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Meeting: Planning Policy Executive Advisory Panel


Date: Tuesday 28th June, 2022

Time: 5.00 pm

Venue: Council Chamber, Swanspool House, Doddington Road, Wellingborough, NN8 1BP

To members of the Planning Policy Executive Advisory Panel

Councillors David Brackenbury (Chair), Mark Dearing, Barbara Jenney, David Jenney, Anne Lee, Steven North and Kevin Thurland

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| <p>Adele Wylie, Monitoring Officer North Northamptonshire Council</p>  <p>Proper Officer 21 June 2022</p> | | | |

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Planning Policy Executive Advisory Panel

At 9:30am on Monday 16 May 2022

Held in the Lahnstein Room, Municipal Offices, Bowling Green Road, Kettering

Present:

Members

Councillor David Brackenbury (Chair)

Councillor Mark Dearing

Councillor Anne Lee

Councillor David Jenney

Councillor Kevin Thurland

Councillor Barbara Jenney

Officers

George Candler – Executive Director for Place and Economy

Rob Harbour – Assistant Director for Growth & Regeneration

Simon Richardson – Interim Planning Policy Lead Manager

Emma Arklay – Senior Development Officer (Planning Policy)

Bernice Turner – Senior Planning Officer (Local Plans)

Terry Begley – Principal Local Plans Officer

Louise Tyers – Senior Democratic Services Officer

66. Apologies for Non-Attendance

Apologies for non-attendance were received from Councillors Valerie Anslow and Steven North. Councillor Anne Lee was in attendance as substitute.

67. Members' Declarations of Interest

The Chair invited those who wished to do so to declare any interests in respect of items on the agenda.

| Councillors | Item | Nature of Interest | DPI | Other Interest |
|--------------|--|---|-----|----------------|
| Mark Dearing | Item 5 – Houses in Multiple Occupation | Was a property investor but did not have any Houses in Multiple Occupation. | | Yes |

68. Minutes

RESOLVED:

The minutes of the meeting held on 24 March 2022 were approved as a correct record and signed.

69. Ise Valley Strategic Plan

The Panel considered a report of the Senior Development Officer (Planning Policy), which informed the Panel of the content of the Ise Valley Strategic Plan (IVSP) and outlined the benefits of working in partnership to deliver the Plan.

The River Ise Partnership came together in October 2019 and sought to provide a coordinated approach to project development and delivery aimed at improving access to and the quality of the Ise Valley. The vision of the Partnership was to ensure that the Ise Valley played a central role in North Northamptonshire's sustainable and economic prosperity. Through the Strategic Plan, the Partnership sought to develop a large-scale and ambitious programme that would enhance the quality of the Valley's natural environment for people and wildlife, create socioeconomic benefits through tourism opportunities, provide for natural flood management and mitigate against climate change.

During discussion, the following principal points were noted:

- i. The Chair wished to thank the team and partners for putting together a very strong document.
- ii. A part time Senior Project Officer had been funded to assist with the delivery of the IVSP up to 2023. Additional resources were being sought to continue funding this post.
- iii. One of the benefits of partnership working was that our partners had the ability to access other forms of funding which we were not able to.
- iv. Councillor Mike Tebbutt was a member of the Board to provide political guidance and input. This was from his time as a member of Kettering Borough Council and we may want to formalise our membership.
- v. The River Nene Regional Park had good links with the local farming community, including the Boughton Estate, to open up opportunities for land use to enhance access and connectivity and for environmental enhancements.
- vi. With regard to biodiversity net gain, NNC was keen to generate its own environment banks which may have the potential to generate income for the Council. It may be possible to use this income for environmental enhancements set out in the Local Nature Strategies or towards the Nature Recovery Network to ensure a net gain for biodiversity. However, guidance on how local authorities could use income generated from environment banks had yet to be issued by the government.
- vii. It was concerning that due to the risk of flooding, there was no dedicated flood team in NNC and only one officer in West Northamptonshire. In response, the Assistant Director clarified that NNC was fulfilling its role as the Lead Local Flood Authority and was working with WNC, the Environment Agency and external contractors. The Growth and Regeneration Service was currently being reviewed; however, this was a particularly difficult area to recruit to.

RESOLVED:

- (i) To note the contents of the Ise Valley Strategic Plan and acknowledge it has been prepared by the River Nene Regional Park on behalf of, and with input from, the River Ise Partnership, of which the Council is an actively participating member.
- (ii) To endorse the content of the Ise Valley Strategic Plan and request that it be presented to the Executive for approval.

70. Houses in Multiple Occupation

The Panel considered a report of the Senior Planning Officer (Local Plans), which updated the Panel on the progress of the investigation into Houses in Multiple Occupation (HMOs) and outlined the process for undertaking public consultation to capture the views and experiences of local people and other interested parties regarding HMOs.

Significant progress had been made gathering evidence to improve the understanding of the HMOs situation in North Northamptonshire and their impact. The evidence revealed information on the quantity and spatial distribution of HMOs in North Northamptonshire, including the identification of six wards as 'hotspots' with the highest number and concentration of HMOs.

The next stage for the investigation was to conduct an online consultation survey for a period of six weeks, including questions to tenants, landlords, residents and local community groups. The survey would address gaps or missing data and help to develop the local area profiles. The questions outlined in the draft consultation survey, had been developed to help in understanding the impact on the community and local environment, as well as the condition of the HMOs.

