

Interim Report: Rural Housing Targets for Wellingborough's Principal Villages

1. Introduction

Purpose of this paper

1.1 This paper has been prepared jointly by the North Northamptonshire Joint Planning Unit (NNJPU) and the Borough Council of Wellingborough (BCW) to outline the approach that has been taken to date to identify a robust and justified housing figure for the four 'Principal Villages' within the Borough, namely Earls Barton, Finedon, Irchester and Wollaston. This paper sets out:

- A summary of the approach employed by the NNJPU to date to identify an emerging settlement hierarchy for the Borough;
- An overview of the factors taken into account by officers in developing a baseline housing figure for each of the 4 Principal Villages (which will in turn input into the emerging Joint Core Strategy (JCS));
- The outcomes of the analysis undertaken by officers, initially seeking to identify a robust and justified housing figure for the 4 Principal Villages.

1.2 Whilst this paper serves as an interim report prior to the publication of the next draft of the Joint Core Strategy, it sets out an accurate distillation of all of the work undertaken by the JCS, BCW and the parishes from mid-2012 to mid-2013 to identify an appropriate growth figure for the principal villages in the Borough of Wellingborough. This baseline has been used to develop positively cast neighbourhood plans in three of the four parishes. This paper will eventually be complemented with a more comprehensive background paper covering the rural housing strategy for the wider NNJPU area in due course.

Background

1.3 The NNJPU are working on a review of the adopted Core Spatial Strategy in light of recent market conditions and the Government's revocation of Regional Spatial Strategies (upon which the housing targets within Core Strategy were founded). Alongside the review of other policies, a key area the JPU is working on is the identification of 'objectively assessed housing needs' and an approach to the delivery of future housing in the rural areas of North Northamptonshire. The first stage in this process has been working up an approach to the distribution of future housing and an extensive evidence base has already been collated on this topic (and endorsed by the Joint Planning Committee - JPC).

1.4 As a partner authority BCW have worked very closely with the NNJPU throughout this process. BCW have continually provided local level evidence and reporting on Borough wide consultation to the NNJPU to allow them to shape a settlement hierarchy and attributed levels of growth that are justified and positive towards the delivery of much needed housing in the Borough and the JPU area. In particular,

BCW have urged the advancement of this work in an expedient fashion due to their requirement to not only supporting the production of the JCS but to also support communities in the Borough producing Neighbourhood Development Plans (NDPs). Indeed, the initial work towards identifying a rural housing target for Wellingborough coincided with the early stages of consultation towards three of the Borough’s NDPs, namely Earls Barton, Irchester and Wollaston. In which case, the outputs of the early consultation on these plans has both been informed by the initial work on rural housing target and has also been taken into account when identifying updated housing figures for these villages. This is indicative of the close working arrangements that have also been developed between BCW officers and the NDP Steering Groups to ensure that the emerging NDPs and the JCS are directly aligned.

- 1.5 As an output of the joint working between the JPU, BCW and the Parishes, this paper provides justification for the levels of housing growth that are being planned for in Wellingborough’s four Principal Villages. Whilst it draws upon and summarises data drawn from other evidence sources, not least the background paper ‘Identifying a Rural Housing Target for the Joint Core Strategy’, and therefore should not be read in isolation, it provides a clear narrative of how the final housing figures for Earls Barton, Finedon, Irchester and Wollaston have been arrived at.

2. Principal Villages

- 2.1 At the JPC of July 3rd 2012, the report ‘*Joint Core Strategy – Emerging Outline for Consultation*’ was presented¹. This paper outlined alternative approaches for consideration in respect of the settlement hierarchy and, using evidence collated through the background paper ‘*Developing a settlement hierarchy for the North Northamptonshire Joint Core Strategy*’ recommended Option 3 (Simplified settlement hierarchy) be taken forward as the preferred approach in defining a spatial strategy within the Core Strategy review (see Table 1 below). This report also recommended that in considering the future distribution of new housing, the same approach be carried forward in the review as used in the Core Strategy, namely that Borough/District level rural housing figures are identified albeit these can be exceeded if local needs or opportunities required this. These recommendations were approved by committee and formed the basis for developing this area further.

