WNC Planning Briefing Q&A – 02 June 2026

Question	Answer
Is there a chronology/time frame for the delivery of house	Please refer to the Homes Background Paper supporting the local plan and Figure 29 of the West Northamptonshure Local Plan
What is the bracketed figure for rural?	This was presented to signify that figures were not being 'double counted'.
Why is Primary figure half that of Secondary villages?	The figure is the sum of need at all villages in that category. There are many more Secondary Villages in the plan than Primary Villages.
Does an up-to-date Neighbourhood plan offer protection against speculative development now that there is not a 5-year housing land supply	Please refer to Policy S6 of the 2026 NPPF: S6: Neighbourhood plans and the presumption 1. For development proposals involving the provision of housing, the benefits of approving development are likely to be substantially outweighed by the adverse effects where a proposal would conflict with a neighbourhood plan, provided the following apply: a. The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and b. The neighbourhood plan contains allocations to meet its identified housing requirement (see policy HO2).
What are the Qualitative Criteria?	Please refer to the rural areas background papers SS5 Rural Settlement Hierarchy Background Paper SS5 Appendix 2 Settlement Hierarchy Calculations SS5 Appendix 4 Qualitative Assessments for Settlement Hierarchy SS6 Rural Area Housing Requirements Background Paper (October 2026)
As an aside, a separate statement to the parishes on the inspectorate identified shortfall in the 5-year housing supply and the current impact of this in terms of planning	Please refer to Policy S5 of the 2026 NPPF which (together with other relevant policies) sets out how the Council must determine applications currently in the

balance and how this is being addressed with timescales would be very helpful.	absence of a five year supply. The local plan identifies further provision for housing development which will over time add to the supply and improve the five year land supply position.
If there are supposed to be 47000 new houses and only 32000 new jobs, what are the other 15000 (min) people supposed to be doing?	Please refer to the West Northamptonshire Housing and Economic Needs Assessment which discusses future jobs growth in relation to housing and demographic change. Chapter 15 is of particular relevance
How do you rate villages that have schools, post offices, pubs etc. But the schools are at capacity with no room to expand, and bus services that are on the edge of going?	Please refer to the rural areas background papers SS5 Rural Settlement Hierarchy Background Paper SS5 Appendix 2 Settlement Hierarchy Calculations SS5 Appendix 4 Qualitative Assessments for Settlement Hierarchy SS6 Rural Area Housing Requirements Background Paper (October 2026)
Kislingbury would like to see what are seen as our Planning Constraints.	Please refer to the rural areas background papers SS5 Rural Settlement Hierarchy Background Paper SS5 Appendix 2 Settlement Hierarchy Calculations SS5 Appendix 4 Qualitative Assessments for Settlement Hierarchy SS6 Rural Area Housing Requirements Background Paper (October 2026)
So confines matter until they don't?	Please provide further details
Our suggestion to the amendment to the confines was not picked up - why?	Please provide further details
While rural areas may have a role to play in meeting targets, will the plan also be aimed at maintaining them as rural villages?	The policies of the plan seek to ensure that future development is of a scale relative to role of villages, does not result in the loss of existing services and facilities important to the sustainability of settlements and their role, protecting the form, character, appearance and setting of the villages.

If we requested changes to confines do we get notification from anyone to the decision?	Reviewed, and where relevant revised, confines are published with the Regulation 19 Local Plan.
Do exception sites have to have a minimum level of affordable houses?	They do not, but the exception site policy sets out that the affordable housing quantum is always the larger proportion and the quantum of market housing (if any) is the minimum necessary to make the scheme viable and that this is clearly justified by evidence of need through an up-to-date local housing needs survey or assessment (the number of dwellings should not exceed this need)
Will there be plans for connecting a small settlement and its Hamlet as in the case of Whilton and Whilton Locks that is accessible by a range of transport options e.g walking, cycling etc?	The Plan does not set out specific proposals in relation to this.
It sounds as though the R6 figures are only based on a standard metric - need to take account of local circumstances.	Please refer to the rural areas background papers SS5 Rural Settlement Hierarchy Background Paper SS5 Appendix 2 Settlement Hierarchy Calculations SS5 Appendix 4 Qualitative Assessments for Settlement Hierarchy SS6 Rural Area Housing Requirements Background Paper (October 2026)
What's being done to force developers to commence on sites that have been approved? Huge numbers dating back to 2003.	The Council cannot compel a developer to build out a planning permission, it is a commercial decision for the developer to make.
If an "other village" has planning permission granted for a development in the interim does this total come off neighbouring secondary villages allocation?	This would depend upon the parish the 'Other Village' is located in and the date at which permission was granted.
Having a primary school seems to condemn a village to secondary status, but our local school is mainly populated by children from Daventry, who will almost all vote with their feet and go to a brand new school planned for Daventry when it opens. The school cannot survive on village children so why are we a secondary village – with no bus service and no shops?	Details in relation to specific villages are set in the rural areas background papers SS5 Rural Settlement Hierarchy Background Paper SS5 Appendix 2 Settlement Hierarchy Calculations SS5 Appendix 4 Qualitative Assessments for Settlement Hierarchy

