	520	520	420	420	11,500
Wellingborough	595	595	685	685	16,225
West Northamptonshire	2,170	2,320	2,640	2,650	62,150
Daventry	540	540	540	540	13,500
Northampton *	1,300	1,450	1,770	1,780	40,400
South Northamptonshire	330	330	330	330	8,250
East Midlands	18,655	21,105	22,055	21,865	527,725

*Figures for Lincoln, Corby and Northampton include any provision made in urban extensions which may need to extend across local authority boundaries, or be located on the edge of the existing built up areas related to these local authorities, including sites which may be wholly located in adjacent authorities. Such provision would be subject to agreement by all relevant local planning authorities and would be additional to the original figures for the 'receiving authorities' in the above table.

**All figures for 2006-2026 are minima except those for East Lindsey, Boston and South Holland which are maxima pending the agreement of a Lincolnshire Coast Strategy.

3 Topic Based Priorities

A redistribution of District and County apportionments to meet the Housing Market Area minima via sound joint Core Strategies will be acceptable, provided that the policy of urban concentration for the Principal Urban Areas as summarised below is achieved:

*Central Lincolnshire HMA:44% within or adjoining Lincoln PUA
Derby HMA:55% within or adjoining Derby PUA
Leicester & Leicestershire HMA:47% within or adjoining Leicester PUA
Nottingham Core HMA:78% within or adjoining Nottingham PUA
Northampton HMA:65% within or adjoining Northampton PUA*

Regional Priorities for Meeting the Housing Needs of the Community

3.1.8 (3.1.7) Draft PPS3 emphasises that an adequate supply of affordable housing is important for the performance of the regional economy and to promote social inclusion. The planning system plays a role in increasing the supply of affordable housing, creating a greater choice of housing types and balanced communities. Other Government policies have reaffirmed this approach through additional funding and greater partnership with employer and public and private sector landlords.

3.1.9 (3.1.8) The Indicative targets for monitoring purposes are set out in Policy 45 14. These are a guide to the level of affordable housing required for each Housing Market Area grouping. They have been defined using Holman's 'net stock' approach. Further detail is available in the Regional Affordable Housing Study at: <http://www.emra.gov.uk>. The targets are split between social renting and 'intermediate' housing including shared ownership. Within the overall housing provision figures in Policy 44 13, targets should be reviewed by Local Development Frameworks when full Housing Market Area Assessments have been completed by the relevant local partnerships.

3.1.10 (3.1.9) The housing market is dynamic so it is not possible to establish static targets on the mix of dwelling size and type that should be provided. However, Local Authorities should have a strategic vision of the kinds of communities they wish to foster in particular neighbourhoods which takes into account:
For the market sector:

- a reasonable mix of housing is available, addressing any identified imbalance;
- certain dwelling types will not attract some types of household;
- it may not be essential for every neighbourhood to be fully mixed.

For the social sector:

- the allocation system enables dwellings to be more readily matched to households;
- sufficient larger dwellings should be provided to allow households to grow.

3.1.11 (3.1.10) The level of available public subsidy (principally that administered by the Housing Corporation's National Affordable Housing Programme) is currently only able to deliver around half of the identified affordable housing need, unless subsidy is significantly

3 Topic Based Priorities

Policy 14

Regional Priorities for Affordable Housing

Local Development Frameworks, housing strategies and investment plans should have regard to the priorities identified in the Regional Housing Strategy, and include policies seeking the provision of a mix of dwellings in terms of size, type, affordability and location, having regard to the existing local stock, in order to help create inclusive communities which provide wider housing opportunity and choice. As part of their Local Development Frameworks local planning authorities should adopt affordable housing targets in line with the conclusions of the most up to date Housing Market Area Assessments for their area. For monitoring purposes indicative affordable housing targets are set out below, representing the total amount of affordable housing for each HMA for the period 2001-26. These targets do not represent a maximum for each HMA.

Central Lincolnshire HMA: 14,400

Coastal Lincolnshire HMA: 5,500

Peterborough Partial HMA: 11,000

Newark/Ashfield/Mansfield (Nottingham Outer) HMA: 10,900

Northern (Sheffield/Rotherham) HMA: 12,100

Peak, Dales & Park HMA: 7,300

Derby HMA: 14,800

Leicester & Leicestershire HMA: 32,000

Nottingham Core HMA: 21,200

North Northamptonshire HMA: 17,200

West Northamptonshire HMA: 21,800

East Midlands Region: 168,400

3.1.12 (3.1-14) Recent studies have highlighted the particular challenges in providing affordable housing in rural areas. These are summarised in the Regional Affordable Housing Study at: <http://www.emra.gov.uk>. Local Authorities and housing providers are encouraged to use all available mechanisms to secure affordable housing in rural areas, including:

- supporting Rural Housing Enablers;
- reducing the threshold site size on which developer contributions apply;
- changing the quota to be provided on qualifying sites;
- rural exception site policies;
- allocating sites solely for affordable housing;

3 Topic Based Priorities

avoid unsustainable patterns of new development which could lead to more and longer journeys, particularly in areas close to major urban centres where growth in unsuitable locations could encourage increased levels of commuting.

Policy 15

Regional Priorities for Affordable Rural Housing

New housing in rural areas should contribute to :

- *creating sustainable rural communities through a choice of well designed homes;*
- *addressing affordability issues by providing appropriate levels of housing in suitable locations;*
- *maintaining the distinctive character of rural areas and respecting the quality of tranquillity;*
- *strengthening rural enterprise and supporting economic growth, particularly linkages between settlements and their hinterlands; and*
- *compact, sustainable patterns of development which facilitate access to jobs and services.*

Regional Priorities for Provision for Gypsies and Travellers

3.1.15 (3.1.12) The Housing Act 2004 requires Local Housing Authorities to include gypsies and travellers in their accommodation assessments and to take a strategic approach to demonstrating how their accommodation needs will be met. Circular 01/2006 requires that the Regional Plan specifies pitch numbers for each Local Planning Authority.

