



# Planning Policy Committee

**A meeting of the Planning Policy Committee will be held in the Jeffrey Room, the Guildhall, St Giles Street, Northampton on Tuesday 25 April 2023 at 6.00 pm**

## Agenda

1.	<b>Apologies for Absence and Notification of Substitute Members</b>
2.	<b>Declarations of Interest</b> Members are asked to declare any interest and the nature of that interest which they may have in any of the items under consideration at this meeting.
3.	<b>Minutes</b> (Pages 5 - 12)
4.	<b>Chair's Announcements</b> To receive communications from the Chair.
5.	<b>Updated West Northamptonshire Local Development Scheme</b> (Pages 13 - 30)
6.	<b>Response to Government consultations on proposed changes to the Planning System</b> (Pages 31 - 48)
7.	<b>Urgent Business</b> The Chair to advise whether they have agreed to any items of urgent business being admitted to the agenda.
8.	<b>Exclusion of the Press and Public</b> In respect of the following items the Chairman may move the resolution set out below, on the grounds that if the public were present it would be likely that exempt information (information regarded as private for the purposes of the Local Government Act 1972) would be disclosed to them: The Committee is requested to

resolve: "That under Section 100A of the Local Government Act 1972, the public be excluded from the meeting for the following item(s) of business on the grounds that if the public were present it would be likely that exempt information under Part 1 of Schedule 12A to the Act of the descriptions against each item would be disclosed to them"

Catherine Whitehead  
Proper Officer  
17 April 2023

### **Planning Policy Committee Members:**

Councillor Rebecca Breese (Chair)

Councillor Matt Golby (Vice-Chair)

Councillor Adam Brown

Councillor Phil Bignell

Councillor Stephen Clarke

Councillor Jonathan Harris

Councillor Jamie Lane

Councillor Kevin Parker

Councillor Wendy Randall

Councillor Cathrine Russell

## **Information about this Agenda**

### **Apologies for Absence**

Apologies for absence and the appointment of substitute Members should be notified to [democraticservices@westnorthants.gov.uk](mailto:democraticservices@westnorthants.gov.uk) prior to the start of the meeting.

### **Declarations of Interest**

Members are asked to declare interests at item 2 on the agenda or if arriving after the start of the meeting, at the start of the relevant agenda item

### **Local Government and Finance Act 1992 – Budget Setting, Contracts & Supplementary Estimates**

Members are reminded that any member who is two months in arrears with Council Tax must declare that fact and may speak but not vote on any decision which involves budget setting, extending or agreeing contracts or incurring expenditure not provided for in the agreed budget for a given year and could affect calculations on the level of Council Tax.

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Email: [democraticservices@westnorthants.gov.uk](mailto:democraticservices@westnorthants.gov.uk)

Or by writing to:

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One Angel Square  
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NN1 1ED

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## Planning Policy Committee

Minutes of a meeting of the Planning Policy Committee held at on Tuesday 28 February 2023 at 6.00 pm.

### **Present:**

Councillor Matt Golby (Vice-Chair)  
Councillor Adam Brown  
Councillor Phil Bignell  
Councillor Stephen Clarke  
Councillor Jonathan Harris  
Councillor Jamie Lane  
Councillor Kevin Parker  
Councillor Wendy Randall

### **Apologies for Absence:**

Councillor Rebecca Breese  
Councillor Cathrine Russell

### **Officers:**

Richard Wood (Interim Head of Planning and Climate Change Policy)  
Paul Everard (Planning Policy and Heritage Manager)  
Mags Howe (Senior Planning Policy Officer)  
Rhian Morgan (Heritage Policy Assistant)  
Theresa Boyd (Planning Solicitor)  
Ed Bostock (Democratic Services Officer)

#### 49. **Declarations of Interest**

None advised.

#### 50. **Minutes**

The minutes of the meeting held on 25<sup>th</sup> October 2022 were agreed and signed by the Chair.

#### 51. **Chair's Announcements**

#### 52. **Newnham Conservation Area**

The Heritage Policy Officer presented the report which sought the Committee's consideration of responses to the consultation exercise on the draft Newnham Conservation Area Appraisal and Management Plan and proposed changes to the appraisal and further steps to implement outcomes. The proposed Mounts Lane extension (BA1) had been reduced to no longer contain several properties to the

north, however, the other extensions remained as they were in the draft. Newnham Chapel was proposed as a candidate for the Council's List of local list of buildings and sites during the consultation which met scoring threshold, so was added to the list. Plans for an Article 4 Direction would be consulted at a later date, if approved by the Committee.

Members discussed the report.

**RESOLVED:**

The Planning Policy Committee:

- a) Agreed that the conservation area boundary as set out in Appendix C of the report be designated and supersede the designation that was made in 1998.
- b) Agreed that the proposed changes to the Newnham Conservation Area Appraisal and Management Plan in response to representations, as set out in Appendices A and B of the report be approved.
- c) Agreed that delegated authority be given to the Interim Head of Planning and Climate Change Policy to make further minor editorial changes to the Newnham Conservation Area Appraisal and Management Plan including to reflect that the document will be in its final adopted form.
- d) Agreed that the Conservation Area Appraisal and Management Plan for Newnham be adopted as a Supplementary Planning Document.
- e) Agreed the Local List entries for Newnham set out in Appendix D of the report.
- f) Agreed that an Article 4(1) for Newnham in accordance with the proposals in the conservation area appraisal and management plan be made subject to consultation (Details of Article 4(1) Direction in Appendix E of the report).
- g) Agreed that delegated authority to confirm the Article 4(1) Direction be given to the Interim Head of Planning and Climate Change Policy in the event that there were no objections received in response to the consultation on the Article 4 Direction.

**53. Brockhall Conservation Area**

The Heritage Policy Assistant presented the report which sought the Committee's consideration of the responses to the consultation exercise on the draft Brockhall Conservation Area Appraisal and Management Plan, and further steps to implement outcomes. Proposals for an Article 4 Direction would be consulted on at a later date. A response to the consultation was received via the online survey which expressed disagreement with the proposed extensions, particularly two areas of woodland (BA1 and BA2). No other responses were received.

Members discussed the report.

**RESOLVED:**

The Planning Policy Committee:

- a) Agreed that the conservation area boundary as set out in Appendix B of the report be designated and supersede the designation that was made in 1999.

- b) Agreed that the proposed changes to the Brockhall Conservation Area Appraisal and Management Plan in response to representations, as set out in Appendix A of the report be approved.
- c) Agreed that delegated authority be given to the Interim Head of Planning and Climate Change Policy to make further minor editorial changes to the Brockhall Conservation Area Appraisal and Management Plan including to reflect that the document will be in its final adopted form.
- d) Agreed that the conservation area appraisal and management plan for Brockhall be adopted as a Supplementary Planning Document.
- e) Agreed the Local List entries for Brockhall set out in Appendix C of the report.
- f) Agreed that an Article 4(1) Direction for Brockhall in accordance with the proposals in the conservation area appraisal and management plan be made subject to consultation.
- g) Agreed that delegated authority to confirm the Article 4(1) Direction be given to the Interim Head of Planning and Climate Change Policy in the event that there were no objections received in response to the consultation on the Article 4(1) Direction.

**54. Progress in Producing and Reviewing Neighbourhood Development Plans**

The Interim Head of Planning Policy presented the report which asked Members to note the progress being made in producing and reviewing Neighbourhood Plans across West Northamptonshire, and the make Members aware of future neighbourhood planning activity.

At the April 2022 meeting it was agreed that reports would be submitted to future meetings to provide updates on neighbourhood planning activity. Since then, progress against key milestones was as follows:

- Two new plans had been made - Great Houghton and Pitsford
- Three plans had been reviewed – Guilsborough, Kilsby and West Haddon
- One new area had been designated – Whittlebury
- Two plans had reached regulation 16 stage – Arthingworth and Nether Heyford
- One plan had reached examination stage – Harlestone

In response to a question, it was explained that the Weedon Neighbourhood Plan proposal had been withdrawn.

Members discussed the report.

**RESOLVED:**

The Planning Policy Committee:

- a) Noted and welcomed the progress that had been made, and was being made, in producing Neighbourhood Plans across West Northamptonshire.

