



West Northamptonshire Joint Strategic Planning Committee

Your attendance is requested at a meeting to be held at the Council Chamber, Daventry District Council on Wednesday, 2 October 2013 at 6:00 pm.

D. Kennedy
Chief Executive

AGENDA

1. APPOINTMENT OF CHAIR
2. APPOINTMENT OF DEPUTY CHAIR
3. APOLOGIES
4. MINUTES (OF MEETING HELD 20TH DECEMBER 2012)
(Copy herewith)
5. DECLARATIONS OF INTEREST
 - Personal
 - Disclosable Pecuniary
6. MATTERS OF URGENCY
To consider any issues that the Chairman is of the opinion are Matters of Urgency.
7. PUBLIC PARTICIPATION (IF ANY)
8. CHAIRS ANNOUNCEMENT
(Verbal Update)

A copy of the announcement made at the meeting is attached.
9. WEST NORTHAMPTONSHIRE JOINT PLANNING UNIT
FINANCIAL OUTTURN: 2012-13
(Copy herewith)
10. PROPOSED JPU BUDGET: FINANCIAL YEAR 2014-15
(Copy herewith)

11. REPRESENTATIONS TO THE NORTH NORTHAMPTONSHIRE,
NON - STATUTORY CONSULTATION AUGUST 2013
(Copy herewith)
12. REPRESENTATIONS TO THE AYLESBURY VALE PLAN
(Copy herewith)
13. THE CHAIRMAN TO MOVE:
“THAT THE PUBLIC BE EXCLUDED FROM THE REMAINDER
OF THE MEETING ON THE GROUNDS THAT THERE IS
LIKELY TO BE DISCLOSURE TO THEM OF SUCH
CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY
SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS
ARE LISTED AGAINST SUCH ITEM OR ITEMS OF BUSINESS
BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF
SCHEDULE 12A TO SUCH ACT.”

Thursday, 20 December 2012 at Daventry

PRESENT: Councillor Tim Hadland (Chair); Councillor Kay Driver (Deputy Chair);
Councillors Jim Bass, Stephen Clarke, Robin Digby, Deanna Eddon, Penny
Flavell, Chris Over and John Townsend

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Rebecca Breese (Councillor John Townsend substituting), Joy Capstick, Mike Hallam, Ken Melling (Councillor Deanna Eddon substituting) and David Mackintosh and County Councillors Andrew Grant and Joan Kirkbride.

2. MINUTES

The minutes of the meeting of the Joint Committee held on 13 September 2012 were agreed and signed by the Chair.

3. DECLARATIONS OF INTEREST

Councillor Hadland declared a personal interest in item 6, "West Northamptonshire Joint Core Strategy- Approval to Submit For Examination" in so far as the discussion might relate to land in Brackley that he had been advising a former client on.

4. MATTERS OF URGENCY

None.

5. PUBLIC PARTICIPATION (IF ANY)

Councillor Jonathan Nunn, in respect of item 6 and on behalf of Wootton and East Hunsbury Parish Council, Collingtree Parish Council and Hunsbury and Collingtree Residents Alliance, with the agreement of the Chair circulated a paper in respect of Policy N5- Northampton South SUE/5 and noted that Collingtree and Wootton and East Hunsbury parishes had been granted front runner status with regards to developing a Neighbourhood Plan. He stated that there was an acceptance of the need for development but they believed with the help of partners, that they had arrived at a better proposal that met the concerns of flooding and traffic congestion. He referred to the map appended to his circulated paper and noted the area to the south east, coloured orange, that was suggested to be developed in keeping with Collingtree and to the area to the north west, coloured purple, that would be developed in keeping with East Hunsbury. The area in the middle would be open space and there would be no road link between the two developed areas.

The Chair noted that there would be no discussion of this by the Joint Committee but that this proposal would be submitted to the Inspector overseeing the following Public Examination relating to the Joint Core Strategy along with all the other representations that had been received.

