

WNC Planning Briefing 16 May 2024 Q&A.

No.	Question	Answer
1.	Exception Sites - the consultation asks for sites to be put forward. Will these be subject to the new policies?	<p>If this question means, 'would any planning application on a new exception site be subject to the new policies', this would depend on when an application is submitted. Currently any application would be judged against existing policies, policies in the emerging new local plan only has limited weight.</p> <p>As the plan progresses through its preparation, it will gain more weight.</p> <p>Once adopted it will replace existing local plans and at that point any application would only be judged against the policies within it— together with any relevant Neighbourhood plan policies and other material planning considerations.</p>
2.	What standard of Housing Needs Survey will be required with these policies. Will there be a requirement for them to be statistically valid and reliable?	This was dealt with at the meeting.
3.	The "policies in development" - please can you clarify the reasoning behind the new Local Needs Sites one HO5 - this seems to provide developers with a loophole to get market value housing outside the confines of "certain" villages....	The policy would allow market, and other housing, outside of confines if it was demonstrated that this would meet an identified local need and complied with other relevant planning policies. A similar approach is already included in the Part 2 plan for Daventry.
4.	What does the Canals Policy cover please?	Please see policies TR4 and TR5. Section on canals starts on page 256 – section 13.7
5.	Did you say there's an ongoing call for travellers sites? I can't find this on the website.	This can be found on the consultation page
6.	What are the current '5 year housing supply' figures for each of the 3 current areas?	The latest published report (base date 1 st April 2023, can be found here . A report is currently being prepared with a base date of 1 st April 2024, this will be loaded onto the website as soon as it is complete.

7.	I saw that the presentation and the plan feature the Housing and Needs Assessment (HENA) and is being used to set an employment target of 38, 451 jobs. However, the HENA update shows that WNC currently has twice the warehouses in the pipeline to satisfy government employment figures. Has that also been taken into account in drawing up this plan?	The HENA provides part of the evidence base for the local plan. The employment part of the HENA is currently being reviewed to help inform the next stage of the plan.
8.	Where local plans are in place will the Village confines stay the same?	Generally speaking there is no intention to amend existing village confines other than where amendments are needed to ensure a consistent approach across west northants, or where a change in circumstances makes a change appropriate. (see also answer to question 16). An example of where we currently have different approaches is in respect of exception sites. This is part of the current consultation
9.	I lose belief in a document that manages to be so precise in projecting figures forward to 2041 - 39150 houses and 38451 jobs (who is the one job!!). Could an appendix show and give evidence as to how these figures are arrived at? At what stage do we run out of land for house and warehouses given the rolling five year commitment?	The evidence (HENA) which supports the housing and jobs figures is available on the website.
11.	If the rural settlement hierarchy policy is underway, it is difficult to consider the plan without this key policy in place, will there be another round of consultation when the policy is completed?	The Regulation 19 plan will be published in early 2025 and comments will be invited on that version of the plan.
12.	Hunsbury Meadows has a need for green space to develop older children and resident play and sports facilities(we are otherwise surrounded by ;either flood plain or existing warehouses. What must we show in making our proposal, to get the only remaining green land that could be used for this, designated a green space and not used for further warehouse development?	This was discussed at the meeting.
13.	Road infrastructure is a major concern to us because the roads	The plan does not deal with existing issues with the conditions of roads, but where

