

Proposed Plan Provision- Northamptonshire

West Northamptonshire

There is still no adopted Joint Core Strategy in place for the three West Northamptonshire planning authority areas of Northampton, Daventry and South Northamptonshire.

The most recent stage is the Proposed Main Modifications (January 2014). It is expected, but of course not guaranteed, that the housing provision identified in these modifications will be the ones to feature in the plan when adopted.

The plan period is proposed to be 2011 to 2029 and over that time 42,700 dwellings are to be provided. This is an average of 2,372 dwellings per annum.

The Proposed Main Modifications can be viewed here:

http://ldfconsultation.westnorthamptonshirejpu.org/consult.ti/JCS_PM/viewCompoundDoc?docid=4338260

North Northamptonshire

The North Northamptonshire Core Spatial Strategy, covering the four planning authority areas of Corby, East Northamptonshire, Kettering and Wellingborough, was adopted in June 2008. This was when Northamptonshire was a national growth location as identified in the Sustainable Communities Plan and the Milton Keynes and South Midlands Sub-Regional Strategy. The review of the Core Spatial Strategy has stalled and a revised draft plan is not due out until later in the year, to be followed by the proposed submission plan.

The Interim Housing Statement from the North Northamptonshire Joint Planning Unit (adopted January 2014) highlights the difference between the Objectively Assessed Need and the provision in the Adopted North Northamptonshire Core Spatial Strategy. The graph below taken from this document highlights this – a reduction of 12,955 dwellings between 2011 and 2021 (or 1,295 per annum). However the delivery of 18,300 homes over the 10 years to 2021 is still 20% more than the average of 15,200 homes built in the previous two decades.

The four North Northamptonshire planning authorities therefore consider that 1,830 dwellings per annum for the 10 year period up to 2021 is realistic.

The North Northamptonshire Interim Housing Statement can be viewed at:

<http://www.nnjpu.org.uk/docs/Interim%20Statement%20on%20Housing%20Requirements%20in%20the%20North%20Northamptonshire%20Housing%20Market%20Area%20-%20Jan%202014.pdf>

For information the first planning appeal decision since the Interim Housing Statement was adopted and treated as a material consideration has been issued. The Inspector placed significant weight on the Interim Housing Statement and very limited weight on the adopted Core Spatial Strategy. The key paragraphs in this are paragraphs 22 and 23 (see overleaf).

Conclusion

The Statement from the MPA identified that the 10 Point Plan states that 80,000 new houses are to be built in Northamptonshire. The Statement also suggests that the ambitions in this document amount to an average completion rate of 5,300 dwellings per annum or a 77% increase over past rates over the last 10 years of 3,000 dwellings per annum.

The detailed housing work carried out by the two Joint Planning Units for their plans, as discussed above, suggest that an average of 2,372 dwellings and 1,830 for the west and north of the county respectively per annum for the ten year period to 2021 is what is now feeding into their plan work. This is a total of 4,202 dwellings per year.

If it is assumed that this provision will continue until 2031 then the figure contained within the 10 Point Plan of 80,000 dwellings is actually a fair reflection of the housing provision situation. However at 4,202 dwellings per annum this is an increase of just over a third rather than one of just over three quarters as stated by the MPA. It should also be noted that the infrastructure requirements to deliver these amounts of housing, notably transport infrastructure, are challenging. This is predominantly because most of the housing provision in both Core Strategies are identified within new Sustainable Urban Extensions, most of which require significant infrastructure spending before implementation.

**Appeal Decision APP/L2820/A/13/2204628:
Land to the rear of 18 & 20 Glebe Avenue, Broughton, Kettering, NN14 1NE
(67 dwellings)**

Paragraphs 22, 23

22. I consider that the adopted figures in the CSS, which date from around 2005 and emerged from the now revoked Regional Strategy to meet the now abandoned national Growth Area strategy, cannot be construed as meeting the Framework's requirement for evidence to be based on the full, objectively assessed needs for market and affordable housing in the area. By comparison, the IHS has been based on more up to date information following the guidance in the Framework and the PPG, has been open to public consultation, and has been subject to analysis, further research and input from the CCHPR, which I consider to be an independent and well respected organisation.

23. The IHS is an evidence base and is not a new plan or policy, and could be subject to alteration following an independent public examination of the emerging CSR. Nevertheless, irrespective of the progress with the CSR, the IHS appears to me to be a cogent, robust and up-to-date evidence base which represents an objective assessment of the housing needs of the area. It provides a prudent basis for planning for housing provision in the area and, therefore, carries substantial weight in my Decision as a significant material consideration which outweighs the out-of-date CSS housing figures.