During discussion, the following principal points were noted:

- i. The definition of an HMO varied for different regulatory regimes and were not consistent, but we needed to work to the legislative definitions. It was accepted that it would be helpful to work to one definition if it could be done legislatively.
- ii. Coordination between Council departments was important, and we were looking at how to share information better across the organisation.
- iii. It would be helpful to include the town and parish councils in the consultation.
- iv. The scope and issues consultation for the North Northamptonshire Strategic Plan also included a specific question around HMOs.

RESOLVED:

To note the progress made with the investigation into HMOs and the proposed survey questions.

71. Executive Forward Plan

The Executive Forward Plan for May to August 2022 was noted.

It was noted that the consultation on the Kettering General Hospital Local Development Order had closed last week and would be brought to a future meeting.

A paper on the Kettering Station Quarter would also be brought to a future meeting.

72. Close of Meeting

The Chair thanked Members and officers for their attendance and closed the meeting. As this was the last meeting of this municipal year, he wished to thank all members and officers for their input and contributions over the past year.

The meeting closed at 10.58am.

Chair

Date

PLANNING POLICY EXECUTIVE ADVISORY PANEL 28 June 2022

| | |
|---------------|--|
| Report Title | Kettering General Hospital – Local Development Order |
| Report Author | Simon Richardson - Interim Planning Policy Lead Manager simon.richardson@northnorthants.gov.uk |

List of Appendices

Appendix A – Kettering General Hospital – Local Development Order

1. Purpose of Report

- 1.1. To inform Members of the results of the Kettering General Hospital – Draft Local Development Order consultation; and ask that they endorse the schedule of officer comments in response to the consultation submissions and a series of proposed changes to the Local Development Order (LDO), to be presented to the Council's Strategic Planning Committee for determination.

2. Executive Summary

- 2.1 Kettering General Hospital was announced as one of the hospitals considered for significant investment in 2019. It has since been preparing a Masterplan and Hospital Infrastructure Plan (HIP2) for consideration for significant funding to deliver Phases one and two of the development.
- 2.2 Council officers have been engaged in discussions with the hospital team, supporting the Hospital Trust in its plans for funding and the site's redevelopment. The hospital will need to continue to function as a fully operational facility throughout the many years of its redevelopment. The approval of a Local Development Order could be an extremely encouraging mechanism to help ensure that redevelopment of this constrained site happens at pace, conscious of the impacts development can have on the area.
- 2.3 The proposed Local Development Order provides permitted development rights for specified types of development in specified zones within the site. The Kettering General Hospital LDO will be a mechanism through which less contentious development in defined areas can be managed effectively, without the need for the submission of planning applications, and their determination, reducing the risk of scheme delay and providing a degree of flexibility for the Trust. Development outside of the zones, or not fulfilling the conditions specified, will still require the submission of planning applications.

- 2.4 A Draft LDO was consulted upon with stakeholders, statutory agencies and neighbours immediately abutting the site earlier this year. Five responses were submitted to the Council, they are detailed within the body of this report, along with officer comments. As a result of these responses, a number of amendments were made to the final LDO for consideration.
- 2.5 The views of Members of this Panel are sought, ahead of the revised final LDO submission to the Council's Strategic Planning Committee for determination.

3. Recommendations

- 3.1 That Members of the Planning Policy Executive Advisory Panel consider responses to the Draft Local Development Order (LDO) consultation, and officer comments to those responses; and subject to any comments or observations, they agree amendments to the LDO to be presented to the Strategic Planning Committee for determination.

Reason for Recommendation:

- 3.2 To provide Member input in considering the responses to the Draft Local Development Order consultation; and to shape a final document for determination by the Council's Strategic Planning Committee on 25th July 2022.

4. Report Background

- 4.1 Members may recall that a report was presented to the Planning Policy Executive Advisory Panel on 24th January 2022 informing of progress being made by the Hospital Trust in securing significant funding for the redevelopment of Kettering General Hospital and requesting input into the preparation of a draft Local Development Order. The Hospital had been identified to receive significant investment and invited to submit a Strategic Outline Case to Government to explain how and where investment will be made for the rebuild and expansion of the facility.
- 4.2 The hospital had already secured £46 million for an Urgent Care Hub, with the submission of a HIP2 for £532 million, this would deliver phases 1 and 2 of the full programme. The ambition is to also deliver a further phase, phase 3, which will take the full cost of the redevelopment to £765 million, taking 8-10 years for construction. This is not sufficiently advanced yet to be confident of its progress. The redevelopment will bring with it a significant uplift in the hospital environment and the support it can provide to our communities. However, during construction disruption to the site will be inevitable, putting pressure on care and the day-to-day activity whilst the hospital continues to carry out its full duties.
- 4.3 An expert team is working with the Hospital Trust, having already planned and co-ordinated the submission of the Health Infrastructure Plan (HIP2) funding bid, masterplanning this significant project. Officers of the Council have been working with the team to support the preparation and implementation of a Hospital Travel Plan, rationalising the site's planning consents, and discussing where support can be provided for the project. One such area of discussion has been with regards this Local Development Order (LDO) for the site.