Mr Peter Hawkins, in respect of item 6 and on behalf of the Great Houghton Action Group, commented that he welcomed the recognition of the omission of a reference to the representation made by them with regards to paragraph 10.4 of the Pre-Submission version of the Joint Core Strategy as set out in paragraph 5.1 of the report. However, he further stated that he did not believe that Appendix 2 of the report adequately reflected the issues they had raised: paragraph 10.4 of the Joint Core Strategy did not recognise specifically the

Nene Ridge nor its landscape sensitivity despite reference to it in the Northampton Landscape Sensitivity and Green Infrastructure Study. Mr Hawkins believed that the response to the Hardingstone SUE was disingenuous as paragraph 12.48 of the JCS used the Northampton Landscape and Sensitivity and Green Infrastructure Study that referred to most of the site as having medium level sensitivity and also to the high overall sensitivity of the total site together with the rest of Nene Ridge: there did not appear to be any adequate requirement in any JCS policy to recognise the importance of landscape sensitivity on the Nene Ridge or anywhere else when developing or considering proposals. Mr Hawkins also stated that the Action Group still had concerns that Great Houghton would lose its rural village status and queried whether it was intentional that villages within the Northampton Borough Boundary be removed from the village hierarchy. The residents and friends of Great Houghton would continue to fight to retain their rural status: Mr Hawkins also stated that the Action Group did not believe that the issues they had raised about Great Houghton's rural village status and the importance of landscape had been adequately or legally dealt with.

7. A PROGRESS REVIEW OF LOCAL PLANS ACROSS WEST NORTHAMPTONSHIRE

The Head of the JPU submitted a report that provided an update on the progress being made on the preparation of Local Plans across West Northamptonshire.

Councillor Kay Driver reported that regarding the Daventry District Settlements and Countryside Local Plan, Daventry District Council had set up a working group that had already met with some Parish Councils. In their case only a further 350 houses needed to be allocated and parishes that had similar issues were being encouraged to work together.

Councillor Stephen Clarke commented that regarding the South Northamptonshire Settlements and Development Management Local Plan, South Northamptonshire Council had held two workshops with Parish Councils and others had been planned.

Councillor Tim Hadland reported that regarding the Northampton Related Development Area Local Plan, Northampton Borough Council had set up a working party that would start meeting early in the new year.

Councillor Jim Bass asked how much had been done in respect of a waste development plan for Billing Treatment Works. The Head of the JPU noted that this was a matter that Northamptonshire County Council was taking a lead on and that in the absence of officer representation from NCC at the meeting would refer the query to them.

- RESOLVED:**
1. That the progress on the preparation of the locality based Local Plans for which the governance arrangements are set out in the approved West Northamptonshire Local Development Scheme, June 2012 be noted.
 2. That the advanced stage in the preparation that the Northampton Central Area Action Plan had reached and its likely imminent adoption be noted and welcomed.
 3. That the West Northamptonshire Local Development Scheme, June 2012 (LDS), be reviewed, as necessary, ahead of submission of the Local Plans it includes for their public examination in order to ensure that the LDS reflects the up to date key milestone dates for the preparation of all Local Plans contained within it.

4. That the governance of the Minerals and Waste Development Framework Local Plan set out in the Northamptonshire Minerals and Waste Development Scheme be noted and that the progress on the partial review of the Minerals and Waste Development Framework Local Plan as described in the report be noted.

6. WEST NORTHAMPTONSHIRE JOINT CORE STRATEGY- APPROVAL TO SUBMIT FOR EXAMINATION

The Chair noted that the production of a Joint Core Strategy (JCS) had reached an important milestone; work on it had first commenced in 2005 and that the partner authorities had worked tirelessly to bring it forward as quickly as possible bearing in mind compliance with the legal framework. The headlines were that the housing numbers would be reduced as compared with the RSS (Regional Spatial Strategy) but employment figures had been kept at a high level.

Councillors Kay Driver and Stephen Clarke commented that they were pleased that this point had now been reached in the process. It was important that the Joint Core Strategy was adopted for each of the partner Councils to be able to better manage development in their areas.

The Head of the JPU:

- submitted a report that considered the general conformity and consistency between the Regional Strategy for the East Midlands and the Joint Core Strategy;
- provided an Addendum to the Summary of the Main Issues Raised by the Representations to the Pre-Submission Joint Core Strategy and the Joint Planning Unit's Response to the Representations;
- provided a summary of the Proposed Changes to the Pre-Submission Joint Core Strategy representations stage;
- provided a quantitative analysis of the representations received to the Proposed Changes to the Pre-Submission version of the Joint Core Strategy;
- provided a factually based summary of the main issues raised by the representations to the Proposed Changes to the Pre-Submission version of the Joint Core Strategy;
- confirmed what action, if any, needed to be taken on the representations received to the Proposed Changes to the Pre-Submission version of the Joint Core Strategy;
- sought approval to submit the Joint Core Strategy and its supporting documents to the Secretary of State for Examination ; and
- sought agreement to the process that will operate across the partnership should minor modifications to the Joint Core Strategy arise or be suggested during the Public Examination process.

