

## LIBRARY DOC804

### **East Northamptonshire Rural North, Oundle and Thrapston DPD** □

#### Inspector's key concerns as to soundness.

Housing delivery. Test iv. PPS3 (paragraphs 53-57) requires the LPA to demonstrate that there will be a supply of land for housing for the first 5 years from adoption of the DPD (i.e. 2009 – 13 inc.) through specific sites which are suitable, available and achievable. Furthermore, the DPD should identify a further supply of specific developable sites for years 6-10 (2014-18) and, where possible, to the end of the plan period. It is matter of concern that key policies, for example, for Oundle, indicate that allocations are dependent on work to be done on a transport strategy and that longer-term options will be for a review of the plan.

There is a paucity of up-to-date housing land availability information in the submitted evidence base and there is no clear indication in the DPD of any implementation strategy as required by paragraph 62 of PPS3. The information in the North Northamptonshire Joint Core Spatial Strategy (the CSS) does not relate to the RNOTP plan area but to East Northants as a whole and is not site-specific. The AMR also relates to the existing district-wide local plan.

As GOEM state in their representation it is far from clear what the delivery mechanisms are and what the timescale is related to the programmes of those agencies responsible for infrastructure provision. The Council have responded that discussions are on-going but there is an expectation in the LDF process that evidence on such matter should be available at submission. On this basis there is a risk that the plan might be considered unsound against test viii.

It is also relevant to note that the Inspector's report on the CSS has been published. This makes modifications to a number of policies, including Policy 7 to make it less negative in tone. Is it considered that the policy approach in the RNOTP is consistent with the modified CSS?

#### Other matters

Other aspects which, at first glance, raise questions of consistency with Government Policy Guidance include policy 2 in respect of housing densities, Policy 8 Parking Standards, Policy 12 Open Land, Policy 16 Wind Farms. There is also a general concern about the relationship to the CSS and the very generalised nature of some of the policies.

JRM  
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