- 4.4 Members will recall that Local Development Orders provide permitted development rights for specified types of development in specified locations. They can be used to help accelerate development and to simplify the planning process. It's important to highlight that the extent and locations for development that fall subject to the LDO are deliberately limiting. As such, development falling outside of that identified by the LDO would still need to be considered through the submission of a planning application and assessed by the Council in the normal way.
- 4.5 At the meeting in January, Members supported the proposed LDO but were conscious of potential sensitivities with neighbouring residential properties, and with protecting the green space within the site. Members were also keen for any LDO to be definitive about when the LDO would finish. Members resolved that subject to their comments, the Draft LDO be finalised and a four-week consultation with stakeholders and members of the public be undertaken.
- 4.6 Officer agreed a series of amendments with the Hospital Trust's team, making it clear the green space within the site would be protected as a green zone, and that the LDO would be effective for a period of 10 years from the date of approval, or until rescinded by the Council. The consultation commenced on 8th April 2022 with the distribution of a letter to stakeholders and properties (commercial and residential) immediately abutting the hospital site. A public notice was also issued in the Kettering Evening Telegraph. The closing date for responses to the consultation was identified as 5.00pm on 12th May 2022.
- 4.7 Five responses were received to the consultation. Given the limited number, it is proposed to summarise each representation in turn, providing the full text to each point made, together with an officer comment in *italics*.
- 4.8 **Representation No.1 – The Local Highway Authority** made observations as follows.
- i. It is acknowledged the intention is for a number of works as outlined within the *Zones within the Hospital Site* of the KGH LDO document to be permitted without the need for full planning application procedures.
Officer comment: *Correct, the LDO in effect grants permission for those works, provided they meet the criteria identified in the LDO and the respective zone.*
- ii The LPA are requested to consider demolition/construction traffic management plans, along with associated parking requirements for the proposed infrastructure in line with Northamptonshire Parking Standards (2016).
Officer comment: *The Hospital Trust is aware of the need to manage this as an issue, and will, as part of its appointment of contractors in respect of any works, require the preparation of a risk assessment. This will address control mechanisms where appropriate, in terms of point of contact for queries, control of noise, dust, hours of operation and traffic movements. However, to ensure this is enforceable it is proposed that a Construction Management Condition be added to the LDO.*
- iii. The letter states the intention for non-adopted roads/footways etc. to fall within the LDO. The LHA require roads/footways which are not to be put

up for adoption to still meet adoptable requirements to ensure their safety.

Officer comment: *This request is noted however, it is considered not all roads or footpaths within the site would need to be built to adoptable standards, for example tracks round some buildings or wide curves and large junctions could encourage excessive speeds. A condition will be added that states that roads and footpaths within the site intended for use by members of the public will normally be constructed to adoptable standards having regard to the intended nature and volume of use and desirable speed for vehicles.*

- iv. The application site is affected by a Public Right of Way – Public Footpath VD33 (runs adjacent to the site). The advice is given without prejudice to the views which may be expressed by North Northamptonshire Council as Highway Authority, should an application be made. Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and/or a Public Right of Way.

Officer comment: *Noted.*

- 4.9 **Representation No.2 – Kettering Town Council** supports the LDO as giving the hospital the flexibility to respond to funding opportunities and in how the development of their site can be phased and managed in the best interests of the Trust, its staff and patients and the wider community. The Town Council also makes the following observations.

- i. The Hospital should ensure that the total provision of parking on site should not be reduced even temporarily during any of the development phases without finding adequate off-site alternatives.

Officer comment: *The Hospital Trust has indicated that it is a key objective that the implementation of the upgrading of the Hospital should be undertaken without reducing accessibility to the site and its services. Overall parking provision is a key consideration and off-site opportunities are being considered. It is acknowledged this will be less of an issue in relation to the smaller scale developments undertaken within the LDO process, but it is clear the Trust is exploring all reasonable options to ensure suitable parking provision is made.*

- ii. The protected green space to the south-west of the site should remain open for community use throughout.

Officer comment: *The Trust has agreed to the green space being kept available throughout the hospital's redevelopment, unless there are any temporary and overriding health and safety reasons for its closure.*

- iii. The LDO should encourage a high degree of sustainable development, and the re-use of materials already on site.

Officer comment: *The Trust has indicated it will be implementing a waste minimisation policy in relation to all contracts for work on site which will include consideration of reuse of materials.*

- 4.10 **Representation No.3 – Northants Police, Northants Fire & Rescue** made the following comments.

- i. From the perspective of impact on resources for Northants Police and Northants Fire & Rescue to cover the site, we do not have any comments to make.

Officer comment: *Noted.*

- ii. We would request that prior to works commencing on the various phases, consultation should be carried out with the Crime Prevention Design Advisors, who will be keen to advise from a crime reduction and fire prevention design perspective. In addition, this consultation will also give an indication of the order that works are to be carried out, to ensure that the relevant teams are aware from an operational perspective.

Officer comment: *The Hospital Trust has confirmed that Building Regulations will naturally be complied with and public safety for patients, staff and visitors is a prime concern. The Council will liaise with the Police and Fire services when the Trust notifies the Council of proposals falling within the LDO scheme, and where the development may be of interest to those services. To reinforce this positive approach, an informative regarding notification to the Crime Prevention Design Advisors will be added to the LDO.*

4.11 Representation No.4 – Local residents of Ullswater Road made no objection but provide comments of concern.

- i. Having worked at KGH for several years, I realise that the site falls short in many areas and needs updating and enlarging. As we live on Ullswater Road, we are extremely concerned that this will be to the detriment of local residents and would like some assurance from yourselves that actions will be put in place to eradicate or at least ease the discomfort felt by local homeowners

Officer comment: *Your comments are noted, and points appreciated. We will seek to respond positively to address your concerns.*

- ii. Our main concern is over the height of the building proposed in phase one. Should it be taller than the existing Glebe House (Headquarters) we will be overlooked in an unacceptable manner and would ask that some screening be erected or planting be undertaken to ensure the privacy of our garden and property.

