

# South Northamptonshire Council

## Planning Policy and Regeneration Strategy Committee

20 January 2016

<b>South Northamptonshire Local Plan (Part 2a) Options Consultation</b>
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### Report of Head of Strategic Planning and the Economy

This report is public

#### Purpose of report

To consider the draft South Northamptonshire Local Plan (Part 2a) options consultation paper and determine whether they wish to recommend it for formal public consultation.

#### 1.0 Recommendation

The meeting is recommended:

- 1.1 To approve the publication of the draft South Northamptonshire Local Plan (Part 2a) options consultation paper for a minimum of 8 weeks public consultation.

#### 2.0 Introduction

- 2.1 South Northamptonshire is continuing work on the Local Plan Part 2a; this paper sets out the area that the Local Plan will cover, what will be included in the Local Plan and the options being considered.

#### Background

- 2.2 The Local Plan for South Northamptonshire is made up of a suite of statutory documents including:
  - The West Northamptonshire Joint Core Strategy local Plan (Part 1): Adopted 2014 (WNJCS)
  - South Northamptonshire Local Plan (Part 2a)
  - Gypsies, Travellers and Travelling Show People Local Plan (Part 2b)
  - The saved policies of the South Northamptonshire Local Plan: Adopted 1997

- The Northamptonshire Minerals and Waste Local Plan: Adopted 2014
- Any adopted Neighbourhood Plans

2.3 The Local Plan part 2a will build on, and provide detail to the framework for growth provided by the WNJCS. The Local Plan Part 2a must be consistent and complimentary to the WNJCS, but must also reflect national planning policy as set out in the National Planning Policy Framework.

2.4 The Local Plan Part 2a will include policies for changes and includes a strategy for delivering growth. It will allocate suitable sites and set out appropriate policies to enable development, such as new homes, employment opportunities, and community facilities. It will set out policies to protect and enhance valuable historic assets and the best landscapes. It will also include policies which will be used when the council is determining planning applications, covering, for example, design and access requirements. It also identifies the circumstances where development will not be appropriate.

2.5 The Local Plan Part 2a will cover the administrative area of South Northamptonshire District excluding those parts of the District within the Northampton Related Development Area as set out in the WNJCS.

2.6 The Local Plan Part 2a will:

- Determine appropriate levels of growth at the local level;
- allocate land for specific uses, including: housing, employment, retail and leisure uses to ensure we have a healthy supply of developable land;
- set the village hierarchy for the villages
- set the limits to development around towns and villages;
- designate areas of land that are important and should be protected (such as local green spaces, green wedges, important landscapes as well as showing other key designations such as flood plains, sites of Special Scientific Interest, wildlife sites and historic assets, including conservation areas, listed buildings and scheduled monuments)
- set out policies and proposals for the regeneration and enhancement of the vitality of the two town centres; and;
- set out detailed planning policies that will be used to guide development

2.7 This consultation represents the next stage of the plan making process and is the 'options stage'. This is the second stage of consultation. This is an informal consultation and considers a number of key areas of the Plan where important decision will need to be taken. These are:

- Options on the vision and objectives for the Plan
- Options for the Development Strategy (including Settlement Hierarchy)
- Options for the scale and type of housing development at Parish and Settlement level
  - Views on the site(s) suggested so far to meet the required growth
- Options on the location of new employment sites
- Options for policies on town centres and economic development
- Options for community / leisure development
- Options for environmental designations including
  - Green spaces

- Special landscape areas
- Green wedges
- Options for policies required to manage development in a sustainable way
- A further 'call for sites' to allow interested parties to put forward any other 'reasonable' options for non-strategic sites that they think should be considered as the plan evolves.

2.8 This consultation process is **not** asking for views on:

- The overall requirements for new housing, employment and other forms of development;
- The choice of Sustainable Urban Extensions and Strategic Employment Sites (which are included in the WNJCS);
- Strategic sites that have already been considered and dismissed through the WNJCS (such as J15a and J15 of the M1 employment sites.
- Additional Strategic allocations for development. These will be considered in the review of the WNJCS
- Other policies that are already in the WNJCS

### **The Options: Vision and Objectives**

2.9 The paper outlines the Local Plan "vision" in a statement on how South Northamptonshire will be at the end of the Local Plan period. The 'vision' although aspirational, should be realistic and capable of being achieved through the local plan.