**55. Response to consultation on proposed changes to the National Planning Policy Framework**

Jane Wood, on behalf of Climate Action West Northamptonshire, addressed the Committee and expressed concern that current evidence showed that plans that performed to the NPPF did not achieve their objectives regarding sustainable development as defined in the NPPF. She stated that developments being built today in west Northamptonshire were limiting options for the future and stated that economic measures were given too much weight. Ms Wood questioned whether there were any plans in place to ensure that this was addressed in the future. She further questioned whether it was the opinion of the Council that the NPPF and regulations provided adequate regulatory framework to enable sustainable development in West Northamptonshire and ensure new development contribute to WNC's net zero target, and if not, if the Council should be feeding back to central government through its MPs to support that message.

The Interim Head of Planning Policy presented the report which sought Members' views on a suggested response to the current consultation on proposed changes to the National Planning Policy Framework (NPPF). The report summarised the government's proposed changes to the NPPF and suggested a response from the Council. Regarding points made by the speaker, the Committee was informed that policies relating to green initiatives and sustainability were being looked at by officers and a further report would be brought to the next meeting.

Members discussed the report and the following points were raised:

- There were no green belt designations within West Northamptonshire.
- Regarding the response to question 5, it was suggested that neighbourhood plans should be viewed as holding as much weight as local plans.
- Regarding question 15, it was suggested that the response make reference to families and sustainability.
- Regarding question 13, it was explained that should this form part of the NPPF in the future, the response was querying whether the urban uplift would have the potential to impact West Northamptonshire if a nearby authority was unable to deliver on its housing targets.

#### **RESOLVED:**

The Planning Policy Committee:

- a) With the exception of the response to question 5, agreed the suggested response to the consultation on proposed changes to the NPPF as set out in Appendix A of the report. Regarding the response to question 5, this should be amended to reflect the Council's view that Neighbourhood Plans and Local plans should have equal weight.

#### **56. Northampton Local Plan Part 2: Adoption**

The Planning Policy and Heritage Manager presented the report which sought Members' agreement to the recommendation that Full Council should adopt the Northampton Local Plan Part 2. The Plan was submitted to the Secretary of State for independent examination in February 2021 and Government-appointed Planning Inspectors conducted hearings about the Plan in November 2021. Following the hearings, proposals for the modification of the plan and the policies map were



prepared to reflect the outcome of the hearing sessions and a note produced by the Inspectors following the close of the hearings. The Proposed Main Modifications were necessary to make the plan sound and were released for public consultation. Comments received were considered by the Inspectors who subsequently recommended that Further Main Modifications be released for consultation, which took place in November and December 2022. The Inspectors considered all the responses received to the consultations and issued their Final Report, which recommended that the Plan be adopted, subject to some changes being made. Representations received in response to consultation on Proposed Additional Modifications and Changes to the Policies Map, which took place in July and August 2022, were also forwarded to the Inspectors and were considered by officers. A final version of the Plan was produced to take on board the recommendations in the Inspectors' Final Report and comments from the consultation on the Additional Modifications and Changes to the Policies Map.

Members discussed the report and the following points were raised:

- With regard to fast-food outlets near schools, this was a policy created following a motion passed by Northampton Borough Council, however the Inspector did not feel that the evidence to support it was sufficient.

#### **RESOLVED:**

The Planning Policy Committee:

- a) Agreed the suggested changes in response to the consultation on the Additional Modifications, changes to the Policies Map, Sustainability Appraisal and Habitats Regulations Assessment (Appendix A of the report).
- b) Recommended that Full Council adopt the Northampton Local Plan Part 2 (the plan), which incorporated the changes in Appendix A of the report, the changes recommended by the Planning Inspectors in their Final Report (Appendix B of the report) and other editorial changes reflecting the fact that the plan will be in its final form (Appendix C of the report).
- c) Noted the final versions of the Sustainability Appraisal (Appendix E of the report) and the Habitats Regulations Assessment (Appendix F of the report).
- d) Recommended that, if Full Council adopts the Northampton Local Plan Part 2, then the Central Area Action Plan (2013) and all the remaining saved policies within the Northampton Local Plan (1997) were thereby formally revoked.
- e) Delegated to the Assistant Director for Planning, in consultation with the Portfolio Holder for Planning, Built Environment and Rural Affairs, authority to make minor editorial and presentational changes to the plan.

#### **57. Harlestone Neighbourhood Development Plan**

The Senior Planning Policy Officer presented the report which sought Members' consideration of the recommendations of the independent examiner following the examination of the Harlestone Neighbourhood Development Plan (NDP), and seek approval to put the plan to referendum. The area was first designated on 2<sup>nd</sup> October 2014 and an amended application for the designation of the area was received on 18<sup>th</sup> June 2020. Following consultation on the application, Daventry District Council

approved the application and designated the Harlestone Neighbourhood Area on 24<sup>th</sup> June 2020. Following a launch event, a draft NDP was published by Harlestone Parish Council for the Harlestone Neighbourhood Area for Regulation 14 public consultation 11th April 2022 – 27<sup>th</sup> May 2022. The plan was then published for formal Regulation 16 consultation from 21st September 2022 – 2nd November 2022. The Council then, with the agreement of Parish Council, appointed an independent examiner to review whether the plan met the basic conditions (see para 6.5) and should proceed to a referendum. If agreed, the referendum would take place on 20<sup>th</sup> April 2023 and would be adopted if more than 50% of votes cast were “yes”.

Members discussed the report and the following points were raised:

- Where there were conflicts in policy, the most recently adopted plan took precedent.

**RESOLVED:**

The Planning Policy Committee:

- a) Noted and welcomed the significant progress in making the neighbourhood development plan (NDP) by the Harlestone community.
- b) Accepted the Examiner’s recommended modifications in respect of the Harlestone NDP
- c) Accepted the Inspector’s recommendation that the NDP, as modified in accordance with recommendation (b), shall proceed to a referendum of voters within the Harlestone Neighbourhood Area.
- d) Approved the proposed Decision Statement set out in Appendix 1 of the report, subject to items (b) and (c) above and any necessary factual alterations.
- e) Agreed that delegated authority be given to the Interim Head of Planning Policy to make any further minor editorial changes be made to the Plan to address any factual and typographical errors and to reflect the fact that the document will be in its intended final form
- f) Agreed that the costs of the referendum be met from the earmarked reserve for neighbourhood planning.

**58. First Homes Policy**

This item was withdrawn from the agenda prior to the meeting.

**59. Urgent Business**

There was no urgent business on this occasion.

The meeting closed at 6.00 pm

Chair: \_\_\_\_\_

Date: \_\_\_\_\_

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# WEST NORTHAMPTONSHIRE COUNCIL

## PLANNING POLICY COMMITTEE

25 April 2023

**Councillor Rebecca Breese**

**Cabinet Member for Strategic Planning, Built Environment and Rural Affairs**

<b>Report Title</b>	<b>Updated West Northamptonshire Local Development Scheme</b>
<b>Report Author</b>	<b>Colin Staves Principal Spatial Planner colin.staves@westnorthants.gov.uk</b>

### Contributors/Checkers/Approvers

<b>West S151</b>	Martin Henry Executive Director, Finance	<b>Email approval obtained 28/03/23</b>
<b>Director</b>	Stuart Timmiss Executive Director: Place, Economy & Environment	<b>Email approval obtained 29/03/23</b>
<b>Legal</b>	Neil Weeks Planning Lawyer	<b>Email approval obtained 11/04/23</b>
<b>Communications</b>	Becky Hutson Head of Communications	<b>Email approval obtained 29/03/23</b>

### List of Appendices

#### Appendix A – Updated West Northamptonshire Local Development Scheme

##### 1. Purpose of Report

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- 1.1. To seek approval for an updated Local Development Scheme which sets out a timetable for local plan preparation.

## **2. Executive Summary**

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- 2.1 Local Planning Authorities are required to produce, and keep up to date, a Local Development Scheme (LDS) which sets out and timetables the local plans they will prepare to plan for development in their area.
- 2.2 Members may recall that the West Northamptonshire LDS was updated in November 2022. Members are now being asked to consider a proposed change to the title and scope of the West Northamptonshire Strategic Plan (WNSP) which would necessitate a further update to the LDS.
- 2.3 The WNSP was originally conceived as a strategic (Part 1 Local Plan) which would review and replace policies in the adopted West Northamptonshire Joint Core Strategy (WNJCS). It is now proposed that a single local plan should be prepared for West Northamptonshire, to be referred to as the West Northamptonshire Local Plan (WNLP). When adopted, the WNLP would replace the WNJCS and the Part 2 Local Plans for Daventry District, Northampton and South Northamptonshire.