Officer comment: *Your concern is noted and can be taken into account in relation to the design and any associated mitigation for the Phase 1 building. However, the Phase 1 redevelopment is beyond the scope of the LDO and will be the subject of a planning application, to which neighbours will be invited to comment upon through the neighbour notification process on the application. The LDO only relates to development proposals specified by criteria described within each of the zones. The Phase 1 development is proposed for the centre of the site, where its location is considered to be least sensitive on the residential environment. Building scale and choice of materials together with appropriate landscaping will be important factors in considering any planning application, however as indicated, this development falls outside the scope of the LDO.*

- iii. The other concern we have is for the dirt, dust and noise that will be made during the demolition and erection of the new buildings. We would like some assurance that reasonable precautions will be taken to cause as little distress as possible during the transition.

Officer comment: *In relation to the environmental impact of demolition and construction works on site, your concerns are noted. A Construction Management condition will be added to address this concern. The inclusion of this will impose measures to manage dirt, dust, noise and hours of operation at the site.*

- iv. Please do not take this as an objection to the proposed improvements, we are just asking you to take extra steps to address details as defined above, maybe considering some tall planting in the 10 metre boundary that would make an efficient screen from sight and noise.

Officer comment: *Your comments are appreciated. It is noted that a significant amount of tree landscaping is already provided along the hospital's boundary with neighbouring residential properties. Planning applications will be required for more major pieces of development at the hospital site. The provision of new or enhanced existing landscaping is likely to be a consideration through these applications. It is not thought necessary to undertake further landscaping as a matter of course for development proposals the subject of the LDO. However, if a particular proposal does direct the Council towards imposing landscaping requirements on the Trust, then the Council will respond to secure that as a solution.*

4.12 Representation No.5 – Kettering General Hospital NHS Foundation Trust supports the proposal.

- i. The document reflects the cooperation and joint working that has been undertaken to date to find the best way to enable proper planning and the efficient delivery of the Trust's ambitious plans to enhance the facilities and services offered at Kettering General Hospital.

Officer comment: *The Council is keen to continue to work with the Hospital Trust to support it in delivering a new high-quality range of facilities and services to contribute towards meeting the health needs of the residents of North Northamptonshire.*

- ii. We are writing to confirm our full support for the Council's approach to this project and the prospect it provides for the efficient delivery of this valuable and much-needed public investment in the local health service estate.

Officer comment: *Noted*

Amended Local Development Order

4.13 Amendments have been incorporated into the Local Development Order to respond to those representations made to the consultation. These are shown in red in the Local Development Order attached at Appendix A.

4.14 It is important to remember that approval of the Local Development Order has the potential of providing a significant long-term benefit for the Hospital Trust in the delivery of this major scheme. It will also give confidence to those allocating funding that mechanisms are in place to help with the smooth delivery of the scheme, giving it a better chance of meeting an agreed timetable and reducing the risk of increased costs. Also, it provides confidence that the public services in the area are working collaboratively, where it can, on the scheme.

- 4.15 It is however also important to ensure that the detail of the LDO is appropriate, and that stakeholders and residents in the vicinity are comfortable with parameters in which it operates. In conclusion, on the basis of the results of this consultation, it is considered that with the inclusion of the identified amendments, this Local Development Order should be recommended for approval to the next Strategic Planning Committee, on 25th July 2022.

5. Implications (including financial implications)

5.1 Resources, Financial & Transformational

- 5.1.1 Resources necessary to cover the costs of preparing and implementing the Local Development Document are covered by the Hospital Trust contributing to meeting the costs through a Planning Performance Agreement with the Council. There will be a subsequent loss of income suffered by the Council through the loss of planning fees. However, there is also a saving in the Council not needing to commit officer time to assessing applications that meet clear criteria considered appropriate for approval.
- 5.1.2 The strong partnership working between the local authority and the Hospital Trust is transformational, helping to smooth the path for the Trust to deliver on a high-quality health facility with limited disruption to its service. It is also helping in building a better understanding and stronger relationship between the two public sector organisations in delivering other goals, including health and fitness and with the economy.

5.2 Legal

- 5.2.1 Paragraph 51 of the National Planning Policy Framework (NPPF) encourages local planning authorities “*to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area*”.
- 5.2.2 The LDO, once approved, will be included on the Council’s registers. The LDO will be effective for a period of 10 years, or until rescinded by North Northamptonshire Council.

5.3 Relevant Policies and Plans

North Northamptonshire Corporate Plan

- 5.3.1 Key commitment six of the Corporate Plan targets *modern public services*. It aims to provide efficient, effective and affordable services that make a real difference to all our local communities. The LDO will undoubtedly provide a degree of flexibility to the Hospital Trust in its planned delivery of a high-quality health facility.

Planning Policy

- 5.3.2 Policy 10: *Provision of Infrastructure* of the North Northamptonshire Joint Core Strategy advocates that development must be supported by the timely delivery of infrastructure, services and facilities. To achieve this, it identifies that local planning authorities will work with developers and infrastructure/service providers to identify viable solutions to delivering infrastructure. The LDO, and

the work that's gone into its preparation is an example of this policy and criteria being implemented.

