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Conference or Workshop Item

**Title:** Tensions and future prospects for sustainable housing growth: a case study on Milton Keynes and Northamptonshire

**Creators:** Field, M., Colenutt, B. and Cochrane, A.


**Version:** Presented version

http://nectar.northampton.ac.uk/4782/
“TENSIONS AND FUTURE PROSPECTS FOR SUSTAINABLE HOUSING GROWTH: A CASE STUDY ON MILTON KEYNES AND NORTHAMPTONSHIRE “

Half-day seminar between ESRC Project Team and members of SEMLEP, Tuesday 4 December 2012
To analyse how perspectives, policies and decisions on housing growth, exemplified by evidence from the study area of Milton Keynes/Northamptonshire, have altered over the period 2007-2013.

To assess the extent to which aspirations and outcomes for the delivery of sustainability in housing development have changed across this period 2007-2013 and their implications for policy.

To identify the impact of changes to national planning and housing policy on local housing markets and the impact of such changes on the creation of sustainable communities.

To identify what new planning and housing development models are emerging in response to market slowdown.
Headline ambitions for ‘growth areas’: new homes / new jobs / secure economy

Harness econ growth and renewal to housing numbers and quality

MKSM strengths for using housing as a comprehensive driver of change....

Variety of key reports / strategies: regional; MKSM sub-reg; core spatial strats; SNEAP; SHMAs; SIAs; etc.
Strategic housing plans, but no delivery back-stops

Political changes to targets and trajectories

Reliance on SUEs – but limited infrastructure

No assessment of developer-sector capacity
‘Sustainability’ used as a natural sweetener to secure community support

Wholesale lists of measures for ‘sustainable development’, but little sense of priorities

Mixed concerns on threats to the character of existing urban, urban-fringe and rural communities

‘Practical’ approaches less and less on holistic concerns, more and more on site / job viability

Has ‘sustainability’ been applied comprehensively to help support economic renewal?
Economic Development context

- History of growth and acceptance in MK, but less in N'shire
- LDV activity limited by mixed resources and varied remits – e.g. employment given a lower priority until 2008
- New ‘growth’ dominated by developers, not a pan-sector approach
- Weak connections of local proposals (e.g. SNEAP) to wider ‘housing economy’

<table>
<thead>
<tr>
<th>Growth Area Policy</th>
<th>LDV</th>
<th>Local Authority District Area</th>
<th>Jobs target</th>
<th>Housing target</th>
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<tbody>
<tr>
<td>Milton Keynes</td>
<td>Milton Keynes Partnership</td>
<td>Milton Keynes</td>
<td>48,700</td>
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<td>North Northants</td>
<td>North Northants Develop Co</td>
<td>Corby, Kettering, Wellingborough, East Northants</td>
<td>47,400</td>
<td>52,100</td>
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<td>West Northants</td>
<td>West Northants Develop Co</td>
<td>Northampton, Daventry, South Northants</td>
<td>37,000</td>
<td>48,900</td>
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<tr>
<td>MKSM total</td>
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<td></td>
<td>202,400</td>
<td>227,370</td>
</tr>
</tbody>
</table>

[MKSM Research Project: Economic Development Evidence Base, August 2009]
If previous ‘sub-regions’ had “weak” strategic governance mechanisms what can deliver ‘growth’ now?

How important are housing markets to sub-regional economic development?

What is the relevance or importance of sustainability in sub-regional economic development?

How can delivery mechanisms be given more recognition and strengthened?
What are the economic multipliers of housing investment in new and old stock?

Should the balance between new jobs and additional housing units be an objective of any spatial planning?

How might ‘sustainability’ be achieved if funding is not from the transactions of landowners and developers?

How can a self-aware analysis of delivery be built into the inputs of different sectors?