

Item No:
Date: 26 October 2010

WEST NORTHAMPTONSHIRE

JOINT STRATEGIC PLANNING COMMITTEE

West Northamptonshire Joint Core Strategy
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REPORT OF THE HEAD OF THE JOINT PLANNING UNIT

1. Purpose

1.1 The purpose of this report is:

- 1) To explain the recent changes to the planning system as a result of the emerging new Government's policies in May 2010;
- 2) To explain the implications of these changes for the preparation and content of the Joint Core Strategy; and
- 3) To explain the next stages of the Joint Core Strategy preparation process in the light of these changes.

2. Recommendations

2.1 That the Joint Strategic Planning Committee:

- 1) Notes the recent and emerging changes to the planning system as a result of the new Government being elected in May 2010;
- 2) Agrees the resultant approach that is being taken to the preparation, scope and content of Joint Core Strategy principally as set out in paragraph 5.3 and notes that the annualised housing target will be substantially revised downwards and that the headline Regional Spatial Strategy (RSS) housing figure of 62,125 will be replaced with a much reduced figure of around 50,000 homes.

3. The West Northamptonshire Joint Core Strategy

- 3.1 The Joint Core Strategy will be the long term strategic plan for the development of Daventry District, Northampton Borough and South Northamptonshire administrative areas – it deals with the big picture of what will happen in the future. It is a spatial policy document, which means it deals with places and the activities that happen within and between them. Preparation of the Joint Core Strategy is a legal requirement. The Joint Core Strategy is the priority document for preparation as part of the Local Development Framework for the area. It is the overarching document and all subsequent documents must reflect what it says.
- 3.2 At its meeting on 6 July 2009 the West Northamptonshire Joint Strategic Planning Committee approved the publication of the West Northamptonshire Emergent Joint Core Strategy for consultation. The Emergent Joint Core Strategy was published on 31 July 2009 for a six week consultation period which was subsequently extended. The responses to the Emergent Joint Core Strategy consultation were considered by the West Northamptonshire Joint Strategic Planning Committee at its meetings on 30 March 2010 and 26 July 2010.

4. Changes to Government Policy

- 4.1 On 27 May 2010 the Secretary of State for Communities and Local Government announced his intention to abolish Regional Strategies. This was confirmed on 6 July 2010 by the decision to revoke Regional Spatial Strategies, including the East Midlands Regional Plan incorporating the Milton Keynes and South Midland Sub-Regional Strategy, with immediate effect.
- 4.2 The Department for Communities and Local Government published guidance on the implications of this decision in the form of questions and answers. This guidance, and its accompanying covering letter, is attached as Appendix 1 to this report.
- 4.3 The following advice in relation to continuing to prepare LDF documents is of particular relevance:

“the revocation of Regional Strategies is not a signal for local authorities to stop making plans for their area. (JPU emboldening)

Local planning authorities should continue to develop LDF core strategies and other DPDs, reflecting local people’s aspirations and decisions on important issues such as climate change, housing and economic development.

These local plans will guide development in their areas and provide certainty for investors and communities. Local

authorities may wish to review their plans following the revocation of Regional Strategies. We recommend reviews should be undertaken as quickly as possible.”

- 4.4 The following advice in relation to the question of what to do if the LDF document is still under preparation is also of particular relevance to the stage the West Northamptonshire Joint Core Strategy has reached:

“Where local planning authorities are currently bringing forward development plan documents they should continue to do so. Authorities may decide to review and/ or revise their emerging policies in the light of the revocation of Regional Strategies. Where authorities decide to do this they will need to ensure they meet the requirements for soundness under the current legislation. When undertaking consultation and sustainability appraisal on their draft policies, authorities should take an approach that considers the stage reached, the extent of work already undertaken and the scope of the policy changes they are making.”

- 4.5 In relation to determining housing numbers in the absence of Regional Strategy targets the advice states:

“Local planning authorities will be responsible for establishing the right level of local housing provision in their area, and identifying a long term supply of housing land (JPU emboldening) without the burden of regional housing targets. Some authorities may decide to retain their existing housing targets that were set out in the revoked Regional Strategies. Others may decide to review their housing targets. We would expect that those authorities should quickly signal their intention to undertake an early review so that communities and land owners know where they stand.”