## **3. Recommendations**

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- 3.1 It is recommended that the Committee:
  - a) Approves the updated West Northamptonshire Local Development Scheme (Appendix A) which is to be brought into effect upon the expiry of the call-in period for Planning Policy Committee decisions.
  - b) Delegates to the Assistant Director: Planning, in consultation with the Portfolio Holder for Planning, Built Environment and Rural Affairs, authority to make minor editorial and presentational changes to the Local Development Scheme in its final published form.

## **4. Reason for Recommendations (NOTE: this section is mandatory and must be completed)**

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- 4.1 It is a statutory requirement for the Council to produce an LDS setting out the Local Plan(s) which, when prepared, will comprise part of the development plan for the area. The LDS must be made available to the public and kept up to date. For West Northamptonshire, a new LDS is needed to set out a revised scope and timetable for the West Northamptonshire Local Plan.

## **5. Report Background**

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- 5.1 The current LDS sets out the Council's timetable for the preparation of the Northampton Local Plan Part 2 (NLPP2) and the West Northamptonshire Strategic Plan. As the NLPP2 was adopted by Council on 23 March, the LDS no longer needs to include a forward programme for this plan. In respect of the WNSP it is now suggested that the scope and the title of this plan should be changed so that a single local plan would be produced for the West Northamptonshire area. This single local plan would be referred to as the West Northamptonshire Local Plan (WNLP). When adopted, the WNLP would replace the WNJCS and the Part 2 Local Plans for Daventry District, Northampton and South Northamptonshire. The Local Development Scheme needs to be updated if the revised scope and title of the plan is agreed. Some revision is also required to the

timetable to reflect the additional work involved in scoping and drafting the policy content of a single local plan.

- 5.2 Preparation of a single local plan, as opposed to the continuation of the current two part local plans which exist, will in the short term take a little longer than the current timetable. In the longer term however, this is likely to be most efficient way of providing comprehensive and up to date local plan coverage for the Council. Members will be aware that the adoption of the Part 2 Local Plans has taken a considerable time following the adoption of the WNJCS. The updated LDS attached at Appendix A sets out the anticipated timetable for the preparation of the WNLP envisages that the next stage of consultation on a draft plan would take place in October 2023 as opposed to June 2023. This has a knock-on effect for the remaining stages with submission for examination expected in November 2024 and adoption in March 2026.
- 5.3 The revised timetable will also enable further engagement with members to take place prior to the next stage of consultation. This will include the provision of member workshops the first of which is planned for early May.
- 5.4 The Planning Advisory Service (PAS) has recently been engaged to provide support in respect of project management and the evidence base for the Local Plan. This should help ensure that robust project management measures are in place and that the evidence required to support the plan is proportionate and will meet the tests of soundness.
- 5.5 The Council is required to specify the date that the LDS will be brought into effect. It is suggested that this should be upon the expiry of the call-in period for Planning Policy Committee decisions.

## **6. Issues and Choices**

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- 6.1 The updated LDS presented at Appendix A sets out a reasonable timetable for the preparation of the WNLP based on the resources currently available. It is a statutory requirement for the Council to publish an LDS and ensure that it is up to date. As such, failing to approve an LDS is not an option.
- 6.2 The Committee could decide to continue the two-part approach to local plan preparation. This would mean continuing to prepare the Strategic Plan as a Part 1 Local Plan followed by a more detailed Part 2 Local Plan(s). As indicated above the preparation of a single local plan is likely to be the most time efficient and cost-effective way of providing comprehensive and up to date local plan coverage. It will also be simpler for our communities and customers providing all relevant local plan policies in one document.

## **7. Implications (including financial implications)**

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### **7.1 Resources and Financial**

- 7.1.1 The costs of producing the updated LDS can all be met from existing resources.

### **7.2 Legal**

7.2.1 Section 15 of the Planning and Compulsory Purchase Act sets out the statutory requirement for local planning authorities to publish a Local Development Scheme and ensure that it is kept up to date.

### 7.3 Risk

7.3.1 Failure to maintain an up-to-date LDS could result in the WNLP failing legal tests.

### 7.4 Consultation and Communication

7.4.1 Although there is no requirement for formally consult on the LDS and timetable for local plan preparation, the document itself is key to future consultation and engagement activities by ensuring that local communities, businesses, developers, service and infrastructure providers know when they will be able to participate in the process. The Council will continue to communicate to the public the objectives and outcomes of the LDS as and when required at each of the future stages.

### 7.5 Consideration by Overview and Scrutiny

7.5.1 Not applicable.

### 7.6 Climate Impact

7.6.1 The approval of the LDS does not have any direct implications for climate change. However, the WNLP will include policies to address climate change that will contribute to the Council's ambitions in this respect.

### 7.7 Community Impact

7.7.1 The LDS provides information to the community on the timetable for the preparation of the WNLP and opportunities to be involved.

## 8. Background Papers

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None





West  
Northamptonshire  
Council

# West Northamptonshire Local Development Scheme

April 2023



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## **1.0 WHAT IS A LOCAL DEVELOPMENT SCHEME**

1.1 A Local Development Scheme (LDS) sets out and timetables the key planning policy documents that local planning authorities (LPAs) will prepare to plan for development in their area. Its main purpose is to ensure that local communities, businesses, developers, service and infrastructure providers and other interested organisations know when they will be able to participate. It is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended by Section 111 of the Localism Act (2011)) that LPAs prepare and maintain an LDS.

1.2 The LDS must specify:

- The local development documents which are to be development plan documents;
- The subject matter and geographical area to which each development plan document is to relate;
- Which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;
- Any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee;
- The timetable for the preparation and revision of the development plan documents; and
- Such other matters as are prescribed.

1.3 Development plan documents must be prepared in accordance with the LDS.

1.4 This LDS is the third to be prepared by West Northamptonshire Council. It sets out the programme for the production of the following local plan:

- a) the West Northamptonshire Local Plan which it is intended will review and replace the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (adopted in December 2014); the Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029 (adopted in February 2020); the South Northamptonshire Local Plan (Part 2) 2011-2029 (adopted in July 2020) and the Northampton Local Plan Part 2 (adopted in March 2023).

## **2.0 THE DEVELOPMENT PLAN CONTEXT IN WEST NORTHAMPTONSHIRE**

2.1 The statutory development plan is a suite of documents that set out a local authority's policies and proposals for the development and use of land in their area.

2.2 Development plan documents (DPDs) must be written to be in general conformity with government guidance, in particular the National Planning Policy Framework (NPPF).

Development plan documents include:

- Local plans for a council area (or for more than one council area if working together). Preparation of a local plan is a statutory requirement. A local plan may be a single document or a suite of documents with some covering specific policy matters or specific geographical areas.
  - Neighbourhood development plans can be produced by town or parish councils or other relevant bodies to set out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular, specified neighbourhood area. They are not prepared by the local planning authorities but are submitted to them ahead of independent examination and referendum. Neighbourhood development plans are not legally defined as development plan documents but do become part of the statutory development plan when they are 'made' (adopted).
- 2.3 West Northamptonshire Council was established on 1<sup>st</sup> April 2021 and encompasses the former administrative areas of Daventry District, Northampton Borough and South Northamptonshire Councils. For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004, on publication of this LDS in April 2023 the Development Plan for West Northamptonshire comprises:
- **West Northamptonshire Joint Core Strategy Local Plan (Part 1)** – Adopted December 2014;
  - **Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029** – Adopted February 2020;
  - **South Northamptonshire Local Plan (Part 2) 2011-2029** – Adopted July 2020;
  - **Northampton Local Part 2** – Adopted March 2023; and
  - **Northamptonshire Minerals and Waste Local Plan** – Adopted July 2017.

- **neighbourhood development plans** which have been formally ‘made’ by West Northamptonshire Council and the predecessor authorities<sup>1</sup>

### **West Northamptonshire Joint Core Strategy Local Plan (Part 1) (JCS)**

- 2.4 The JCS sets out the long-term vision and objectives for the whole of the West Northamptonshire area for the plan period up to 2029, including strategic policies for steering and shaping development. The Plan includes overall targets for the provision of homes and jobs and identifies specific locations for new strategic housing and employment together with the transport and other infrastructure required to support development.
- 2.5 The JCS provided a strategic framework to guide the preparation of the Part 2 Local Plans for Daventry District, Northampton Borough and South Northamptonshire. These Plans provide more detailed planning policies and site allocations for each of the former council areas.