	leading to Woodford Halse have no foundations. Are there plans to consider road infrastructure across the county?	investment is required in new road infrastructure to support new development, this will be set out in the plan.
14.	Is there an opportunity for a Green Wedge(s) between Brackley and some/all villages surrounding it?	This was considered in the work undertaken for green wedges which can be seen here . The work concluded that Green Wedges were not justified at Brackley. Comments could be made on this.
15.	It seems WNC is putting all its eggs in the logistics sector basket, with large allocations of employment sites for warehousing, what about small sites to for SME's?	A further evidence base study on the demand for Light Industrial & Workshop Space in West Northamptonshire is currently being undertaken and its findings will feed into the next version of the local plan.
16.	I thought the confines would change if a self build site was built on?	Appendix D to the draft local plan sets out a suggested approach for defining confines. This includes at Paragraph 9 (point 3) a proposal that areas of land with planning permission, adjacent to a village that are completed or under construction would be included within the confines.
17.	How many people within WNC are expected to respond to this consultation?	The consultation is open to anyone to respond.
18.	The "policies in development" - please can you confirm that parishes will be re-consulted on these before regulation 19?	The next planned consultation is on the Regulation 19 version of the plan.
19.	Is there anything that prevent further planning until the infrastructure is in place? SUE being built and pushing traffic through villages that are not built for the volume. New larger roads need to be built first.	Generally speaking infrastructure will be phased thought-out the lifetime of a new development. The requirements will be determined on the specifics of each case.
20.	A call for sites has reopened. Given what is in this draft LP, are developers being told that in rural areas this is just for rural exception sites and sites meeting a local need?	The call for sites is open to anyone to promote any land that they consider to be available and able to help deliver development to meet housing and employment needs, or the needs of Gypsies, Travellers, and Travelling Showpeople.
21.	In addition where has the category Sites meeting a Local need come from - was this in all previous local plans?	A similar policy is included in the Daventry Settlements and Countryside Part 2 plan (RA1-3).

22.	Policy R1 - Open Countryside appears to be removing many protections previously in place for open countryside. In particular point (iv) (Individual dwellings of exceptional design quality). It just creates more loopholes to build in open countryside. What is the rationale behind this? Why include this?	Dwellings of exceptional design quality are provided for by paragraph 84 of the National Planning Policy Framework, as explained in paragraph 9.1.9. The WN local plan has to be consistent with national policy.
23.	How much CIL money is there in WNCs coffers, and how much is allocated to schemes?	Information is available here .
24.	Can we have more clarity on where the Towcester warehouse developments are at please on policy 8	Not sure what reference to policy 8 is. The plan identifying the location of the Towcester employment allocations can be seen here .
25.	Does the plan provide for the monitoring of self build housing, which does not contribute to infrastructure (CIL is waived, so saving builder money)? Is there a ceiling on self-build numbers, and is there any enforcement to ensure that the self builder really does reside in the home for a minimum of three years?	Our current monitoring of self build can be seen here . The monitoring section of the local plan is still being developed, comments can be made on this.
26.	Is WNC working with National Highways over this. Our group of parishes regularly ask if someone is looking at the effect of say the warehousing at J15 on the road network throughout the county. (IE, the bigger picture!) I'm obviously thinking A43 here which is straining at its leash at the moment but no doubt there are other routes too which will be effected by this development.	The Council is working with National Highways on the local plan.
27.	Development in West Northamptonshire seems to have happened DESPITE the local plans and strategies of the past. Why should we have any faith in the new local plan?	Decisions on planning applications are required to be made in accordance with the development plan unless material planning considerations indicate otherwise.
28.	How does WNC take into account the cumulative impact of development. For example, the	The Sustainability Appraisal makes an assessment of the impacts of the proposed policies and allocations from a social, economic and environmental perspective.

	impact of Furtho Pit and Junction 15 on Roade?	
29.	What policy does WNC for rebuilding/reinstatement of roads after development? The roads in our village were destroyed by development but it seems there is no requirement for the developer to do anything about it.	The plan does not deal with conditions with existing roads. If there are any maintenance issues these should be reported.
30.	Policy H05 was glossed over in the presentation... it seems to give developers a loophole for saying developments are social/affordable but them selling the properties as market housing once the 12 week period has expired.	Noted. This policy is being consulted upon and comments could be made regarding alternative wording.
31.	How does WNC operate the Duty to Cooperate? For example, we are aware that there is a lot of development around Junction 11 of the M40 near Banbury that will have a big impact on the A422/B4525. Is WNC working with Cherwell?	<p>The Council has a duty to co-operate with its neighbouring authorities.</p> <p>As the plan has developed we have contacted neighbouring authorities to establish if there are any matters of concern regarding proposals in the emerging plan – to date no issues have been identified.</p> <p>Similarly the council is consulted on plans being prepared by neighbouring authorities and will provide comments on any issues of concern.</p> <p>The Council is also consulted on certain applications made to neighbouring authorities which may impact on WNC – comments are made on such applications raising any concerns we may have.</p>