

Further query re Policy 11 Housing Mix – 23 April 2009

Policy 11 was discussed under Matter b, question (vii). The Council asked for further time to consider the issue of the justification for the thresholds and percentages. It was suggested that this might be discussed again under affordable housing but I have no record that it was.

Did the Council reply further on this matter? If they did could I be given a reference to it? If not, is it something they can do now, please?

Response

The following web link gives access to the following document:

North Northamptonshire Strategic Housing Assessment - Technical Assessment (August 2007): <http://www.east-northamptonshire.gov.uk/ppimageupload/image13450.pdf>

This document provided the principal source of the elements relating to the justification of percentages and thresholds. These can be seen in the final section of the report headed 'East Northamptonshire District Council: Draft Policies.'

These comprise pages 132 to 138 of the document.

In particular paragraphs E3.IO4, E3.107 (1) and E3.110 apply. These relate directly to policy 11 proposal standards 1, 2 and 3 and form the main source from which Policy 11- Housing Mix is derived.

Inspector's rejoinder □

I am familiar with the section of the SHMA technical report to which the Council refer. Paragraphs E3.107 and 110 are dealing with affordable housing, not the mix of open market housing which is the subject of Policy 11. Paragraph E3.104 includes the qualification "where a new community is being developed" not generally to all developments of 50+ dwellings, is it considered that this applies to any of the larger RNOTP developments?

Otherwise, the SHMA is of little direct relevance. The secondary data analysis (Doc. 329) would appear to be more relevant but even that does not appear to justify the percentage figures in Policy 11. Not only is the data source historic (2001 census) but the ward-level analysis does not obviously support the policy. For example, it

does not clearly justify a requirement for more smaller dwellings in Lyveden ward and why "at least 60%" rather than any other proportion. "More" does not mean "predominantly".

I have serious doubts as to whether this policy can be said to be supported by a robust and credible evidence base.

John R Mattocks □

27.04.09