### **Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029**

- 2.6 The part 2 local plan for the Daventry area was adopted in February 2020. The Plan sets out clear local policies, standards and criteria against which all proposals for development and change of use of land and buildings in the Daventry Area will be assessed and to inform planning decisions in the period to 2029. The Plan also includes a settlement hierarchy and allocations of land to meet development needs identified in the JCS including policies, standards and criteria related to sites for gypsies, travellers and travelling showpeople.

### **South Northamptonshire Local Plan (Part 2) 2011-2029**

- 2.7 The part 2 local plan for the South Northamptonshire area was adopted in July 2020 and includes the following key components:
- Village and town confines;
  - Designation of local green space;
  - Establishing a settlement hierarchy;
  - Provision of new and extended employment sites;
  - Historic conservation, open space, landscape and nature conservation policies and designations;
  - Day to day development management policies;
  - Urban and rural non-strategic employment allocations; and
  - Policies map

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<sup>1</sup> Further information on Neighbourhood Plans is available via the following links: [Daventry Area](#) [Northampton Area](#) [South Northamptonshire Area](#)

## **Northampton Local Plan Part 2**

- 2.8 This part 2 local plan for the Northampton area was adopted in March 2023. The plan covers the period up to 2029 and its main contents are as follows:
- Site specific allocations including residential and employment uses;
  - Detailed development management policies against which planning applications will be determined;
  - Identification, phasing and implementation of local infrastructure;
  - Boundaries of retail centres;
  - Historic conservation, open space and nature conservation policies and designations; and
  - Policies map

## **Northamptonshire Minerals and Waste Local Plan**

- 2.9 Northamptonshire County Council was responsible for the preparation of the Minerals and Waste Plan which sets out the strategy, policy and locations for minerals and waste development. The Minerals and Waste Plan update, which concentrated on reviewing the sites and allocations in the previously adopted 2014 Local Plan, was adopted in July 2017. It provides planning policies and site allocations for minerals and waste development in the whole of Northamptonshire. Future reviews of the Minerals and Waste Plan will be the responsibility of West Northamptonshire Council and will be set out in a separate minerals and waste development scheme.

## **3.0 THE FUTURE DEVELOPMENT PLAN**

- 3.1 This section provides details of the development plan document which will be prepared over the three-year period from April 2023 to April 2026.

## **West Northamptonshire Local Plan**

- 3.2 This plan will review and replace the policies in the adopted West Northamptonshire Joint Core Strategy Local Plan (Part 1), and the adopted Part 2 Local Plans for the Daventry, Northampton and South Northamptonshire areas.
- 3.3 The scope of the plan will, as a minimum, meet the requirements of the current NPPF for authorities to have a plan that addresses the strategic priorities for their areas. The plan will respond to the economic opportunities that arise from the Oxford to Cambridge Pan-Regional Partnership. There will be a particular emphasis on place making for our communities to ensure that development and associated infrastructure is delivered through a plan led approach which ensures development of the right quality, in the right place and at the right time.

3.4 To address the key priorities for the area the scope of the plan will comprise:

- **The spatial strategy** for the distribution of development.
- **Climate change resilience** – as a cross cutting theme that runs through the plan's strategy and policies.
- **Place-shaping / sustainable development** – Key principles to ensure quality development and sustainable places.
- **Natural and built environment** - the protection and enhancement of natural/built and historic assets and achieving net biodiversity gain.
- **The housing requirement** – the number and type of new homes to be provided across West Northamptonshire and the proportion of the overall housing requirement that should be affordable.
- **Economic growth** – Targets for the provision of jobs and employment land in West Northamptonshire and guidance on the locations for new employment land to meet the jobs requirement. New policy guidance for town centres and retail development.
- **Infrastructure** – The key infrastructure projects that are required to deliver the strategy such as strategic transport schemes utility networks and community facilities.
- **Health** - ensuring people can lead active lifestyles, including access to good quality open space, natural and semi natural greenspace and enjoy cleaner air.
- **Development locations and opportunities** – Key sites that are crucial to the delivery of the spatial strategy will be identified in the plan.

3.5 The spatial vision will be extended to align with the statutory plan period i.e. to 2041.

### **Stages of Plan Preparation**

3.6 The various stages of development plan document preparation, as prescribed by regulations, are summarised below, where progress has already been made, this is noted:

- **Commencement/ early tasks** – This stage involves gathering evidence, including the views of local communities. It also involves initial consultation on the sustainability appraisal technical report.
- **Pre-submission (Regulation 18)** – Consultation on the issues to be addressed by the plan followed by a consultation on the options to address these issues. Engagement with stakeholders and the community will continue throughout the pre-submission stage and is expected to include a consultation on a full draft of the plan. An Issues consultation was undertaken in the autumn of 2019 and an Options consultation in Autumn 2021.
- **Proposed Submission Consultation or Publication Stage (Regulation 19)** – This stage involves a formal consultation on the

final version of the local plan, when the council will invite all interested parties to submit representations.

- **Submission (Regulation 22)** – The council will formally submit the local plan to the Secretary of State for independent examination.
- **Examination** – Interested parties can make representations to an independent Planning Inspector. Following the examination the Inspector will produce a report and may recommend changes.
- **Adoption** – This is the process whereby the council will adopt the local plan as part of the statutory development plan for the area.

3.7 The programme for preparing the West Northamptonshire Local Plan is set out in the schedule in section 5. The council is expected to progress the preparation of the Plan in accordance with the schedule and progress on meeting the programme will be reported annually in the authority's monitoring report. If significant changes occur the LDS will be reviewed.

#### **4.0 SUPPORTING DOCUMENTS**

4.1 This section outlines the range of supporting documents which will sit alongside the proposed West Northamptonshire Local Plan.

##### **Sustainability Appraisal and Habitats Regulation Assessment**

4.2 Under the Planning and Compulsory Purchase Act 2004 the sustainability appraisal of development plans is mandatory. For the development plan it is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment Directive (European Directive 2001/42/EC). Therefore, it is a legal requirement for local plans to be subject to SA and SEA throughout its preparation. The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process. The aim of the process is to appraise the social, environmental and economic effects of plan strategies and policies and ensure that they accord with the objectives of sustainable development.

4.3 The SA, incorporating the SEA, is being undertaken as an integral part of preparing the Local Plan and will help arrangements for monitoring and implementation. The SA process has the following five stages:

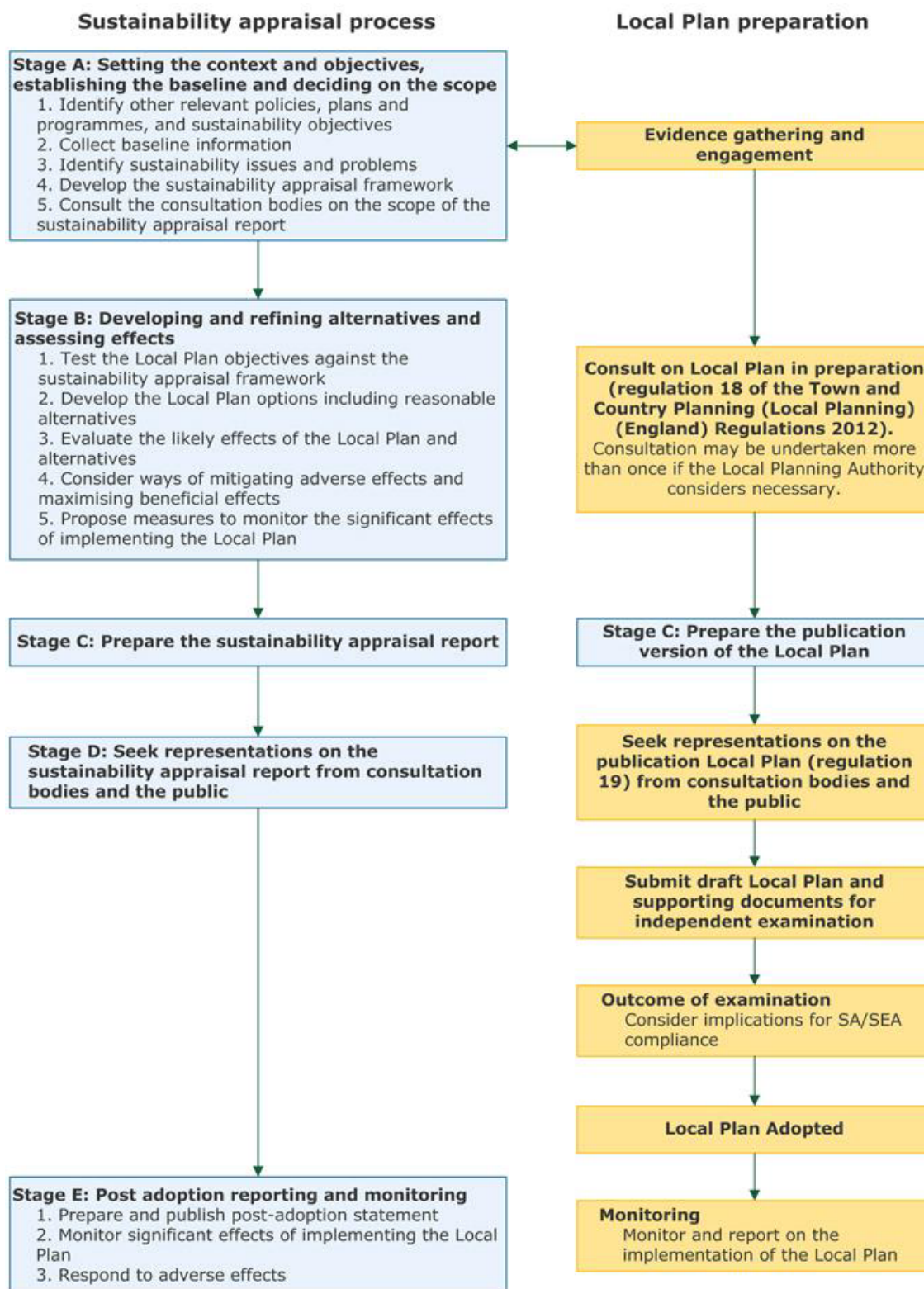
- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
- Stage B: Developing and refining alternatives and assessing effects
- Stage C: Prepare the sustainability appraisal report



- Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public
- Stage E: Post adoption reporting and monitoring

4.4 Under the Conservation of Habitats and Species Regulations 2010 (as amended) a Habitats Regulations Assessment (HRA) is required for any proposed plan or project which may have a significant effect on one or more European sites and which is not necessary for the management of those sites. The purpose of the HRA is to determine whether or not significant effects are likely and to suggest ways in which they could be avoided. The first stage is to carry out a screening process to establish if the local plan might have any likely significant effects on any European site and therefore to determine whether a full HRA would be required for the Plan. The screening will be undertaken at the same time as the issues and options stage (Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) of the plan's preparation.

4.5 Further details of how the SA and HRA processes relate to the local plan preparation stages are set out in the diagram below:



### Policies Map

4.6 A comprehensive West Northamptonshire policies and proposals map will geographically express the adopted local plan policies for

West Northamptonshire as a whole. In accordance with regulation 9(1) of the regulations, a submission policies and proposals map will accompany the West Northamptonshire Local Plan to illustrate the geographical application of their policies. The adopted policies and proposals map will be revised as each new local plan is adopted, to ensure that it always reflects the up-to-date local plan policies for the West Northamptonshire area.

### **Authority Monitoring Report**

- 4.7 Following its approval, the LDS will be monitored on an annual basis in the West Northamptonshire Authority Monitoring Report (AMR).

### **Statement of Community Involvement**

- 4.8 The Statement of Community Involvement (SCI) sets out how the council will engage communities and stakeholders in the preparation of planning documents and the determination of planning applications. A new SCI was produced in September 2021 specifically to deal with engagement on the strategic plan. Despite the change in scope and the name of the plan the SCI remains valid and the consultation and engagement to be undertaken in the preparation of the West Northamptonshire Local Plan will accord with this SCI.

### **Community Infrastructure Levy Charging Schedules**

- 4.9 The Community Infrastructure Levy (CIL) is a statutory way of collecting developer contributions to help fund infrastructure projects such as transport schemes and community facilities, to support new development in the area. Under the CIL arrangements local authorities can charge a locally set rate per square metre on many types of new development. The predecessor councils worked together on the proposals for CIL across West Northamptonshire, but each borough and district council retained its individual identity as a charging and collecting authority and retained control over the spending of CIL receipts.
- 4.10 During 2015 each of the predecessor councils approved CIL charging schedules and CIL charges have been operative across the whole of the West Northamptonshire area since April 2016. West Northamptonshire Council will consider whether a review of the CIL charging schedules is necessary having regard to the evidence base produced for the West Northamptonshire Local Plan.

## **5.0 PROGRAMME FOR PLAN PREPARATION**

- 5.1 The programme for the preparation of the West Northamptonshire Local Plan is set out in the schedule below.

## Schedule 1 – West Northamptonshire Local Plan

**Subject Matter:** To address the key strategic priorities for the area including:

- **The spatial strategy** for the distribution of development.
- **Climate change resilience** – as a cross cutting theme that runs through the plan’s strategy and policies.
- **Place-shaping / sustainable development** – Key principles to ensure quality development and sustainable places.
- **Natural and built environment** - the protection and enhancement of natural/built and historic assets and achieving net biodiversity gain.
- **The housing requirement** – the number and type of new homes to be provided across West Northamptonshire and the proportion of the overall housing requirement that should be affordable.
- **Economic growth** – Targets for the provision of jobs and employment land in West Northamptonshire and guidance on the locations for new employment land to meet the jobs requirement. New policy guidance for town centres and retail development.
- **Infrastructure** – The key infrastructure projects that are required to deliver the strategy such as strategic transport schemes utility networks and community facilities.
- **Health** - ensuring people can lead active lifestyles, including access to good quality open space, natural and semi natural greenspace and enjoy cleaner air.
- **Development locations and opportunities** – Key sites that are crucial to the delivery of the spatial strategy will be identified in the plan

**Status:** Development Plan Document (Local Plan)

**Geographical Area:** The whole of West Northamptonshire

### Timetable for Production and Conformity with Appropriate Regulations

Stage	Date
Formal Commencement of Preparation/ Consultation on the Scope of the Local Plan Part 2/ Call for Sites (Regulation 18)	October 2018 – June 2019
Issues Consultation (Regulation 18)	August – October ‘19
Options Consultation (Regulation 18)	October – December ‘21
Draft Plan Consultation (Regulation 18)	October ‘23
Publication of Draft Plan and Consultation (Regulation 19)	June ‘24
Submission (Regulation 22)	November ‘24
Examination (Regulation 24)	June ‘25
Adoption (Regulation 26)	March ‘26

**Management Arrangements:** Assistant Director: Planning and Head of Planning Policy. Regular reports to Cabinet Member for Strategic Planning, Built Environment and Rural Affairs and Assistant Cabinet Members for Planning.

**Resources Required:** Planning Policy Team, input from other Council services, neighbouring authorities, consultees, Programme Officer and Planning Inspectorate.

**Monitoring and Review Mechanisms:** Authority Monitoring Report

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# WEST NORTHAMPTONSHIRE COUNCIL PLANNING POLICY COMMITTEE

25 April 2023

**Rebecca Breese, Strategic Planning, Built Environment & Rural Affairs**

<b>Report Title</b>	<b>Response to Government consultations on proposed changes to the Planning System</b>
<b>Report Author</b>	<b>Richard Wood, Interim Head of Planning Policy richard.wood@westnorthants.gov.uk</b>

## **Contributors/Checkers/Approvers**

<b>West S151</b>	Martin Henry	Approved 11 <sup>th</sup> April
<b>Director</b>	Stuart Timmiss	Emailed 11 <sup>th</sup> April
<b>Communications Lead/Head of Communications</b>	Becky Hutson	Approved 11 <sup>th</sup> April
<b>Legal</b>	Theresa Boyd	Emailed 11 <sup>th</sup> April

## **List of Appendices**

**Appendix A** – Suggested WNC response to government consultation on increases in planning fees and improving capacity, capability and performance in local planning authorities

**Appendix B** - Suggested WNC response to government consultation on Permitted development rights: supporting temporary recreational campsites, renewable energy and film-making consultation

## **1. Purpose of Report**

- 1.1 For members to consider suggested responses to the current Government consultations on:
- Increases in planning fees and improving capacity, capability and performance in local planning authorities

- Permitted development rights: supporting temporary recreational campsites, renewable energy and film-making consultation

## **2. Executive Summary**

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- 2.1 The report summarises the government’s proposed changes to parts of the planning system and suggests responses from this Council.

