



WNDC Board Report

Report by Director Planning Services

Paper Reference: 2011-02-08-03

Agenda Item: 8

14 March 2011

Subject: Consultation on the Pre-Submission draft of the Joint Core Strategy.

Advice: That the Board:

1. **Note** Confirm WNDC's support for the pre -submission joint core strategy

Summary:

- Consultation has commenced on the West Northamptonshire Joint Core Strategy.
- Outlines the strategy in broad terms.

1. Progress on the Joint Core Strategy

- 1.1 On the 31st January 2011 the West Northamptonshire Joint Strategic Planning Committee resolved to take the draft “West Northamptonshire Joint Core Strategy Pre-Submission Vision” to consultation. This document sets the housing numbers and policies for the period up to 2026.
- 1.2 The Spatial Strategy outlines the hierarchy of places and centres in the towns of Northampton, Daventry, Towcester and Blackley, and the rural areas and the principles for the distribution of development between the places. This includes maximising the use of land and buildings within the existing urban areas of the towns as well as developing new sustainable urban extensions to the towns. The Spatial Strategy identifies how much new development will be provided and when, i.e. the overall phasing of development. The Spatial Strategy also sets out the principles of sustainable development that all development will follow in order to achieve the vision of West Northamptonshire, particularly in response to climate change.
- 1.3 The Pre-Submission Joint Core Strategy makes provision for 50,150 new homes to be built between 2001 and 2026. This is a substantial reduction from the Regional Spatial Strategy requirement of 62,125 homes. Over 15,500 have already been built in the period up to 31 March 2010, and planning permission has already been granted for a further 13,000 homes. This means that the Joint Core Strategy is planning for a further 21,500 to be granted planning permission and be built before 2026. This level of provision is based on what can be delivered and supported by infrastructure and that will meet the needs of the existing population. The Infrastructure Delivery Plan supports this housing number and this document is part of the evidence base and will be published accordingly.

1.4 The distribution of development is as follows;

S3 Scale of Development –

Total Housing Requirement for West Northants 2001-2026: 50,150

- Daventry District: 11,880
- Northampton Borough: 26,220
- South Northamptonshire: 12,050

	Total	Built	Remainder
Daventry District	11,880	2,690	9,190
Town	5,820	1,310	4,510
Rural	2,310	1,380	930
Northampton Related	3,750		3,750
Northampton Borough	26,220	9,030	17,190
South Northamptonshire	12,050	3,960	8,090
Towns	4,720	900	3,820
Rural	3,620	1,630	1,990
Northampton Related	3,710	1,430	3,280

Total

S4 Northampton Related Development Area

Total Housing requirement for the Northampton Related Development

2001-2026: 33,680

S5 Sustainable Urban Extensions

Northampton

-	Kings Heath (Dallington Grange)	3500
-	North	2000 DDC
-	North of Whitehills (Buckton Fields)	1000 DDC
-	South	1000
-	South of Brackmills	1000
-	Upton	1000
-	West	750/750 DDC

S5 Sustainable Urban Extensions cont.

Daventry

-	North East	2500 (further 1500 beyond plan period)
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Towcester

-	South	1500 (further 1800 beyond plan period)
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Brackley

-	East	380
-	North	1380

S6 Phasing of Housing Development

Summary of Content (A) Spatial Strategy

District	2010-11	2011-16	2016-21	2021-26
Daventry	200	1410	3950	3630
Northampton	510	4800	6610	5270
South Northamptonshire	200	2000	3640	2260
Total	910	8210	14200	11160

S7 Provision of Jobs

- 16,000 jobs 2010 – 2026
- Maintain broad balance between jobs and homes

S9 Distribution of retail Development

Retail to be in town centres.

Retail Development outside town centres & SUEs will be:

- Subject to sequential approach where first preference is given to well connected edge of town centre sites
- Subject to impact assessment for proposals over 1,000 sq m gross

1.4 The next stage after the consultation in Feb to March will move the Pre-Submission Joint Core Strategy public consultation to the preparation of the Submission Joint Core Strategy by June 2011. The Submission Joint Core Strategy will be published for comment at the same time as being submitted to the Planning Inspectorate for

consideration at a Public Examination. The independent Public Examination will test the “soundness” of the Joint Core Strategy and consider representations on the basis on whether the plan is sound. The Inspector appointed by the Secretary of State to conduct the Examination will produce a report with recommendations which will be binding. Any changes required by the Inspector may be incorporated and then the Joint Core Strategy will move towards adoption. The adoption of the Joint Core Strategy will be advertised. It is expected that the Joint Core Strategy will be adopted in May 2012 and published shortly afterwards.

1.5 The pre-submission core strategy is a sound and well evidenced document. Therefore, there is not considered to be any adverse impacts on the regeneration agenda that WNDC has developed with its partners.

2. Recommendation.

That WNDC confirms its support for the pre-submission West Northamptonshire Joint Core Strategy.