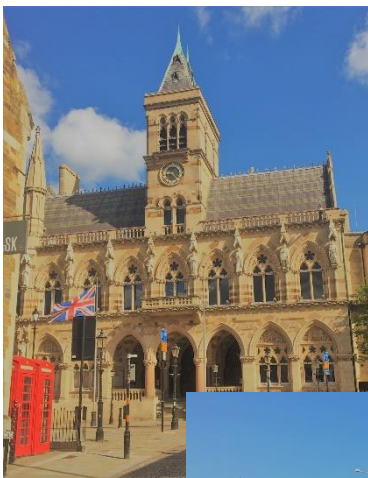




**NORTHAMPTON**  
**BOROUGH COUNCIL**



**Northampton Local Plan Part 2**  
**2011 – 2029**  
**Submission Version**  
**December 2020**

## **CONSULTATION**

### **PURPOSE OF THIS CONSULTATION**

This consultation document is the second round of the proposed submission of the Northampton Local Plan Part 2. It contains details of the Council's proposed policies for determining planning applications and site specific allocations to guide developments within the Borough. These are the policies and proposals which the Council consider to be sound and will submit to the Planning Inspectorate for independent examination.

### **CONSULTATION ARRANGEMENTS**

This consultation exercise accords with Northampton's Statement of Community Involvement (adopted in 2017 and modified in 2018). In undertaking this consultation, the Council has:

- Placed a Notice in the Northampton Chronicle & Echo
- Published a Press Release
- Contacted consultees on the local plan database including statutory consultees

Consultation documents include:

- The Proposed Submission Northampton Local Plan Part 2 (Round 2)
- Sustainability Appraisal of the Proposed Submission Local Plan Part 2
- Habitats Regulation Assessment

These consultation documents can be viewed online at [www.northampton.gov.uk/lpp2proposedsubmissionround2](http://www.northampton.gov.uk/lpp2proposedsubmissionround2) and at the following location:

a. Northampton Borough Council Offices

The Council's One Stop Shop (Self-Serve Area) at the Guildhall, St Giles Square, Northampton NN1 1DE (during office hours).

**HOW TO COMMENT:** The consultation period begins on 13 July 2020 and ends at 5pm on 24 August 2020.

A guidance note has been prepared to help you complete the representation form. Whilst you can comment on any part of the Plan or the Policies Map, you will need to state the paragraph number, table, figure and/ or Policy number.

You can respond in one of the following ways:

- Online using Survey Monkey

- ~~By email - download the representation form, completing it and emailing it to the Planning Policy Section (clearly marked "**Proposed Submission Consultation** (Round 2))" at: [planningpolicy@northampton.gov.uk](mailto:planningpolicy@northampton.gov.uk).~~
- ~~By post - to Planning Policy (**Proposed Submission Consultation (Round 2)**), Northampton Borough Council, Planning Services, St Giles Square, Northampton NN1 1DE)~~

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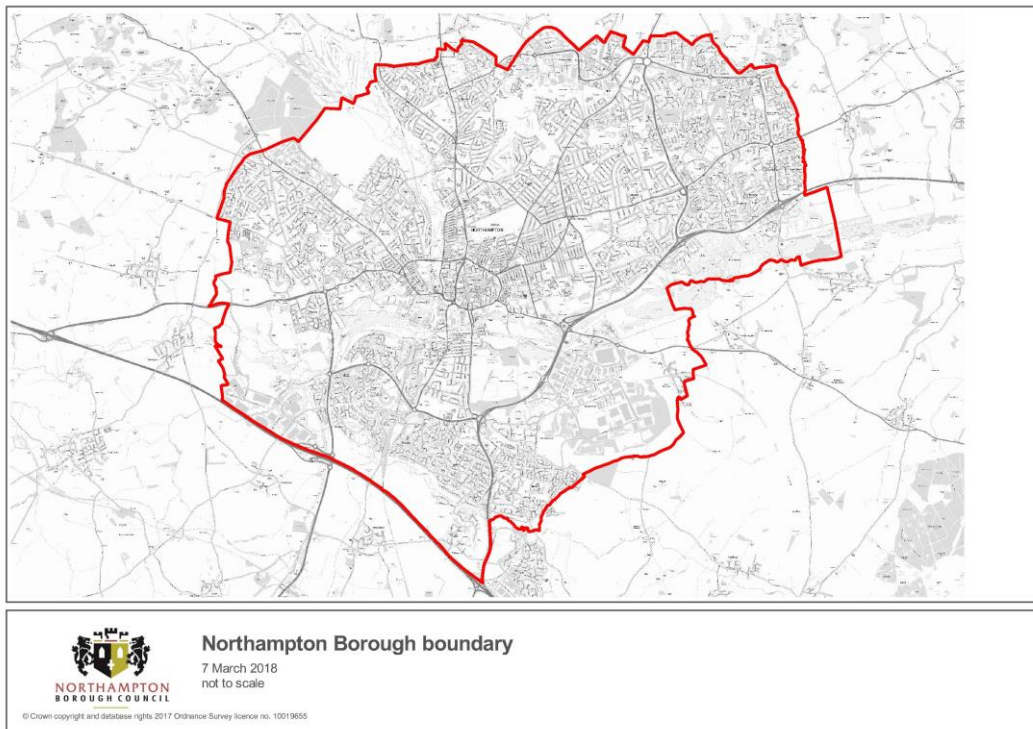
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# CHAPTER 1 INTRODUCTION AND POLICY CONTEXT

## a. PLANNING POLICY CONTEXT

1.1 Northampton Borough Council is preparing a new Northampton Local Plan Part 2, which will cover the entire Borough of Northampton (see Figure 1) for the period up to 2029. The Plan (LPP2) will be in conformity to the West Northamptonshire Joint Core Strategy Local Plan Part 1 (WNJCS) which was adopted in 2014.

**Figure 1: Northampton Borough Boundary**



1.2 LPP2, when adopted, will replace all the remaining saved policies from the previous Northampton Local Plan 1997 and update the policies contained in the Northampton Central Area Action Plan which was adopted in 2013 (see appendix B). It will include development management policies which will provide policy directions for sustainable development, housing delivery, retention and expansion of employment opportunities, supporting the growth and changing roles of the town centre, providing commercial and leisure enterprises as well as protecting and enhancing the built and natural environment. It will also include site specific allocations for various types of developments and/ or uses that are considered suitable for these sites.

1.3 The Plan also reflects the importance of climate change in the UK and how planning can have an impact on reducing emissions. Northampton Borough Council declared a climate emergency in June 2019. The Council is committed to making Northampton carbon neutral by 2030. This Plan forms a key part of the framework to address climate change including mitigation and adaptation.

1.4 This Plan forms part of the Development Plan for Northampton. The Development Plan is the basis upon which planning applications will be determined unless there are material considerations which indicate otherwise. The statutory Development Plan for Northampton consists of:

- West Northamptonshire Joint Core Strategy Local Plan Part 1
- Northampton Local Plan Part 2
- “Made” Neighbourhood Plans, which currently include the Duston Neighbourhood Plan, Spring Boroughs Neighbourhood Plan and Growing Together Neighbourhood Plan

1.5 The National Planning Policy Framework 2019 makes it clear that the local plan needs to be reviewed every 5 years and that development which accords with an up to date Plan should be approved. Any proposed development that conflicts with an up to date plan should be refused unless material considerations indicate otherwise. Therefore, it is important for local planning authorities to have up to date Local Plans to ensure that development is progressed in an acceptable and sustainable manner.

## **b. PLAN PREPARATION PROCESS**

1.6 The National Planning Policy Framework (February 2019) sets out the requirements for the preparation of the local plan. Plans must be prepared in accordance with legal and procedural requirements and be sound. Plans are sound if they are:

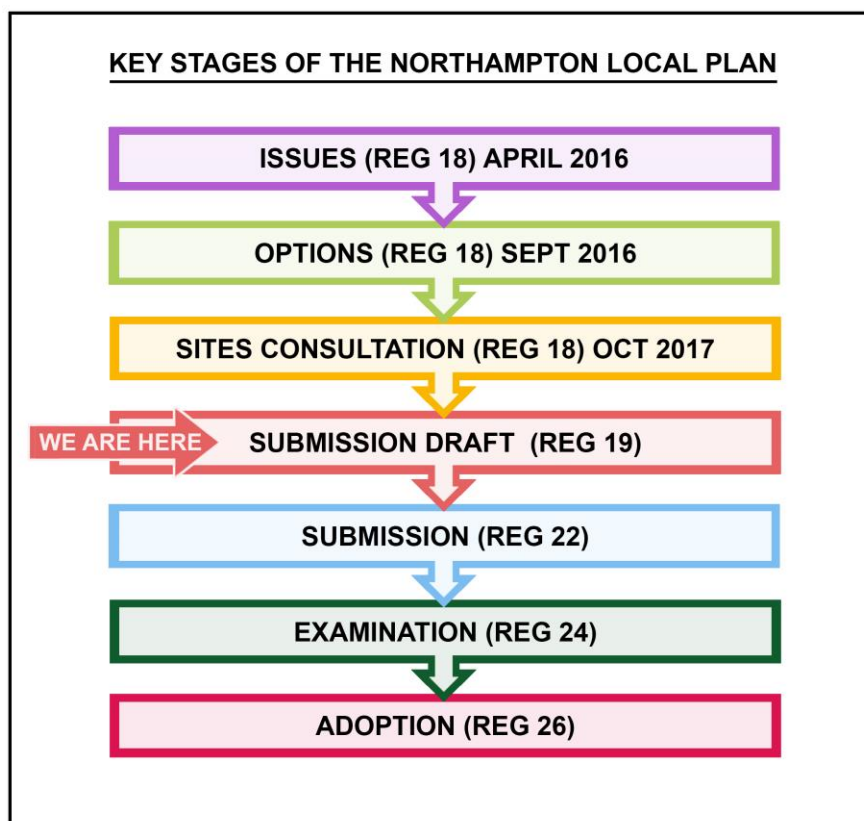
- Positively prepared – provide a strategy which will, as a minimum, meet as much as possible of the area’s objectively assessed needs and is informed by agreements with other authorities, so that unmet need for neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development
- Justified – an appropriate strategy, taking into account the reasonable alternatives and based on proportionate evidence
- Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground
- Consistent with national policy – enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework



1.7 In delivering the Local Plan, the Council has completed some key stages of the plan preparation process. The Issues, Options and Sites consultations were undertaken in 2016 – 2017, which provided the Council with information and evidence on the key issues that the Local Plan needs to address, and how, in addition to delivering the requirements set out in the West Northamptonshire Joint Core Strategy. In May 2019, the Council prepared a Submission Draft for public consultation, containing policies and proposals which the Council intended to submit to the Secretary of State. 93 respondents made comments. These comments were considered and it was decided that elements of the Plan needed to be strengthened, through the inclusion of new policies and new sites. In addition, changes were made to the Planning Practice Guidance in relation to what constitutes a “deliverable” housing site and it was agreed that the sites allocated in the Plan need to be reviewed against the new set of criteria. It was decided that another round of consultation would be appropriate.

1.8 The key stages which the Council have completed are shown below:

**Figure 2: Key stages of the Northampton Local Plan**



1.9 Following the consultation on the Submission Draft Round 2, the Council will update the Local Plan to take into account the comments received. The Plan will then be submitted to the Planning Inspectorate for an independent examination.