The Head of the JPU noted that it was an important step for the Joint Core Strategy to be submitted to the Secretary of State for Examination. It was likely that the public examination would take place during the Spring or Summer of 2013. He emphasised paragraph 1.1 of the report and highlighted the evaluation planning assessment that had been undertaken and associated planning judgement based conclusion that the JCS was in general conformity with the RSS: there was a risk because of the reduction in housing numbers but challenges to it were part of the process and the JPU were geared up to be able to react to them. Importantly, the JCS had to be achievable and deliverable.

The Head of the JPU noted that the JCS at the point of submission had to be in general conformity with the RSS as it still existed, but if the RSS was subsequently rescinded during examination the JCS would need to be consistent with the NPPF (National Planning Policy Framework). The planning judgement based conclusion was that the JCS would meet the objectively assessed housing needs and other requirements of the NPPF and therefore was consistent with it. The RSS housing figures had been partly based on West Northamptonshire being a growth area. The JCS housing figures recognised the need for some growth and at a level that was achievable in the current economic climate. In short, the JCS was considered to be both in general conformity with the RSS and consistent with the NPPF.

In answer to a question, the Head of the JPU commented that whilst submission of the JCS would not stop speculative applications from developers absolutely, the fact that it had been submitted would give the JCS as a whole more weight, and those policies within it that had not been challenged would have even greater weight. Therefore, it would be more difficult for a speculative application to succeed.

The Head of the JPU made reference to other sections of the report as follows:

- he noted that paragraph 5.1 and the Appendix provided the response to the comments raised by Peter Hawkins on behalf of the Great Houghton Action Group. It was considered that adequate protection was given to the Nene Ridge bearing in mind that the JCS was a strategic plan. The existing skylines policy in the existing Northampton Borough Local Plan would remain in place until the JCS was adopted.
- He highlighted Section 6 and clarified that minor updates meant correcting any factual errors, typos etc.
- He highlighted Section 7 and commented that the majority of representations had come from the development industry: summarised the main representations in the context of significant and minor changes proposed to the Pre-submission JCS that were detailed in Appendix 4. It had been concluded that no new issues had been raised by the representations and therefore no further action was required in submitting the JCS to the Secretary of State.
- He noted in Section 8 that all documents would be submitted to the Secretary of State on 31 December 2012 and elaborated on the next stages set out in the Section.

The Chair thanked both Officers and Members for their agreement to a joint approach and to the goodwill on all sides that had allowed this to happen. Councillor John Townsend observed that the relatively few queries members had was due to the longstanding practice of involving them and keeping them informed throughout the process which had greatly reduced the likelihood of outstanding matters.

Councillor Kay Driver proposed and Councillor Stephen Clarke seconded "That the recommendations set out in paragraph 2.1 of the report be approved."

- RESOLVED:**
1. That it be confirmed that, following the completion of the evaluation assessment that had led to a planning judgement based conclusion, the Joint Core Strategy was in general conformity with and was consistent with the East Midlands Regional Strategy (Assessment attached as Appendix 1 to the report);
 2. That the Addendum to the Summary of the Main Issues Raised by the Representations to the Pre-Submission Joint Core Strategy and the Joint Planning Unit's Response to the Representations

(Attached as Appendix 2 to the report) be noted;

3. That the summary of the Proposed Changes to the Pre-Submission Joint Core Strategy representations stage (Regulations 19 and 20) including the requirements of the Regulations and how these have been met (Attached as part of Appendix 3 to the report) be noted;
4. That the quantitative analysis of the representations received to the Proposed Changes to the Pre-Submission version of the Joint Core Strategy (Attached as part of Appendix 3 to the report) be noted;
5. That the factually based summary of the main issues raised by the representations to the Proposed Changes to the Pre-Submission version of the Joint Core Strategy (Attached as Appendix 4 to the report) be noted;
6. That no further action be taken in response to the representations received to the Proposed Changes to the Pre-Submission version of the Joint Core Strategy;
7. That approval be given to the submission of the Joint Core Strategy and its supporting documents to the Secretary of State for Examination as the Strategy was considered to be in general conformity with and consistent with the Regional Strategy and in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012; and
8. That post Submission, should modifications of a minor nature arise during the Public Examination, the Head of the Joint Planning Unit be delegated authority to raise them with relevant partner Council Director(s) for them to raise with relevant senior Councillors in the Partnership: following consultation with the Chair of the Joint Strategic Planning Committee, the response would then be fed back by the Head of the Joint Planning Unit into the Public Examination.