5.4 Risk

- 5.4.1 If approved at Strategic Planning Committee on 25th July 2022, the Council is required to notify the Secretary of State of its approval. The Secretary of State has the capability of calling in the LDO. The risk is considered minimal.
- 5.4.2 Development at the hospital will be monitored through the Council's continued involvement with its redevelopment. If it is found that inappropriate development has progressed under the LDO, officers will investigate through the Council's normal enforcement procedures, this may mean inviting a planning application to consider an unauthorised development. The Council will work proactively with the Hospital Trust to seek to find a suitable solution.

5.5 Consultation

- 5.5.1 Consultation was undertaken with stakeholders, statutory agencies and residents/businesses immediately abutting the hospital site. The consultation ran for 4-weeks between 8th April and 12th May 2022 via the Council's website, using e-mails and neighbour notification letters to residents. A public notice was also added to the Kettering Evening Telegraph.

5.6 Consideration by Scrutiny

- 5.6.1 The Draft Local Development Order has not been considered by Scrutiny.

5.7 Climate Impact

- 5.6.1 Climate change is playing a fundamental consideration in the redevelopment of Kettering General Hospital. The LDO has limited powers to tackle climate change but will contribute to support the redevelopment of the hospital, and with it thereby support the hospital's efforts to achieve Net Carbon Zero.

5.8 Equality Implications

- 5.8.1 An Equalities Screen Assessment is being prepared in consultation with the Council's Equalities team. It will be complete and ready for submission with the Report to Strategic Planning Committee as an appendix.

5.9 Community Impact

- 5.7.1 It is anticipated the LDO will have a limited impact on the community. The LDO will support the redevelopment of the hospital, which will bring with it significant community benefits in terms of health facilities and new job opportunities through growth in facilities.

6. Background Papers

- 6.1 The Kettering General Hospital website
<https://www.kgh.nhs.uk/building-a-better-kgh-271120/>
- 6.2 Kettering Borough Council's Planning Policy Committee - 11th March 2021

- https://www.kettering.gov.uk/meetings/meeting/1892/planning_policy_committee
- 6.3 North Northamptonshire Planning Policy Executive Advisory Panel – 24th January 2022
- <https://northnorthants.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=281>

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Kettering General Hospital Local Development Order



Introduction

The purpose of the proposed Local Development Order (LDO) is to increase certainty and provide flexibility for the Kettering General Hospital NHS Foundation Trust relating to the proposed major redevelopment of its site at Rothwell Road, Kettering. The intention is that agreement of the LDO will permit development that would be acceptable in planning terms, to simplify the process of granting planning consent where appropriate and accelerate delivery of redevelopment at the site.

As one of the hospitals announced by Government for significant investment, £46m of funding has already been committed to build a new Urgent Care Hub at the hospital site. The Trust has submitted a Strategic Outline Case to secure significant new funding within its Health Infrastructure Plan (HIP2) to deliver phased masterplan proposals across the site. In addition to the £46m Urgent Care Hub, the submission of the HIP2 for £532m could deliver phases one and two of the programme. The ambition is to secure funding of around £765m for further phased development. Such redevelopment will clearly bring significant uplift in the hospital environment, healthcare delivery and the support it can provide to the community.

For further information on the Trust's proposals, please review the following link, (noting that the website text was written in summer 2021).

<https://www.kgh.nhs.uk/building-a-better-kgh-271120/>

Representatives of North Northamptonshire Council and the Hospital Trust have been in discussions to explore innovative ways of approaching what is likely to be a quite lengthy, complex and uncertain planning process to progress such a major redevelopment scheme. Redevelopment will consist of a significant number of individual development activities of different scales, inter-linked and with potential impacts, many of which require planning permission. The result is that managing the whole redevelopment package can bring with it unpredictable challenges, which in turn brings delays to development, and with it extra costs.

Both parties have therefore been selecting the most appropriate planning consent path, in an effort to ensure that the Trust can bring forward a high-quality development with efficiency and certainty, reducing effects on development costs, infrastructure requirements and potential delays. A consent structure has been identified which combines certainty (as far as it is possible to do so), with flexibility that development can proceed in a way that responds to the Trust's healthcare delivery needs. But within a framework that pays regard to the Council's processes, in terms of the appropriate assessment of proposals, and accountability to relevant stakeholders and members of the public.

This Local Development Order (LDO) has been subject to a thorough and transparent consultation with stakeholders and members of the public. All consultation responses were assessed by the Council and changes made to the final draft, with clear reasoning for why changes were made in some instances and why they were not in others. The Council's Planning Policy Executive Advisory Panel has provided governance in helping to shape the LDO, with the Council's Strategic Planning Committee approving the LDO in July 2022.

Background to the Hospital Site

The site of Kettering General Hospital lies within the town boundary and is accessed via Rothwell Road on its northern boundary, with a mix of residential properties and commercial units beyond. It is bounded by the Midland Mainline railway to the east and residential streets to the south and west. The site is compact, providing very little spare ground for expansion, or the relocation of facilities or activities to move to whilst redevelopment takes place. A small nature conservation park sits towards the south-eastern corner of the site.

Some buildings are linked by corridors and others by open walkways exposed to the elements. The buildings within the site have emerged over an extended period of time, different in character and providing different challenges. There are also several car parks throughout the site, mainly surface level, but also one with a single deck. The site falls significantly from north-west to south-east.

An aerial photograph of the hospital site is provided below:



Kettering General Hospital, Rothwell Road, Kettering

Kettering General Hospital Local Development Order

Paragraph 51 of the National Planning Policy Framework (NPPF) encourages local planning authorities *“to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area”*.