### **c. DUTY TO COOPERATE/ STATEMENT OF COMMON GROUND**

1.10 The Localism Act 2011 introduced the requirement for the “Duty to Cooperate” (DTC). A section 33A was therefore inserted into the Planning and Compulsory Purchase Act 2004. This Act placed a legal duty on all local planning authorities, county councils, local enterprise partnerships and “prescribed bodies” (as defined by the regulations) to engage constructively, actively and on an ongoing basis, to maximise the effectiveness of local plan preparation relating to strategic cross boundary matters.

1.11 In regulation 4 of the Town and Country Planning (Local Planning) Regulations 2012, the bodies prescribed for the purposes of meeting the above legal duty are listed. In publishing its consultation documents for the Northampton Local Plan Part 2 to date, the Council has consulted all those included in the list of prescribed bodies.

1.12 In addition, the Council worked closely with partners in Daventry District, Northamptonshire County and South Northamptonshire Councils in preparing the West Northamptonshire Joint Core Strategy Local Plan Part 1. The Council has continued to work closely and engage with Daventry and South Northamptonshire, as well as other authorities including Wellingborough Council and Northamptonshire County Council, throughout the preparation of the Northampton Local Plan Part 2.

1.13 The NPPF also requires the preparation and maintenance of one or more Statements of Common Ground, which provide an explanation of how cross boundary matters were addressed and how various parties have worked cooperatively to address them. These will be prepared alongside the version of the Local Plan to be submitted to the Secretary of State.

### **d. SUSTAINABILITY APPRAISAL AND HABITATS REGULATIONS ASSESSMENT**

1.14 In line with legislative requirements, each successive stage in the production of LPP2 has been the subject of a sustainability appraisal. The Plan therefore conforms to the requirements set out in the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC) and ensures that the potential impacts of the plan, from an environmental, economic and social perspective, are taken into account throughout the process.

1.15 The Sustainability Appraisal (SA) is an iterative process, which began with the development and assessment of the Northampton Local Plan Part 2 Options Consultation paper in September 2016. This stage was continued with SA of the sites consultation, which was released for consultation in October 2017 and an assessment of the reasonable alternatives in 2018 to inform the first proposed submission. A further review of the SA has been carried out for the Proposed Submission Round 2. The updated Sustainability Appraisal document accompanies this local plan round 2 consultation.

1.16 Northampton contains part of the Upper Nene Gravel Pits Special Protection Area (SPA), which is a European designation for the conservation of natural habitats. The Upper Nene Valley Gravel Pits is also a Ramsar site. The Council is legally bound to carry out a Habitats Regulations Assessment (Directive 92/43/EEC) to assess the impacts of the Local Plan proposals against the conservation objectives of the SPA.

#### **e. PREVIOUS CONSULTATIONS**

1.17 The Council has undertaken consultations in accordance with the requirements set out in the Town and Country Planning (England) Regulations 2012. These consultations also conform to the Council's Statement of Community Involvement, which seeks to inform and encourage participation in the evolution of the Plan.

1.18 In summary, the following consultation exercises have been completed:

- **Issues consultation** – this is the first stage of the plan preparation process and consultation took place in May/ June 2016. The public were consulted on the scope and the key issues the new Local Plan Part 2 should address
- **Options consultation** – this forms the second stage of the plan preparation process which confirmed that Northampton needs to deliver 18,870 new homes by 2029 and that a positive and proactive approach will be needed towards planning for new homes and jobs. Also of importance is the need to balance growth requirements against the need to protect and enhance the built and natural environment. This consultation took place between September and November 2016
- **Sites consultation** – the purpose of consulting on this third stage of the plan preparation process was to gather views on the potential future uses of sites to deliver the strategy and development required in the West Northamptonshire Joint Core Strategy, which forms Part 1 of the Local Plan. Consultation took place in October and November 2017
- **Proposed Submission Consultation (Round 1)** – the Council consulted on the policies and development allocations which it intended to submit to the Planning Inspectorate. This took place in May/ June 2019. It was concluded that there were a number of modifications to be made to the local plan, as well as the formulation of new policies. A second round of proposed submission consultation was considered necessary to allow people the opportunity to comment on these changes prior to the plan's submission to the Planning Inspectorate

1.19 Further information can be found in the Consultation Statement which accompanies this Proposed Submission round 2.

## CHAPTER 2 NORTHAMPTON NOW

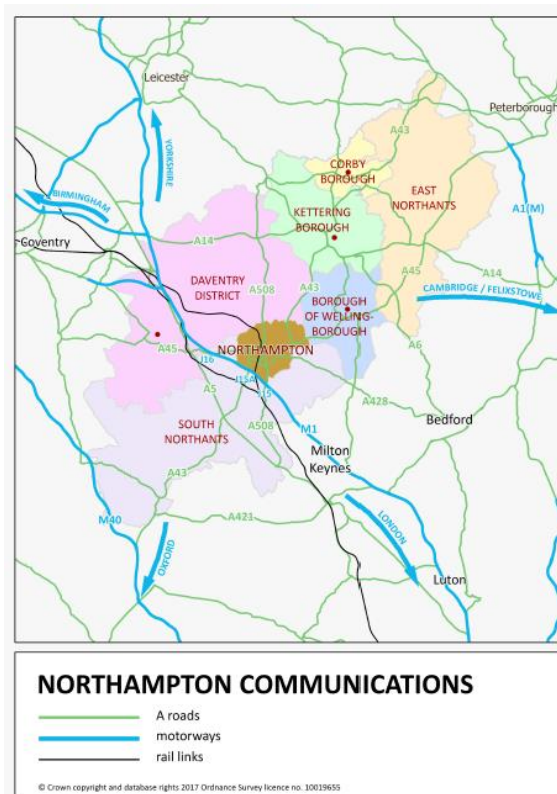
### A. PROFILE OF NORTHAMPTON

#### a. Overview and Population

2.1 With a population of 225,100 in 2018, Northampton is the largest town in England. Planned expansion has led to the population figure reaching above 200,000 and the town continues to grow and maintain its role as a major employment, retail and residential centre within Northamptonshire.

2.2 It is located centrally in Northamptonshire, covering an area of approximately 80 square kilometres. It is the main town in Northamptonshire (see Figure 3) and, particularly since its designation as a New Town in 1965, has absorbed several surrounding villages. The borough is bordered by Daventry District to the north and west, South Northamptonshire District to the south west and south and Wellingborough Borough to the east. There is no Green Belt in Northampton or its neighbouring authorities.

**Figure 3: Northampton Communications**



2.3 As of December 2018, at least 63.1% of Northampton's residents are between the age of 16 and 64, which is the same rate the East Midlands and Great Britain<sup>1</sup>. 32.6% have NVQ Level 4 and above, this is lower than the rate for East Midlands and Great Britain at 33.2% and 39.3% respectively. 6.6% do not have any qualifications, and this is also lower than the East Midlands (8.1 %) and Great Britain (7.8 %) averages.

#### **b. Topography and hydrology**

2.4 Northampton is located within a shallow "bowl" adjacent to the River Nene. It is surrounded by higher land, which rings the town, including Glassthorpe Hill (141m above sea level) to the west, Coneybury Hill (approximately 120m above sea level) and the Pitsford Ridge (approximately 125m above sea level). Within the town, there are three main areas of higher ground. These are to the south of the Nene Valley, the eastern edge of the town and the area around the former University campus towards the northern edge of the town.

2.5 The town is also located at the confluence of the River Nene and its tributary the Brampton Nene, which flows south into the Nene from Pitsford Reservoir. Smaller streams also influence the topography and hydrology of the town, including Dallington brook and the Wootton Stream, which flows into the Nene from the south. The Billing Brook, Ecton Brook and Sywell Bottom flow south into the Nene on the eastern side of the town.

#### **c. Geology**

2.6 Northampton is located on the edge of the band of Oolitic limestone, which runs north-south through England. It lies at the junction of several types of limestone and the adjacent clay, which creates a complex geology for the area. The most well known of the Oolitic limestones are the "Northampton sands and Ironstones" which have a distinctive golden-brown colour and are often seen in local buildings. The valley of the River Nene has accumulated deep sedimentary deposits of sand and gravel which have been quarried in recent years.

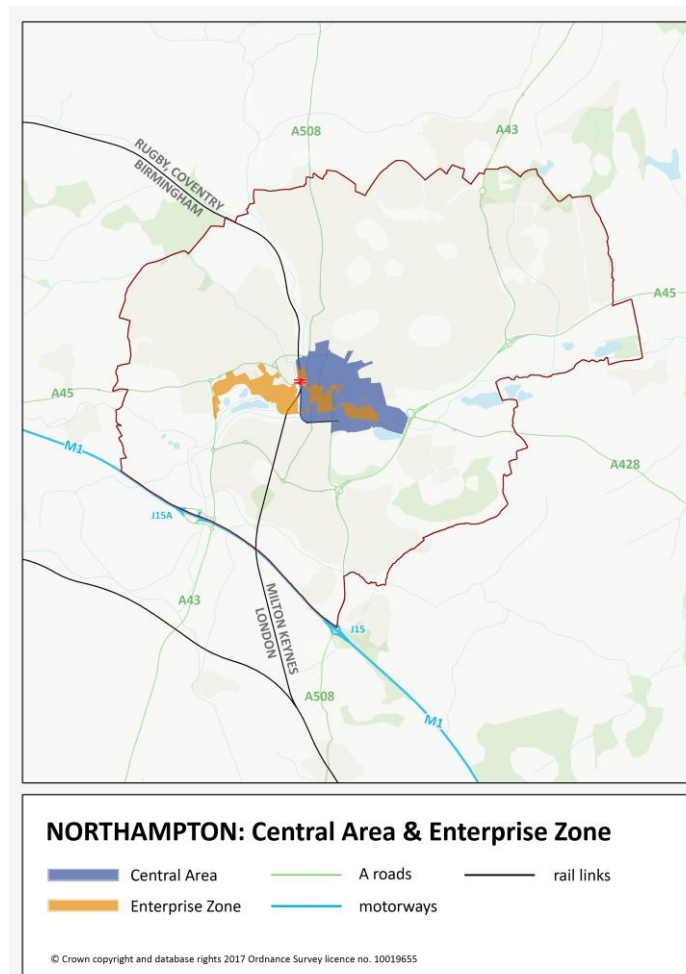
#### **d. Central Area and Town Centre**

2.7 The Central Area, incorporating the town centre (see Figure 4), its adjoining areas and parts of the Waterside Enterprise Zone, have experienced some key changes in recent years.

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<sup>1</sup> [https://www.nomisweb.co.uk/reports/lmp/la/1946157159/subreports/pop\\_time\\_series/report.aspx?](https://www.nomisweb.co.uk/reports/lmp/la/1946157159/subreports/pop_time_series/report.aspx?)

**Figure 4: Northampton Central Area**



2.8 These include the consolidation and relocation of the University of Northampton to its new premises (Waterside Campus) in Bedford Road, the development of the University's student accommodation in St John's Street, the opening of a new bus station in the town centre, the development of a new railway station building and the development of a new Premier Inn hotel in St John's Terrace. Also of significance is the University of Northampton's Innovation Centre, located close to the railway station, offering 42 flexible office units, a cafe and conference space.

2.9 Northampton Town Centre is a regional shopping centre and remains the main retail and services centre within Northamptonshire. A recent study concluded that Northampton town centre, its district and its local centres are performing well in spite of the closures of national chains like BHS and Marks and Spencer. This is attributed to the wide ranging shops and services currently available in these centres which cater for Northampton's population and its catchment. It is also evident that people from outside Northampton do visit the town centre.

