

Examination of the Northampton Local Plan Part 2 2011 – 2029

Inspectors:

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Agenda - Hearing Day 1. Tuesday 16 November 2021 – start 1400

Introduction and Inspectors' Opening Announcements

Matter 2 Housing Provision

Issue A: Is the provision for housing development effective and justified, and consistent with the strategic policies of the WNJCS and national policy?

18. Is the overall amount of new housing proposed in the Plan consistent with the strategic policies of the WNJCS as required by Regulation 8(4)?
19. In regard to the proposed housing trajectory, is the Plan sufficiently clear as to its purpose and the relationship with the strategic policies of the WNJCS? Is the approach proposed by the Council justified and within the scope of the Part 2 Plan, and would it be effective?
20. Is the anticipated rate of development from the sites proposed in the Plan as set out in the housing trajectory in Appendix A of the Plan justified? Are the proposed main modifications to the housing trajectory necessary for soundness?
21. Would there be a five-year supply of deliverable housing sites calculated from the date of adoption of the Plan, as per the housing requirement set in the WNJCS, and would there be an adequate supply of specific, developable sites or broad locations for growth for the remainder of the plan period?
22. What is the evidence for whether sites identified in the housing land supply, should be considered to be deliverable or developable as per the Framework definitions?
23. The Plan in Table 6 includes a windfall allowance of 2,400 dwellings. What is the compelling evidence that windfall will be a reliable source of supply and is this figure justified?
24. What is the evidence that priority has been given to making best use of previously developed land and vacant and under used buildings contributing to the achievement of a West Northamptonshire Target of 30% of additional dwellings on previously developed land or through conversions consistent with WNJCS Policy S1?

25. Would sufficient land be provided so that at least 10% of the housing requirement can be accommodated on sites no larger than one hectare consistent with paragraph 69 of the Framework?

Issue B: Are the housing policies clear, justified and consistent with national policy, and will they be effective?

Policy 4 Amenity and Layout

26. What is the justification for the application of the nationally described space standard (NDSS)?
27. What is the evidence that the Council has considered the impact of using the NDSS, in terms of Local Plan viability and any effects on the affordability of new homes?
28. Is the Plan justified in not affording a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions?
29. Are the proposed main modifications necessary for soundness?

Policy 14 Type and mix of housing

30. Are the housing mix provisions of the Policy underpinned by relevant and up-to-date evidence, and would the Policy be effective in addressing the housing needed for different groups in the community?
31. What is the justification for the requirement that self – build custom build housing plots can revert to other forms of housing after a 3-year vacancy period, what effect would this requirement have on viability, and would this be effective?
32. Is Policy 14 seeking to apply the Government’s optional technical standards for accessible and adaptable housing? If so, what is the justification for this, is it sufficiently clear as to whether it is seeking M4(3)(2)(a) wheelchair adaptable or M4(3)(2)(b) wheelchair accessible housing, and would the Policy be effective?
33. Are the proposed main modifications necessary for soundness?

Policy 15 Delivering houses in multiple occupation

34. Is the 10% threshold for Houses in Multiple Occupation (HMO) within 50 metres of an application site for a proposed HMO justified?
35. Is Policy 15 clearly written and unambiguous, so that it is evident how a decision maker should react to development proposals by requiring compliance with the Council’s existing space standards which are not part of the development plan for the area?

Participants

West Northamptonshire Council

Home Builders Federation

Homes England

Lichfields for Shoo 22 Ltd