	SS6 Rural Area Housing Requirements Background Paper (October 2026)
Will affordability requirements continue to be undermined by viability assessments?	A whole plan viability assessment has been undertaken which established the policy requirement, but national policy allows for site specific viability assessments.
No answer yet to concerns about villages coalescing. What importance is being given to heritage, protected views, community? How sure are you that we will not arrive at development that harms the environment of villages?	The policies of the plan seek to ensure that future development is of a scale relative to role of villages, does not result in the loss of existing services and facilities important to the sustainability of settlements and their role, protecting the form, character, appearance and setting of the villages.
Does anyone ever go to a Parish such as Greens Norton and actually ask them if they 'need' 74 houses and what are they going to do with them?	Details in relation to specific villages are set in the rural areas background papers SS5 Rural Settlement Hierarchy Background Paper SS5 Appendix 2 Settlement Hierarchy Calculations SS5 Appendix 4 Qualitative Assessments for Settlement Hierarchy SS6 Rural Area Housing Requirements Background Paper (October 2026)
Will development go ahead anyway in advance of adoption of WN Local Plan or the production of a Neighbourhood Plan?	We have already received a number of speculative planning applications at our villages, some of which have been approved. The Council cannot refuse such applications just because they are ahead of the local plan, they have to be judged on their merits against relevant policies.
According to the draft, any Development Plan Document is supposed to be produced by WNC and individual Parish Councils working together, but it sounds like WNC will be imposing sites with no discussion at all?	WNC will work with parishes to identify sites
How much weight does a Village Development Plan (vs a Neighbourhood Plan) carry in determining housing allocations for the village, and separately where those could be built?	Whilst a Neighbourhood Plan can allocate sites for development other plan prepared at a parish level such as Parish Plans and Design Statements are not able to do so.
What influence can a parish, who does not have a neighbourhood plan, have on the	WNC will work with parishes to identify sites

allocation of sites under the call for sites process?	
No reference to industrial development e.g. warehousing. Are there updates on this? Also why does the draft superimpose employment land on a green wedge?	The plan makes a number of proposals for economic development, some of which are rolled forward from existing plans.
Did you say that neighbourhood plans will have less weight?	Neighbourhood Plans form part of the Development Plan
What is ideal time for revising neighborhood plan?	We would encourage groups to talk to us in the first instance to determine a suitable time. This will enable a discussion about the relative timing with the merging local plan and the availability of resources within the team to support the group.
When are you publishing the individual responses?	These are published on the Councils website at Regulation 18 2026 consultation responses | West Northamptonshire Council
Have all developments at Junction 15 on huge rooftops been forced to adopt solar on rooftops, as well as on the space between buildings, parking spaces etc?	The allocation does not require these specific measures. The plan does however set out requirements for energy efficient development that future proposals will need to address.
What is being done with regards to the impact of traffic e.g. volume, speeds, on linear village/hamlets lying between housing developments which is having a significant impact on current residents?	The plan requires future proposals to address highway impacts
If you are relying on the government supplying the missing services, then is there not a justifiable reason for turning down developments UNTIL the service issue is resolved?	Further detail required
What was the date for applications approved since to deducted from the new allocation please? April 25?	Correct the proposal in the plan is April 2025
Are WNC liaising with other authorities who have Local Plans going through? e.g Buckinghamshire - potential for 3,800+ houses being planned for Turweston?	Yes the Council liaises with neighbouring authorities and makes observations on their emerging pans as appropriate.
The WNC website during consultation of the Local Plan provided details on the evidence base underpinning the Local Plan. However Health and Wellbeing evidence was not published - website stated "to follow". Health and wellbeing are fundamental	The plan is supported by health and wellbeing evidence New Local Plan for West Northamptonshire | West Northamptonshire Council

considerations to ensure the Plan generally supports the creation of healthy, sustainable communities. Where is this evidence, will this evidence be published?	
Is it too simplistic to ask the parishes to identify sites by asking them to suggest changes to the village confines boundary rather than undertake a costly and lengthy Neighbourhood Plan? (I appreciate that this does not carry with it village consultation but there is no reason why it could not).	The allocation of sites needs to be robustly considered and evidenced. The expansion of village confines would not achieve this.
The economic situation is vastly reducing the number of houses actually being built over the next few years. How does that change the housing number requirement set in the plan and should it reduce the 5 year land supply figure?	The plan has to make provisions for the requirement established using the national methodology irrespective of the strength of the market.
How does the WNC Local Plan integrate with the WNC Local Transport Plan to ensure targets are met?	The two plans complement each other