- 4.6 Following the Government announcing its intention to revoke the Regional Spatial Strategy (RSS) and the guidance from the Department for Communities and Local Government at the West Northamptonshire Joint Strategic Planning Committee meeting on 26 July 2010 the Chair of the Committee provided a holding response to a Petition Submitted by Mr Hawkins on 7 June 2010. The Chair explained that the reply was a holding response in the light of changing circumstances and that more detail would be available when a pre submission version of the Joint Core Strategy would be discussed by the Joint Committee at its meeting on 31 January 2011. The Chair’s statement is attached as Appendix 2 to this report.

5. Implications for the Preparation and Content of the Joint Core Strategy

- 5.1 Since the West Northamptonshire Joint Strategic Planning Committee meeting on 26 July 2010 the Joint Planning Unit has focused all its resources to the objective of preparing the Pre-Submission version of the Joint Core Strategy for consideration at the West Northamptonshire Joint Strategic Planning Committee on 31 January 2011. The priority has been consideration of the housing provision having regard for deliverability and meeting local housing need.

Housing Provision

- 5.2 Officers are recommending against a fundamental root and branch review of the emerging Joint Core Strategy, including the creation of “locally derived” housing targets, as this could lead to a requirement to return to the ‘Issues and Options’ stage undertaken in 2007 and would therefore result in a significant delay to the plan making process. This would also require a fundamental revisiting of all the current evidence base with associated additional cost and time requirements.
- 5.3 Instead, the Joint Strategic Planning Committee is recommended to **pursue the approach of looking at what can reasonably be achieved and delivered up to 2026, given the current economic difficulties, the reduced levels of funding for infrastructure and the potential time it will take for a full economic and associated housing market recovery to occur.** Evidence has been sought on the potential level of house building during the remaining plan period, and a new housing trajectory¹ has been prepared on this basis. Population forecasting work has been undertaken to test the implications of this trajectory on population, households and labour force.
- 5.4 The Government has made no formal announcement on the status and future of Growth Areas, as defined under the Planning and Communities Act 2003, but it is understood that as this designation was linked to the Regional Spatial Strategy, this status no longer applies. Notwithstanding this, the growth which has already taken place across the plan area has implications for future needs as the population ages and children grow to adulthood and form their own new households. The housing work has not therefore included any specific additional allowances for ‘growth area’ related increases, but it has taken into account growth requirements of all the existing population, i.e. local housing need.
- 5.5 The Planning and Compulsory Purchase Act 2004, as amended, requires that a plan is “sound”. Planning Policy Statement 12

¹ A housing trajectory shows the annual pattern of housing building during the plan period, and is a requirement as a part of the evidence base.

continues to state that for a plan to be found sound it must be justified, effective and consistent with national policy. In terms of effectiveness this means that the plan must be deliverable. In view of the recession and the current economic climate, it has become even more certain that the 62,125 new homes target is not achievable, and therefore the emerging Joint Core Strategy is based on a combination of what is achievable and deliverable while ensuring that local housing need and community aspirations are met. Members will recall that this approach to the regional housing figures was first put forward during earlier discussions in respect of the review of the RSS where reduced annualised housing targets were recommended.

- 5.6 The results of some, 'light touch'², population re-forecasting work suggests that a dwelling provision (2001-2026) of between 45,000 and 48,000 would meet the 'natural growth'³ requirements of the existing 2009 population. Adding in community aspiration, particularly in respect of the growth of Daventry, the proposed dwelling requirement rises to **50,153** dwellings. Of these 15,683 have already been built between 2001 and March 2010, and there is a significant number of dwellings already with planning permission or otherwise committed. This is all summarised in Appendix 3.

Completing and Refocusing the Evidence Base

- 5.7 As a result of reducing the overall housing numbers to be provided in the Joint Core Strategy it is also necessary to update, not restart, other aspects of the evidence base to reflect the reduced scale of development and to enable testing of the consequential distribution of development. In the light of this, the retail, employment land, water cycle, infrastructure, transport strategy and affordable housing elements of the plan are all being updated.

Writing the Pre-Submission Joint Core Strategy

- 5.8 In parallel with the work set out above, officers in the Joint Planning Unit are writing the Pre-Submission version of the Joint Core Strategy with the close input of officers from the Partner Councils and technical bodies including Natural England, the Environment Agency and the Highways Agency.