3.1.16 (3.1.13) There is a serious shortage of authorised sites for gypsies and travellers in the East Midlands. In July 2005 the official January 2008 Caravan Count there were estimated to be 4,423 1,571 gypsy caravans in the Region, of which 307 427 were on unauthorised sites. The problem of unauthorised sites can only be addressed by the provision of more authorised public and private sites.

3.1.17 (3.1.14) Appendix 2 sets out minimum additional pitch requirements by local planning authority area, derived from up to date Gypsy and Traveller Accommodation Assessments (GTAAs). Policy 16 and Appendix 3 set out interim minimum additional pitch requirements by Local Planning Authority. This level of additional provision would begin to make good the deficit in current provision arising from Unauthorised Encampments only, as captured in the Government's Caravan Count. Further detail is available in the Housing Technical Paper available at www.emra.gov.uk/regionalplan

3.1.15 This approach reflects Government guidance, but the interim figures do not project future demand nor take account of unmet demand arising from other sources. As a result it is proposed to produce revised provision figures based on the Gypsy and Traveller Accommodation Assessments now being undertaken by local authorities. It is anticipated that this information will be available in time to be considered at the Regional Plan Examination in Public.

Topic Based Priorities 3

Policy 16

Regional Priorities for Provision for Gypsies and Travellers

Local Authorities and other relevant public bodies should work together across administrative boundaries to identify land for additional pitch provision based on clearly evidenced assessments of need.

Local Development Frameworks should make provision for the Interim minimum additional pitch requirements set out in Appendix 3. These may be made up of a combination of residential and transit pitches to reflect local need. These figures will be superseded by pitch requirements derived from Gypsy and Traveller Accommodation Assessments.

Local Development Frameworks should make provision for the minimum additional pitch requirements set out in Appendix 2.

A Regional Target for the Efficient Use of Land and Buildings for Housing

3.1.18 PPS11 advises that Regional Spatial Strategies should include targets for the proportion of new dwellings to be built on previously developed land or through conversions. Achievement in the East Midlands has been improving and in recent years and has exceeded 50%, but with wide variations across the Region. This is lower than the 65% achieved nationally and may reflect the character of the Region, which is substantially rural, with no major metropolitan area.

3.1.19 It is recognised that there will continue to be wide variations of brownfield land available at a local level, but that there is often scope for improvement from past performance. As a result, the national target of 60% of new housing development on previously developed land should also apply at the regional level in the East Midlands.

3.1.20 In addition to using land for new housing and buildings for conversion, better use of the existing dwelling stock can contribute to meeting housing requirements. Local authorities are encouraged to address the under use of housing stock in a co-ordinated and rigorous manner. Vacant and underused properties should be identified in **urban capacity studies Strategic Housing Land Availability Assessments** and Empty Property Strategies to bring buildings back into use should be put in place. The housing provision figures in Policy 14 incorporate a reduction in vacancy rates over time across the Region from the 3.7% assumed in the Government's projections to the national aim of 3%. This reduction will need to be reflected in practice and duly monitored.

3.1.21 Draft PPS3 seeks to make the most efficient use of land. It advises Local Planning authorities to avoid development with a net density of less than 30 dwellings per hectare (dph) and to encourage densities between 30 and 50 dph in the interests of sustainability. PPS3 indicates that a density of 30 dwellings per hectare (net) should be used as a national indicative minimum to guide policy development and decision-making until local density policies are in place. Much higher densities are achievable within the central areas of cities and large towns, which are well served by public transport and accessible to a wide range of services.

Topic Based Priorities 3

Policy 21

Strategic Distribution

Local authorities, emda, Sub-Regional Strategic Partnerships, the Highways Agency and Network Rail should work together with private sector partners to bring forward sites for strategic distribution use in the region with preference to sites in the following broad locations:

- *West Northamptonshire housing market area*
- *Derby housing market area*
- *Nottingham Core housing market area*
- *North Northamptonshire housing market area*
- *Leicester and Leicestershire housing market area*

In allocating sites in local development documents local authorities should give priority to sites which can be served by rail freight, and operate as inter-modal terminals.

Consideration should be given to the following criteria:

- *at least 50 hectares of developable land;*
- *good rail access with routes capable of accommodating large maritime containers (W10 or W12 gauge), the ability to handle full length trains, available capacity and full operational flexibility;*
- *good access to the highway network and to appropriate points on the trunk road network;*
- *a suitable configuration which allows large scale high bay warehousing, inter-modal terminal facilities, appropriate railway wagon reception facilities and parking for all goods vehicles;*
- *a need for such facilities due to demand from the logistics industry;*
- *a location which allows 24 hour operations and which minimises environmental and community impact;*
- *good access to labour; and*
- *the need to avoid locations near to sensitive nature conservation sites that have been designated as being of international importance, or that would directly increase traffic levels that would harm such sites.*

Regional Priorities for Town Centres and Retail Development

3.2.10 National guidance on retail and the roles of town centres is contained in PPS6. The main aim of PPS6 is to promote the vitality and viability of existing centres by focussing new investment within city, town and district centres through the application of a sequential test. As a result, the growth in out-of-town retail and leisure development has been significantly restricted in recent years. PPS6 requires that the Regional Plan should:

- give a strategic framework for the development of town centre networks;
- make strategic choices about centres of regional and sub-regional significance;