## **3. Recommendations**

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- 3.1 It is recommended that Planning Policy Committee:
- a) Agrees the suggested response to the consultations on proposed changes to the planning system as set out in Appendices A and B.

## **4. Reason for Recommendations**

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- 4.1 To ensure that Government is aware of this Council’s views on proposed changes to the planning system and in some cases to seek to persuade government to revise its proposed changes.

## **5. Report Background**

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- 5.1 The Government has published two consultations relating to proposed changes to the planning system. The first consultation relates to planning fees and improving capacity, capability and performance in local planning authorities.
- 5.2 The consultation document summarises the changes as follows:
- increase planning fees by 35% for major applications and 25% for all other applications
  - additional fees for bespoke or ‘fast track’ services
  - make an annual inflation-related adjustment to planning fees
  - ring-fence additional fees income
  - double fees for retrospective applications
  - remove the ‘free-go’ for repeat applications
  - introduce a prior approval fee for the permitted development right allowing the Crown to develop sites within the perimeter of a closed defence site
  - build planning capacity and capability within local authorities, including challenges in recruitment and retention, and how these can be addressed
  - reduce the Planning Guarantee from 26 weeks to 16 weeks for non-major applications
  - improve the quality of the local authority planning service by monitoring more performance measures.
- 5.3 The second consultation relates to proposals to introduce new permitted development rights. These are summarised in the consultation document as follows:



- A new permitted development right to support temporary recreational campsites.
- Changes to the existing permitted development rights for solar equipment and a new permitted development right for solar canopies.
- Amendment to the existing permitted development right which allows local authorities to undertake certain development. This change would allow bodies to undertake the work on behalf of the local authority.
- Changes to the existing permitted development right allowing for the temporary use of buildings or land for film-making purposes.

- 5.4 It is proposed that a new permitted development right would allow for the temporary use of land for recreational campsites. In effect, this would permit the temporary use of land for the placing of tents, and the provision on that land of moveable structures related to the campsite use, such as portable toilets. The right would be subject to limitations and conditions to control impacts and protect local amenity. The new right would only apply to the placing of tents and the provision on that land of moveable structures related to the campsite use. In order to limit potential impacts on the land and highways, the Government is proposing that the right should not allow for the siting of caravans, motorhomes and campervans. It is proposed that the site owner or operator would have to notify their local authority before a recreational campsite commences. This would be required every calendar year before land could be used as a campsite
- 5.5 Changes are also proposed to permitted development rights for domestic solar equipment to facilitate it's take-up. There are four existing permitted development rights which allow for the installation of such equipment on and within the curtilages of domestic and non-domestic premises without having to submit a planning application. All of the permitted development rights are subject to limitations and conditions.
- 5.6 Currently solar panels can be installed providing they are not more than 0.2 metres beyond the plane of roof slope. The proposal is to allow solar panels on flat roofs provided this does not exceed 0.6 metres above the highest part of the roof. It is also proposed that solar equipment be permitted on walls that front a highway in Conservation Areas.
- 5.7 The permitted development rights relating to stand alone domestic solar are proposed to be extended to allow them to be installed closer to the highway than a house or block of flats in Conservation Areas.
- 5.8 The current rights for non-domestic buildings allow for the generation of electricity up to 1MW. Where the solar equipment being installed will generate electricity over 50 kW and up to 1MW, prior approval from the local planning authority is required in regard to the design or external appearance and impact of glare on occupiers of neighbouring land. In order to bring more rooftop space into scope of the permitted development right and maximise rooftop coverage, the Government is proposing to remove the existing capacity threshold of 1MW. As a result of this change, the prior approval would still apply to the installation of any solar equipment which generates above 50kW of electricity.
- 5.9 Non-domestic solar equipment cannot be installed so that it is closer to the highway than the building on article 2(3) land (including conservation areas, Areas of Outstanding Natural Beauty, etc.)

the Broads, National Parks and World Heritage Sites) It is proposed that this limitation be removed to provide further flexibility on where stand-alone solar could be installed within the curtilage of a non-domestic building in article 2(3) land.

- 5.10 The government is also proposing a new permitted development right which would allow for the installation of solar canopies in ground-level off-street car parks in non-domestic settings. To limit the potential for visual impacts of solar canopies, there would be a height limit of 4 metres and any structure would have to be 10 metres from any dwelling curtilage boundary. There would be no limit on the area that could be covered, however certain sites would be excluded e.g. conservation areas.
- 5.11 The existing rights allow local authorities to undertake certain forms of development such as the erection, improvement, and alteration of various items of street furniture and equipment, including electric vehicle (EV) charging points. The proposal is to extend this in order that bodies working on behalf of the local authority could undertake the works. This would enable local authorities to appoint charge point providers to install public EV charge points on their behalf.
- 5.12 The changes for film making would increase the amount of time that structures could remain on land from 9 to 12 months in any 27 month period, and allow for larger sites and for taller temporary structures.

## **6 Issues and Choices**

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- 6.10 The purpose of this report is to suggest responses from this Council to the Government on its proposed changes to the planning system. Members could decide to submit amended responses.
- 6.11 An alternative approach would be to not respond to the consultations.

## **7 Implications (including financial implications)**

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### **7.10 Resources and Financial**

- 7.10.1 There are no financial implications arising specifically from this report. If the Government decided to increase the fees as set out in this report, then the Council would clearly receive additional income.

### **7.11 Legal**

- 7.11.1 There are no legal implications arising specifically from this report.

### **7.12 Risk**

- 7.12.1 There are no risks arising from the recommendations in this report.

### **7.13 Consultation**

7.13.1 Responding to the Government’s consultation enables the Council to ensure that Government is aware of its views on proposed changes to the planning system. There are no direct implications for the Council’s own local consultation activities arising from this report.

### **7.14 Consideration by Overview and Scrutiny**

7.14.1 Not applicable

### **7.15 Climate Impact**

7.15.1 There are no climate change impacts arising specifically from this report.

### **7.16 Community Impact**

7.16.1 There are no community impacts arising specifically from this report.

### **7.17 Communications**

7.17.1 None directly arising from this report.

## **8 Background Papers**

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[Technical consultation: Stronger performance of local planning authorities supported through an increase in planning fees](#)

[Permitted development rights: supporting temporary recreational campsites, renewable energy and film-making consultation](#)

## **Appendix A:**

### **Suggested WNC response to government consultation on increases in planning fees and improving capacity, capability and performance in local planning authorities**

***Question 1. Do you agree that fees for planning applications should be increased by 35% for major applications?***

***Yes/no/don't know. Please give your reasons.***

Yes, the increase of fees by 35% is supported. This should be the minimum amount by which fees are increased.

***Question 2. Do you agree that the fee for householder planning applications should be increased by 25%?***

***Yes/no/don't know. Please give your reasons.***

Yes, the increase of fees by 25% is supported. This should be the minimum amount by which fees are increased.

***Question 3. Do you agree that fees for all other planning applications should be increased by 25%? If not, please include in the comments box the particular application types where you believe the proposed increase is too high or too low. Your comments should be accompanied with evidence/costs if possible.***

***Yes/no/don't know. Please give your reasons.***

Yes, the increase of fees by 25% is supported. This should be the minimum amount by which fees are increased.

***Question 4. Are there any other application types or planning services which are not currently charged for but should require a fee or for which the current fee level or structure is inadequate?***

***Yes - please explain / No.***

Yes, when undertaking their plan-making activity local authorities undertake a call for sites. Many sites are submitted through this process which imposes a significant resource requirement on the local authority to make individual site assessments. Given that some, at least, of these sites have the prospect of being allocated, it would be appropriate to make a charge (probably based on area) to anyone submitting a site for assessment.

The approach to charging for the discharge of conditions should be reviewed. Currently the same fee applies irrespective of the number of conditions which are being discharged.

***Question 7. Do you consider that the additional income arising from the proposed fee increase should be ringfenced for spending within the local authority planning department?***

***Yes/no/don't know. Please give your reasons.***

It is more important that the planning service is, overall, adequately funded, rather than parts of its funding being ringfenced.

**Question 8. Do you agree that the fee for retrospective applications should be doubled, i.e. increased by 100%, for all applications except for householder applications? Yes/no/don't know. Please give your reasons.**

Agree that retrospective applications should attract at least a double fee. However the exemption for householder development is not supported.