The National Planning Practice Guidance (NPPG) provides further guidance and states that *“Local Development Orders are made by local planning authorities and give a grant of planning permission to specific types of development within a defined area. They streamline the planning process by removing the need for developers to make a planning application to a local planning authority. They create certainty and save time and money for those involved in the planning process.”*

Senior officers of the Council and the Hospital Trust agree that an LDO would be an appropriate mechanism to consider in respect of the Trust’s proposals. Agreeing an LDO for the hospital site provides for a proportionate, impact-based approach which allows the delivery of what would be considered non-contentious elements whilst ensuring development not covered by the Order (or relevant permitted development rights) would be governed by the normal planning procedures, requiring the need for the submission of planning applications.

The real purpose of the LDO is to allow the Council to permit certain uses or allow for certain development to be undertaken, to obviate the need for an applicant (in this case the Hospital Trust) to seek planning permission, and thereby streamline the planning process. Typically, such LDOs can be used to facilitate major new redevelopment projects or implement proposals alongside a masterplan, and this is the context for the proposed LDO for the Kettering General Hospital site.

Zones within the Hospital Site

It is recognised that some areas within the hospital boundary, and areas on its edge, are more sensitive than others, in particular those areas on the periphery bounded by residential properties. Consequently, the parameters of the LDO have reflected these sensitivities and the development that is allowed through the LDO.

As such, the hospital site has been identified in three zones (see zone plan at Appendix A):

Zone A – this is the central part of the site measured at (as a minimum) 50m distance from the site boundary.

Zone B – this is an area on the eastern edge of the site which is the focus for the hospital's new energy centre development, and where there are less sensitive receptors (the railway line) beyond the site boundary.

Zone C – this is the remainder of the area of land that forms the 50m buffer to the site boundary, marked at 10m bands.

Green Zone - *this is the open areas of landscape including the pocket park on the southeast and southern edges of the site. The Green Zone provides a visually important and functional open space area, and it is the Trust's intention to retain its significant role within the context of the wider redevelopment of the site. The proposed LDO does not permit any development in the Green Zone.*

The LDO will itself grant planning permission for the development specified in conjunction with the plan at Appendix A. If the development proposal falls within that described below, and within the zones identified by zones A-C then the specified development would not require a planning application.

Within Zone A -

1. Where proposed buildings, structures and/or plant within this Zone would otherwise require an application for a determination as to whether prior approval for demolition is required, then such submissions would not be required (and prior approval would not be required).
2. Where new buildings, structures and/or plant are proposed within this Zone, then planning applications will not be required for buildings including walkways and covered links that are lower than 20m (excluding plant) from ground level measured at their highest point.

Within Zone B –

1. Where proposed buildings, structures and/or plant within this Zone would otherwise require an application for a determination as to whether prior approval for demolition is required, then such submissions would not be required (and prior approval would not be required).
2. Any new chimney which is lower in height than the existing chimney will not require a planning application.

3. Where new buildings, structures and/or plant are proposed within this Zone, then planning applications will not be required for buildings (excluding plant) including walkways and covered links that are lower than 15m from ground level measured at their highest point.

Within Zone C –

1. Where proposed buildings, structures and/or plant within this Zone would otherwise require an application for a determination as to whether prior approval for demolition is required, then such submissions would not be required (and prior approval would not be required).
2. All proposed buildings within this zone which are 10m or lower (excluding plant) will be permitted without needing a planning application except that no new building or plant will be permitted within 10 metres of the site boundary without the submission of a planning application.

All Zones –

The construction of non-adoptable roads, paths and footways, car parking areas and associated infrastructure above and below ground within Zones A, B or C will not require a planning application.

N.B. 1. The LDO will only apply to proposals which are related to the main use of the site as a hospital and related or ancillary uses.

2. Permitted development rights as set out within the General Permitted Development Order will still apply.

3. The LDO will be effective for a period of 10 years from the date of approval, or until rescinded by North Northamptonshire Council. **It is planned the LDO will be presented to the Council's Strategic Planning Committee for determination on 25th July 2022, which would mean it will be active till 24th July 2032.**

Conditions –

Standard conditions and an informative required of all development the subject of the Local Development Order are set out below:

LDO1 – Construction Management Condition

All development or works authorised through the LDO shall be implemented in full accordance with the following criteria, unless otherwise agreed in writing with the Local Planning Authority:

- a) Provision should be made for site operatives, visitors and the parking, turning, loading and unloading of construction vehicles within the curtilage of the site and off the public highway;
- b) Measures should be taken to control the emission of dust, mud and debris in relation to the functioning of the site and surrounding area -

road sweeper vehicles will be utilised to ensure the area remains clear of dust and dirt and bowzers may be deployed during significantly dry and windy periods;

- c) A named site-based contact should be available in the event of an immediate concern or emergency enquiry; and
- d) Construction/Demolition and deliveries shall only be carried out between 0800 hours to 1800 hours Monday to Friday, and 0800 hours to 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

REASON: In the interests of safeguarding residential amenity in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

LDO2 - Roads and Footpaths Design Condition

Any roads or footpaths within the site intended for use by members of the public will normally be constructed to adoptable standards having regard to the intended nature and volume of use and desirable speed for vehicles.

REASON: In the interests of protecting highway safety in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

Crime Prevention Design Advice Informative

Northants Police and Northants Fire & Rescue Crime Prevention Design Advisors should be notified by the Council from a crime reduction and fire prevention design perspective having regard to notification by the Trust of development falling within the LDO which raises relevant issues.