Table 1: Simplified settlement hierarchy

Approach	Description	Key advantages	Key disadvantages
3	Simplified settlement hierarchy – four categories of settlement (Growth Towns, Market Towns, Principal Villages, Other Villages)	This approach provides flexibility and simplicity. It will provide a more enabling approach. While setting out the overall vision (i.e. where new development /growth	A key problem may be increased development pressure in larger/defined ‘Principal Villages’. Also, concerns remain over where the distinction between villages (those within the hierarchy) and open countryside ought to be

¹ Alongside Appendix 3 of ‘Developing a settlement hierarchy for the North Northamptonshire Joint Core Strategy: Background Paper’

<http://www.nnjpu.org.uk/docs/Settlement%20Hierarchy%20Background%20Paper%20FINAL%20JUL12.pdf>

		should be delivered), it allows for Neighbourhood Plans/site specific DPDs to develop these ideas further, at a locally distinctive level.	defined. It is important to ensure that the spatial development strategy does not preclude Neighbourhood Planning in defined Restraint/open countryside villages.
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2.2 Within the Background Paper, 15 settlements were initially identified as Principal Villages. These are set out in Table 2 overleaf.

Table 2: Initial list of Principal Villages

East Northamptonshire District	Kettering Borough	Borough of Wellingborough
1. Brigstock	9. Broughton	13. Earls Barton
2. Easton on the Hill	10. Geddington	14. Finedon
3. King's Cliffe	11. Mawsley	15. Irchester
4. Nassington	12. Wilbarston	16. Wollaston
5. Ringstead		
6. Stanwick		
7. Warmington		
8. Woodford		

2.3 On the basis of Committee endorsement, the NNJPU consulted on a version of the Draft Plan between August and October 2012. At Policy 10 (Network of Urban and Rural areas) it provided clarity on the settlement strategy. In respect of the rural areas, this is replicated at **Appendix 1**.

2.4 The NNJPU and local authority partners have subsequently worked together to identify an objectively assessed housing requirement for the Principal Villages identified listed in Table 2. We sought to undertake this process on the basis of 'apportionment', whereby the proposed Principal Villages' % contribution to each local authority's overall housing stock² is identified as a percentage of inhabitants and then applied to the 'Natural Change plus back log' requirement (as identified through the SHMA - **Appendix 2**). This formed an initial starting point in identifying a settlement housing requirement. Local factors were then considered in turn to gauge how realistic these apportioned targets were in relation to each settlement, including comparison to past housing completions, the level of housing potential identified through the SHLAA, the level of extant commitments and environmental factors which may restrict housing development. This was further aided by recent dialogue BCW had on this topic with Parishes (for example, in relation to housing need) which this provided a further input.

2.5 When viewed in total, this information was used to assess how realistic the 'apportioned' figure was for each settlement. In doing so it was apparent that most settlements were assigned a housing requirement of less than 100 dwellings for the period 2011-31. In the context of the Principal Village definition, this level of housing

² At January 2013. Collated using Council Tax records

was considered insufficient to warrant 'Principal' status in a strategic Core Strategy. Therefore, it was proposed that all settlements with an identified need of less than 100 dwellings were re-designated as 'other villages'. The remaining Principal Villages are located in the local authority area of Wellingborough. This is considered appropriate given the outputs of the 2011 Census which highlighted these settlements were the four largest villages across North Northamptonshire (by some margin – see **Appendix 3**).

- 2.6 In summary, and in developing a housing target for the 4 remaining Principal Villages in Wellingborough through the expansion of the rationale set out in Paragraph 2.4 above, the following methodology was applied:

CALCULATING RURAL HOUSING NUMBERS FOR PRINCIPAL VILLAGES

1. Apportionment of the population in the relevant settlements to get to a percentage of total population
Using council tax data to have the most recent data
Will need the council tax numbers for
 - the whole of the district/borough
 - the specific settlement
2. Using the Natural Change plus backlog figures for the district - apportion this number to the settlement based on the percentage above.
3. This will demonstrate the 'need' for the settlement
4. Next need to consider the supply of sites and the deliverability of these using the SHLAA data - maps will be provided showing the capacity and category. Is there enough sites/capacity to deliver the need? If not how much capacity is there? Or are there enough sites promoted through the SHLAA?
5. Look at constraints of the area and take these into account in refining the number
 - a. Local issues
 - b. Local surveys
 - c. Suitability of the sites
6. Consideration of other policy directions
 - a. Is the settlement located near a Growth Town - should development be directed there instead?
7. Following these considerations a locally evidenced figure can be arrived at based on an assessment of apportioned need and factoring in local information and constraints, alongside the overall strategy of the plan.
8. Following consideration of the results for each of the current principal villages a reassessment of the location of some of the settlements currently in the principal villages category may take place.