2.10 The town centre currently accommodates the indoor retail units of the Grosvenor Centre, Market Walk and the Ridings Arcade. It has an outdoor market

area, the largest in England. There are tourist attractions within the Cultural Quarter, which centres around a creative cluster in the area around Derngate/ Guildhall Road. The Royal & Derngate theatre, Northampton Film House cinema and a major new extension to the Northampton Museum and Art Gallery creating new galleries/ teaching facilities/ retail area are major attractions within the Cultural Quarter. The Northampton Museum and Art Gallery is home to the world famous Shoe Collection, a collection of national importance. 78 Derngate commemorates the works of Charles Rennie Mackintosh. Conversion of the Vulcan Works into a managed workspace for around 100 businesses within the Cultural Quarter will support job creation over the plan period. Also, NN Contemporary Art space occupies 9 Guildhall Road in the Cultural Quarter, providing art space for artists at all stages of their careers.

2.11 Northampton has 3 professional sports grounds, Northampton Saints Rugby at Franklins Gardens, Northampton Town Football at PTS Academy Stadium and Northamptonshire County Cricket in Abington. They attract visitors and sports fans, as well as publicising venues for hire for special events (such as weddings, birthdays and entertainment).

**e. Housing**

2.12 Northampton is predominantly an urban area. Northampton continues to experience pressures in housing delivery, with a growing population and a gradual reduction in land availability contributing to this problem. In addition, in spite of planning consents, and allocations for Sustainable Urban Extensions within Northampton and its immediate surrounding areas, Northampton has not been able to meet its 5 year housing land supply as required by the Government.

**Table 1: Housing completions and delivery in Northampton (2011 – 2019)**

	<b>JCS Requirement 2011 – 2019</b>	<b>Actual Housing Completions (Net Additions)</b>	<b>Delivery of Dwellings compared to the requirement</b>
<b>Total dwellings</b>	8,157	5,727	-2,430

2.13 Northampton’s house prices<sup>2</sup> continue to be higher on average than properties within the East Midlands, but lower than the United Kingdom average. Its relatively higher average compared to the rest of the areas within the East Midlands could be attributed to its accessibility to both London and Birmingham as well as Milton Keynes.

<sup>2</sup> Land Registry House Price Index

[https://landregistry.data.gov.uk/app/ukhpi/compare?in=avg&location\[\]=E07000154&location\[\]=E12000004&location\[\]=K02000001&st=all](https://landregistry.data.gov.uk/app/ukhpi/compare?in=avg&location[]=E07000154&location[]=E12000004&location[]=K02000001&st=all)

Date	UK	East Midlands	Northampton
Aug-17	£225,738	£182,763	£205,140
Oct-17	£225,092	£184,044	£207,544
Dec-17	£225,330	£184,942	£208,255
Feb-18	£225,131	£187,235	£207,240
Apr-18	£225,910	£187,276	£209,487
Jun-18	£228,355	£189,259	£213,274
Sep-18	£231,454	£194,049	£215,086
Dec-18	£229,865	£191,781	£211,759
Mar-19	£227,225	£190,677	£211,824
Jun-19	£230,661	£192,767	£212,031
Sep-19	£234,370	£194,219	£214,475

## **f. Economy**

2.14 Northampton has high levels of employment, with 118,800 people in employment by March 2019<sup>3</sup>. This equates to 83.7% of Northampton's economically active population. This is above the East Midlands level of 79% and Great Britain at 78.7%. Situated within the wider Oxford – Milton Keynes – Cambridge Corridor, the borough is an important centre for high performance engineering and high end shoe manufacturing as well as being highly represented in business administrative and support services, financial and insurance activities, storage and distribution and manufacturing. Major employers include Barclaycard, Cosworth, Panasonic UK Ltd, Travis Perkins, Avon, Carlsberg UK and Nationwide Building Society.

2.15 The borough's importance as a centre for employment is reflected in the fact that overall there is net inflow of about 12,000 commuters to the borough for travel to work in 2011 (an inflow of 39,545 people to work in Northampton and an outflow of 27,442)<sup>4</sup>

2.16 Northampton has an Enterprise Zone, which was designated in August 2011. Since its designation, over 5,000<sup>5</sup> new jobs have been created and significant regeneration schemes have taken place. These include the development of the new bottling/ canning plant at Carlsberg, the expansion of Cosworth, the completion of the redeveloped railway station and the completion of a new campus for the University of Northampton.

<sup>3</sup> <https://www.nomisweb.co.uk/reports/lmp/la/1946157159/report.aspx>

<sup>4</sup> WU03UK – Location of usual residence and place of work by method of travel (Office of National Statistics, Census 2011)

<sup>5</sup> Northampton Borough Council Regeneration (November, 2019)



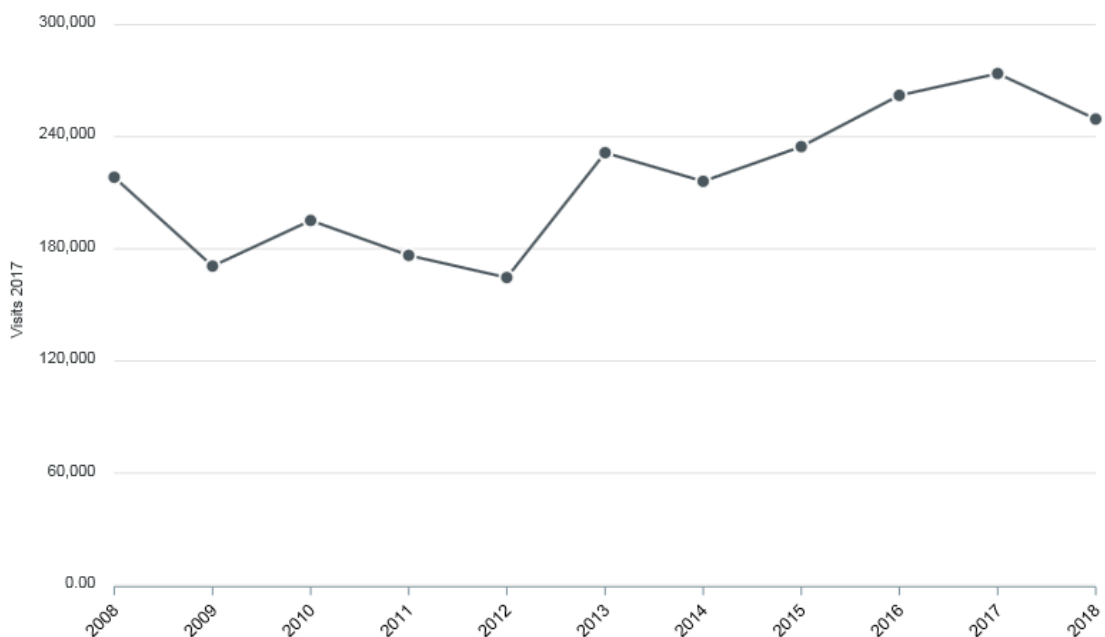
2.17 Over the last 25 years, the town centre has not seen the level of retail investment that would be expected for a centre of its size. Although there has been some small-scale retail investment, this has not addressed the needs of modern town centre retailers.<sup>6</sup>

2.18 Northampton, similarly to many of these other towns across the country, has seen vacancy rates and footfall data support the analysis above, with vacancy rates for the whole of the town centre area increasing from 12.7% in 2015 to 13.9% in 2019. Within the primary shopping area, this increase is even more pronounced increasing from 14.7% in 2015 through to 17.5% in 2019. Footfall has fallen by over 15% in the town centre over the past 3 years, from 24.5m in 2016 down to 20.6m in 2018.<sup>7</sup>

**g. Tourism**

2.19 Northampton has an opportunity to capitalise on tourism as part of the town centre’s regeneration strategy. In Northamptonshire, the number of visitors in 2018 was 249,460<sup>8</sup>. Although this represented a fall of 8.9% from 2017, the average length of stay increased by 1.7% and the average spend per visit also increased by 36.22%.

**Figure 5: County visitors**



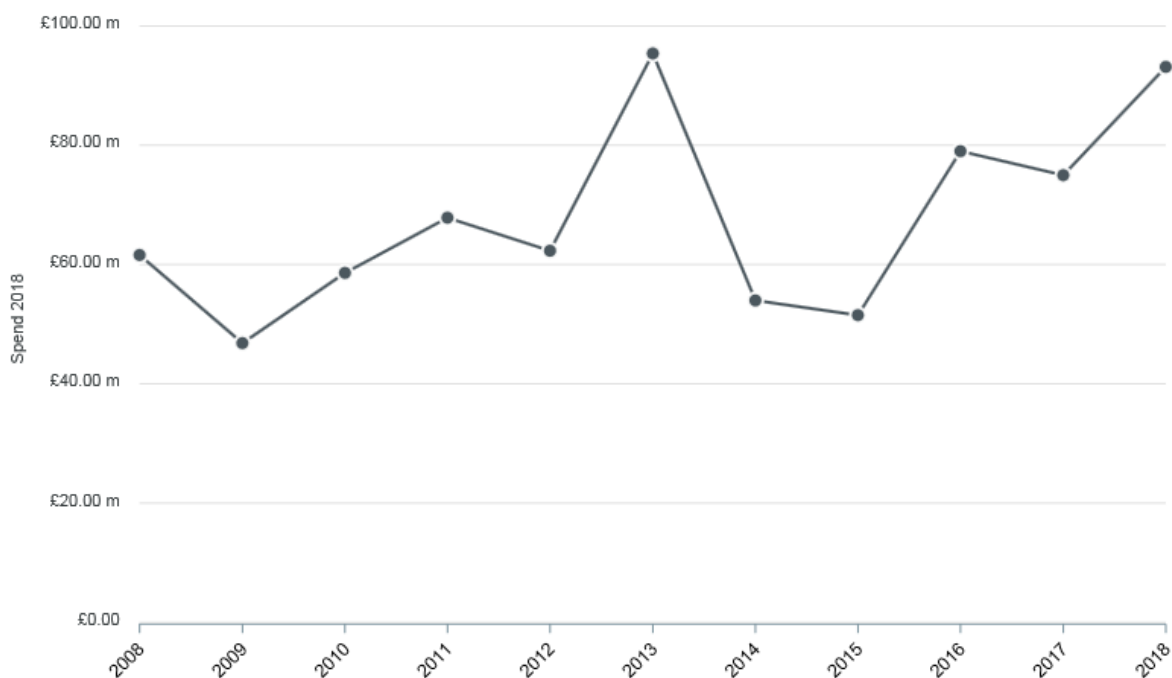
<sup>6</sup> Northampton Town Centre Masterplan Cabinet Report, October 2019

<sup>7</sup> Northampton Town Centre Masterplan Cabinet Report, October 2019

<sup>8</sup> <https://www.visitbritain.org/nation-region-county-data?area=1570>

2.20 Expenditure in the County was £93.14m, and there has been an upward trend over the last 14 years.

**Figure 6: County expenditure on tourism**



2.21 To support any future requirements associated with the tourism, visitor and cultural sectors, a hotel study<sup>9</sup> was commissioned by Northampton Borough Council to provide an assessment of the future potential for hotel development in Northampton to inform the Northampton Local Plan Part 2.

2.22 Northampton is served by 24 hotels (1,670 letting rooms) with budget/ limited service (55%), 3\* and 4\* (22%). This includes the Premier Inn which opened in the town centre in December 2015. Northampton has fewer hotel bedrooms than the comparator towns and cities of Leicester, Milton Keynes and Reading.