The meeting concluded at 19.20 hours

Agenda Item 8

At Item 8 in the Agenda for the meeting of the West Northamptonshire Joint Strategic Planning Committee on Wednesday 2nd October the Chair made the following announcement:

“As the Committee will recall at the recent Public Examination hearings relating to the West Northamptonshire Joint Core Strategy, the Examination Inspector required the Joint Planning Unit to undertake additional work. Essentially, this work fell into two parts:

- 1) Undertaking an Objectively Assessed Housing Need assessment under the provisions of the National Planning Policy Framework (NPPF); and
- 2) Undertaking addendum Sustainability Appraisal work to rectify shortcomings in the work done to date.

This work is progressing well and I am sure the Committee will understand, is of a complex nature.

Unfortunately, this work is taking longer than originally anticipated as a result of its complex nature.

A revised timetable is being prepared and is in the process of being finalised.

In the light of that timetable, it is expected that the next meeting after today of this Committee will be Monday 16th December 2013 and the meeting currently scheduled for Monday 18th November will therefore be cancelled. It is expected that the work relating to the Joint Core Strategy will be presented to this Committee on 16th December 2013.

These changes to the diary of this Committee will be given effect to as soon as possible in the days ahead this week.

These changes to dates will also be made available on the Joint Planning Unit’s website as soon as possible.

It is expected that public consultation on any proposed modifications to the Joint Core Strategy will follow early in 2014 for 6 weeks and the Examination Hearings will reconvene in early spring. Dates will be confirmed on the JPU’s website as soon as possible”.

Chair of the West Northamptonshire Programme Board,

Head of Joint Planning Unit, &

Chair of the West Northamptonshire Joint Strategic Planning Committee

October 2013

Date: 02 October 2013

**WEST NORTHAMPTONSHIRE
JOINT LOCAL DEVELOPMENT FRAMEWORK
JOINT STRATEGIC PLANNING COMMITTEE**

**West Northamptonshire Joint Planning Unit
Financial Out Turn: 2012-13**

REPORT OF THE HEAD OF THE JOINT PLANNING UNIT

1. Purpose of the Report

- 1.1 To update the Committee on the financial out turn of the West Northamptonshire Joint Planning Unit's budget for financial year 2012-13.

2. Recommendations

- 2.1 To note the out turn for financial year 2012-13; which illustrates another active and dynamic year for the West Northamptonshire JPU.
- 2.2 To note that £518,103 is to be carried forward to financial year 2013-14 to enable the Joint Core Strategy work programme to remain on track and on target, as this amount is "committed expenditure" as set out in paragraph 36 of the Fifth Schedule of the Legal Agreement between partners.

3. Context

- 3.1 It has been a busy year for the Joint Planning Unit and this means that the budget available to the Unit to progress its work programme has been used to best effect in order to ensure full value for money in terms of progressing essential work whilst also getting the work done.
- 3.2 The latest financial monitoring reveals that:
- at the end of March 2013 the actual expenditure was **£730k**;
 - The remaining unspent budget to be carried forward into 2013-14, as allowed for as "committed expenditure" in paragraph 36 of the West Northamptonshire Joint Planning Unit Finance and Procurement Protocol, amounts to **£518k**.
- 3.4 There are ongoing necessary projects relating to the preparation of the West Northamptonshire Joint Core Strategy where the expenditure relating to these projects will occur in financial year 2013-14. In the light of this the budget for

these projects, which is contractually committed for the purposes of progressing the Joint Core Strategy, will be carried forward to 2013-14 so that the Joint Core Strategy Work Programme stays on track.

3.5 This approach has been endorsed by the s151 officers in all partner authorities and also by the Business Sub Group at their meeting on 13 June 2013.

4. Future management of the West Northamptonshire Joint Planning Unit Budget

4.1 All expenditure in 2013-14 and subsequent years will continue to be closely monitored by the Programme Board reporting to the Business Sub Group to ensure value for money for all the partner authorities.

Name: David Atkinson
Title: Head of Joint Planning Unit
Date: 15 August 2013

Martin Henry CPFA
Director of Resources
S151 Officer SNC

Contact Officer(s): Mandy Anderson (SNC Accountant) 01327 322233

**WEST NORTHAMPTONSHIRE
JOINT STRATEGIC PLANNING COMMITTEE**

Draft JPU Budget: Financial Year 2014-15

**REPORT OF THE HEAD JOINT PLANNING UNIT & DIRECTOR OF
RESOURCES/SECTION 151 OFFICER: SOUTH NORTHAMPTONSHIRE COUNCIL**

1. Background

- 1.1 The purpose of this report is to enable consideration to be given to a proposed budget for the West Northamptonshire Joint Planning Unit for financial year 2014-15. This budget should be approved prior to 31st October 2013 to accord with requirements set out in paragraph 5 of the fifth schedule of the agreement between the partner Councils. In light of the Comprehensive Spending review and continued pressures on Local Government funding, seeks to incorporate a 10% base budget reduction. The report has been considered and approved by the Programme Board and the Business Sub Group.