Settlement	Allocated Housing Requirement
Earls Barton	250
Finedon	150
Irchester	150
Wollaston	160
Total Rural Area	710

2.7 Full workings used to devise these figures are set out at **Annexes 1 - 4**.

Additional Policy Considerations

2.8 The consideration of all of the issues raised in this paper must take place in sight of the requirements of the National Planning Policy Framework (NPPF). A summary of the paragraphs of the framework relevant to rural housing growth and rural plan making can be found at **Appendix 4**.

CALCULATING RURAL HOUSING NUMBERS FOR PRINCIPAL VILLAGES

ANNEX 1: Earls Barton

NEED CALCULATION			
	Name		Household Numbers Jan 2013 ¹
District/Borough/sub area	Wellingborough		34,376
Settlement	Earls Barton		2,435
% amount of the authority within the named settlement			7.08%
	Name		Natural change plus back log amount ²
District/Borough/sub area	Wellingborough		5,256
Use the % from above to apportion the amount within the settlement			372
AVAILABILITY, DELIVERABILITY AND POLICY DIRECTION			
SHLAA sites ³	Category 1	65	Total SHLAA capacity 495
	Category 2	430	
Commentary on SHLAA sites			
Is the total enough to meet the apportioned amount?			Yes
LOCAL ISSUES - <i>including constraints, local knowledge, update on SHLAA sites, local needs surveys, past windfall rates, outstanding planning permissions etc</i>			Impact/reduction in amount and suggested revised figure
<ul style="list-style-type: none"> • Completions 2001-2012 = 122 (13% of rural completions) average of 11pa. Continuation of past trends for 2011-2031 = 11x20 = 220 (9% growth in dwellings) 			220
<ul style="list-style-type: none"> • Rural Completions 2001 – 2012 have comprised 42% of the total completions in the borough. The target in the adopted Core Strategy was for 10% of development to be rural. 			
<ul style="list-style-type: none"> • Housing Needs Survey (2012) = 64dwellings which covers a 5 year period, extrapolate over 20years = 256 (10.5% growth in dwellings) 			256
<ul style="list-style-type: none"> • As at 2012 outstanding commitments for 30 dwellings (does not include appeal at Compton Way for 65) 			
<ul style="list-style-type: none"> • 3 options consulted on for Neighbourhood Plan. • Option 1 dispersed 50-105 dwellings • Option 2 Northern 150 -250 dwellings • Option 3 Southern 200 -400 dwellings • Initial results favour option 2, then 1 			150-250

<ul style="list-style-type: none"> Parish Council and Neighbourhood Plan Project Group consider that growth for the village should be no greater than 250 dwellings and should in fact be 170 dwellings which is the minimum previously consulted on. 170 dwellings is derived from the need for 51 affordable homes from Housing Needs Survey assuming delivered from the policy target of 30% affordable homes from market schemes. 	170
LOCATIONAL ISSUES	
<i>Is the location of the village close to a nearby higher order (?) settlement that higher growth numbers should be directed to?</i>	Yes/ No
Growth should be constrained to ensure that there remains rural separation between Wellingborough and Northampton.	
The village infant school is at capacity in the first 2 years and there is very limited spare capacity at the Junior school. Additional development would require an extension to the primary schools	
There are concerns about parking and access to the village centre.	
SUMMARY COMMENTS	
The final target figure should take account of local consultation through the Neighbourhood Plan and local needs survey evidence. It should also ensure that the plan maintains an urban orientated focus with growth primarily directed to Wellingborough	
The village should continue to accommodate a similar rate of growth to past trends. This amount also reflects the recent housing needs survey extrapolated over the plan period. This survey is based on up-to-date local circumstances. The proposed exceptions policy in the emerging JCS will ensure that should a local need be identified in future years in excess of the target identified this could still be accommodated on suitable sites adjacent to the village. This therefore gives sufficient flexibility to ensure local needs are met throughout the plan period. The figure is also supported by consultation on the Neighbourhood Plan where option 2 was a range from 150 – 250 dwellings. The Parish Council has expressed a preference for a figure of 170 dwellings. The proposed target is for the period 2011- 2031, therefore taking account of extant consents the Neighbourhood Plan would need to provide for an additional 155 dwellings (250 -30 -65)	
Final locally evidenced household target	250

1 - based on council tax data for district and settlement - and date

2 - based on the Edge Analytics data (August 2012)

3 - SHLAA sites category 3 - these are not considered to be realistic sites and score the lowest figures from the analysis undertaken and are therefore not included in this assessment.