<sup>9</sup> Northampton Hotel Futures: hotel audit and demand assessment (Hotel Solutions, May 2016)

**Table 2****NORTHAMPTON HOTEL SUPPLY – MAY 2016**

Category/ Standard of Hotel	Northampton Town Centre		Edge of Town Locations		Northampton Borough	
	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms
4 star			2	259	2	259
4 star Inn			1	19	1	19
Boutique					0	0
3 star	1	146	3	206	4	352
Upper-tier Budget			1	126	1	126
Budget	3	320	8	460	11	780
Lower grade	2	63			2	63
Serviced Apartments/Aparthotel	1	10	1	29	2	39
Conference centre			1	32	1	32
<b>Total</b>	<b>7</b>	<b>539</b>	<b>17</b>	<b>1131</b>	<b>24</b>	<b>1670</b>

2.23 The Hotel Study states that although gradually improving, the performance of Northampton's branded 3 and 4 star hotels has been well below national averages over the last 3 years and this covers all performance indicators (including room occupancy and achieved room rates). In contrast, branded budget hotels performance has been strong.

**Table 3****NORTHAMPTON HOTEL PERFORMANCE 2013-2015**

Standard of Hotel	Average Annual Room Occupancy %			Average Annual Achieved Room Rate <sup>6</sup> £			Average Annual Revpar <sup>7</sup> £		
	2013	2014	2015	2013	2014	2015	2013	2014	2015
UK Provincial Hotels (All Standards) <sup>1</sup>	72.6	75.4	76	59.94	64.03	67	43.53	48.27	51
UK Provincial 3/4 Star Chain Hotels <sup>2</sup>	72.0	73.7	74.9	71.46	74.90	80.51	51.48	55.20	60.33
Northampton Branded 3/4 Star Hotels <sup>3</sup>	68.4	72.0	71.7	65.57	68.09	73.25	44.86	49.02	52.55
Northampton Branded Budget Hotels <sup>4</sup>	72.3	77.4	77.2	42.5	47.16	53.14	30.74	36.51	41.00
Northampton Unbranded Hotels <sup>5</sup>	44.4	55.3	57.6	38.31	40.45	48.41	17.03	22.39	27.88
Northampton – All Hotels	68.5	73.6	73.6	50.31	53.87	59.66	34.46	39.65	43.89

## Notes

1. National averages - source: STR Global
2. National averages - source: Hotstats
3. Source: STR Global. Sample: Northampton Marriott, Hilton Northampton, Holiday Inn Northampton, Park Inn by Radisson Northampton
4. Source: STR Global. Sample: all branded budget hotels in Northampton.
5. Source: Hotel Solutions survey of Northampton hotels –March 2016 Sample: Hopping Hare, The Plough, Westone Manor (unbranded hotels)
6. The amount of rooms revenue (excluding food and beverage income) that hotels achieve per occupied room net of VAT, breakfast (if included) and discounts and commission charges.
7. The amount of rooms revenue (excluding food and beverage income) that hotels achieve per available room net of VAT, breakfast (if included) and discounts and commission charges

2.24 Corporate demand is set to increase significantly given the planned office development and employment growth in the Enterprise Zone. Substantial growth is also expected in the contractor business (mainly budget and lower priced unbranded hotels given the scale of construction work). There is therefore scope for growth in residential conference business – the market remains constrained by the lack of 3 / 4 star hotel bedroom availability on Tuesday and Wednesday nights, and Northampton's limited supply of 4 star hotels with good conferencing facilities.

2.25 The study alluded to on-going events that generate demand for hotel accommodation. These include the sporting events associated with rugby, football and cricket which will continue to have a positive impact on the town's larger hotels and conference venues at these sports grounds to attract weekend association

conferences, exhibitions and events. Silverstone (not within Northampton’s borough boundary) will continue to be a key driver for weekend business for Northampton hotels. The proposed Silverstone Motor Sport World attraction could however provide a new draw that Northampton hotels can use to attract weekend leisure break stays. Events at Santa Pod Raceway will continue to generate demand for some budget and unbranded hotels in Northampton. Other events influencing demand for accommodation are the Alive@Delapre concerts, Northampton Balloon Festival and concerts at MK Bowl.

2.26 The study also contained projections of possible future growth in Northampton, between 2016 and 2029, using the Hotel Futures demand forecasting model. Projections were prepared for 3\* and 4\* star hotels and budget hotels, taking Northampton’s current supply of hotels and the estimates of 2015 room per night demand as the baseline for the projections. The results of the demand projection is shown below.

**Table 4**  
**NORTHAMPTON**  
**PROJECTED REQUIREMENTS FOR NEW HOTEL DEVELOPMENT – 2016-2029**

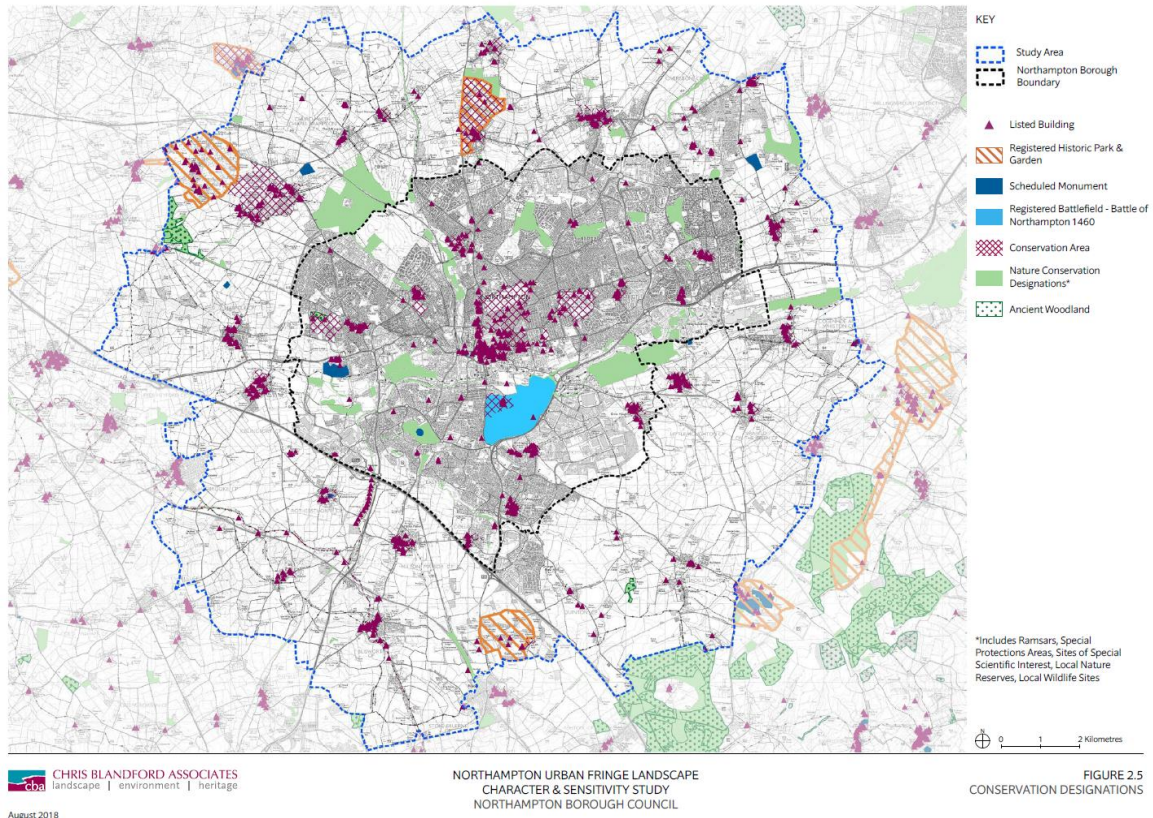
STANDARD OF HOTELS/YEAR <sup>11</sup>	PROJECTED NEW ROOMS REQUIRED		
	LOW GROWTH	MEDIUM GROWTH	HIGH GROWTH
<b>3/4 Star Hotels</b>			
2016 – 2019	45	56	67
2020 – 2024	83	109	137
2025 – 2029	123	168	216
<b>Budget Hotels</b>			
2016 – 2019	9	27	46
2020 – 2024	88	134	182
2025 – 2029	175	254	337
<b>TOTAL NEW HOTEL ROOMS</b>			
2016 – 2019	54	83	113
2020 – 2024	171	243	319
2025 – 2029	298	422	553

**h. Heritage and historic landscapes**

2.27 Northampton has a range of heritage assets, including over 500 listed buildings (such as Delapre Abbey, the Guildhall, County Hall and All Saints Church) and 21 conservation areas. There are four conservation areas within the town centre alone, which reflects the town’s strong heritage legacy. In addition, there is also a Registered Battlefield within Northampton’s boundary, located partly within the grounds of the Barnes Meadow Local Nature Reserve and Delapre Abbey Park. There are 7 scheduled monuments in the Borough. Other heritage sites of interest includes the remains of Northampton Castle which can be found close and within the grounds of Northampton Railway Station and the Ironstone Heritage Centre, which is

home to the Northamptonshire Ironstone Railway Trust. The latter is based within the grounds of the Hunsbury Hill Country Park.

**Figure 7: Heritage and Historic Landscapes in Northampton<sup>10</sup>**  
**(Crown Copyright and database rights 2018**  
**Ordnance Survey Licence no 10019655)**



## **i. Green Infrastructure, Open Space and Leisure**

2.28 Northampton currently has over 1,600 hectares of parks, open spaces and other green areas that provide a network that both supports biodiversity as well as providing ecosystem services. Together with the River Nene, these natural and man-made corridors provide valuable natural and historic assets which are of great importance for sustaining and enhancing biodiversity. In addition, parts of Northampton also accommodate the Upper Nene Valley Gravel Pits Special Protection Area (also a Ramsar site) and six Local Nature Reserves.

2.29 These assets do vary in terms of their distribution, quality and accessibility and opportunities remain for connections and linkages to be improved. Furthermore green and open spaces can be added and the green infrastructure network can be made more complete.

<sup>10</sup> Northampton Urban Fringe Landscape Character and Sensitivity Study (Chris Blandford Associates, 2018)

2.30 In addition, Northampton also has significant leisure provision, including commercial leisure centres, such as the centres run by the Leisure Trust (Danes Camp, Lings Forum, Mounts Bath, Cripps), cinemas (at Vue Sol Central and Cineworld Sixfields), various private gyms, indoor and outdoor sports facilities and playing pitches (for example the Old Northamptonians / Old Scouts / Casuals rugby clubs) and the Nene White Water Rafting Centre in Bedford Road. Northampton also has a marina at Becket's Park, which is ideally placed within the national canal network providing all the necessary facilities for boat users.

## **j. Transport and Movement**

2.31 80% of people who work in the Borough live in the Borough, with the majority of travel to work trips being less than 5km<sup>11</sup>. 61% of these journeys are made by car adding almost 59,000 trips on the road network. The trips made to places outside the Borough are to a number of locations, including Milton Keynes, with public transport journeys presently only making up 4% of these inter-urban trips. The borough has a high level of car ownership, which is the dominant mode of travel.

2.32 The Borough benefits from a range of key strategic highway network connections including three junctions of the M1 (Junctions 15, 15A and 16). The A43 links to the M40 Motorway linking Oxford and the south of England and the A14 at Kettering and the A45 trunk road runs through the town from the M1 providing links to Wellingborough, Rushden and the A14 at Thrapston. Work is taking place to upgrade Junctions 13 to 16 of the M1 to a "smart" motorway with additional capacity.