2. Context

- 2.1 The budget being proposed is to progress the programme of work set out in the up to date West Northamptonshire Local Development Scheme (LDS), June 2012, together with the work associated with progressing the Community Levy Infrastructure (CIL) on behalf of partner Councils across the West Northamptonshire planning partnership area.
- 2.2 The draft budget proposal incorporates a 10% saving, this will have the effect of reducing total aggregate contributions from partners from **£691,480 to £622,330**. This also has the effect of assisting partner Councils in finding their own savings in 2014/15 and therefore in setting their budgets. The reduced aggregate contributions from partner Councils in 2014/15 are set out in Table 1 below.

Table 1 – Proposed Partner Contributions to JPU Base Budget 2014-15

Partner Authority	2013-14 Budget £	10% reduction in contributions £	2014-15 Proposed Budget £
Daventry District Council	207,445	(20,745)	186,700
South Northamptonshire Council	207,445	(20,745)	186,700
Northampton Borough Council	276,590	(27,660)	248,930
Total	691,480	(69,150)	622,330

2.3 This draft new base budget continues to apply the significant savings made in previous years and in addition a further 10% has been identified within staffing and operational budgets and the budget envelope of £622,330 is considered to be sufficient to complete the agreed work plan in 2014-15 which, given the delays to the Joint Core Strategy has meant that the work associated with the other local plans within the LDS will largely move into 2014-15 and 2015-16. The full costs of the examination of the local plans has not been budgeted for in 2014-15 as that aspect of the work is expected to fall into 2015-16

3. Recommendations

3.1 That the Joint Strategic Planning Committee approve the 2014-15 base budget of **£622,330** for the JPU so that it may be forwarded on to partner Councils for their ratification.

Name:	David Atkinson	Martin Henry
Title:	Head of Joint Planning Unit	Director of Resources &
Date:	September 2013	S151 officer, SNC.

Contact Officer(s): Mandy Anderson (Accountant - SNC) 01327 322233

Date: 02 October 2013

WEST NORTHAMPTONSHIRE JOINT STRATEGIC PLANNING COMMITTEE

Representations to the North Northamptonshire Non-Statutory consultation August 2013

REPORT OF THE HEAD OF THE JOINT PLANNING UNIT

1. Background

- 1.1 The North Northamptonshire Joint Planning Unit are conducting a Non-Statutory Consultation on a range of issues relating to their on-going Joint Core Strategy First Review. This is pending the decision of the Secretary of State for Local Government and Communities on the Rushden Lakes leisure and retail proposal following the “call-in” of the planning application. The intention is to consult on matters which are not affected by the Rushden Lakes decision so that the Plan can proceed as quickly as possible once the Rushden Lakes decision is known (currently expected in Jan 2014).
- 1.2 The consultation is running until 5:00 pm on 11th October, and covers the following topics:
 - Consultation on Strategic Housing and Employment Sites;
 - Urban Structure Study;
 - Interim Housing Policy Statement; and
 - A revised Statement of Community Involvement (SCI).
- 1.3 Full details of the consultation, including all supporting papers can be found on the North Northamptonshire Joint Planning Unit website at <http://www.nnjpu.org.uk/consultations/detail.asp?id=13> .
- 1.4 The Joint Planning Unit (on behalf of the Joint Strategic Planning Committee) has been consulted as a neighbouring strategic planning authority.
- 1.5 Previously the JPU, on behalf of the Joint Strategic Planning Committee, has not make formal comments on neighbouring authorities plans, other than to note the plan. However, in view of the new Duty to Co-operate, it may be more relevant for the Committee to formally comment on this and other similar consultations that are likely to arise in the future.

2. Recommendations

2.1 That Committee note this report and confirm:-

- that there are no objections to any of the strategic housing and employment sites referred to in the document relating to the period up to 2031, which are considered broadly consistent with the submitted Spatial Strategy for West Northamptonshire;
- there are no objections to the Interim Housing Policy Statement;
- the principles of the Urban Structure Study are supported;
- no comments are made in respect of the Revised Statement of Community Involvement; and
- that work on potential future directions of growth around Northampton will be undertaken, as necessary, in partnership with colleagues in the North Northamptonshire Joint Planning Unit.