CALCULATING RURAL HOUSING NUMBERS FOR PRINCIPAL VILLAGES

ANNEX 2: Wollaston

NEED CALCULATION			
	Name		Household Numbers Jan 2013 ¹
District/Borough/sub area	Wellingborough		34376
Settlement	Wollaston		1569
% amount of the authority within the named settlement			4.56%
	Name		Natural change plus back log amount ²
District/Borough/sub area	Wellingborough		5256
Use the % from above to apportion the amount within the settlement			240
AVAILABILITY, DELIVERABILITY AND POLICY DIRECTION			
SHLAA sites	Category 1	13	Total SHLAA capacity 128
	Category 2	115	
Commentary on SHLAA sites			
Is the total enough to meet the apportioned amount?			No
LOCAL ISSUES - <i>including constraints, local knowledge, update on SHLAA sites, local needs surveys, past windfall rates, outstanding planning permissions etc</i>			Impact/reduction in amount and suggested revised figure
<ul style="list-style-type: none"> • Completions 2001-2012 = 204 (22% of rural completions) average of 19pa. Continuation of past trends for 2011-2031 = 19x20 = 380 (23% growth in dwellings) 			380
<ul style="list-style-type: none"> • Rural Completions 2001 – 2012 have comprised 42% of the total completions in the borough. The target in the adopted Core Strategy was for 10% of development to be rural 			
<ul style="list-style-type: none"> • Housing Needs Survey (2012) = 39 dwellings which covers a 5 year period, extrapolate over 20years = 156 (10% growth in dwellings) 			156
<ul style="list-style-type: none"> • As at 2012 outstanding commitments for 11 dwellings 			
<ul style="list-style-type: none"> • Neighbourhood Plan – working on options 			
<ul style="list-style-type: none"> • There is division in the local community about the need for additional housing. 			
<ul style="list-style-type: none"> • Category 1 & 2 SHLAA sites are not sufficient to meet need, some Category 3 sites have been promoted for development through the Site 			

Specific Plan	
LOCATIONAL ISSUES	
<i>Is the location of the village close to a nearby higher order (?) settlement that higher growth numbers should be directed to?</i>	Yes
There is limited capacity in the primary school and secondary school.	
There are concerns about existing traffic levels and parking particularly in the centre of the village.	
SUMMARY COMMENTS	
<p>The village has taken significant development in the past and the rural area has as a whole taken a higher proportion of growth than anticipated in the adopted Core Strategy. It is considered appropriate to identify a level of growth which seeks to meet local needs but is constrained to ensure that the settlement remains rural in character and that the plan maintains a focus on the growth town with urban oriented growth. The target should be based on the recent housing needs survey extrapolated over the plan period. This survey is based on up-to-date local circumstances. The proposed exceptions policy in the emerging JCS will ensure that should a local need be identified in future years in excess of the target identified this could still be accommodated on suitable sites adjacent to the village. This therefore gives sufficient flexibility to ensure local needs are met throughout the plan period.</p>	
Final locally evidenced household target	160

1 - based on council tax data for district and settlement - and date

2 - based on the Edge Analytics data (August 2012)

3 - SHLAA sites category 3 - these are not considered to be realistic sites and score the lowest figures from the analysis undertaken and are therefore not included in this assessment.