2.33 Northampton is served by one modern and central railway station, which is on the Northampton loop of the West Coast Main Line. The station was redeveloped and opened in 2015 to accommodate increasing passenger demand. It is located within 10 minutes' walk of the town centre. It is served by London Northwestern Railway train services to both London and Birmingham New Street, with some services continuing to Liverpool, Crewe and Rugeley. There are three trains per hour each to London Euston and Birmingham New Street, off peak, Monday to Saturday which makes both cities accessible from Northampton.

2.34 Northampton has access to Birmingham International Airport, London Luton Airport and East Midlands Airport. Luton and East Midlands Airport can be reached within a one-hour car journey and Birmingham International can also be accessed by direct train. There are other airports which are accessible to those living in Northampton, such as Heathrow and Gatwick, which are within 2 – 2 ½ hours by train or car.

2.35 Northampton's strategic location makes it attractive for logistics and distribution, as well as head office functions.

2.36 Northampton has a network of local bus services as well as interurban bus and coach services. Most local bus services radiate from the North Gate bus station, in the town centre. The station was opened in 2014, having moved from its previous

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<sup>11</sup> West Northamptonshire Joint Core Strategy Local Plan (Part 1)

location at Greyfriars. Stagecoach operates most of the local services and National Express coaches run from Victoria Street.

2.37 Northampton accommodates around 10,000 car parking spaces which are formed of over 20 private and public surface and multi storey car parking facilities.

#### **k. Low Emissions Travel**

2.38 There is a movement towards more sustainable forms of travel which will include the increasing use of electric and hybrid vehicles for private, public and business related journeys. This is complemented by a decrease in use of petrol and diesel vehicles. This will result in the reduction of carbon emissions, improvement to air quality and the encouragement of more environmental friendly forms of travel.

2.39 The Council's Low Emission Strategy<sup>12</sup> (LES) aims to improve air quality and health across Northampton by reducing vehicle emissions through the accelerated take up of cleaner fuels and technologies and the implementation of mitigation measures in new developments. Evidence for the strategy found that whilst levels of nitrogen dioxide have improved in some areas of Northampton, concentrations of NO<sub>2</sub> and particulate matter, specifically PM10s, at key locations have remained elevated over the last decade and at some locations, concentrations have increased. This has resulted in the declaration of Air Quality Management Areas.

2.40 There are currently 7 Air Quality Management Areas (see Figure 8). These are areas which exceed the Government's air quality objective and where there is relevant exposure to the public. A consultation is presently underway to amalgamate all the central AQMAs into one large AQMA covering the town centre to promote consistency in applying the LES.

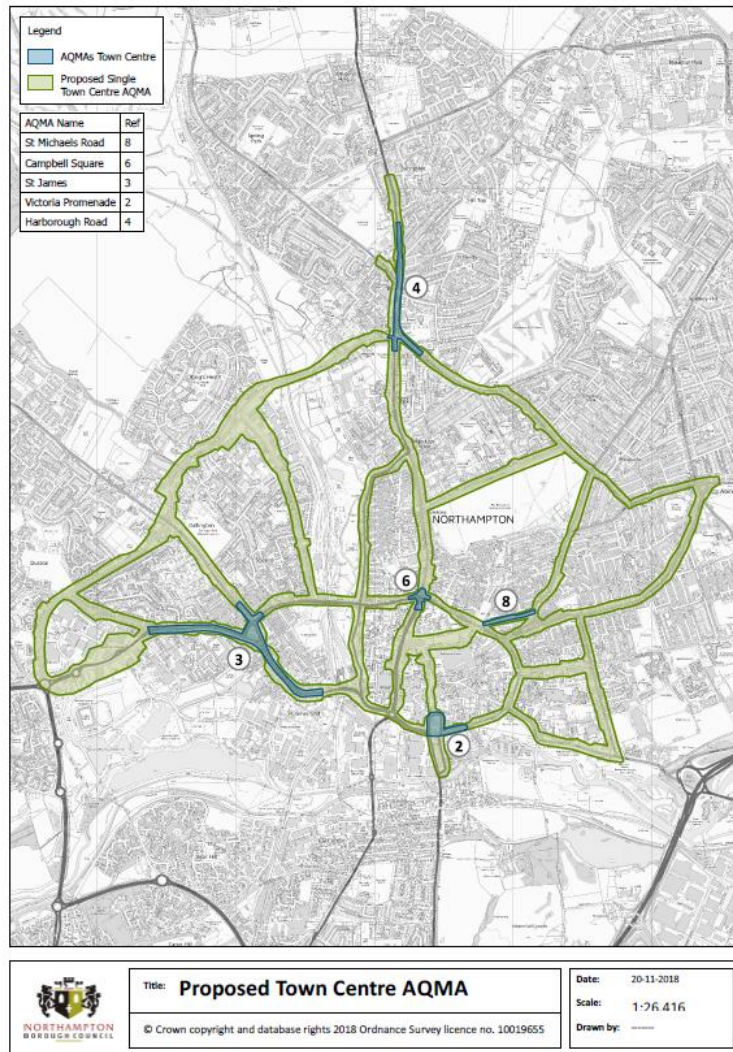
2.41 The predominant cause of elevated levels of NO<sub>2</sub> and particulate matter is road transport emissions. The emissions from different vehicle types have a varying significance, depending on the location. The LES quoted examples from buses, considered to be a significant contributor in the inner urban area and on arterial routes, whereas heavy and light goods vehicles are a significant contributor on trunk roads. Cars (especially diesel) play a significant role in all areas.

2.42 The LES concluded that the number of people affected by asthma and chronic obstructive pulmonary disease in Northampton is higher than for England as a whole. Evidence also suggests that there is a close link between air pollution and areas of high deprivation. Individuals living in areas of high deprivation often live in accommodation close to roads that have high levels of emissions. Individuals in more deprived areas tend to have poorer health, suffer more adverse health effects than people experiencing the same level of emissions exposure in less deprived areas.

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<sup>12</sup> Northampton Low Emission Strategy 2017 – 2025 (Northampton Borough Council, December 2017)

**Figure 8:  
Air Quality Management Areas**



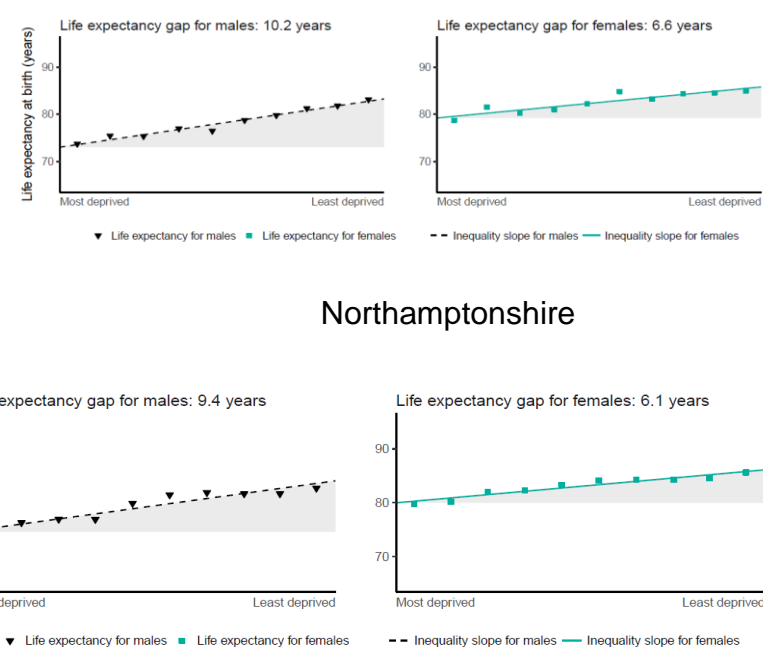
**I. Health and Wellbeing**

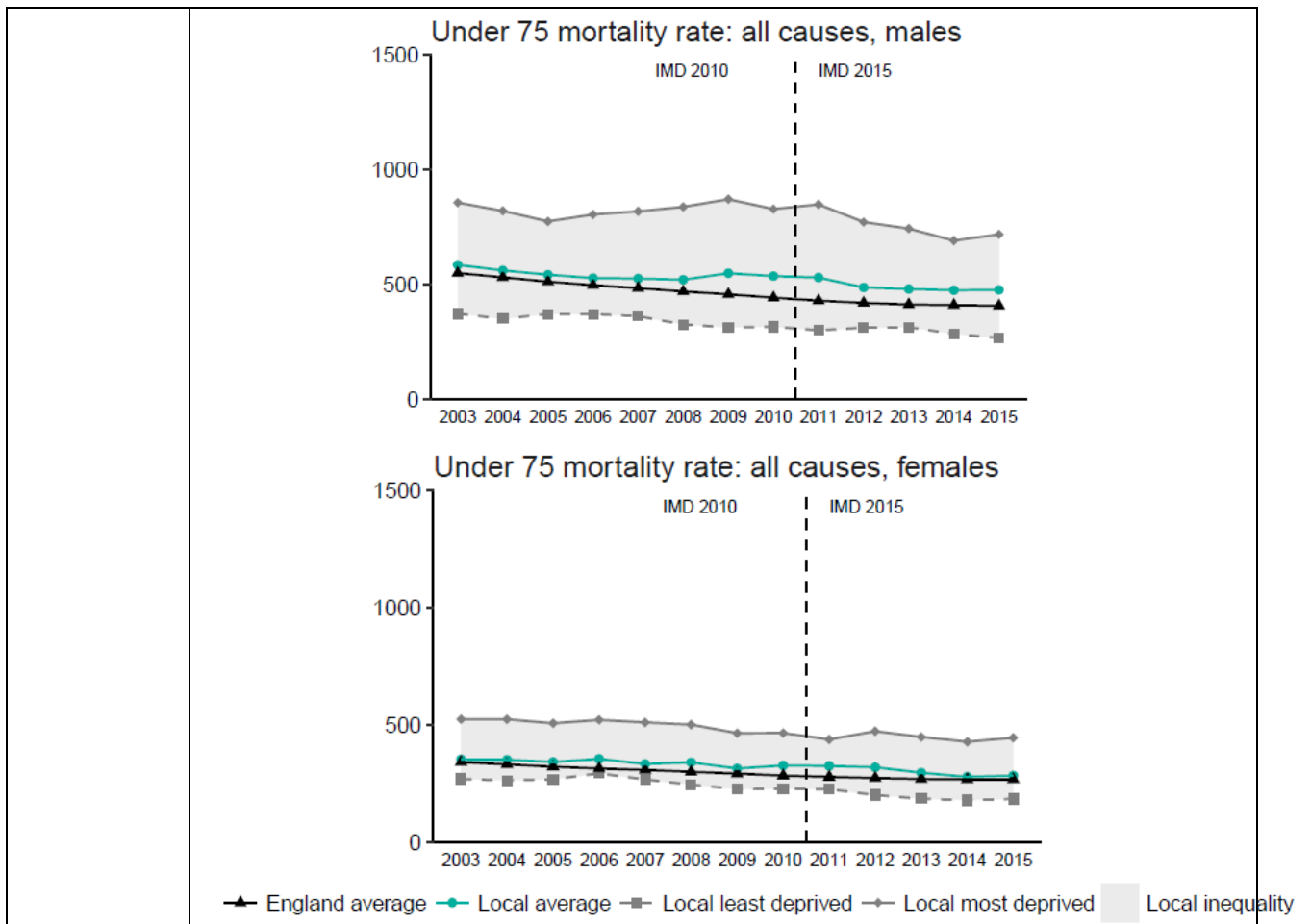
2.43 Northampton faces significant challenges in relation to health and wellbeing. In July 2018, Public Health England<sup>13</sup> published the Northampton District Local Authority Health Profile which illustrates this.