6. The Next Stages of the Joint Core Strategy Preparation Process

- 6.1 The Pre-Submission version of the Joint Core Strategy will be prepared for consideration by the Joint Strategic Planning Committee on **31 January 2010**. Following consideration by the Committee the

² The RSS evidence base population forecasting was re-run with a constraint of the revised reduced housing numbers to test the likely implications on households and labour force.

³ Natural Growth is a term used to show that the requirements of the existing population can be accommodated within its own area.

Pre-Submission Joint Core Strategy will be published for public consultation.

- 6.2 The outcome of this Pre-Submission Joint Core Strategy public consultation will lead 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.
- 6.3 The independent Public Examination will test the “soundness” of the Joint Core Strategy and consider representations on the basis of 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 will 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.

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Appendix 1 – Letter and accompanying Guidance from Communities and Local Government



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The Chief Planning Officer
Local Planning Authorities in England

6 July 2010

Chief Planning Officer Letter:

REVOCATION OF REGIONAL STRATEGIES

Today the Secretary of State announced the revocation of Regional Strategies with immediate effect.

I have attached some 'questions and answer' advice on immediate issues that may arise from this announcement. It will be important for local planning authorities to carry on delivering local development frameworks and making decisions on applications and the attached document focuses on how to continue taking these forward.

Please address any queries to Eamon Mythen at CLG in the first instance (Eamon.Mythen@communities.gsi.gov.uk).

A handwritten signature in black ink, appearing to read "Steve Quartermain", with a long horizontal line extending to the right.

STEVE QUARTERMAIN
Chief Planner

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Guidance for Local Planning Authorities following the revocation of Regional Strategies

The Secretary of State for Communities and Local Government confirmed today that Regional Strategies will be revoked (see the attached copy of the Parliamentary Written Statement). In the longer term the legal basis for Regional Strategies will be abolished through the “Localism Bill” that we are introducing in the current Parliamentary session. New ways for local authorities to address strategic planning and infrastructure issues based on cooperation will be introduced. This guidance provides some clarification on the impact of the revocation; how local planning authorities can continue to bring forward their Local Development Frameworks (LDFs); and make planning decisions in the transitional period.

1. Under what powers are Regional Strategies being revoked?

Regional Strategies have been revoked under s79(6) of the Local Democracy Economic Development and Construction Act 2009 and no longer form part of the development plan for the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004. This guidance covers the period between revocation of Regional Strategies and legislation to abolish them altogether.

2. Do Planning Policy Statements (PPSs) remain in force?

Yes. The Policy Statement on Regional Strategies (February 2010) is cancelled, and references to Regional Strategies in other Policy Statements are no longer valid. But all other PPSs will continue to apply until they are replaced by the National Planning Framework.

3. Will this affect the London Plan?

The London Plan will continue to provide the planning framework for London boroughs. As part of a wider process of decentralisation in London, we are reviewing how powers and discretion can be shifted downwards from central government to the Mayor and Assembly, to London Boroughs and to local neighbourhoods. This will include reviewing the scope for devolving power from the Greater London Authority down to the Boroughs and below.

The following sections provide advice on some of the issues likely to arise following revocation of Regional Strategies, until the “Localism Bill” and the new National Planning Framework are in place. This guidance should be regarded as a material consideration by local planning authorities and the Planning Inspectorate in their decisions.

4. How will this affect planning applications?

In determining planning applications local planning authorities must continue to have regard to the development plan. This will now consist only of:

- Adopted DPDs;

- Saved policies; and
- Any old style plans that have not lapsed.

Local planning authorities should also have regard to other material considerations, including national policy. Evidence that informed the preparation of the revoked Regional Strategies may also be a material consideration, depending on the facts of the case.

Where local planning authorities have not yet issued decisions on planning applications in the pipeline, they may wish to review those decisions in light of the new freedoms following the revocation of Regional Strategies. The revocation of the Regional Strategy may also be a material consideration.

5. Should we continue preparing LDF documents?

Yes – the revocation of Regional Strategies is not a signal for local authorities to stop making plans for their area.

Local planning authorities should continue to develop LDF core strategies and other DPDs, reflecting local people's aspirations and decisions on important issues such as climate change, housing and economic development.

