



**West
Northamptonshire
Council**

West Northamptonshire Five Year Housing Land Supply Position Statement and Reports



1st Published: July 2021

Revised March 2022



**West
Northamptonshire
Council**

West Northamptonshire Land Supply Position Statement

1. Context

- 1.1 West Northamptonshire Council was created on 1st April 2021 and became the local planning authority for the area previously covered by three local planning authorities, i.e. Daventry District Council, Northampton Borough Council, and South Northamptonshire Council. The National Planning Policy Framework (NPPF) (2021) sets out a requirement for local planning authorities to demonstrate a five year supply of housing against their housing requirement.
- 1.2 This statement explains how the five year housing land requirement will be calculated for the new local planning authority.

2. National Policy and Practice Guidance

- 2.1 Paragraph 73 of the NPPF states that:

"...Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old¹..."

- 2.2 More detailed guidance on how the housing requirement is calculated for the purpose of the five year housing land supply is provided in Planning Practice Guidance (PPG). This includes the following specific guidance for new local planning authorities created through local government reorganisation:

"How is 5 year housing land supply calculated in new local planning authorities which result from a local government reorganisation?"

Planning policies adopted by predecessor authorities will remain part of the development plan for their area upon reorganisation, until they are replaced by adopted successor authority policies or until the fifth anniversary of reorganisation.

Where a newly formed local planning authority is covered by strategic housing requirement policies adopted by predecessor authorities, these policies can continue to be used as the housing requirement for calculating the 5 year housing land supply in the areas they apply where these are less than 5 years old, or they

¹ "Unless these strategic policies have been reviewed and found not to require updating"

are older but have been reviewed within the last 5 years and found not to need updating.

Where strategic housing requirement policies, covering the predecessor authority area, are older than 5 years and require updating, local housing need should be used, where this is available. Where the data required to calculate local housing need is not available an alternative approach will have to be used.²

- 2.3 Taken together the NPPF and the PPG provide clear guidance on how the five year land supply position should be determined for West Northamptonshire. This is set out in the next section.

3. The Five Year Housing Land Supply Position in West Northamptonshire

- 3.1 The three predecessor local planning authority areas were covered by a joint Local Plan. The West Northamptonshire Joint Core Strategy Local Plan (Part 1) (WNJCS) was adopted in December 2014.
- 3.2 Although the WNJCS is over 5 years old the predecessor Councils undertook a review of the Plan's policies to meet the requirements set out in regulations that plans should be reviewed every five years. The review of policies was considered by the West Northamptonshire Joint Planning and Infrastructure Board in January 2020 and subsequently endorsed by the predecessor local planning authorities.³
- 3.3 Policy S3 and the accompanying Policy S4 of the WNJCS sets out the housing requirement for the plan area. The review of policies concluded that Policy S3 and spatial strategy which underpins it is consistent with the wider objectives of the NPPF including that of boosting housing supply. Until Policy S3 is replaced by the new West Northamptonshire Strategic Plan then it should be considered to be up to date and be used as the basis for the calculation of the five year housing land supply.
- 3.4 The housing requirement in Policy S3 and the accompanying Policy S4 includes specific provision for the policy area known as the Northampton Related Development Area (NRDA). The NRDA was defined to ensure that the housing needs of Northampton are met in a sustainable way and is defined as:
- The whole of the *former* Northampton Borough Council's administrative area;
 - those neighbouring parts of the *former* Daventry District and South Northamptonshire Councils' administrative areas where development 'related to the growth of Northampton' has already been completed or has planning permission or an approval in principle; and

² Planning Practice Guidance: Paragraph: 025 Reference ID: 68-025-20190722

³ [West Northamptonshire Joint Core Strategy Local Plan \(Part 1\) - Review of Policies in accordance with Regulation 10A of the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012 \(as amended\)](#)

- those neighbouring parts of the *former* Daventry District and South Northamptonshire Councils' administrative areas that are allocated for Sustainable Urban Extensions.

3.5 Since 2014, the predecessor councils have reported five year land supply on the policy area basis set out in Policies S3 and S4 i.e. the following five year land supply reports have been produced on an annual basis:

- Daventry District (excluding the NRDA)
- Northampton Related Development Area (NRDA)
- South Northamptonshire (excluding the NRDA)

3.6 More recently in addition to the NRDA, Northampton Borough Council also published a five year land supply report based on the Borough boundary as this was intended to provide the basis for the Northampton Part 2 Local Plan. However, following the inspector's note the five year supply will no longer be calculated for the former Borough. Until the WNJCS housing requirement is superseded by a new Part 1 Plan (which is being prepared), West Northamptonshire Council will continue to produce a five year land supply report on the policy area basis set out above.

4. The current Five Year Housing Land Supply Assessments

- 4.1 The five year land supply position for each of the three policy areas can be accessed below. Much of the preparatory work for the land supply assessments was undertaken whilst the three councils still existed, and therefore the reports largely follow the methodologies and formats of the three predecessor councils.
- 4.2 The report for Northampton is still held on the website because it provides the detail of sites included in the supply for the former Borough part of the NRDA. The Borough report will not be produced at 1st April 2022

