

## **Planning Policy Executive Advisory Panel**

At 9:30am on Thursday 21 October 2021

Held in the Kasen Room, Cedar Drive Thrapston NN14 4LZ

### **Present:**

#### Members

Councillor David Brackenbury (Chair)

Councillor Mark Dearing

Councillor Barbara Jenney

Councillor David Jenney

Councillor Steven North

Councillor Kevin Thurland

#### Officers

Simon Richardson – Interim Planning Policy Lead Manager

Paul Woods – Senior Planning Officer

Carol Conway – Housing Strategy and Delivery Manager

Dez Tanser – Housing Strategy and Enabling Officer

Louise Tyers – Senior Democratic Services Officer

#### Also present

Nigel Moore - Opinion Research Services (ORS)

### **30. APOLOGIES FOR NON-ATTENDANCE**

An apology for non-attendance was received from Councillor Valerie Anslow.

### **31. MEMBERS' DECLARATIONS OF INTEREST**

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

No declarations were made.

### **32. MINUTES**

**RESOLVED** that:

The minutes of the meeting held on 23 September 2021 were approved as a correct record.

### **33. TRESHAM GARDEN VILLAGE – HOUSING NEEDS STUDY 2021**

The Chair welcomed Nigel Moore from Opinion Research Services (ORS) to the meeting.

The Panel considered a report of the Housing Strategy and Delivery Manager, which provided details on the Tresham Garden Village Housing Needs Study 2021. The report was marked as agenda item 4 on the agenda. The report was supported by a presentation from ORS.

The Panel was informed that Tresham Garden Village (TGV) was a proposed new Garden Village development on the site of Deenethorpe Airfield. The study had been undertaken by ORS and Three Dragons to inform housing needs associated with the TGV Development.

During discussion, the following principal points were noted:

- i. There had been a notable change in house prices in the study area with properties increasing in price, including closing the gap with the national average house price, also with a significant premium on new build dwellings.
- ii. The data modelling had assumed that TGV would deliver 1500 or 1900 dwellings. 1500 was the minimum number needed to meet the requirements of Homes England as a Garden Village. A viability study had stated that a (policy compliant) scheme of 1500 dwellings was not viable, albeit one at 1900 dwellings could work (inclusive of policy requirements) if Homes England funding (grant rather than loan) could be secured for up-front infrastructure. The 1900 dwellings scheme was therefore included in the ORS report to reflect these viability headlines for expediency.
- iii. Aspiration had not been factored into the affordable housing sector, but the market housing sector did have potential for aspirational development.
- iv. Stakeholder feedback was that the custom and self-build target of 20% of the development was ambitious, but something the Government was keen to promote, in support of small/medium housebuilders, dependent on viability.
- v. Work on TGV had not progressed for a while and engagement needed to start with Members on how to take the project forward. The agreed Masterplan may need to be updated and perhaps needed to be supported by the development of a Supplementary Planning Document.

The Chair thanked Nigel Moore for attending.

**RESOLVED** that:

The contents of the Housing Needs Study and the presentation provided by Opinion Research Services be noted.

### **34. STATEMENT OF COMMUNITY INVOLVEMENT FOR NORTH NORTHAMPTONSHIRE COUNCIL**

The Panel considered a report of the Interim Planning Policy Lead Manager, which provided details of a proposed draft Statement of Community Involvement (SCI) for North Northamptonshire Council. The report was marked agenda item 5 on the agenda.

It was a requirement for planning authorities to have in place an SCI which set out the broad consultation parameters for development plans and significant planning applications. There were currently two SCIs covering North Northamptonshire, one on behalf of the former borough and district councils and one for the former County Council. Therefore, there was a requirement for a new single SCI for North Northamptonshire.

During discussion, the following principal points were noted:

- i. The guidance on the development of Neighbourhood Plans was welcomed.
- ii. It was considered that the document, attached at Appendix A to the report, should include reference to the following:
  - a. Paragraph 2.18 – include that there may be circumstances where consultation may be less than six weeks;
  - b. Paragraph 3.2 – include a definition of outline planning applications, which determine the principle of development and reference the increasing amount of development falling within the definition of permitted development;
  - c. Paragraph 3.3 – add a note that planning advice should be sought prior to making an application to avoid retrospective applications;
  - d. Include a paragraph to explain role of application case officers in interpreting policy and the weight to be given when considering individual applications;
  - e. Add a paragraph to explain that some Neighbourhood Plans are being reviewed and the availability of grant funding through Locality;
  - f. Clarify that to be successful at referendum there needs to be more than 50% of those voting to have voted in favour.
- iii. Signposting town and parish councils to the support on offer may encourage more councils to prepare a Neighbourhood Plan. Appendix 1 to the document should therefore include a paragraph to explain the support available to town and parish councils when updating an approved Neighbourhood Plan.

**RESOLVED** that:

Subject to the comments made, the Draft Statement of Community Involvement (SCI) be endorsed for public consultation.

*Reason for recommendation: To ensure the Council moves towards having an adopted SCI in place in line with government legislation.*

**35. Close of Meeting**

The Chair thanked members, officers and the public for their attendance and closed the meeting.

The meeting closed at 11.23am.

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Chair

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Date