Statement of Reasons

The reasons for this Local Development Order are described throughout this report. However, in summary, the following points are of significance:

- the LDO site boundary is the full extent of Kettering General Hospital, as shown in the plan at Appendix A.
- a description of the development allowed by the LDO is contained under the heading *Zones within the Hospital Site* above.
- it can be a mechanism through which less contentious development in defined areas can be managed more effectively.
- it can provide a way for the Council to support delivery of a significant redevelopment package and play an important role in allowing a strategic framework for managing minor or less contentious development proposals.
- it provides certainty to the Hospital Trust in terms of its ability to deliver development at the site for those aspects covered by the LDO, and reduces the risk of delay

What is the timetable for considering the LDO?

| | |
|--|---|
| Desktop studies | September-December 2021 |
| Presentation to Planning Policy Executive Advisory Panel | 24 th January 2022 |
| 4-week public consultation | 8 th April – 12 th May 2022 |
| Report of representations and amendments to the Planning Policy Executive Advisory Panel | 28 th June 2022 |
| Report to Strategic Planning Committee for determination | 25 th July 2022 |
| Notify Secretary of State | 26 th July 2022 |

For further information, please contact:

Simon Richardson or Richard Marlow

Planning Policy

North Northamptonshire Council

E-mail: planningpolicy@northnorthants.gov.uk

Tel. No: 01536 534316

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This aerial map displays the 'Site Zone Plan for LDO'. The site is divided into several color-coded zones: a large central area in light purple labeled 'ZONE A'; a yellow area on the left and top labeled 'ZONE C'; a light blue area on the right labeled 'ZONE B'; and a green area at the bottom labeled 'GREEN ZONE'. Numerous building footprints are shown in various colors (blue, purple, pink, grey) within these zones. A red dashed line outlines the perimeter of the site. Labels for 'ROTHWELL ROAD' and 'GIPSY LANE' are visible at the top and bottom left respectively. The title 'Site Zone Plan for LDO' is in the top left corner.

Warning

The following information relates to hazardous materials.

The following are examples of hazardous materials:

- Flammable liquids
- Corrosive substances
- Toxic substances
- Infectious substances
- Hazardous waste

For more information, see the Safety section of the User Manual.

- Inside Site Boundary
- 100 feet Site Boundary
- 200 feet Site Boundary
- 300 feet Site Boundary
- 400 feet Site Boundary
- 500 feet Site Boundary
- City or Building to be demolished
- Non-Consolidated Buildings to be Demolished

| | | | |
|-----|------------------------------------|-------|-------|
| 6 | 302 - 100 DEPT LOC DISAMBIG UPDATE | HT | TL |
| 7 | 302 - 100 DEPT LOC DISAMBIG UPDATE | HT | TL |
| Day | End of Run | Lower | Upper |



Katterring Central Hospital – Phase 1 & 2 (OSC)

Drawing Title
SITE ZONE PLAN

| | | | |
|--|-------------------------|----------------------|--------------------|
| Job Number 127463 | Job 2021-11-22 | Job Type OFFICIAL | Priority KR |
| Zone 1: 1000 | Project FOR PLANNING | | Project Info TB |
| Utility Section 127463-SHEN-XX-FL-A-1000-0001 | | Division P2 | Priority S2 |

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North
Northamptonshire
Council

North Northamptonshire Council

1 JULY 2022 TO 31 OCTOBER 2022

Published by: Democratic Services

Leader of North Northamptonshire Council: Councillor Jason Smithers

INTRODUCTION

This is the North Northamptonshire Council's Forward Plan. It is published pursuant to The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. Its purpose is to provide the required 28 days notice of the Council's intention to take 'key decisions' and to hold meetings or parts of meetings in private. It gives advance notice of all the "key decisions" and "exempt decisions" which the Executive or another body or officer so authorised are likely to take over a four month period. The Plan is updated on a rolling monthly basis.

| The Members of the Executive are: | |
|-----------------------------------|--|
| Councillor Jason Smithers | Leader of North Northamptonshire Council |
| Councillor Helen Howell | Deputy Leader of North Northamptonshire Council Sport, Leisure, Culture and Tourism |
| Councillor Helen Harrison | Adults, Health and Wellbeing |
| Councillor Scott Edwards | Children, Families, Education and Skills |
| Councillor Harriet Pentland | Climate and Green Environment |
| Councillor Lloyd Bunday | Finance and Transformation |
| Councillor David Brackenbury | Growth and Regeneration |
| Councillor Graham Lawman | Highways, Travel and Assets |
| Councillor Matt Binley | Housing, Communities and Levelling-Up |
| Councillor David Howes | Rural Communities and Localism |

The concept of a "key decision" is intended to capture the most important or significant decisions. "Key decisions" will normally be made at meetings open to the press and public. The press and public will only be excluded from such meetings as and when the Council's Monitoring Officer considers that this is necessary in order to avoid the public disclosure of confidential or exempt information.

The authority has decided that a Key Decision is one which is likely:-

- (a) to result in the authority incurring expenditure of which is, or the making of savings which are, significant; or
- (b) to be significant in terms of its effects on communities living or working in an area comprising two or more electoral wards in the area of the authority."

The Council has decided that significant expenditure or savings are those amounting to above £500,000.

In determining the meaning of "*significant*" for these purposes North Northamptonshire Council will also have regard to any guidance for the time being issued by the Secretary of State in accordance with section 9Q of the Local Government Act 2000.