CALCULATING RURAL HOUSING NUMBERS FOR PRINCIPAL VILLAGES

ANNEX 3: Irchester

NEED CALCULATION			
	Name		Household Numbers Jan 2013 ¹
District/Borough/sub area	Wellingborough		34376
Settlement	Irchester		2035
% amount of the authority within the named settlement			5.92%
	Name		Natural change plus back log amount ²
District/Borough/sub area	Wellingborough		5256
Use the % from above to apportion the amount within the settlement			311
AVAILABILITY, DELIVERABILITY AND POLICY DIRECTION			
SHLAA sites	Category 1	0	Total SHLAA capacity 695
	Category 2	695	
Commentary on SHLAA sites			
Is the total enough to meet the apportioned amount?			Yes
LOCAL ISSUES - <i>including constraints, local knowledge, update on SHLAA sites, local needs surveys, past windfall rates, outstanding planning permissions etc</i>			Impact/reduction in amount and suggested revised figure
<ul style="list-style-type: none"> • Completions 2001-2012 = 73 (7.9% of rural completions) average of 7pa. Continuation of past trends for 2011-2031 = 7x20 = 140 (6% growth in dwellings) 			140
<ul style="list-style-type: none"> • Rural Completions 2001 – 2012 have comprised 42% of the total completions in the borough. The target in the adopted Core Strategy was for 10% of development to be rural 			
<ul style="list-style-type: none"> • Housing Needs Survey (2012) = 38 dwellings which covers a 5 year period, extrapolate over 20years = 152 (6.9% growth in dwellings). 			152
<ul style="list-style-type: none"> • As at 2012 outstanding commitments for 9 dwellings 			
<ul style="list-style-type: none"> • Neighbourhood Plan – early stages 			
LOCATIONAL ISSUES			
<i>Is the location of the village close to a nearby higher order (?) settlement that higher growth numbers should be directed to? - Add in the rationale and impact on the amount</i>			Yes

There has been significant opposition to development south of the village through the Site Specific Plan and to a planning application for development north of the village (currently the subject of an appeal)

There is limited capacity in the primary school with particularly severe pressure in the lower years. Additional development would need an extension to the school.

SUMMARY COMMENTS

The village should continue to accommodate a similar rate of growth to past trends. This amount also reflects the recent housing needs survey extrapolated over the plan period. This survey is based on up-to-date local circumstances. The proposed exceptions policy in the emerging JCS will ensure that should a local need be identified in future years in excess of the target identified this could still be accommodated on suitable sites adjacent to the village. This therefore gives sufficient flexibility to ensure local needs are met throughout the plan period.

Final locally evidenced household target

150

1 - based on council tax data for district and settlement - and date

2 - based on the Edge Analytics data (August 2012)

3 - SHLAA sites category 3 - these are not considered to be realistic sites and score the lowest figures from the analysis undertaken and are therefore not included in this assessment.

CALCULATING RURAL HOUSING NUMBERS FOR PRINCIPAL VILLAGES

ANNEX 4: Finedon

NEED CALCULATION			
	Name		Household Numbers Jan 2013 ¹
District/Borough/sub area	Wellingborough		34376
Settlement	Finedon		2126
% amount of the authority within the named settlement			6.18%
	Name		Natural change plus back log amount ²
District/Borough/sub area	Wellingborough		5256
Use the % from above to apportion the amount within the settlement			325
AVAILABILITY, DELIVERABILITY AND POLICY DIRECTION			
SHLAA sites	Category 1	17	Total SHLAA capacity 971
	Category 2	954	
Commentary on SHLAA sites			
Is the total enough to meet the apportioned amount?			Yes/ No
LOCAL ISSUES - <i>including constraints, local knowledge, update on SHLAA sites, local needs surveys, past windfall rates, outstanding planning permissions etc</i>			Impact/reduction in amount and suggested revised figure
<ul style="list-style-type: none"> • Completions 2001-2012 = 206 (22% of rural completions) average of 19pa. Continuation of past trends for 2011-2031 = 19x20 = 380 (18% growth in dwellings) 			380
<ul style="list-style-type: none"> • Rural Completions 2001 – 2012 have comprised 42% of the total completions in the borough. The target in the adopted Core Strategy was for 10% of development to be rural 			
<ul style="list-style-type: none"> • Housing Needs Survey (2010) = 14 dwellings which covers a 5 year period, extrapolate over 20years = 56 (2.6% growth in dwellings). NB: Survey is due to be updated shortly 			56
<ul style="list-style-type: none"> • As at 2012 outstanding commitments for 47 dwellings 			
<ul style="list-style-type: none"> • Neighbourhood Plan – No. plan is currently proposed. Initial informal consultation with Parish Councillors has suggested a maximum figure of 150 dwellings 			150
LOCATIONAL ISSUES			