<sup>13</sup> Public Health England Northampton profile July 2018



**Table 5**  
**A Summary of Public Health England's Population Profile for Northampton**  
**3<sup>rd</sup> July 2018**

Overview	The health of people in Northampton is varied compared with the England average. Around 16% (7,400) of children live in low income families, which is slightly higher than the Northamptonshire average of 14% (19,300).
Child Health	In year 6, 20.8% (467) of children are classified as obese in Northampton which is slightly higher than the Northamptonshire average of 19.4% (1,376).
Adult Health	The rate of alcohol related harm hospital stays in 907 per 100,000 population, which is above the average for England. This represents 1,879 stays per year. This is slightly higher than the hospital stays for Northamptonshire at 766.
Life expectancy	<p>The charts below show that Northampton has a larger gap in life expectancy for males and females compared to Northamptonshire.</p> <p align="center"><b>Northampton</b></p>  <p align="center"><b>Northamptonshire</b></p>
Trends over time (under 75 mortality)	The chart below shows that Northampton's mortality rates for all causes for men and women are slightly higher than the England average. However, for females, the gap reduced between 2014 and 2015.



2.44 Other data from Public Health England<sup>14</sup> indicates that, in 2015-17, the life expectancy for males in Northampton is 78.5 years, which is lower than figures for the East Midlands (79.4 years) and England (79.6 years). For females life expectancy is 82.5 years in Northampton, which is worse than the figures for the East Midlands (82.9 years) and England (83.1 years). As well as being, in general, lower than averages for the region and England, male life expectancy in Northampton is also 10.2 years lower in the most deprived area than it is in the least deprived. The equivalent figure for female life expectancy is 6.6 years.

2.45 Figures from 2017/18 indicate that 68.1% of Northampton's population is classified as overweight or obese. 22.7% of children in school reception year were classified as overweight, rising to 33.7% in Year 6. Public Health England figures indicate that, for schoolchildren, the recent trend has been for these percentages to rise.

2.46 There is a need to ensure that the Borough is better equipped to deal with meeting people's health requirements, particularly in light of its growing population. Within Northampton, there are a range of public and private health facilities including

<sup>14</sup> Public Health England, September 2019 - <https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/gid/1938132696/pat/6/par/E12000004/ati/101/are/E07000154/iid/90366/age/1/sex/1>

Northampton General Hospital, GP surgeries, dentists, pharmacists and other health care providers.

## **B. KEY CHALLENGES AND OPPORTUNITIES FOR NORTHAMPTON**

### **a. Challenges**

#### **i. Climate change**

2.47 In common with the rest of the United Kingdom, Northampton has to face the challenge of climate change. The implications of climate change nationally and internationally are well known. Government guidance, set out in the NPPF requires planning to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability, improve resilience, encourage the re-use of existing resources and support the renewable and low carbon energy and associated infrastructure.

2.48 To deal with these challenges locally and, in the context of the strength of public opinion, the Council has declared a Climate Emergency in Northampton and is committed to a target of making Northampton carbon neutral by 2030.

#### **ii. Housing delivery**

2.49 An important challenge for Northampton is the delivery of homes, including affordable housing, to meet the identified need for existing and future Northampton residents. It is becoming increasingly challenging to deliver the number of dwellings required within an area that is compact, extensively built-up and has competing priorities.

2.50 The Government, through the 2019 NPPF, has made it clear that the local plan has an important role in supporting the Government's objective to significantly boost the housing supply and that the needs of groups with specific housing requirements are to be addressed. The West Northamptonshire Joint Core Strategy identifies a provision of 18,870 new homes to be built within Northampton Borough from 2011 to 2029. Evidence shows that the Borough does not have a 5 year housing land supply, though the Borough passed the Government's Housing Delivery Test in February 2020.

#### **iii. Deprivation and health**

2.51 Northampton has significant areas of deprivation, including parts of the eastern and central areas. However, like most towns of this size, there are parts of the borough which are relatively affluent. There is a need to ensure that the requirements of Northampton's current and emerging population, businesses, investors and visitors are met in a balanced and consistent manner. Combined with a growing population, there is a need to plan for healthier communities, addressing the health and lifestyle issues that have resulted in Northampton having poor health outcomes, particularly in the most deprived areas. Poor health has adverse implications for:

- Individual and community wellbeing
- demand for health and care services
- productivity and the local economy

#### **iv. Competing priorities**

2.52 Northampton has nationally important heritage assets including the former grounds of Northampton Castle, Delapre Abbey, the Queen Eleanor Cross, the Battlefield and local Churches, including St Peter's Church and the Holy Sepulchre (one of only four round churches in the country), plus conservation areas and other important listed buildings. These heritage assets provide valuable resources to the town, not just from a historic and architectural point of view but also from an economic perspective through tourism. It is therefore a challenge for Northampton to deliver homes and jobs, but without impacting adversely on the survival of these assets.

2.53 Equally important are the vast numbers of open spaces and green infrastructure in Northampton, which provide residents and visitors with health benefits, as well as education in nature conservation matters. These include the Local Nature Reserves, Abington Park, the Racecourse, and various green spaces and recreational areas located within the Borough. Ongoing pressure to deliver houses and jobs means that some of the spaces which are assessed as being less valuable could be lost, and the issue of balance and meeting competing priorities is challenging.

### **b. Opportunities**

#### **i. Brownfield Land and the Enterprise Zone**

2.54 Brownfield and vacant sites, including those listed in the Northampton Brownfield Land Register and Land Availability Assessment, show that there are opportunities for development on these sites. It is accepted that some of these sites may have constraints which have deterred developers from developing. Particular styles of housing, for example flats with hard landscaping rather than houses with gardens may be more suited to land which has a previously contaminative use where the cost of mitigation measures exceeds the value of the land. Ongoing partnership approaches and flexible, viable policies (including the flexible approach of permitted development rights) may result in more positive outcomes for these sites. A competent person, with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation would have the knowledge in dealing with such sites. In addition, the following may also be helpful:

- Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination

- Refer to the Environment Agency's Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site – the local authority can advise on risk to other receptors, such as human health
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the contaminated land pages on gov.uk for more information

2.55 The Enterprise Zone continues to provide opportunities for both new developments and expansion schemes. Commercial operators have already benefitted from these opportunities including the relocation of an operator from Brackmills to a much larger and modern property within the Enterprise Zone.

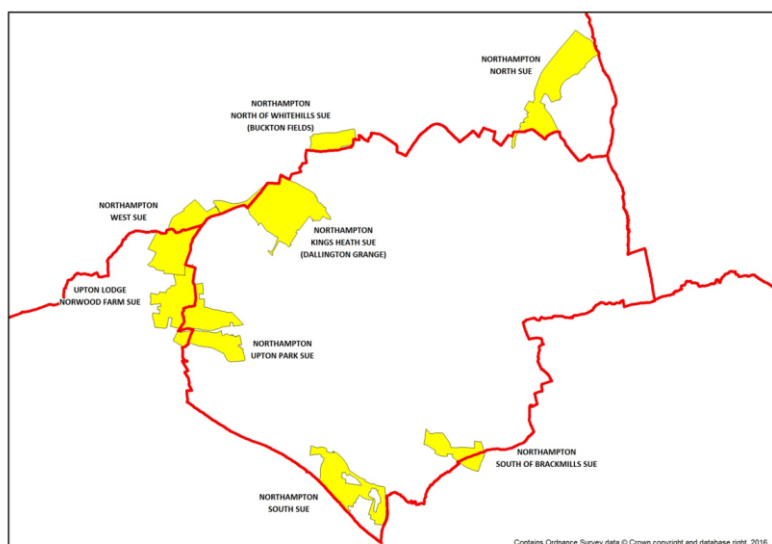
### **ii. Economic Opportunities**

2.56 There is a further economic development opportunity in developing a co-ordinated approach to emphasise the historic identity of the borough, its heritage assets, open spaces and opportunities to repurpose the town centre. This could help to attract investment from relocating businesses, improve rates of business tourism and build the borough's attractiveness for wider tourism as well as injecting new life into the town centre by welcoming wide ranging new roles including more cultural and leisure related services. In addition, the River Nene also contributes positively to Northampton's economy. The marina is an integral part of the Becket's Park area and enables waterway users to have a safe place to stay. Its connectivity to the town centre means that waterway users can contribute to the economy of the town for leisure, retail and/or cultural reasons. In addressing these opportunities, the Local Plan helps to deliver priorities set out in the Northampton Economic Growth Strategy 2020-2025, May 2020.

### **iii. Sustainable Urban Extensions**

2.57 The Sustainable Urban Extensions set out in Figure 9 will continue to create new neighbourhoods in Northampton, providing housing and community facilities to meet the needs of current and future residents. Constraints include the wider impact on and from arterial routes to and from these developments.

**Figure 9: Sustainable Urban Extensions within the Northampton Related Development Area**



#### **iv. Strategic Rail Opportunities**

2.58 As part of efforts to ensure that Northampton can play a full role in the development of the Oxford – Cambridge Corridor, the Borough Council is seeking to maximise opportunities to increase the connectivity and range of destinations served by rail. Outside the Borough, work has started on construction of High Speed 2 (HS2), which will provide a high speed rail link between London and Birmingham initially, with a later phase proposed to link further to Leeds and Manchester. An advantage of HS2 for Northampton, which the Council supports, is that this offers potential to release capacity on the West Coast Main Line (WCML), with the possibility that new service patterns could be introduced, perhaps including fast, long distance services calling at Northampton, increasing the range of destinations available. Network Rail is investigating opportunities for these new service patterns, including the provision of “open access” services.

2.59 Preparatory work is also underway for East West Rail, linking Oxford with Cambridge. With Northampton Borough Council’s active support as part of the East West Rail Consortium, England’s Economic Heartland (the local subnational transport body) is pressing for Network Rail’s work on releasing capacity on the WCML to consider the opportunity to develop direct services on the Northampton – Milton Keynes – Aylesbury - High Wycombe – Old Oak Common axis, as well as destinations beyond, further widening the range of rail connections for Northampton. It should be noted that the East – West Rail Phase 1 western section is complete (Oxford to Bicester) and Phase 2 central section was approved by the Secretary of State for Transport on 4 February 2020 allowing main construction work to start. <https://www.networkrail.co.uk/running-the-railway/railway-upgrade-plan/key-projects/east-west-rail/>

2.60 A further opportunity to improve links from the north to Northampton and more widely to the Oxford – Cambridge Corridor is presented by the possibility of providing new transport links along the alignment of the former Northampton to Market Harborough railway line. This is potentially an important contribution to wider growth aspirations associated with the Oxford – Cambridge Corridor, as well as opening up possibilities to connect with services for East Midlands Airport.

## **CHAPTER 3 VISION AND BOROUGH OBJECTIVES**

### **a. VISION**

3.1 The Vision provides an indication of what Northampton would be like by 2029, not just in terms of its physical landscape, but also how its role in meeting the needs of residents, investors and visitors will have evolved.

3.2 This Vision draws on the version included in the West Northamptonshire Joint Core Strategy but has been amended to reflect the characteristics that are more particular and current to Northampton. The Vision also takes into account the comments submitted in earlier Local Plan consultations.

