



This work has been submitted to **NECTAR**, the **Northampton Electronic Collection of Theses and Research**.

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.

Example citation: Field, M., Colenutt, B. and Cochrane, A. (2012) Tensions and future prospects for sustainable housing growth: a case study on Milton Keynes and Northamptonshire. Workshop presented to: *Half-day Workshop Seminar, The University of Northampton, 04 December 2012.*

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

Context of ESRC study

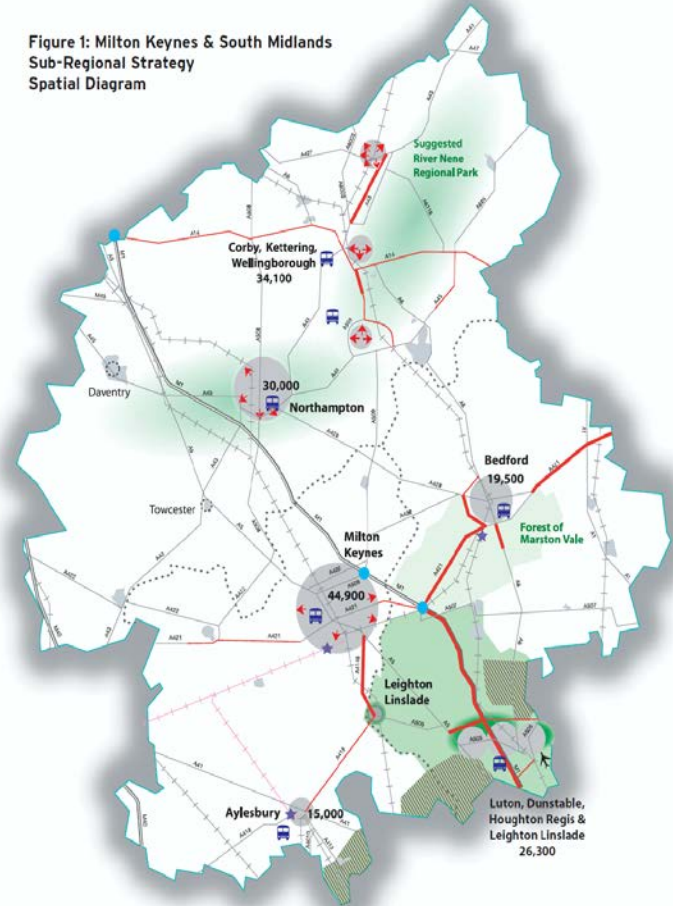
- To analyse how perspectives, policies and decisions on housing growth, exemplified by evidence from the study area of Milton Keynes/Northamptonshire, have altered over the period 2007-2013
- To assess the extent to which aspirations and outcomes for the delivery of sustainability in housing development 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 slow-down



Context of SCP / MKSM & after

- ▣ 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.

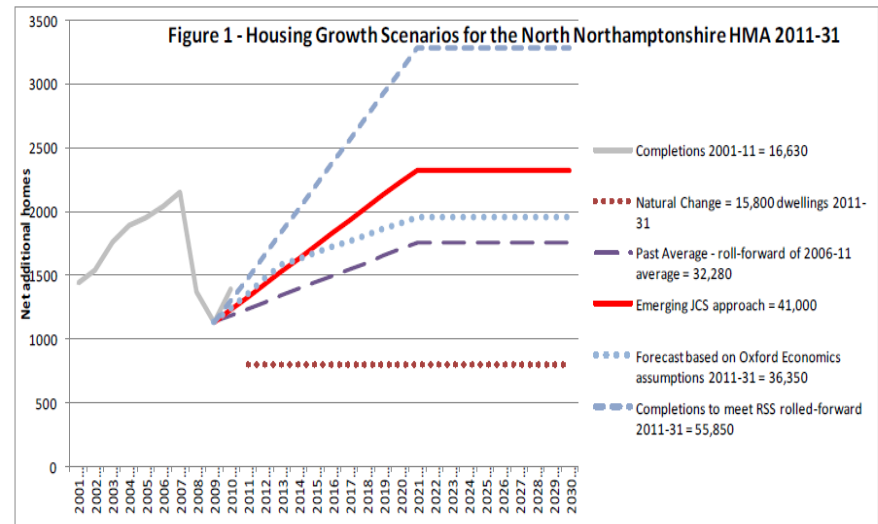
Figure 1: Milton Keynes & South Midlands
Sub-Regional Strategy
Spatial Diagram



Housing context

- 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

16. Figure 1 below shows that although this emerging aspirational Target is below the 55,800 implied by rolling forward previous Regional Plan targets, it still very ambitious having regard to forecast housing market recovery. The latter is based on Oxford Economics' assumption of 10% year on year recovery to 2014 and 3% thereafter to 2020, from which point a plateau is assumed in line with NHPAU forecasts (see Annex 3 for further detail).



Sustainability context

- ▣ 'Sustainability' used as a natural sweetener to secure community support
- ▣ Wholescale 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'

MKSM housing and jobs targets 2001 – 21				
Growth Area Policy	LDV	Local Authority District Area	Jobs target	Housing target
Milton Keynes	Milton Keynes Partnership	Milton Keynes	48,700	42,245
North Northants	North Northants Develop Co	Corby, Kettering, Wellingborough, East Northants	47,400	52,100
West Northants	West Northants Develop Co	Northampton, Daventry, South Northants	37,000	48,900
MKSM total			202,400	227,370

[MKSM Research Project : Economic Development Evidence Base, August 2009]

Comments & Questions (1)

- ▣ 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?



Comments & Questions (2)

- ▣ 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?