<i>Is the location of the village close to a nearby higher order (?) settlement that higher growth numbers should be directed to? - Add in the rationale and impact on the amount</i>	Yes
There is a history of mining and quarrying for ironstone in the area around Finedon. This may have an impact on the deliverability or viability of development. Detailed investigations would be required on a number of the SHLAA sites to check ground stability.	
Development to the South West of the village should be constrained to ensure that there remains rural separation between Finedon and Wellingborough and to maintain the setting of the Conservation Area. Separation also needs to be maintained between the village and Irthlingborough and Burton Latimer.	
Primary schools in the village are full to capacity; any significant additional development is likely to require an extension. Similarly Secondary school places are limited at Huxlow Science College where an extension is being considered	
SUMMARY COMMENTS	
<p>The village has taken significant development in the past and the rural area has a whole has taken a higher proportion of growth than anticipated in the adopted Core Strategy. It is considered appropriate to identify a level of growth which seeks to meet local needs but is constrained to ensure that:</p> <ul style="list-style-type: none"> • The village remains rural in character • The risk of coalescence is controlled • The plan maintains a focus on the growth town with urban oriented growth • Constraints in respect of previously mined land , and the capacity of the primary schools are recognised <p>The proposed exceptions policy in the emerging JCS will ensure that should a local need be identified in future years in excess of the target identified this could still be accommodated on suitable sites adjacent to the village. This therefore gives sufficient flexibility to ensure local needs are met throughout the plan period.</p>	
Final locally evidenced household target	150

1 - based on council tax data for district and settlement - and date

2 - based on the Edge Analytics data (August 2012)

3 - SHLAA sites category 3 - these are not considered to be realistic sites and score the lowest figures from the analysis undertaken and are therefore not included in this assessment.

Appendix 1: Initial Settlement Roles

Category	Settlements included	Roles include	Implications
Principal Villages	<i>Brigstock, Broughton, Earls Barton, Easton on the Hill, Finedon Geddington, Irchester, King's Cliffe, Mawsley, Nassington, Ringstead, Stanwick, Warmington, Wollaston, Woodford</i>	To provide community infrastructure and services to meet day to day needs of residents and businesses in the rural areas. Focal points for development to meet local needs arising in the rural area unless these can be met more sustainably at a nearby larger settlement	<p>The scale of development other than small scale windfall opportunities will be led by locally identified employment, housing, infrastructure and service requirements. DPDs including Neighbourhood Plans may identify development opportunities within or adjoining Principal Villages.</p> <p>Strong development management required to ensure that development pressures are not diverted to Principal Villages if development at the Growth Towns and Market Towns is slower than planned.</p>
Smaller Villages	Most villages other than some isolated rural communities or settlements of a dispersed form, which may be designated as open countryside, outside the formal settlement hierarchy	Largely dependent on the identified service centres, market towns or growth towns for services.	<p>Strong development management to ensure that pressures are directed to the higher order towns and villages in support of local services. Opportunities for sensitive infill development and re-use of buildings.</p> <p>Small scale organic growth where supported through Neighbourhood Plans to meet local needs that cannot be met more sustainably at a nearby larger settlement.</p> <p>Certain villages have a sensitive character, conservation interest or dispersed built form. In these cases, new development will need to be strictly managed, although opportunities for development to meet specific local needs may be identified through mechanisms such as Neighbourhood Planning or the Community Right to Build.</p>
Open Countryside		To improve the area's self reliance and resilience through local food production, sustainable fuel supply, tourism based businesses and recreation activities.	Some isolated rural communities or settlements of a dispersed built form may be designated open countryside, outside the formal settlement hierarchy. Rural diversification and the re-use of buildings to support the local economy. Renewable energy production based on local resources, including wood fuel.