At times it may be necessary for the North Northamptonshire Council to give consideration to items where the public may be excluded from the meeting. Members of the public are excluded from meetings whenever it is likely that, in the view of the nature of the business to be transacted or the nature of the proceedings that confidential information would be disclosed. This includes exclusion from access to any pertinent documents. Details of the exemption categories can be found in the 'Access to Information Procedure Rules' section in the Council's [Constitution](#). This plan provides advance notice of any items which may be held in private.

Paragraph 5 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 provides for members of the public to make representations to the Council on why an exempt item should be considered in public, rather than in private. Persons wishing to make such representations and/or obtain further details in respect of any issues referred to in the Plan should contact the undermentioned officer.

The Monitoring Officer may also include in the Forward Plan references to such other decisions, which are to be taken by the Council or any of its Committees or Sub-Committee or officers as they consider appropriate. These will be those decisions that are considered to be significant or sufficiently important and/or sensitive so that it is reasonable for a member of the public to expect it to be recorded and published.

All general questions or queries about the contents of this Forward Plan or about the arrangements for taking key decisions should be raised with David Pope, Democratic Services.

Please email: democraticservices@northnorthants.gov.uk

July 2022

| Subject of the Decision: | Decision Maker | Is it a key decision? | Will it contain exempt information? /Reasons for exemption, if any | Consultation undertaken | Anticipated Date of Decision: | Report Author | Support documents (if any) |
|--|----------------|-----------------------|--|-------------------------|-------------------------------|--|----------------------------|
| Capital Programme Update | Executive | Yes | No | | 14 th July 2022 | Executive Director of Finance | |
| Budget Forecast Update | Executive | Yes | No | | 14 th July 2022 | Executive Director of Finance | |
| Garden Waste: Future Service Provision | Executive | Yes | No | | 14 th July 2022 | Executive Director – Place & Economy | |
| Homes for Ukraine Programme | Executive | Yes | No | | 14 th July 2022 | Executive Director – Adults, Communities and Wellbeing | |
| Cornerstone Project | Executive | Yes | No | | 14 th July 2022 | Executive Director - Adults, Communities and Wellbeing | |

| | | | | | | | |
|--|-----------|-----|----|---|----------------------------|--|--|
| Suicide Prevention Strategy | Executive | Yes | No | | 14 th July 2022 | Director of Public Health | |
| Rough Sleeping Initiative 2022-2025 | Executive | Yes | No | Yes – Statutory and voluntary sector partners | 14 th July 2022 | Executive Director - Adults, Communities and Wellbeing | |
| Procurement of Vehicle Lease for Adult Management Team | Executive | Yes | No | | 14 th July 2022 | Executive Director - Adults, Communities and Wellbeing | |
| Oakley Vale, Phase 8 and 9 Land Sale | Executive | Yes | No | | 14 th July 2022 | Executive Director – Place & Economy | |
| Housing Income Management Policy | Executive | Yes | No | | 14 th July 2022 | Executive Director - Adults, Communities and Wellbeing | |
| Microsoft 365 Licensing Renewal | Executive | Yes | No | | 14 th July 2022 | Director of Transformation | |

August 2022

| Subject of the Decision: | Decision Maker | Is it a key decision? | Will it contain exempt information? /Reasons for exemption, if any | Consultation undertaken | Anticipated Date of Decision: | Report Author | Support documents (if any) |
|-------------------------------|----------------|-----------------------|--|-------------------------|-------------------------------|--------------------------------------|----------------------------|
| Capital Programme Update | Executive | Yes | No | | 18 th August 2022 | Executive Director of Finance | |
| Budget Forecast Update | Executive | Yes | No | | 18 th August 2022 | Executive Director of Finance | |
| Pollinator Strategy | Executive | Yes | No | | 18 th August 2022 | Executive Director – Place & Economy | |
| Tree Strategy and Policy | Executive | Yes | No | | 18 th August 2022 | Executive Director – Place & Economy | |
| Hackney Carriage Fares Tariff | Executive | Yes | No | | 18 th August 2022 | Executive Director – Place & Economy | |

September 2022

| Subject of the Decision: | Decision Maker | Is it a key decision? | Will it contain exempt information? /Reasons for exemption, if any | Consultation undertaken | Anticipated Date of Decision: | Report Author | Support documents (if any) |
|--------------------------|----------------|-----------------------|--|-------------------------|---------------------------------|--|----------------------------|
| Capital Programme Update | Executive | Yes | No | | 15 th September 2022 | Executive Director of Finance | |
| Budget Forecast Update | Executive | Yes | No | | 15 th September 2022 | Executive Director of Finance | |
| Priors Hall Golf Course | Executive | Yes | No | | 15 th September 2022 | Executive Director - Adults, Communities and Wellbeing | |

October 2022

| Subject of the Decision: | Decision Maker | Is it a key decision? | Will it contain exempt information? /Reasons for exemption, if any | Consultation undertaken | Anticipated Date of Decision: | Report Author | Support documents (if any) |
|--------------------------------|----------------|-----------------------|--|-------------------------|-------------------------------|--------------------------------------|----------------------------|
| Capital Programme Update | Executive | Yes | No | | 13 th October 2022 | Executive Director of Finance | |
| Budget Forecast Update | Executive | Yes | No | | 13 th October 2022 | Executive Director of Finance | |
| Town's Fund Multi-use Building | Executive | Yes | No | | 13 th October 2022 | Executive Director – Place & Economy | |