3. NNJPU – Consultation on Strategic Housing and Employment Sites

3.1 The consultation provides the opportunity to comment on:

- Whether the proposed strategic housing and employment sites are the most appropriate or whether there are better alternatives;
- Draft policies and key principles for several strategic sites; and
- The broad location and draft policy for a sustainable urban extension at Rushden East.

3.2 Table 1 below sets out the strategic sites or broad locations which are not currently committed, either through planning permission or allocation in the approved Joint Core Strategy.

Table 1 - Strategic sites or broad locations that are not yet committed			
Site	Proposed use	Proposed status	Background Paper page no
<i>Corby</i>			
Cockerell Rd	Employment	allocation	50
West Corby	Mixed use sustainable urban extension	allocation	39
Rockingham Enterprise Area ¹	Employment	allocation	52
<i>East Northamptonshire</i>			
Rushden – Nene Valley Farm	Employment	allocation	93
Rushden – Rushden East	Mixed use sustainable urban extension	broad location	Not included
<i>Kettering</i>			
South Kettering (A14 jcn 9)	Employment	allocation or broad location - to be determined	119
A14 jcn 10/A6, Burton Latimer	Employment	allocation	96
Rothwell North	Mixed use sustainable urban extension	allocation	59

¹ Rockingham Enterprise Area incorporates land in both Corby Borough and East Northamptonshire District

North Kettering	Employment	allocation	116
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- 3.3 The consultation asks if the methodology used to assess these sites is appropriate; is the information up-to-date and the assessment correct; and are the listed sites the most appropriate.
- 3.4 There are draft site specific policy for the sites shown in Table 2 below²:

Table 2 – Draft policy and key principles		
Site	Page	Ref
A14 junction 10, Burton Latimer	5	A
Cockerell Road, Corby	8	B
West Corby Sustainable Urban Extension	11	C
Nene Valley Farm, Rushden	16	D
Kettering North	20	E
Rushden East Sustainable Urban Extension	25	F

- 3.5 The reasons for excluding the remaining sites in Table 1 are provided in the document, and the reasons given are considered reasonable.
- 3.6 The Committee should note the very significant amount of employment use being promoted in Table 1, mainly along the A14 corridor, but also at Rushden close to the proposed Rushden Lakes retail proposal. There are no additional sites currently being promoted through this consultation in Wellingborough.

4 The Urban Structure Study (2013)

- 4.1 The Study looks at the Issues, opportunities and constraints of all the major settlements in North Northamptonshire. In respect of Wellingborough the Report notes that “Scope for additional development is limited to the south due to flood plain, environmental constraints and severance caused by the A45”.
- 4.2 The document looks at the characteristics of each town and also at the potential broad areas of growth. The draft conclusion in respect of Wellingborough is that the best integration would be through the development of sites to the north and east of the town, and it notes that WBC resolved to grant planning permission for 200,000 m² of B1/B2 and B8 uses (subject to the completion of a Section 106 agreement) for the Appleby Lodge site to the west of Wellingborough. Kettering, on the other hand, is considered to be heavily constrained by the major roads around it which makes integration with the existing fabric of the town difficult.

² The references relate to the original document

5 Interim Housing Policy Statement (August 2013)

- 5.1 The purpose of this Policy Statement is essentially to respond to the under provision of housing completions required in the North Northamptonshire Joint Core Strategy due, in part, to the recent and on-going recession. The Joint Committee is inviting comments on this policy before it is finalised and adopted by the Joint Committee and partner authorities as a material planning consideration.
- 5.2 The document notes that the Policy proposed no change to the spatial distribution of the housing required, but requires it to be delivered over a longer time period. It specifically notes that Wellingborough is unable to identify a 5 year land supply, and the consultation is intended to address this in a properly planned manner whilst also asking what additional sites could be brought forward for 2014-2019.
- 5.3 Like West Northamptonshire, North Northamptonshire has been delivering considerably less than 50% of the housing required by its JCS since 2006-2007. North Northamptonshire now consider that the housing targets are undeliverable given current market conditions and are out of date in view of the revocation of the Regional Plan and the latest Department of Communities and Local Government Household Projections.
- 5.4 Figure 3 in the North Northants report suggests that the housing requirements for the period 2011-2021 should be 17,832 compared to the 31,255 required by the North Northamptonshire Joint Core Strategy. This compares to the actual delivery of an average of 15,200 homes in the past two decades. The evidence provided suggests that this lower number will continue to provide for some immigration to the area, and will not therefore put additional pressure on West Northamptonshire.
- 5.5 The Wellingborough requirement for 2014-2019 is estimated to be 2,736 dwellings. When a 20% allowance is added to reflect under-delivery this becomes 3,283 dwellings, compared to an identified supply of 3,068. Appendix 2 of the Draft Background Paper on Strategic Housing and Employment Sites (published alongside this consultation, see link to NNJPU website on page one above) sets out a schedule of small and medium sites which could meet the identified shortfall.
- 5.6 Overall, there are no particular issues which arise from the Interim Housing Policy Statement so far as West Northamptonshire is concerned.