These local plans will guide development in their areas and provide certainty for investors and communities. Local authorities may wish to review their plans following the revocation of Regional Strategies. We recommend reviews should be undertaken as quickly as possible.

6. How does this affect adopted local plans / LDFs?

Adopted DPDs and saved policies will continue to provide the statutory planning framework. Local authorities may decide to review these now that Regional Strategies have been revoked. There is no need to review the whole LDF, only those issues or policies which local authorities wish to revisit. When undertaking consultation and sustainability appraisal on their draft policies, authorities should take an approach that considers the stage reached, the extent of work already undertaken and the scope of the policy changes they are making.

7. What if my LDF document is still being prepared?

Where local planning authorities are currently bringing forward development plan documents they should continue to do so. Authorities may decide to review and/or revise their emerging policies in the light of the revocation of Regional Strategies. Where authorities decide to do this they will need to ensure they meet the requirements for soundness under the current legislation. When undertaking consultation and sustainability appraisal on their draft policies, authorities should take an approach that considers the stage reached, the extent of work already undertaken and the scope of the policy changes they are making.

8. Will Examinations in Public continue for DPDs?

Yes – where local planning authorities are bringing forward new development plan documents or reviewing adopted plans they should present evidence to support their plans. The examination process will continue to assess the soundness of plans, and Inspectors will test evidence put forward by local authorities and others who make representations.

9. Will data and research currently held by Regional Local Authority Leaders' Boards still be available?

Yes. The regional planning function of Regional LA Leaders' Boards – the previous Regional Assemblies – is being wound up and their central government funding will end after September this year. The planning data and research they currently hold will still be available to local authorities for the preparation of their local plans whilst they put their own alternative arrangements in place for the collection and analysis of evidence. Notwithstanding, the new Government regards the Regional Leaders' Boards as an unnecessary tier of bureaucracy.

Clarification on policy issues

There are a number of areas where Regional Strategies supplemented the national policy framework. Further clarification on these areas is set out below.

10. Who will determine housing numbers in the absence of Regional Strategy targets?

Local planning authorities will be responsible for establishing the right level of local housing provision in their area, and identifying a long term supply of housing land without the burden of regional housing targets. Some authorities may decide to retain their existing housing targets that were set out in the revoked Regional Strategies. Others may decide to review their housing targets. We would expect that those authorities should quickly signal their intention to undertake an early review so that communities and land owners know where they stand.

11. Will we still need to justify the housing numbers in our plans?

Yes – it is important for the planning process to be transparent, and for people to be able to understand why decisions have been taken. Local authorities should continue to collect and use reliable information to justify their housing supply policies and defend them during the LDF examination process. They should do this in line with current policy in PPS3.

12. Can I replace Regional Strategy targets with “option 1 numbers”?

Yes, if that is the right thing to do for your area. Authorities may base revised housing targets on the level of provision submitted to the original Regional Spatial Strategy examination (Option 1 targets), supplemented by more recent information as appropriate. These figures are based on assessments undertaken by local authorities. However, any target selected may be tested during the examination process especially if challenged and authorities will need to be ready to defend them.

13. Do we still have to provide a 5 year land supply?

Yes. Although the overall ambition for housing growth may change, authorities should continue to identify enough viable land in their DPDs to meet that growth. Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments can help with this. Local planning authorities should continue to use their plans to identify sufficient sites and broad areas for development to deliver their housing ambitions for at least 15 years from the date the plan is adopted. Authorities should also have a five year land supply of deliverable sites. This too will need to reflect any changes to the overall local housing ambition.

14. How do we determine the level of provision for travellers' sites?

Local councils are best placed to assess the needs of travellers. The abolition of Regional Strategies means that local authorities will be responsible for determining the right level of site provision, reflecting local need and historic demand, and for bringing forward land in DPDs. They should continue to do this in line with current policy. *Gypsy and Traveller Accommodation Assessments* (GTAAs) have been undertaken by all local authorities and if local authorities decide to review the levels of provision these assessments will form a good starting point. However, local authorities are not bound by them. We will review relevant regulations and guidance on this matter in due course.

