

## WNC Planning Briefing 3 April 2025 Q&A

No.	Question	Answer
1.	Aecom have completed a Housing Needs Assessment for Far Cotton and Delapre as part of our neighbourhood plan – does this meet the needs for a HNA?	We're not entirely sure what this question is about, but happy to pick this up directly with the parish council.
2.	Do we get to see the evidence that this area 'needs' 50,000 extra houses?	The local plan housing need figure is derived by following the <a href="#">Government's new standard method</a> for assessing housing need. The full calculation will be set out in the evidence supporting the next local plan consultation.
3.	What funding will Northamptonshire get to improve the facilities at Northampton General Hospital to meet the needs of £50,000 new home owners? Is this something WNC is worried about and also planning for?	An Infrastructure Delivery Plan is being prepared along side the Local Plan in consultation with stakeholders and partners, including the NHS, this will set out the infrastructure needed to support the housing growth.
4.	What will be put in place for Parish Councils to manage the increase in local infrastructure needs (schools, medial, road works, etc)? Will this be factored in as priority to ensure the right developments move forward?	See answer above
5.	Is the Greenfield Solar project via the NSIP/DCO route?	Yes It's a DCO application. Progress on the application can be tracked <a href="#">here</a> .
6.	Could we nominate projects for off-site bio-diversity gains through our neighbourhood plan? There might be small development where it isn't possible to meet the standard on site, but small hyper local projects identified by the community could be suitable.	<p>It would generally be down to the Council's Local Nature Recovery Strategy to identify the priority areas for nature recovery including off site Bio-diversity Net Gain which enables the BNG units produced to count for more (what's termed strategic significance).</p> <p>It may be possible for BNG to happen outside those areas and be considered through a Neighbourhood Plan but there are some complexities around this that we would be happy to explore further with the NP group if they have a specific example in mind.</p>

7.	Will the delegation threshold settings look at the size of the settlement they relate to as well as the number? As a 20 house development in a village of 200 homes is a huge addition.	Since our meeting a further Government <a href="#">consultation</a> has commenced on Planning Committees. A report on this consultation will be considered at the Council's Planning Policy Committee on 23 <sup>rd</sup> July.
8.	What currently happens at Committee if an application is refused against the Officer's recommendations? How is this reconciled in the officer's report and decision notice?	The decision notice reflects the committee resolution but the committee report recommending approval remains on public record.
9.	Where will the Non Strategic Committees be held?	These are being held at The Forum in Towcester. Anyone attending a meeting in person is advised to check the council's website ahead of the meeting to check the venue for that meeting.
10.	If there is no formal comment on the Call-ins, will WNC still allow this as it is so important and is a valuable local knowledge that the planning team need to make effective decisions?	Since our meeting a further Government <a href="#">consultation</a> has commenced on Planning Committees. A report on this consultation will be considered at the Council's Planning Policy Committee on 23 <sup>rd</sup> July.
11.	Once the new development plan is adopted in 2027, will existing neighbourhood plans require refreshing to stay legal and enforceable?	The adoption of the new Local Plan would represent a change in circumstances and it would be advisable to review existing Neighbourhood Plans to assess if they need an update to ensure they remain relevant and up to date.
12.	With no local plan until 2027, how is WNC going to protect the area from aggressive developers? As developers appear to be using the fact that our local plan is out of date to increase development plans.	The policies in existing local plans continue to apply alongside national policy in the NPPF.
13.	Is the self-build loophole to avoid paying CIL money going to be closed?	The CIL exemptions are something set nationally and beyond the control of the local plan.
14.	I'm concerned that with the election, many Parish Council's could have completely new councillors who could have no real knowledge of planning applications etc, so will this presentation be repeated and bearing	We have already undertaken a further partial repeat of the presentation (5th June) and intend to undertake further engagement with parish councils later in the year as work on the Local Plan progresses.

	in mind a potential lower knowledge base?	
15.	With the new planning fee structure, will parish councils still be entitled to discounts?	Parish Council still have 50% discount on planning fees under the new structure.