6 Revised Statement of Community Involvement (SCI)

- 6.1 There are no issues in the SCI document so far as West Northamptonshire is concerned.

7 Comments Recommended by Officers

- 7.1 Your officers note the big increase in the amount of additional employment land being promoted, but do not consider that this is a cause for concern for West Northamptonshire, and therefore recommend no objections.
- 7.2 The principles of the Urban Structure Study are supported.
- 7.3 The contents of the Interim Housing Policy Study are noted, and in particular that the lower housing number recommended will still continue to provide for in-migration to the area, and will not therefore add additional pressure to the West Northamptonshire partner council areas. It is therefore recommended that there should be no objections to this proposed policy statement.
- 7.4 Your officers consider that the SCI is a matter for the North Northamptonshire partners and therefore recommend that no comment is made on this issue.

Dave Hemmett
Information and Programme Manager
West Northamptonshire Joint Planning Unit

Telephone: 01604 838037

Date: 02 October 2013

**WEST NORTHAMPTONSHIRE
JOINT STRATEGIC PLANNING COMMITTEE**

Representations to the Vale of Aylesbury Plan

REPORT OF THE HEAD OF THE JOINT PLANNING UNIT

1. Background

- 1.1 Aylesbury Vale District Council have recently undertaken a Pre-Submission consultation on their Vale of Aylesbury Plan, which sets out the vision, strategic objectives, and overall jobs and housing figures for the District.
- 1.2 The Joint Planning Unit (on behalf of the Joint Strategic Planning Committee) has been consulted as a neighbouring strategic planning authority.
- 1.3 Under normal circumstances the JPU, on behalf of the Joint Strategic Planning Committee, does not make formal comments, other than to note the plan. In this particular instance the numbers being promoted in the plan appear to be too low, and could therefore lead to the expectation of partner Councils meeting displaced need, even though this has not been formally requested under the Duty to Co-operate provisions.
- 1.4 The JPU has therefore submitted an officer objection to the Vale of Aylesbury plan. This report sets out details of the officer objection and the reasons for it.
- 1.5 The Joint Planning Unit has subsequently been notified that the Vale of Aylesbury Plan was submitted to the Government on Monday 12th August, for an independent examination.

2. Recommendations

- 2.1 That Committee confirms the objection to the Vale of Aylesbury Plan, submitted on its behalf by officers, and determine whether they wish officers to make oral representations to the Hearings in due course.

3. The Vale of Aylesbury Plan – Proposed Housing Numbers

- 3.1 The proposed housing numbers in the Vale of Aylesbury Plan are based on work commissioned from G L Hearn, which states that these represent an objectively assessed housing need for the area. The original report was prepared before the publication of the 2011 Census based household

projections, and an update was prepared in April 2013 which takes these into account.

- 3.2 The proposed figure is for 13,500 homes for the period 2011-2031, of which 9,950 are already committed. Virtually all the reductions from previous planning documents (and part housing completions) are in the Aylesbury housing sub-market area and the removal of any growth relating to Milton Keynes. Thus only an additional 3,550 houses are being proposed in this Plan.
- 3.3 Table 2 in the Plan shows existing commitments in Aylesbury urban area of 7,600, but only 800 additional dwellings being proposed for the period to 2031.
- 3.4 There is no indication within the Plan that there will be any under-provision of housing, and therefore no indication has been given of where any excess housing requirement will be met.
- 3.5 There is no provision to provide for flexibility in the event of sites not coming forward.
- 3.6 The supporting documents submitted by Aylesbury Vale District Council are available on their website at <http://www.aylesburyvaledc.gov.uk/planning-policy/emerging-local-plan-vale-of-aylesbury-plan/vap-strategy-evidence-examination-library/>

