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| **JOINT DELIVERY COMMITTEE FOR**  **NORTH NORTHAMPTONSHIRE** |
| **Meeting held: 22nd October 2015**  **at Corby Borough Council** |

**Present:** Councillor Russell Roberts (Kettering) (Chair)

Councillors Tom Beattie (Corby); Paul Bell (Wellingborough); James Burton (Kettering); Elise Elliston (Corby); Brian Emerson (Wellingborough); David Jenney (East Northamptonshire); Cllr Bill Parker (Northamptonshire CC) and Jonathan West (Kettering)

**Also Present:** David Cook (Chief Executive, Kettering Borough Council)

Martin Hammond (Deputy Chief Executive, Kettering Borough Council)

Adrian Arnold (Joint Delivery Unit)

Andrew Longley (Joint Planning Unit)

Julie Thomas (Borough Council of Wellingborough)

Iain Smith (Corby Borough Council)

Rob Temperley (Corby Borough Council)

Richard Palmer (East Northamptonshire)

Simon Turner (Aspinall Verdi)

Parm Dosanjh (Aspinall Verdi)

Jim Fox (IBI)

Steve Boden (WYG)

Anne Ireson (Committee Administrator)

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| **15.JDC.11 APOLOGIES**  Apologies were received from Charles Amis (HCA), Sajeeda Rose (NEP), John Campbell (Wellingborough), Norman Stronach (Corby) and Councillors David Brackenbury (East Northamptonshire), Lloyd Bunday (Kettering); Bob Eyles (Corby); Andre Gonzales de Savage (Northamptonshire CC); Martin Griffiths (Wellingborough) and Steven North (East Northamptonshire).  It was noted that Councillor James Burton was acting as a substitute for Councillor Lloyd Bunday (Kettering) and Councillor Bill Parker was acting as a substitute for Councillor Andre Gonzalez de Savage (Northamptonshire CC). |  |
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| **15.JDC.12** **MINUTES**    **RESOLVED** that the minutes of the meeting of the Committee held on 12th August 2015 be approved and signed by the Chair. | Action |
| **15.JDC.13 DELIVERY PLAN FOR NORTH NORTHAMPTONSHIRE**    A report was submitted which sought to obtain feedback on the draft North Northamptonshire Garden Communities Delivery Plan and committee support to endorse the document.  The following additional documents were circulated:-   * The minutes of the North Northamptonshire Strategic Stakeholders’ Group held on 29th September 2015. (In future, these minutes would be circulated with the agenda). * JDU Priority Projects update   The Joint Delivery Unit Manager clarified the role of the Joint Delivery Unit in giving support to local authorities in delivery of the growth agenda. It was acknowledged that wording needed to be changed in the final document to ensure that the document did not conflict with the Core Spatial Strategy.  Consultants from Aspinall Verdi, IBI and WYG were welcomed to the meeting.  A presentation was given by the Consultants covering the objectives of the Delivery Plan; SUE progress to date; issues and opportunities; delivery plan actions and priorities for the Joint Delivery Unit.  Following the presentation, discussion was held on the following strategic issues:-  Naming of SUEs  It was noted that Wellingborough East had now been named ‘Stanton Cross’, and Upper Redhill had been named ‘Glendale Park’. It was agreed that where there were adopted names for SUEs, these should be now be used in documents to avoid confusion. It would also be important to ensure that site specific details fed into the Core Spatial Strategy examination in public.  Cumulative Effect of Existing Developments on the Delivery Plan  Reassurance was sought that smaller development sites already in progress would not adversely affect future infrastructure and delivery plans for SUEs. It was noted that, in terms of smaller sites where significant progress was being made, there would be a set of objectives in place which would feed into the master plan. As markets evolved it was inevitable that developers would seek variations in design, infrastructure and housing development sites put forward.  In response to a question on infrastructure, it was noted that combined infrastructure needs had been taken into account and future-proofed.  Aspirations  It was felt that it was important to differentiate between consented urban extensions and proposed SUEs, as there was a danger that the two could become muddled in terms of setting out the case for infrastructure. It was also vital to identify what partner Councils could achieve themselves, any projects the Joint Delivery Committee could achieve alone and achievements that could only be realised with external input.  Viability Claims and Viability Issues  The Consultants were asked a number of questions surrounding viability, both in general and in relation to specific SUEs. Members of the Committee felt that, in certain instances, statements made by developers were not supported by evidence or able to be otherwise substantiated. It was felt to be important to be very clear about the difference between viability claims and viability issues and developers needed to understand that any viability claims must be substantiated with transparent evidence.  Concern was expressed by partner authorities that some of the viability evidence put forward in the draft report had not yet been checked with local authority planning officers.  In response, the Consultants advised the Committee that some statements were difficult to challenge, but there was now a requirement for viability statements to be included on the planning register. Information supplied to the Joint Planning Unit could help build intelligence to support challenges.  Level of Growth in North Northamptonshire  The Consultants advised members of the Committee that in terms of level of growth there were few locations of this geographical scale outside major cities. The recent recession had not impacted on major house builders as much as it had affected smaller house builders, which now did not have the capacity to open up development on the scale needed in North Northamptonshire.  It was noted that individual local planning authorities may not have the expertise available internally to assess viability on major planning applications, and assurance was sought that the Joint Delivery Unit would be able to provide the professional expertise to give advice should it be required.  **RESOLVED** that:  (i) the principles of the document be endorsed and the draft Delivery Plan be revised taking into account the comments made at the meeting; and  (ii) following revision, the Delivery Plan be brought back to the next meeting of the Committee for consideration. | AI  AA |
| **15.JDC.14 GARDEN COMMUNITIES CAPACITY BID**  A report was submitted which set out the contents of the capacity bid, the terms of the award made and the process to date in using the capacity funds.  The report was verbally amended at the meeting in respect of revised costings contained in Table 1 as follows:  Planning Staff (£117k)  Economic Development (£45k)  It was noted that a part-time Project Officer had been appointed, commencing in mid-November, with a further part-time Project Officer appointment under consideration. Discussions with the Highways Authority on capacity issues were ongoing. The utilities study had not yet been finalised but steady progress was being made with a final draft expected in November.  The tender process in respect of the Health Services Study was underway, with six enquiries so far. Work on the transport assessments would be brought forward as soon as possible.  It was noted that a meeting had been held with the Secretary of State to update him on progress made on garden communities activities. The case for further capital funding for infrastructure was promoted. A meeting had also been held with the Housing Minister, who had indicated that he would like to visit North Northamptonshire.  **RESOLVED** that the report be noted. | Action |
| **15.JDC.15 HEALTH PROVISION**  A report was submitted which informed members of two areas of work relating to health provision for the North Northamptonshire area.  A bid had been registered in the Healthy New Towns Programme, but a high amount of competition was expected. However, North Northamptonshire was a unique case, which should spark interest. A decision was expected in mid-November, and partner authorities would be kept informed.  **RESOLVED** that the report be noted. | AA |

**15.JDC.16 DATES OF FUTURE MEETINGS**

20th January 2016 – Venue to be arranged.

April/ May 2016 – Date and venue to be arranged.

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The meeting started at 7.00 pm and ended at 8.25 pm

Signed ………………………………………

Chair

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