Appendix 2: Proposed Settlement Roles

Category	Settlements included	Roles include	Implications
Principal Villages	<i>Earls Barton, Finedon, Irchester, Wollaston,</i>	To provide community infrastructure and services to meet day to day needs of residents and businesses in the rural areas. Focal points for development to meet local needs arising in the rural area unless these can be met more sustainably at a nearby larger settlement	<p>The scale of development other than small scale windfall opportunities will be led by locally identified employment, housing, infrastructure and service requirements. DPDs including Neighbourhood Plans may identify development opportunities within or adjoining Principal Villages.</p> <p>Strong development management required to ensure that development pressures are not diverted to Principal Villages if development at the Growth Towns and Market Towns is slower than planned.</p>
Other Villages	<i>Brigstock, Broughton, Easton on the Hill, Geddington, King's Cliffe, Mawsley, Nassington, Ringstead, Stanwick, Warmington, Woodford</i>	Largely dependent on the identified service centres, market towns or growth towns for services.	<p>Strong development management to ensure that pressures are directed to the higher order towns and villages in support of local services. Opportunities for sensitive infill development and re-use of buildings.</p> <p>Small scale organic growth where supported through Neighbourhood Plans to meet local needs that cannot be met more sustainably at a nearby larger settlement.</p> <p>Certain villages have a sensitive character, conservation interest or dispersed built form. In these cases, new development will need to be strictly managed, although opportunities for development to meet specific local needs may be identified through mechanisms such as Neighbourhood Planning or the Community Right to Build.</p>
Open Countryside	Some isolated rural communities or settlements of a dispersed form, which may be designated as open countryside, outside the formal settlement hierarchy	To improve the area's self reliance and resilience through local food production, sustainable fuel supply, tourism based businesses and recreation activities.	Some isolated rural communities or settlements of a dispersed built form may be designated open countryside, outside the formal settlement hierarchy. Rural diversification and the re-use of buildings to support the local economy. Renewable energy production based on local resources, including wood fuel.

Appendix 3: 2011 census - usual resident population (by Parish)

Parish Name	All usual residents - number	LPA	Area
CORBYS TOWN	54,927	CBC	Growth Town
KETTERING TOWN	51,808	KBC	Growth Town
WELLINGBOROUGH TOWN	49,087	WBC	Growth Town
E04006762 : Rushden	29,272	ENC	Growth Town
E04006771 : Desborough	10,697	KBC	Market Town
E04006745 : Raunds	8,641	ENC	Market Town
E04006731 : Irthlingborough	8,535	ENC	Market Town
E04006730 : Higham Ferrers	8,083	ENC	Market Town
E04006780 : Rothwell	7,694	KBC	Market Town
E04006768 : Burton Latimer	7,449	KBC	Market Town
E04006752 : Thrapston	6,239	ENC	Market Town
E04006742 : Oundle	5,735	ENC	Market Town
E04006878 : Earls Barton	5,387	WBC	Principal Village
E04006886 : Irchester	4,745	WBC	Principal Village
E04006789 : Barton Seagrave	4,418	KBC	Growth Town
E04006881 : Finedon	4,309	WBC	Principal Village
E04006894 : Wollaston	3,491	WBC	Principal Village
E04006790 : Mawsley	2,320	KBC	Rural/LSV
E04006767 : Broughton	2,208	KBC	Rural/LSV
E04006631 : Weldon	2,099	CBC	Rural
E04006877 : Bozeat	2,052	WBC	Rural
E04006763 : Stanwick	1,942	ENC	Rural/LSV
E04006773 : Geddington	1,503	KBC	Rural/LSV
E04006746 : Ringstead	1,461	ENC	Rural/LSV
E04006759 : Woodford	1,461	ENC	Rural/LSV
E04006713 : Brigstock	1,357	ENC	Rural/LSV
E04006627 : Gretton	1,285	CBC	Rural
E04006630 : Stanion	1,252	CBC	Rural
E04006733 : King's Cliffe	1,202	ENC	Rural/LSV
E04006882 : Great Doddington	1,123	WBC	Rural
E04006723 : Easton on the Hill	1,015	ENC	Rural/LSV
E04006758 : Warmington	939	ENC	Rural/LSV
E04006625 : Cottingham	906	CBC	Rural
E04006888 : Little Harrowden	892	WBC	Rural
E04006732 : Islip	829	ENC	Rural
E04006740 : Nassington	827	ENC	Rural/LSV
E04006892 : Sywell	792	WBC	Rural
E04006887 : Isham	771	WBC	Rural