#### **Vision**

**By 2029 Northampton will be the heart of West Northamptonshire, playing a key role in the Oxford – Cambridge Corridor. Northampton will provide a balanced range of high-quality housing to meet differing housing needs and aspirations and offer an excellent quality of life for its communities. Services, facilities and infrastructure will also support communities, adding to the quality of life and supporting residents and visitors. Based upon a thriving mixed economy and associated services, it will be a place where history, innovation and regeneration are mutually supportive. There will be continuing pride in the Royal and Derngate Theatres, museums including the Northampton Museum and Art Gallery, and professional sports teams such as Northampton Town Football Club, Northampton Saints Rugby Club and Northamptonshire County Cricket Club. Northampton will have strengthened its role as the leading social centre within the county for cultural, commerce, leisure and entertainment, employment and health. Through the University of Northampton, there will be first class and modern learning activities and facilities to be proud of.**

**Northampton will be a great UK location for a range of employment opportunities, as well as achieving high levels of proficiency in both academic and vocational education. The Borough will build on its economic strengths, including its location at the heart of the county and in the Oxford – Cambridge Corridor and as a prime area nationally for high performance engineering and as a logistics and distribution centre.**

**Northampton will blend high quality design choices with outstanding public open spaces, distinctive historic character, an enhanced riverside setting and a network of green spaces and high-quality parks including a network of biodiversity rich greenspaces. Areas of semi-natural green space will be easily accessible, which is important for people’s health and wellbeing, whilst being**



protected and enhanced where appropriate.

New development in Northampton will respond directly to the challenge of climate change. In so doing, the Borough will be a leading example of low environmental impact, with gains made wherever possible. Development will be resilient to the impacts of climate change and, wherever possible, adverse impacts will be mitigated.

Northampton will be better connected and have a sustainable and highly accessible transport network that is recognised locally, regionally and nationally.

## **b. BOROUGH STRATEGIC OBJECTIVES**

3.3 The strategic objectives are based on those in the West Northamptonshire Joint Core Strategy Local Plan Part 1, but they have been updated to take into account consultation responses to date and more recent evidence.

The objectives are:

### **Objective 1 – High quality design and Place Shaping**

To achieve high quality design that takes account of and improves local character and heritage and provides a safe, healthy and attractive place for residents, visitors and businesses.

### **Objective 2 – Housing**

To provide a range of housing in sustainable locations, seeking to ensure all residents have access to a home they can afford (with a suitable standard of residential amenity), and that meets their needs.

### **Objective 3 – Supporting the town centre**

To drive the regeneration of Northampton's town centre and improve visitor and investor experience by making it the focus of social networking, where people have access to commerce, leisure and culture, heritage, wide ranging employment opportunities and retail options at the heart of Northamptonshire in an attractive environment. To improve accessibility into the town centre to increase its attractiveness as a destination of choice.

### **Objective 4 – Economic advantage**

To strengthen and diversify Northampton's economy by taking advantage of our internationally well-placed location, strategic transport network and proximity to London and Birmingham. To capitalise on the opportunities offered by the Oxford to Cambridge Arc.

### **Objective 5 – Specialist business development**

To support and develop opportunities for specialist employment clusters and business development focused on a low carbon economy. To maximise the opportunities offered by a regenerated town centre and the Enterprise Zone.

### **Objective 6 – Heritage**

To conserve, and where possible, enhance through carefully managed change, the heritage assets and their settings, and to recognise and elevate their role in providing a sense of place and local distinctiveness.

### **Objective 7 – Protecting and building communities**

To ensure new development in urban areas actively supports and links new and existing communities physically and socially, to achieve social cohesion, maintain or improve the existing residential amenity and address the areas of deprivation identified in parts of the Borough.

### **Objective 8 – Public Health**

To promote healthier and safer communities by supporting the creation of and protecting shared facilities, improving connectivity and securing high quality design, and to maintain or improve the existing residential amenity.

### **Objective 9 – Educational attainment**

To raise educational achievement and the skills base of our communities through supporting the development of our learning infrastructure and strengthening links between local businesses and local schools, Moulton and Northampton Colleges and the University of Northampton.

### **Objective 10 – Green Infrastructure**

To conserve natural habitats and species, provide net gains in biodiversity and enhance Northampton's Natural Capital and green infrastructure network by improving existing areas as well as incorporating and designing green infrastructure these into large scale major development.

### **Objective 11 – Connections**

To reduce the need to travel, shorten travel distances and make sustainable travel a priority and an attractive option across Northampton by maximising and promoting the use of alternative travel modes. In so doing, the Plan will promote the principal objectives of the Northampton Low Emissions Strategy, combat congestion, reduce carbon emissions and address social exclusion for those who do not have access to a private car. In addition, to ensure a much wider range of destinations will be accessible by direct railway services from Northampton, including some fast, long distance services.

## **Objective 12 – Climate change**

To achieve the vision of Northampton as an environmentally sustainable borough, where people will, over time, be able to make a transition to a low carbon lifestyle, demand for resources will be minimised and the impacts of climate change will be mitigated and adapted to by:

- Securing radical reductions in carbon emissions
- Promoting sustainable design and construction in all new development
- Ensuring strategic development allocations are located and designed so as to be resilient to future climate change and risk of flooding
- Encouraging renewable energy production in appropriate locations and
- Ensuring new development promotes the use of sustainable travel modes

## **Objective 13 – Infrastructure and Development**

To protect and enhance local services and to ensure social, physical, green and technology infrastructure is adequately provided to meet the needs of people and business in a timely and sustainable manner in response to regeneration and new development. To ensure that the relevant utilities are provided prior to occupancy.

## **CHAPTER 4 SUSTAINABLE DEVELOPMENT**

### **a. OVERVIEW**

4.1 An aim of this local plan is to ensure that the growth requirements for Northampton are met in a sustainable manner. This means that Northampton's needs, including those for housing, jobs, retail and leisure, should be met in such a way as not to adversely impact on its built and natural environmental assets.

4.2 Sustainable development has three dimensions – economic, social and environmental. This is reflected in the National Planning Policy Framework and the West Northamptonshire Joint Core Strategy. This Plan's policy for the presumption in favour of sustainable development takes those policies into account.

### **POLICY 1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT**

When considering development proposals in Northampton, the Council will maintain a positive and flexible approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively, and be sufficiently flexible, with applicants jointly to find solutions and respond to rapid change. This means that sustainable development proposals will be approved and developments that improve the economic, social and environmental conditions of the area can be secured.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with other development plan policies) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to a planning application or relevant policies are out of date at the time of making the decision, then Northampton Borough Council will grant permission unless material considerations indicate otherwise. The Council will take into account whether there are any adverse impacts of granting permission which would significantly and demonstrably outweigh the benefits, when assessed against the National Planning Policy Framework.

**Delivering WNJCS:  
Policy SA (Presumption in favour of Sustainable Development)**

## CHAPTER 5

### QUALITY OF NEW DEVELOPMENT

#### **a. PLACE MAKING AND HIGH-QUALITY DESIGN PRINCIPLES**

5.1 Good design is fundamental to the creation of high-quality places in which to live and work. Good design is indivisible from good planning. High quality places are formed from the combination of well-designed buildings and spaces with good connections between them, that can endure, are distinctive, and can allow communities to flourish, are environmentally sustainable and connect physically and socially with the surrounding area. As such, good design is key to achieving sustainable development. It is for this reason that the Local Plan Part 2 contains robust and comprehensive policies that set out the quality of development that will be expected. High quality and sustainable design can also deliver benefits for healthy living by supporting more active lifestyles, providing places for social interaction, and enabling interaction with nature, which all help benefit physical and mental health. Well designed and built homes and, commercial buildings and neighbourhoods also have legacy benefits as they often retain their general appeal, value and marketability throughout their lifetime. New residents and businesses are more likely to take pride of place and support efforts to help maintain and invest in the buildings and neighbourhoods if they are of high-quality design and build at the outset.

5.2 The integration of high-quality design with existing development need not be at the expense of innovation.

5.3 Northampton has a rich and distinctive built and natural environment which helps to give the borough its identity. However, the Northampton Urban Design Appraisal 2016 identifies that Northampton's local distinctiveness has not always been positively incorporated into developments because of a lack of attention to design quality. By conserving and complementing the best of the borough's built and natural environment, through high quality design, the town will become a more attractive, inclusive, healthy place for people to live and work, and be more attractive to businesses wishing to invest in the borough.

5.4 Accordingly, policies in this Plan must ensure that a distinct sense of place and high environmental quality is incorporated into new development.

5.5 All development should be well designed and of a high quality, meeting urban design principles outlined in The Design Companion for Planning and Placemaking<sup>15</sup> and National Design Guide<sup>16</sup>. The Council also believes that meeting Building for Life criteria helps achieve urban design principles. Building for Life (BfL) is a national

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<sup>15</sup> Design Companion for Planning and Placemaking (Urban Design London 2017)

<sup>16</sup> National Design Guide (Ministry of Housing, Communities & Local Government, 2019)

standard for well-designed homes and neighbourhoods. The Council supports use of BfL, or a successor standard as well as other relevant guidance, including the Design Companion for Planning and Placemaking, National Design Guide and Active Design<sup>17</sup> to help structure pre-application discussions between local communities, the Council and the developer of a proposed scheme.

5.6 In addition, the developer should also look at passive design when considering the details of their proposals. Passive design takes into consideration how the climate can be used to maintain a comfortable temperature range within a home. If designed carefully, the scheme should reduce or eliminate the need for auxiliary heating or cooling. The concept of passive design can be found through, for example, orientation and window placement, where these are arranged so as to minimise summer heat gain and maximise winter heat gain. Room layouts can be designed in a manner which capitalises on natural light.

## **POLICY 2 PLACEMAKING**

Development should be designed to promote and contribute to good placemaking through high quality, innovative and sustainable design which encourages the creation of a strong, locally distinctive sense of place by:

- Being well designed for the intended use(s), attractive and adaptable to future requirements.
- Incorporating a mix of easily accessible facilities for day to day living and enabling community interaction and cohesion, or providing easy access to those facilities nearby
- Creating healthy environments that prioritise people walking and cycling to reach local facilities and facilitate recreation
- Responding to and enhancing locally distinct townscape, landscape and historic environment characteristics
- Retaining, enhancing and creating important views and vistas into, out of and through the site responding to topography and landform where such opportunities arise
- Sustaining, protecting and enhancing heritage and natural environment assets, including non-designated assets and setting and those included on Local Lists as well as those already statutorily protected. Additionally, future development must not leave these assets vulnerable to risk and, wherever possible, should promote the use, understanding and enjoyment of the historic and natural environments as an integral part of good placemaking

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<sup>17</sup> <http://www.sportengland.org/facilities-and-planning/design-and-cost-guidance/active-design/>

- Having regard to safeguarding or enhancing the setting of locally distinct places, including those found in Conservation Area Appraisals, in terms of scale, design, landform and integration within the existing local context to protect their identified important and unique characteristics based on sound, consistent analysis
- Including high quality public realm for streets and public spaces incorporating features such as public art as an opportunity to reinforce and enhance legibility, character and local distinctiveness
- Incorporating mixed-use buildings, taking amenity into account
- Ensuring plans for long-term maintenance are in place

**Delivering WNJCS:**

**Policy C2 (New Developments)**

**Policy N1 (The Regeneration of Northampton)**

5.7 To complement the placemaking policy, it is necessary to have detailed design criteria as set out in Policy 3.

**POLICY 3  
DESIGN**

To assist in the achievement of good placemaking, new developments should be designed to:

- Incorporate sustainable design at the beginning of the development process
- Ensure safety, security, amenity, accessibility and adaptability
- Have full regard to the needs for security and crime prevention, with crime prevention measures incorporated into the site layout and building design
- Ensure residents' privacy and adequate levels of sunlight and daylight
- Be as sustainable as possible and constructed in a sustainable fashion
- Incorporate Design Coding (in the case of major developments) to ensure consistency of design approach
- Ensure that buildings are designed to be resilient in the future taking into account the impacts of climate change
- Ensure that buildings' form, massing and façades create character and visual interest
- Use high quality and durable materials
- Include windows and active frontages overlooking the public realm
- Use passive design principles where appropriate
- Create legible and permeable street layouts and public spaces with good pedestrian/cycle routes and public transport access, high quality landscaping and street furniture, avoiding a motor vehicle-dominated approach
- Incorporate green roofs and living walls into the building design where possible

- Ensure that public, open or green spaces are overlooked by houses to ensure that they are safe spaces; and
- Achieve the Building for Life certification

Opportunities for the provision of street trees and soft landscaping should be taken and subject to the other criteria of this policy.