4 Basis of Objection

- 4.1 The Vale of Aylesbury Plan proposes a total of 13,500 new homes from 2011 to 2031. Taking into account existing planning permissions and commitments the Plan proposes a requirement for 3,550 new homes to 2031.
- 4.2 The initial work used to inform the preparation of the Vale of Aylesbury Plan, including the consideration of housing numbers, included the 'Housing and Economic Growth Assessment (September 2011). This was published in advance of information from the 2011 Census for England and Wales. As a result, it was necessary to make a number of assumptions about how future projections of population growth change in advance of the Census. Information from the 2011 Census suggests these original assumptions underestimated population growth trends and as a result this is a challenge to the position taken regarding the housing requirement for Aylesbury Vale.
- 4.2 A simple view of the 2011 Census based projections show that the number of households in Aylesbury Vale is expected to grow from 69,703 to 79,583, i.e. by 9,880 between 2011 and 2021. The same increase applied from 2021 to 2031 would give an increase between 2011 and 2031 of 19,760 households.
- 4.3 In order to convert this into a dwellings requirement there needs to be an additional allowance to allow for the normal churn in the housing market, and the constant existence of vacant houses as a part of the normal operation of the housing market. The notional allowance usually applied is 3%.

- 4.4 The addition of this allowance to the households above gives a total requirement 2011 – 2031 of 20,353 dwellings (without any additional allowance for flexibility). This compares with the Sub National Population Projections (SNPP) shown in Figure 26 of the GL Hearn report under scenario SNPP of 20,465 dwellings (1,023 dwellings per annum).
- 4.5 The background of the plan recognises that there has been an average of 844 dwelling completions per annum over the recent five years. If this rate reflects what could be built, then it would reflect a total requirement (2011 – 2031) of 16,880. It is your officers view that this should be regarded as the absolute minimum requirement for the following reasons:
- The 844 per annum was achieved largely during a recession, and so should be considered a minimum in the light of likely economic recovery; and
 - The National Planning Policy Framework requires Councils to “plan positively” (Paragraphs 16, 21 and 23), and it is considered that the proposed numbers do not fulfil this requirement.
- 4.6 The 13,500 dwellings proposed (675 dwellings per annum) is therefore a clear planned under-provision in the Vale of Aylesbury Plan compared with the government’s own sub national population projections, which are required to be taken into account under the terms of the NPPF. It is the view of the JPU that the justification for not using these projections given in the update paper is not sufficiently robust, and does not take account of recent housing completion rates within Aylesbury Vale District.
- 4.7 There is no indication that Aylesbury Vale District Council have requested any other planning authority to make provision for its apparent under supply of housing under the Duty to Co-operate provisions.
- 4.8 It is the JPU’s conclusion, that the proposed housing numbers represent a potential under-supply of housing. Without any acceptance that this is the case, and no indication in the Plan of where or how any under provision will be accommodated, there is a real risk that West Northamptonshire will come under increasing housing pressure to meet any shortfall.

5 Subsequent Discussions

- 5.1 Officers of the JPU have held discussions with officers from Aylesbury Vale following the submission of the Vale of Aylesbury Plan to the government for examination. Aylesbury Vale’s officers view was that the planned provision was within the range of numbers their evidence has suggested would meet their Objectively Assessed Housing Need.
- 5.2 Aylesbury Vale officers believe that their housing trajectory, which shows housing completions falling from 1,026 in 2012/13 to below 450 in 2024/25 and 410 in 2030/31 is justified by their evidence. This is a view which is not accepted by your own officers.

5.3 As a result of these discussions, your officers have indicated that they may wish to make oral representations to the Examination Hearings when they take place (currently requested for November 2013). The Committee's view is required whether they wish Officers to make oral representations to these hearings, or whether they consider written representations will be sufficient.

6 Objection Submitted by Officers

6.1 The objection has been made against Objectives 1 and 2 and Policy VS2 of the Vale of Aylesbury Plan Strategy Proposed Submission Document.

6.2 The reasons for the objection are :

"The proposed housing numbers do not appear to meet the area's Objectively Assessed Needs" when considered against the latest 2011 Census based interim housing projections and recent historic housing completion rates. No indication has been provided to show where any under-supply within the Vale of Aylesbury will be accommodated."

6.3 The changes which have been requested to make the Plan sound are:

"Increase the provision of housing in the plan to at least 20,465 dwellings for the period up to 2031. It may be prudent to increase this by a further amount to allow for both flexibility and sites not coming forward when expected. Re-assess the provision of employment to reflect the higher number of dwellings."

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