E04006788 : Wilbarston	753	KBC	Rural
E04006893 : Wilby	624	WBC	Rural
E04006754 : Titchmarsh	598	ENC	Rural
E04006715 : Chelveston cum Caldecott	566	ENC	Rural
E04006884 : Grendon	544	WBC	Rural
E04006776 : Loddington	520	KBC	Rural
E04006717 : Collyweston	514	ENC	Rural
E04006779 : Pytchley	489	KBC	Rural
E04006744 : Polebrook	478	ENC	Rural
E04006889 : Mears Ashby	473	WBC	Rural
E04006880 : Ecton	466	WBC	Rural
E04006781 : Rushton	461	KBC	Rural
E04006760 : Woodnewton	450	ENC	Rural
E04006890 : Oringbury	439	WBC	Rural
E04006769 : Cranford	422	KBC	Rural
E04006751 : Thorpe Achurch	421	ENC	Rural
E04006628 : Middleton	414	CBC	Rural
E04006782 : Stoke Albany	390	KBC	Rural
E04006766 : Braybrooke	378	KBC	Rural
E04006710 : Barnwell	369	ENC	Rural
E04006711 : Benefield	339	ENC	Rural
E04006736 : Little Addington	328	ENC	Rural
E04006726 : Great Addington	327	ENC	Rural
E04006707 : Aldwincle	322	ENC	Rural
E04006770 : Cransley	305	KBC	Rural
E04006737 : Lowick	298	ENC	Rural
E04006786 : Weekley	297	KBC	Rural
E04006761 : Yarwell	294	ENC	Rural
E04006721 : Denford	282	ENC	Rural
E04006722 : Duddington-with-Fineshade	281	ENC	Rural
E04006725 : Glapthorn	271	ENC	Rural
E04006626 : East Carlton	259	CBC	Rural
E04006729 : Hemington	257	ENC	Rural
E04006787 : Weston by Welland	246	KBC	Rural
E04006756 : Wadenhoe	244	ENC	Rural
E04006727 : Hargrave	241	ENC	Rural
E04006728 : Harringworth	241	ENC	Rural
E04006734 : Laxton	234	ENC	Rural
E04006764 : Ashley	224	KBC	Rural
E04006709 : Ashton	219	ENC	Rural
E04006749 : Sudborough	202	ENC	Rural
E04006772 : Dingley	194	KBC	Rural
E04006739 : Lutton	186	ENC	Rural
E04006747 : Southwick	181	ENC	Rural

E04006755 : Twywell	176	ENC	Rural
E04006750 : Tansor	172	ENC	Rural
E04006714 : Bulwick	171	ENC	Rural
E04006883 : Great Harrowden	161	WBC	Rural
E04006708 : Apethorpe	160	ENC	Rural
E04006718 : Cotterstock	153	ENC	Rural
E04006774 : Grafton Underwood	146	KBC	Rural
E04006775 : Harrington	146	KBC	Rural
E04006784 : Thorpe Malsor	145	KBC	Rural
E04006785 : Warkton	136	KBC	Rural
E04006720 : Deenethorpe	133	ENC	Rural
E04006777 : Newton and Little Oakley	126	KBC	Rural
E04006724 : Fotheringhay	119	ENC	Rural
E04006629 : Rockingham	113	CBC	Rural
North Northants Total:	316,851		

Appendix 4: Relevant NPPF Policy

- Para 7: the planning system (should support) strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations;
- Para 17 (bullet point 3): Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Relevant to localised strategies or Neighbourhood Plans, every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth.
- Para 17 (bullet point 5): Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
- Para 28: Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.
- Para 29: Transport policies have an important role to play in facilitating sustainable development but also in contributing wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
- Para 34: plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However, this needs to take account of policies set out elsewhere in the NPPF, particularly in rural areas.
- Para 47: to boost significantly the supply of housing, LPAs should use their evidence base to ensure their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the NPPF, including identifying key sites which are critical to the delivery of the housing strategy over this period.
- Para 49: Housing applications should be considered in the context of presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the LPA cannot demonstrate a five year supply of deliverable housing sites.

- Para 50: To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, LPAs should:
 - Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
 - Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
 - Where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.

- Para 51: LPAs should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B-use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

- Para 54: in rural areas, exercising the duty to cooperate with neighbouring authorities, LPAs should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. LPAs should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

- Para 55: to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

- Para 184: Neighbourhood Plans should be aligned with the strategic needs and priorities of the wider local area. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood Plans should not promote less development than set out in the Local Plan or undermine its strategic policies.