15. How do we establish the need for minerals and aggregates supply without Regional Strategy targets?

Minerals planning authorities will have responsibility for continuing to plan for a steady and adequate supply of aggregate minerals to support economic growth. They should do this within the longstanding arrangements for minerals planning. Technical advice provided by the Aggregate Working Parties, including their current work in sub-apportioning the CLG guidelines for 2005-2020 to planning authority level will assist with this.

Planning authorities in the South East should work from the apportionment set out in the "Proposed Changes" to the revision of Policy M3, published on 19 March 2010.

Planning authorities can choose to use alternative figures for their planning purposes if they have new or different information and a robust evidence base. We will work with the minerals industry and local government to agree how minerals planning arrangements should operate in the longer term.

16. How do we establish the need for waste management without Regional Strategy targets?

Planning Authorities should continue to press ahead with their waste plans, and provide enough land for waste management facilities to support the sustainable management of waste (including the move away from disposal of waste by landfill). Data and information prepared by partners will continue to assist in this process. For the transitional period this will continue to be the data and information which has been collated by the local authority and industry and other public bodies who

currently form the Regional Waste Technical Advisory Bodies. We intend for this function to be transferred to local authorities in due course.

17. Does the abolition of the hierarchy of strategic centres mean the end of policies on town centres?

No. Local authorities must continue to have regard to PPS 4: *Planning for Sustainable Economic Growth* in preparing LDFs and, where relevant, take it into account in determining planning applications for retail, leisure and other main town centre uses.

In assessing any planning applications proposing unplanned growth in out of town shopping centres, particularly those over 50,000 sqm gross retail floor area, local authorities should take account of the potential impacts of the development on centres in the catchment area of the proposal.

18. What about regional policies on the natural environment?

Local authorities should continue to work together, and with communities, on conservation, restoration and enhancement of the natural environment – including biodiversity, geo-diversity and landscape interests. Authorities should continue to draw on available information, including data from partners, to address cross boundary issues such as the provision of green infrastructure and wildlife corridors.

19. What about regional policies on Flooding and Coastal Change?

Local authorities should continue to work together across administrative boundaries to plan development that addresses flooding and coastal change. For flooding matters local authorities already have a duty to co-operate under the Floods and Water Management Act. The Environment Agency will continue to work with local authorities individually and/or jointly to provide technical support on these matters. The Coalition agreement is clear that we should prevent unnecessary building in areas of high flood risk.

20. What about regional policies on Renewable and Low Carbon Energy?

Through their local plans, authorities should contribute to the move to a low carbon economy, cut greenhouse gas emissions, help secure more renewable and low carbon energy to meet national targets, and to adapt to the impacts arising from climate change. In doing so, planning authorities may find it useful to draw on data that was collected by the Regional Local Authority Leaders' Boards (which will be made available) and more recent work, including assessments of the potential for renewable and low carbon energy.

21. What about regional policies on Transport?

Local authorities should continue to ensure their land use and local transport plans are mutually consistent, and deliver the most effective and sustainable development for their area. Local authorities should work with each other and with businesses and communities to consider strategic transport priorities and cross boundary issues.

22. Does the end of Regional Strategies mean changes to Green Belt?

No. The Government is committed to the protection of the Green Belt and the revocation of Regional Strategies will prevent top-down pressure to reduce the Green Belt protection. Local planning authorities should continue to apply policies in PPS2. As part of their preparation or revision of DPDs, planning authorities should consider the desirability of new Green Belt or adjustment of an existing Green Belt boundary, working with other local planning authorities as appropriate.

Parliamentary Statement Revoking Regional Strategies

Today I am making the first step to deliver our commitment in the coalition agreement to “*rapidly abolish Regional Spatial Strategies and return decision-making powers on housing and planning to local councils*”, by revoking Regional Strategies.

Regional Strategies added unnecessary bureaucracy to the planning system. They were a failure. They were expensive and time-consuming. They alienated people, pitting them against development instead of encouraging people to build in their local area.

The revocation of Regional Strategies will make local spatial plans, drawn up in conformity with national policy, the basis for local planning decisions. The new planning system will be clear, efficient and will put greater power in the hands of local people, rather than regional bodies.