2.10 The vision will be delivered by a series of focussed key objectives as follows:

- To facilitate economic growth encouraging investment and job creation, aligning training with employers requirements to get more local people into work and reduce levels of unemployment;
- To deliver appropriate new employment opportunities in both the urban and rural areas, including home-based working and extended employment areas, facilitated by high-speed broadband.
- To facilitate tourism growth creating a distinct offer within South Northamptonshire;
- To provide a range of new housing, of high quality environmental and design standards to meet the needs of all sections of our existing and future population, including affordable housing for the younger generation and housing for the elderly;
- To ensure good quality and a broad range of services that are accessible to all, and to promote the vitality and viability of our two town centres;
- To work with partners to ensure that new development is supported by the necessary provision of, or improvements to, infrastructure to minimise the impact of development and support sustainable communities;
- To protect and enhance the natural and built environment in South Northamptonshire through high quality design that is respectful to heritage assets, the character of the locality and surrounding landscapes;
- To ensure the sustainability of rural communities and ensure a diverse and resilient rural economy.

## **The Options: Development Strategy**

2.11 Alongside this paper, the Council is publishing 3 separate papers that specially consider the options for:

- Scale of development
- Settlement hierarchy
- Local Green Space

This paper only provides an outline to the three areas above, as the detail can be found in the specific associated papers published as part of the consultation.

2.12 In addition this paper also covers:

- Health and wellbeing – the link between planning and health have long been established; the build and natural environments are major determinants of health and wellbeing. This papers sets out a number of options that the Local Plan could consider in respect of health and healthcare infrastructure
- Possible development sites – the options include the identification of where an expression of interest has been made known for potential development sites that could be allocated to meet the local housing and commercial land requirements.
- Economic advantage – the paper sets out the options to positively seek opportunities to meet the development needs of the area and encourage sustainable economic growth.
- Community and leisure facilities – it outlines that the local plan part 2 will look at mechanisms for achieving improvement in the provision of open space, recreation and cultural facilities
- Environmental designations – apart from the designation of local green space, this section also covers special landscape areas and green wedges
- Confine review and re-establishment – the options stage will suggest changes to existing village and town confines that both incorporate possible site allocations and where confines could be “tidied up” to make them clearer and more understandable on the ground.

2.13 Section 9 of the paper provides examples of detailed day to day policies that could be included in Settlement and Development Management Local Plan.

## **3.0 Conclusion and Reasons for Recommendations**

3.1 The Local Plan Part 2a will build on, and provide detail to, the framework for growth provided by the West Northamptonshire Joint Core Strategy (WNJCS). The consultation stage will help the Council test options and subsequently narrow down policies and land allocations that should be identified in the “preferred options” which is the next stage in the process.

## **4.0 Consultation**

4.1 As the report will form part of a Development plan document, it will be subject to formal public consultation as set out in Town and County (Local Planning) Regulation 2012 part 6.

## **5.0 Alternative Options and Reasons for Rejection**

5.1 The Council could chose not to approve the document for public consultation; however this would delay the preparation of the Local Plans.

Option: 1 To agree to the recommendations as set out in this report.

Option 2: To amend the recommendations,

Option 3: Not to agree to the recommendations

## **6.0 Implications**

### **6.1 Financial and Resource Implications**

There are no financial implications arising from this report.

Comments checked by: Paul Sutton, Head of Finance and Procurement, 03000 030106, [paul.sutton@cherwellandsouthnorthants.gov.uk](mailto:paul.sutton@cherwellandsouthnorthants.gov.uk)

### **6.2 Legal Implications**

There are no legal implications directly arising from this report, however, following consultation on the options the results will inform and guide the South Northants Local Plan Part 2A, which will then form part of the development plan for the Council's District.

Comments checked by: Chris Mace, Solicitor, Law and Governance, 01327 322125, [Christopher.mace@cherwellandsouthnorthants.gov.uk](mailto:Christopher.mace@cherwellandsouthnorthants.gov.uk)

## **7.0 Decision Information**

### **Wards Affected**

All

### **Links to Corporate Plan and Policy Framework**

- Strategic Priority: Preserve what's special
- Strategic Priority: Protect our quality of life
- Strategic Priority: Secure a prosperous and sustainable future
- Strategic Priority: Enhance the council's performance

### **Lead Councillor**

Cllr Rebecca Breese - Portfolio holder for Planning and Environment

## Document Information

Appendix No	Title
Appendix A	South Northamptonshire Local Plan (Part 2a) options consultation paper
Background Papers	
None	
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