**Question 9. Do you consider that the ability for a 'free-go' for repeat applications should be either:**

**(a) removed**

**(b) reduced for re-applications within 12 months**

**(c) retained**

**(d) none of the above**

**(e) don't know**

**Please give your reasons.**

The 'free-go' for planning applications should be removed as it can be mis-used e.g. to avoid using pre-application advice.

**Question 11. What do you consider to be the greatest skills and expertise gaps within local planning authorities?**

Overall there is a significant shortage of trained planners in both the public and private sector which needs to be addressed as a priority to provide capacity in the profession and unlock development opportunities.

Specifically skills gaps include;

Digital

Viability

Biodiversity

Flooding.

**Question 12. In addition to increasing planning fees, in what other ways could the Government support greater capacity and capability within local planning departments and pathways into the profession?**

**Please provide examples of existing good practice or initiatives if possible.**

The government could play a greater role in promoting the value of planning in creating great places, unlocking development, facilitating regeneration, and protecting and enhancing our most valued assets. This would help to make the profession more attractive to all and thereby help to encourage people to enter and stay in the profession. It is important that various pathways into the planning profession are provided, and the suggested approaches in the consultation paper including growing expertise in-house through apprenticeships and graduate training programmes are supported and are being pursued by this council.

**Question 13. How do you suggest we encourage people from under-represented groups, including women and ethnic minority groups, to become planning professionals?**

In addition to what we have said in the response to question 12, it is important that planning is promoted positively as a career choice early in people's education.

This is a role that the Government and RTPI, working closely together, could pursue.

**Question 14. Do you agree that the Planning Guarantee should better mirror the statutory determination period for a planning application and be set at 16 weeks for non-major applications and retained at 26 weeks for major applications?**

**Yes/no/don't know. Please give your reasons.**

No, the reduction to 16 weeks for non majors is not supported because some non major applications can still be complex e.g. single self build applications which require section 106 agreements.

**Question 15. Do you agree that the performance of local planning authorities for speed of decision-making should be assessed on the percentage of applications that are determined within the statutory determination period i.e. excluding extension of times and Planning Performance Agreements?**

**Yes/no/don't know. Please give your reasons.**

No. Extensions of time and PPAs are helpful tools to enable the planning service to operate more effectively and are generally supported by the development industry. Not allowing for these in the performance data could result in applications being refused, which could otherwise have been negotiated into an acceptable form of development.

Planning authorities are currently not able to hit demanding performance targets due to a lack of resources. This issue should be fixed in the first instance before demanding performance targets are imposed.

**Question 16. Do you agree that performance should be assessed separately for**

**(a) Major applications - Yes / no / don't know**

**(b) Non-Major applications (excluding householder applications) - Yes / no / don't know**

**(c) Householder applications - Yes / no / don't know**

**(d) Discharge of conditions - Yes / no / don't know**

**(e) County matters applications - Yes / no / don't know.**

**Please give your reasons. If no, please indicate which application types should be and should not be assessed and give your reasons for this.**

The discharge of conditions should not be monitored separately. The work involved in the discharge of conditions varies considerably, some require consultation with internal and external consultees which can take time to garner responses.

**Question 17. Do you consider that any of the proposed quantitative metrics should not be included?**

**A. Average Speed of decision-making**

- 1. Average time taken to determine majors (inc. Extension of Time (EoT) and Planning Performance Agreements (PPAs))*
  - 2. Average time taken to determine non-majors (inc. EoT and PPAs)*
  - 3. Average time taken to determine householders (inc. EoT and PPAs)*
  - 4. Average time taken to determine discharge of conditions (inc. EoT and PPAs)*
  - 5. Average time taken to determine county matters (inc. EoT and PPAs)*
- 

**B. Quality of decision-making**

- 1. Major appeals allowed by Planning Inspectorate as percentage of all appeal decisions.*
  - 2. Non-major appeals allowed by Planning Inspectorate as percentage of all appeal decisions.*
  - 3. Householder appeals allowed by the Planning Inspectorate as percentage of all appeal decisions*
- 

**C. Extension of Times**

- 1. Total number of EoTs as percentage of all decisions majors*
  - 2. Total number of EoTs as percentage of all decisions non-majors*
  - 3. Total number of EoTs as percentage of all decisions householders*
- 

**D. Backlog**

- 1. Average time taken to validate planning applications*
  - 2. Total number of cases beyond the Planning Guarantee period (currently 26 weeks for all applications but proposed to change to 16 weeks for non-major applications)*
- 

**E. Planning Enforcement**

- 1. Average number of weeks taken to respond to suspected breaches of planning and determine the appropriate course of action.*
  - 2. Average number of weeks to take action where a breach of planning has occurred, having decided it is expedient to do so.*
  - 3. Total number of cases over 6 months old as percentage of all open cases.*
-

- F. Planning Committee**
- 1. Percentage of delegated decisions and committee decisions**
  - 2. Percentage of committee decisions to refuse against officer recommendation that are subsequently allowed at appeal**
- 

**Yes/no/don't know. Please give your reasons and, if appropriate, state the metric letter(s) and number(s) that you believe should not be included.**

In regard to the proposed metrics, we believe that all of the metrics should be included apart from D Backlog (2). The reason for that is that it will/could potentially result in fee incomes being effected.

**Question 18. Are there any quantitative metrics that have not been included that should be?**

**Yes / no / don't know. Please indicate what additional quantitative metrics you consider should be included.**

No, we haven't identified any.

**Question 19. Do you support the introduction of a qualitative metric that measures customer experience?**

**Yes/no/don't know. Please give your reasons.**

Yes, in principle. The customer experience is extremely important and local planning authorities need to work hard on this to get it as right as possible.

**Question 20. What do you consider would be the best metric(s) for measuring customer experience?**

Careful consideration needs to be given to any measurement to ensure it reflects the true customer experience. There is a risk that people's experience is 'clouded' by their dissatisfaction with a decision that the Council has made.

**Question 21. Are there any other ways in which the performance of local planning authorities or level of community engagement could be improved?**

Community engagement is a very important part of the planning service. It is however very resource hungry if it is to be done well. Providing a better resourced planning service would enable council's to do more in this area, both in for their development management and planning policy functions. The Government could work with the RTPi and engagement experts to develop consultation and engagement techniques using new forms of technology, which would help authorities reach a wider audience in an efficient way.



***Question 22. Do you have any views on the implications of the proposals in this consultation for you, or the group or business you represent, and on anyone with a relevant protected characteristic? If so, please explain who, which groups, including those with protected characteristics, or which businesses may be impacted and how. Is there anything that could be done to mitigate any impact identified?***

No comment

**Appendix B:**

**Suggested WNC response to government consultation on Permitted development rights: supporting temporary recreational campsites, renewable energy and film-making consultation**

***Q1. Do you agree that a new permitted development right should be introduced that will allow the temporary use of land for recreational campsites and associated facilities?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, this seems reasonable in principle.

***Q2. Do you agree that the permitted development right should only apply to the placing of tents?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, the impact of tents is relatively modest compared to caravans and motorised vehicles, etc so it is important that controls remain in place for those.

***Q3. Do you agree that the permitted development right should allow up to a maximum of 30 tents to be erected on the land?***

***Yes/No/Don't Know. Please give your reasons. If you have responded no, please provide your alternative suggestion and justification.***

Yes, but guidelines are needed as to what is meant by 'land', otherwise this becomes impossible to implement (and enforce against if it is unclear what a breach would be), for example if landowner has two adjoining fields could they have 60 tents, or plant a hedgerow down the middle of one field and have 60 tents on what was once one field

***Q4. Do you agree that the permitted development right should be limited to up to 60 days per calendar year?***

***Yes/No/Don't Know. Please give your reasons. If you have responded no, please provide your alternative suggestion and justification.***

Yes, this would seem a reasonable balance between allowing some freedoms and it not becoming a permanent feature.

***Q5. Do you agree that the permitted development right should require the provision of temporary on-site facilities to provide waste disposal, showers and toilets?***

***Yes/No/Don't Know. Please give your reasons and provide details of any other facilities that should be required.***

No, whilst the requirement to provide these facilities is laudable, it is not clear that this is a planning issue.

***Q6. Do you agree that the permitted development right should not apply on land which is in or forms part of sites of special scientific interest, Scheduled Monuments, safety hazard areas, military explosives storage areas and land within the curtilage of a listed building?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, agree, these would seem to be appropriate safeguards.

***Q7. Are there any other planning matters that should be considered?***

***Yes/No/Don't Know. Please specify.***

Prior approval should be required for the access.

