

PLANNING POLICY EXECUTIVE ADVISORY PANEL 21 October 2021

Report Title	Tresham Garden Village – Housing Needs Study 2021
Report Author	Carol Conway, Housing Strategy and Delivery Manager carol.conway@northnorthants.gov.uk Dez Tanser, Housing Strategy and Enabling Officer dez.tanser@northnorthants.gov.uk

List of Appendices

None

1. Purpose of Report

- 1.1. To introduce a verbal presentation to be made by Opinion Research Services (ORS) in response to a request for a Housing Needs Study to inform the proposed Tresham Garden Village.

2. Executive Summary

- 2.1 Tresham Garden Village is a proposed new village development on the site of Deenethorpe Airfield. This study was undertaken by Opinion Research Services (ORS) and Three Dragons, to inform housing needs associated with the Tresham Garden Village development.

3. Recommendations

- 3.1 It is recommended that the Planning Policy Executive Advisory Panel note the contents of the Housing Needs Study and presentation provided by Opinion Research Services.

4. Report Background

- 4.1 Tresham Garden Village (proposed on the site of Deenethorpe Airfield) is one of 14 garden village projects that the Government is supporting through capacity funding and assistance from Homes England. This support has enabled the former East Northamptonshire Council (ENC) and the North Northamptonshire Joint Planning and Delivery Unit (NNJPDU), to work with the promoter (Land Acquisition and Promotion LLP) and the landowner (the Deene Estate) to prepare a detailed Masterplan and Delivery Strategy (MDS). The roles previously taken by East Northamptonshire Council and the NNJPDU will now be taken on by North Northamptonshire Council.

- 4.2 Opinion Research Services (ORS) and Three Dragons were commissioned by East Northamptonshire Council in December 2020, to prepare a Housing Needs Assessment for Tresham Garden Village (TGV).
- 4.3 The study was commissioned in order to help inform the Council's position on the overall housing mix to be considered as part of the Tresham Garden Village (TGV) planning application.
- 4.4 The study involved a combination of primary research and secondary analysis. A random sample of 4,000 surveys were sent out to households across a study area covering parts of East Northamptonshire District, and Kettering and Corby Boroughs. In depth stakeholder interviews were carried out with a number of individuals and organisations, including ward and parish councillors, registered housing providers and representatives of the landowners and promoters.

5. Timeline

- 5.1 The Study commenced in December 2020. The household survey and stakeholder consultations were carried out between January and April 2021. The final report was produced by ORS/Three Dragons in July 2021.

6. Implications (including financial implications)

- 6.1 The final report contains a number of recommendations relating to the provision of affordable housing and other types of specialised housing which are likely to be included in the Tresham Garden Village planning application proposal (such as extra care and self-build/custom housing). It also highlights further issues for consideration by the Council when determining the planning application.

7. Conclusions

- 7.1 The Tresham Garden Village – Housing Needs Study makes the following key recommendations/findings:

7.1.1 That the Council needs to reach a clear view on the target number of units, housing mix, type and tenure, minimum dwelling sizes and any other standards sought at Tresham Garden Village and convey this to the landowner/promoter, potentially through a development brief or Supplementary Planning Document (SPD).

7.1.2 That there is clear evidence to justify an affordable housing target of 30% for both general needs and older persons housing, although the mix of rent and low-cost home ownership may vary between the two types of housing. It is less clear how affordable self and custom housebuilding can be achieved, although this possibility should also be explored. There is also clear potential demand for 30% of units to be built as accessible housing (to M4(2) and M4(3) standards).

7.1.3 That it is possible to achieve an exemplar development that is sustainable in all senses of the word (environmentally, economically, socially) and there is social capital to be gained through a wide mix of provision with

community facilities and even employment opportunities that would provide a model for elsewhere.

8. Implications (including financial implications)

8.1 Resources and Financial

8.1.1 There are no specific resources or financial implications arising from this report, the cost of the study has been funded through the Homes England funding support for Tresham Garden Village. The results of the study will help inform future decisions on resource and viability issues associated with the development.

8.2 Legal

8.2.1 The Housing Needs Study will add to the evidence base to help in understanding the development proposal and housing needs in the area.

8.3 Risk

8.3.1 There are no risks arising from receiving this study, the contents will inform future decisions on Tresham Garden Village.

8.4 Consultation

8.4.1 The Housing Needs Study has not been subject to public consultation. However, the findings contained within the Study are based on survey and engaging with stakeholders to guide its findings. Consultation will be important in developing further the principles of the Garden Village, potentially through the preparation of the Supplementary Planning Document or through the planning application process.

8.5 Consideration by Scrutiny

8.5.1 Comments/observations on the content of the Study will be made by Members of this Executive Advisory Panel.

8.6 Climate Impact

8.6.1 There are no climate impacts arising from the preparation of the Housing Needs Study.

8.7 Community Impact

8.7.1 There are no specific community impacts directly arising from the preparation of the Housing Needs Study. However, the findings will help to guide the design of an exemplar development that is sustainable in environmental, economic and social terms, providing a wide mix of housing and community facilities, and employment opportunities for the area.

9. Background Papers