Imposed central targets will be replaced with powerful incentives so that people see the benefits of building. The coalition agreement makes a clear commitment to providing local authorities with real incentives to build new homes. I can confirm that this will ensure that those local authorities which take action now to consent and support the construction of new homes will receive direct and substantial benefit from their actions. Because we are committed to housing growth, introducing these incentives will be a priority and we aim to do so early in the spending review period. We will consult on the detail of this later this year. These incentives will encourage local authorities and communities to increase their aspirations for housing and economic growth, and to deliver sustainable development in a way that allows them to control the way in which their villages, towns and cities change. Our revisions to the planning system will also support renewable energy and a low carbon economy.

The abolition of Regional Strategies will provide a clear signal of the importance attached to the development and application of local spatial plans, in the form of Local Development Framework Core Strategies and other Development Plan Documents. Future reform in this area will make it easier for local councils, working with their communities, to agree and amend local plans in a way that maximises the involvement of neighbourhoods.

The abolition of Regional Strategies will require legislation in the “Localism Bill” which we are introducing this session. However, given the clear coalition commitment, it is important to avoid a period of uncertainty over planning policy, until the legislation is enacted. So I am revoking Regional Strategies today in order to give clarity to builders, developers and planners.

Regional Strategies are being revoked under s79(6) of the Local Democracy Economic Development and Construction Act 2009 and will thus no longer form part of the development plan for the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004.

Revoking, and then abolishing, Regional Strategies will mean that the planning system is simpler, more efficient and easier for people to understand. It will be firmly

rooted in the local community. And it will encourage the investment, economic growth and housing that Britain needs.

We will be providing advice for local planning authorities today and a copy has been placed in the house library.

**Appendix 2 – WEST NORTHAMPTONSHIRE JOINT STRATEGIC
PLANNING COMMITTEE
26 JULY 2010**

Chair's Reply to Petition

“Partner Councils in their response to the RSS Review Consultation last year urged Government to reduce downwards the annualised housing targets set out in RSS 8, as they had become plainly unachievable. The RSS figures themselves were clearly so high that they could not have been found “sound” under prescribed tests. Since then Officers of the Joint Planning Unit in conjunction with Partner Councils have been preparing a strategy for reduced housing numbers, which would represent a local perspective, reflect local circumstances and local knowledge of infrastructure capacity, and respond appropriately to local representations from the emergent Joint Core Strategy’s consultation process.

The more recent announcements from the Coalition Government concerning their intention to revoke RSS 8 are also material to a revised strategy that will need to be considered by the Joint Strategic Planning Committee, before being subject to a further round of consultation.

Government advice is quite clear. Revocation of RSS 8 is not a signal for Local Authorities to stop making plans for their areas. Indeed, the express advice is to continue. Much of the evidence base prepared for the Joint Core Strategy will still be relevant, albeit the headline housing numbers will be substantially reduced. There will, as a result, be a consequential impact on other policy areas. To abandon plan making at this time would be unwise and pose a serious risk to all Partner Councils and their communities.

It is pleasing to note that Partner Councils will now be responsible for establishing the right level of local housing provision in their areas, and for identifying a long-term supply of housing land. This responsibility however cannot be undertaken lightly and local housing figures will have to be justified with evidence and will be subject to scrutiny at an Examination.

The Partner Councils intend therefore to proceed together to prepare a pre-submission version of the Joint Core Strategy which will have a strong focus on local housing numbers, will signal to the development industry that the RSS figures have been substantially reduced downwards, and will be supported with evidence to reflect the housing needs of our local population.

Given the consequential work required of the Joint Planning Unit, a Pre-Submission version of the Joint Core Strategy will be ready for consideration at the January 31st 2011 Joint Planning Committee meeting and during the interim period Partner Councils will continue discussions as to how best to continue plan making into the future”.

Appendix 3 – Housing Table – 2001-2026

A		Daventry	Northampton	South Northamptonshire	Plan Area Totals
B	Revised emerging housing target	11883	26217	12053	50,153
C	Of which already built	2696	9028	3959	15,683
D	And committed: inc. Urban Capacity	3387 ¹	15189	3654 ²	22,230
E	Sub Total Row C + Row D	6083	24217	7613	37,913
F	Residual – to be allocated (Row B – Row E)	5800	2000	4440	12240

¹ Includes Monksmoor and Buckton Fields

² Excludes Radstone Fields and Towcester