***Q8. Do you agree that the permitted development right should require annual prior notification to the local authority of the matters set out above?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, this would seem sensible as it enables the council to monitor activity and ensure compliance with the terms of the permitted development right. The notification should also identify the boundary of the land to which it relates.

This would place additional burdens on the Council, so a fee should be payable.

***Q9. Do you think that, in areas of flood risk, the right should allow for prior approval with regard to flooding on the site?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, this would seem a sensible safeguard, to provide control over such uses in areas that might put people at risk.

***Q10. Do you think that any of the proposed changes in relation to a new permitted development right for temporary recreational campsites could impact on: a) businesses b) local planning authorities c) communities?***

***Yes/No/Don't know. Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.***

Yes, the changes could have both positive and negative impact on local communities, e.g. positively by creating jobs and negatively by the impact on local communities through increased potential noise traffic etc.

***Q11. Do you think that proposed changes in relation to a new permitted development right for temporary recreational campsites could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).***

***Yes/No/ Don't know. If so, please give your reasons.***

No comment

***Q12. Should the permitted development right for solar on domestic rooftops be amended so that they can be installed on flat roofs where the highest part of the equipment would be no higher than 0.6 metres above the highest part of the roof (excluding any chimney)?***

***Yes/No/Don't Know. Please give your reasons.***

No, this allowance seems far too generous and could have an unacceptable adverse impact on neighbouring property and a negative impact on the character and appearance of conservation areas .

***Q13. Are there any circumstances where it would not be appropriate to permit solar on flat roofs of domestic premises?***

***Yes/No/Don't Know. Please give your reasons.***

See response to question 12

***Q14. Do you agree that solar on a wall which fronts a highway should be permitted in conservation areas?***

***Yes/No/Don't know. Please give your reasons.***

No, this could have an unacceptable impact on the character of the conservation area, if not properly controlled.

***Q15. Do you have any views on the other existing limitations which apply to this permitted development right which could be amended to further support the deployment of solar on domestic rooftops?***

***Yes/No/Don't Know. Please give your reasons.***

The other existing limitations should remain in order to afford protection to designated heritage assets, such as listed buildings and scheduled monuments

***Q16. Do you agree that the existing limitation which prevents stand-alone solar being installed so that it is closer to the highway than the dwellinghouse in conservation areas, should be removed?***

***Yes/No/Don't know. Please give your reasons.***

No, this could have an unacceptable impact on the character and appearance of the conservation area.

***Q17. Do you have any views on how the other existing limitations which apply to this permitted development right could be amended to further support the deployment of stand-alone domestic solar?***

***Yes/No/Don't know. Please give your reasons.***

The other existing limitations should remain in order to afford protection to non-designated heritage assets and designated heritage assets, such as listed buildings and scheduled monuments.

***Q18. Do you agree that the current threshold permitting the generation of up to 1MW of electricity on non-domestic buildings should be removed?***

***Yes/No/ Don't Know. Please give your reasons.***

No, whilst increasing opportunities for solar gain are supported in principle, it is important that appropriate safeguards are retained.

**Q19. Is the current prior approval for solar equipment on non-domestic rooftops (where equipment is over 50kW but no more than 1MW) effective?**

**Yes/No/ Don't Know. Please give your reasons.**

No comments.

**Q20. Are there any circumstances where it would not be appropriate to allow for the installation of non-domestic rooftop solar where there is no limit on the capacity of electricity generated?**

**Yes/No/Don't Know. Please give your reasons.**

Yes – see response to question 18, it is important that safeguards remain in place, through the requirement for planning permission or prior approval to ensure unacceptable impacts do not occur. Where development is acceptable, it will gain planning approval.

**Q21. Do you agree that the existing limitations relating to the installation of solar on non-domestic buildings in article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites – should be removed?**

**Yes/No/Don't know. Please give your reasons.**

No, this could have an unacceptable impact on the character or appearance of those areas.

**Q22. Do you have any views on how the other existing limitations which apply to the permitted development right could be amended to further support the deployment of solar on non-domestic rooftops?**

**Yes/No/Don't know. Please give your reasons.**

The other existing limitations should remain in order to afford protection to designated heritage assets, such as listed buildings and scheduled monuments.

**Q23. Do you agree that the existing limitation which prevents stand-alone solar being installed so that it is closer to the highway than the building in article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites – should be removed?**

**Yes/No/Don't know. Please give your reasons.**

No, whilst increasing opportunities for solar gain are supported in principle, it is important that appropriate safeguards are retained for sensitive locations.

**Q24. Do you have any views on how the other existing limitations which apply to this permitted development right could be amended to further support the deployment of stand-alone non-domestic solar?**

**Yes/No/Don't know. Please give your reasons**

No comment

**Q25. Do you agree that permitted development rights should enable the installation of solar canopies in ground-level off-street car parks in non-domestic settings?**

***Yes/No/Don't Know. Please give your reasons.***

Yes, this would seem sensible providing appropriate safeguards are in place.

***Q26. Do you agree that a permitted development right for solar canopies should not apply on land which is within 10 metres of the curtilage of a dwellinghouse?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, this would seem an appropriate safeguard for the residential amenity of neighbouring property.

***Q27. Do you agree that a permitted development right for solar canopies should not apply on land which is in or forms part of a site designated as a scheduled monument or which is within the curtilage of a listed building?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, it is essential that appropriate controls remain in place for these sensitive locations. This should also be extended to sites designated as a registered park and garden and registered battlefields.

***Q28. Do you agree that the permitted development right would not apply to article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, it is essential that appropriate controls remain in place for these sensitive locations.

***Q29. Do you agree that solar canopies should be permitted up to 4 metres in height?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, this seems a reasonable limit on height.

***Q30. Do you think that the right should allow for prior approval with regard to design, siting, external appearance and impact of glare?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, this would be a sensible safeguard.

***Q31. Are there any other limitations that should apply to a permitted development right for solar canopies to limit potential impacts?***

***Yes/No/Don't Know. Please give your reasons.***

None identified

***Q32. Do you think that any of the proposed changes in relation to the permitted development rights for solar could impact on: a) businesses b) local planning authorities c) communities?***

***Yes/No/Don't know. Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination and which right or rights they particularly relate to.***

Yes, without the suggested safeguards, this new right could adversely impact on communities., particularly through impact on residential amenity.

***Q33. Do you think that proposed changes in relation to the permitted development rights for solar could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).***

***Yes/No/ Don't know. If so, please give your reasons and specify which rights any comment relates to.***

No comment

***Q34. Do you agree that the permitted development right allowing for development by local authorities should be amended so that the development permitted can also be undertaken by a body acting on behalf of the local authority?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, this would seem a sensible change. If the local authority has commissioned a body to undertake such works, it is reasonable to assume that it has taken the view that such works are acceptable in planning terms.

***Q35. Do you think that any of the proposed changes in relation to the permitted development right could impact on: a) businesses b) local planning authorities c) communities?***

***Yes/No/Don't know. Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.***

Yes, local communities would not be able to comment on proposals which would otherwise have required permission. However as noted above the council will have considered this is appointing the body to undertake the work.

***Q36. Do you think that proposed changes in relation to the permitted development right could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation)?***

***Yes/No/ Don't know. If so, please give your reasons.***

No comment

***Q37. Do you agree that the maximum period of time land or a building can be used for the purpose of commercial film making should be increased to 12 months in any 27 month period?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, this seems like a reasonable extension of the permitted development rights.

***Q38. Do you agree that the maximum area of land or land on which the building is situated being used for the purposes of film making should be increased to 3 hectares?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, this seems like a reasonable extension of the permitted development rights.

***Q39. Do you agree that the maximum height of any temporary structure, works, plant or machinery allowed for under the right should be increased to 20 metres?***

***Yes/No/Don't Know. Please give your reasons.***

Yes, this seems like a reasonable extension of the permitted development rights.

***Q40. Do you think that any of the proposed changes in relation to the permitted development right could impact on: a) businesses b) local planning authorities c) communities?***

***Yes/No/Don't know. Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.***

Yes. There is the potential for filming activities to impact on local communities, however this has not been an issue under the current regime in this local authorities area. The proposals still keep safeguards in place albeit the allowances are more generous. On balance the proposals seem reasonable.

***Q41. Do you think that proposed changes in relation to the permitted development right could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation)?***

***Yes/No/ Don't know. If so, please give your reasons.***

No comment.