



## Planning Policy Committee – 16 September 2013

### North Northamptonshire Joint Planning Unit – Draft Interim Policy Statement on housing requirements in the North Northamptonshire Housing Market Area

#### Purpose of report

The purpose of this report is to consider a formal East Northamptonshire Council response in respect of a consultation on the Draft Interim Policy Statement on housing requirements in the North Northamptonshire Housing Market Area – known as the “Interim Housing Statement” (IHS); currently being undertaken by the North Northamptonshire Joint Planning Unit (JPU). The closing date for comments is **11 October 2013**.

#### Attachment(s)

Appendix 1: Draft Interim Policy Statement on housing requirements in the North Northamptonshire Housing Market Area

Appendix 2: Draft Consultation Response – Interim Housing Statement

#### 1.0 Background

- 1.1 In the week commencing 12 August 2013, North Northamptonshire JPU launched a non-statutory public consultation, regarding the North Northamptonshire Housing Market Area – known as the “Interim Housing Statement” (IHS) paper (**Appendix 1**). The IHS was previously considered by the Planning Policy Committee on 17 June 2013, where Members endorsed this approach.
- 1.2 To assist the consultation, the JPU has put together a series of questions (see below) in respect of the IHS paper. The IHS is a non-statutory policy document, which the four North Northamptonshire partner local authorities (Corby, East Northamptonshire, Kettering and Wellingborough) are looking to adopt, to bolster and supplement the adopted (2008) North Northamptonshire Core Spatial Strategy. It must be noted that while Members and officers of the four partner local authorities have all had substantial involvement throughout formulation of the IHS, in a number of instances there may still be some concerns at an individual authority level.

#### 2.0 Interim Housing Statement – consultation questions

- 2.1 The IHS policy document (Appendix 1) represents a substantive and urgent matter for consultation. This is an interim measure until the Joint Core Strategy (JCS) review can be finalised.
- 2.2 An earlier draft version of the IHS was discussed and agreed at the Planning Policy Committee on the 17 June 2013. However, now that this has been finalised we are invited to comment further, around the following questions:
  - a) *Do you agree with the approach taken to calculating an objectively assessed, five year housing requirement as set out in Part A?*
  - b) *Much of the supply of housing land identified in Part B is already committed for development (extant permissions, saved local plan and adopted development*

*plan allocations). Are the assumptions that have been made about the phasing of development on these sites realistic? Could any of these sites be brought forward more quickly?*

- c) Some of the LPAs have identified additional sites for housing development but have assumed that this will take place after 2019 (see Appendices 2 and 3). Could any of these sites be brought forward more quickly?*
- d) In addition to speeding up delivery on sites identified in Part B and Appendix 3, what additional sites are available for immediate development and, provided in line with the adopted Core Spatial Strategy, could deliver housing in the period 2014-19?*

- 2.3 The [2012 Annual Monitoring Report](#) (AMR) demonstrates that, as at 1 April 2012, East Northamptonshire was able to demonstrate 5.34 years supply of deliverable housing land against the current (adopted) CSS targets (AMR, Table E2). Given that a number of significant new consents have recently been granted (e.g. Thrapston South; Land rear of Green Close, Irthlingborough), officers remain of the opinion that we can continue to maintain a deliverable five year housing land supply once the 2013 AMR is finalised.
- 2.4 The IHS seeks delivery of the adopted CSS targets over a longer period (i.e. beyond 2021), in order to reflect the state of the construction industry and housing market following the national economic problems in the last 5 years (2008). It is intended to address concerns and issues raised by the partner North Northamptonshire local authorities.
- 2.5 A draft response has been prepared (**Appendix 2**), which notes that the IHS represents the preferable way forward, until the JCS review can be completed. Members are asked to consider these initial comments and expand upon or develop these as necessary.

### **3.0 Conclusion**

- 3.1 The draft response (Appendix 2) has been prepared to enable Members to formulate a formal response to the IHS, in order that this may be finalised by the JPU and (ultimately) adopted by each of the four North Northamptonshire partner authorities. Members are asked to review the proposed responses to the questions and consider whether these are appropriate and/ or whether there are any further issues or concerns.
- 3.2 Representations must be submitted to the JPU, by 5pm on **Friday, 11 October 2013**. The JPU will then review and collate these and a summary report will then be presented to the North Northamptonshire Joint Planning Committee. Following this, it is anticipated that the Planning Policy Committee will then consider the adoption of the IHS, on behalf of the Council.

### **4.0 Equality and Diversity Implications**

- 4.1 There are no equality and diversity implications arising from this report.

### **5.0 Legal Implications**

- 5.1 There are no legal implications arising from this report.

### **6.0 Risk Management**

- 6.1 There are no risks associated with this report.

## 7.0 Financial Implications

7.1 There are no financial implications associated with this report.

## 8.0 Corporate Outcomes

8.1 The relevant Corporate Outcomes are:

- Good quality of life: Sustainable development, Strong communities, High quality built environment
- Effective partnership working
- Strong community leadership
- Effective management

## 9.0 Recommendation

9.1 Members are requested to review/amend and endorse the draft East Northamptonshire Council response (Appendix 2) to the Draft Interim Policy Statement on housing requirements in the North Northamptonshire Housing Market Area and/ or put forward any additional/ further comments that they may wish to make.

*(Reason – to provide a formal Council response to the North Northamptonshire JPU's Interim Housing Statement policy document that is currently out for consultation)*

<b>Legal</b>	Power: <b>Planning and Compulsory Purchase Act 2004, Town and Country Planning (Local Planning) (England) Regulations 2012</b>				
	Other considerations: None				
<b>Background Papers:</b> Minutes of previous Planning Policy Committees (17 June 2013) North Northamptonshire Annual Monitoring Report (January 2013)					
<b>Person Originating Report:</b>	Michael Burton – Senior Planning Policy Officer Ext: 2221 <a href="mailto:mburton@east-northamptonshire.gov.uk">mburton@east-northamptonshire.gov.uk</a>				
<b>Date:</b> 09 September 2013					
<b>CFO</b>		<b>MO</b>		<b>CX</b>	

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