Small scale developments (for 10 dwellings or less) including infill, corner plot and backland development, should ensure continuity in the way the buildings enclose and relate to the street. Small scale developments should respect their context.

**Delivering WNJCS:  
Policy C2 (New Developments)  
Policy N1 (The Regeneration of Northampton)**

## **b. AMENITY AND LAYOUT**

5.8 External private space is important in creating homes that meet people's needs (with a suitable standard of residential amenity with regard to noise and air quality) and support appropriate living conditions. External private spaces should be proportionate to the size of the dwelling and the expected make-up of the household that is likely to occupy it. External private space should enable occupants to enjoy their home, allowing place for play and socialising and catering for domestic needs, such as storage of refuse, drying clothes, storing bicycles and other items typically too large to be comfortably stored within the dwelling. Flatted accommodation will also be required to make adequate provision for external private space. Where this is not possible, communal external space should be designed to maximise amenity for users, with careful design of communal refuse storage and cycle parking areas.

5.9 When converting a property into a house in multiple occupation, the landlord/property owner must provide acceptable standards, for example, for room sizes, lighting and internal layout. In addition, internal space standards within new dwellings play an important part in ensuring that the resident's quality of life and wellbeing are appropriately considered. Space standards are intended to ensure that new dwellings provide a reasonable level of internal space to undertake day to day activities at a given level of occupancy. The Nationally Described Space Standard (NDSS) deals with internal space within new dwellings and is suitable for application across all tenures. The Council undertook desktop research of just over 100 housing developments granted planning permission between 2015 and 2018, and concluded that around half of the schemes met most of the guidance set out in the NDDS.

### **POLICY 4 AMENITY AND LAYOUT**

Development will be required to create and protect a high standard of amenity for occupiers. In particular new development should ensure:

- New development is not overbearing upon existing buildings or open spaces



- External private or communal garden space, in its extent and design, meets the reasonable needs of its users. The design of new communal garden areas should seek to create spaces that provide opportunities for privacy or seclusion for residents
- The outlook and visual amenity afforded from within buildings and private / communal garden areas should be satisfactory taking account of the relationship with neighbouring buildings and the wider street scene, including the design of parking, boundary treatments and landscaping
- Shared circulation space and routes to private entrances within flatted development should be welcoming, and be naturally lit wherever possible
- Provision of at least the minimum internal space standards and storage areas as set out in the Nationally Described Space Standards, or successor guidance
- There is adequate access to both high quality recreational and semi-natural green spaces for all residents
- That large developments include high-quality public realm
- There are adequate facilities for the storage of bins, including recycling, which are effectively designed for ease of use, access and layout

**Delivering WNJCS:**

**Policy H1 (Housing Density and Mix and Type of Dwellings)**

**Policy H2 (Affordable Housing)**

**Policy H5 (Managing the Existing Housing Stock)**

**Policy N2 (The Regeneration of Northampton)**

**c. CLIMATE CHANGE, SUSTAINABLE DESIGN AND CONSTRUCTION**

5.10 Climate change in the future is expected to increase frequency and intensity of extreme weather events. The response to climate change is one of the greatest challenges facing the country. The National Planning Policy Framework sets out that the planning system should support the transition to a low carbon future, in a changing climate and support renewable and low carbon energy, by taking a proactive approach to mitigating and adapting to climate change.

5.11 Northampton is experiencing shorter, milder winters, but increasing incidents of extreme weather events, the most notable of these include the Easter floods of 1998. More recently, parts of Northampton suffered from surface water flooding in 2018. The Council has declared a Climate Emergency and is committed to making Northampton carbon neutral by 2030.

5.12 The core principles of sustainable design and construction are reflected in a number of policies within the WNJCS. In particular Policy S10 seeks to reduce the impact of climate change through sustainable development principles. WNJCS Policy S11 seeks greater energy efficiency in the building construction stage and the implementation of low carbon and renewable energy.

5.13 In the light of the Climate Emergency, this Local Plan must ensure that Northampton develops in the most sustainable way possible. This means delivering our social, economic and environmental aspirations without compromising the

environmental limits of Northampton for current and future generations. For this to be achieved, development proposals must embrace sustainable development principles, including minimising their environmental impact.

5.14 This section of the Plan addresses the challenge of mitigating and adapting to climate change, and other resource management issues. Climate change mitigation focuses on designing new communities and buildings to be energy and resource efficient, using renewable and low carbon energy generation and promoting patterns of development that reduce the need to travel by less environmentally friendly modes of transport. Climate change adaptation focuses on ensuring that new developments and the wider community are adaptable to changes in climate. For Northampton, climate change may involve an increase in the urban heat island (UHI) effect due to increasing temperatures, and an increase in flooding, both from rivers and from surface water after periods of intense rainfall. Policies are included to address these points.

5.15 Following the Government's housing standards review which rationalised the large number of codes, standards, rules, regulations and guidance and subsumed the Code for Sustainable Homes into Building Regulations, the Council cannot implement the Code for Sustainable Homes in full. However, the Council can set and apply policies which ensure compliance with national standards. Policy H4 of the WNJCS set out that residential development must be designed to provide accommodation that meets the requirements of the Lifetime Home Standards.

5.16 The Government is working towards the implementation of Future Homes, a new set of standards for residential development which, by amending Part L of the Building Regulations, should dramatically improve the energy performance of new dwellings.

5.17 It is increasingly recognised that one of the most important factors in delivering a successful development scheme is ensuring that sustainability is integrated into the design from the outset. This tends to lead to better design and lower lifetime cost, as options are greater at an early stage and there is more scope to identify options that achieve multiple aims. For this reason, Policy 5 requires that, for all major developments, a Sustainability Statement is included as part of the Design and Access Statement for submission with the planning application. Sustainable design and construction takes into account the resources used in construction, the environmental, social and economic impacts of the construction process and how buildings are designed and used.

5.18 The choice of sustainability measures and how they are implemented may vary substantially from development to development. In addition to the criteria set out in Policy 5, Sustainability Statements should also address how they meet the other sustainability-related policies set out in this Plan.

5.19 There are two scales of renewable energy. It may take the form of building integrated schemes or micro-renewable installations and larger scale strategic projects or infrastructure schemes. As Northampton is a predominantly urban area, the renewable energy potential for Northampton is more likely to consist of Solar PV.

These are versatile with deployment possible in a wide range of locations including on domestic and commercial buildings. The UK has seen a significant level of solar PV deployment over recent years and with the major sustainable urban extensions planned for Northampton there is a real potential for detailed design to optimise passive solar gain and, where appropriate, integrated photovoltaics. Also the majority of new buildings are now being designed to maximise the potential for roof top solar gain.

5.20 The greatest reductions of CO<sub>2</sub> will be achieved by reducing energy use and improving energy efficiency but also increasing the proportion of energy from renewable energy. The potential energy resource from renewable technologies in Northampton can make a contribution to reducing carbon emissions from fossil fuels.

5.21 The Council is committed to tackling climate change by reducing energy consumption and thereby reducing carbon emissions, through the process of sustainable development and design and the encouragement of the use of low carbon energy technologies such as solar technology on all suitable developments.

5.23 The Environment Agency considers that the area served by Anglian Water, which includes Northampton, is an area of serious water stress. On the recommendation of Anglian Water, Policy 5 includes a requirement for new residential development to achieve the optional higher water efficiency standard set out in Building Regulations.

**POLICY 5  
CARBON REDUCTION, COMMUNITY ENERGY NETWORKS, SUSTAINABLE  
DESIGN AND CONSTRUCTION, AND WATER USE**

Applications for major development, including redevelopment of existing floorspace, must include a Sustainability Statement submitted with their planning application, setting out their approach to the following issues:

- Adaptation to climate change
- Carbon reduction
- Water management
- Site waste management
- Use of materials
- How the proposals meet all other policies in this plan that relate to sustainability including:
  - Biodiversity and ecology;
  - Land, water, noise and air pollution;
  - Transport, mobility and access;
  - Health and wellbeing;
  - Culture, heritage and the quality of the built form

All development proposals should:

- Where possible, incorporate decentralised energy networks
- Ensure that new buildings and refurbishment of existing building stock

adopt sustainable construction methods

- Actively promote energy efficiency and use of renewable energy sources where there is opportunity to do so

For residential development, proposals should demonstrate that dwellings meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, as set out in Building Regulations Part G2. Water reuse and recycling and rainwater and stormwater harvesting and other suitable measures should be incorporated wherever feasible to reduce demand on mains water supply.

**Delivering WJCS:**

**Policy S10 (Sustainable Development Principles)**

**Policy S11 (Low Carbon and Renewable Energy)**

#### **d. HEALTHY AND INCLUSIVE COMMUNITIES**

5.24 An important part of wider efforts to achieve sustainable development is to ensure that communities are healthy and inclusive. There are substantial disparities in health and wellbeing between different parts of the Borough. As part of a wider approach across the health and local government sectors, local plans can play an important role in working to address these disparities and to improve people's health.

5.25 Locally, Northamptonshire's Joint Health and Wellbeing Strategy 2016-2020<sup>18</sup> highlights matters that are specific to the county such as the rapid growth in the number of people aged 70 or over and the relatively high proportion of the population aged under 16 years. It makes it clear that health deprivation is concentrated in urban areas such as Northampton. It sets out a range of measures to reduce health inequalities, some of which can be addressed by local plans. For example, in encouraging people to take responsibility for their health and make informed choices, the strategy has an objective to create spaces, facilities and infrastructure to enable people to make healthier choices by, for example, improving access to leisure facilities, guiding planners on how to help in creating healthy weight and food environments, and reviewing the licensing of unhealthy establishments. Another priority of the strategy is to create an environment for all people to flourish, with objectives to ensure that people have access to leisure spaces, green and natural spaces, recreational facilities and community assets that promote health and wellbeing as well as improving walking, cycling and public transport as part of an integrated transport infrastructure.

5.26 The Council's Corporate Plan 2018-2020<sup>19</sup> has a strategic priority to achieve resilient communities and one of the ways it sets out to achieve this is to ensure that mechanisms are in place to guarantee inclusion.

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<sup>18</sup> [https://www3.northamptonshire.gov.uk/councilservices/health/health-and-wellbeing-board/Documents/NCC149648\\_Health\\_Wellbeing\\_Board\\_Report\\_A4\\_24pp\\_AW2\\_NoBleed-Singles.pdf](https://www3.northamptonshire.gov.uk/councilservices/health/health-and-wellbeing-board/Documents/NCC149648_Health_Wellbeing_Board_Report_A4_24pp_AW2_NoBleed-Singles.pdf)

<sup>19</sup> <https://www.northampton.gov.uk/downloads/file/10585/corporate-plan-2018-2020>

5.27 The Council continues to work with healthcare providers, partners and the National Health Service to:

- Ensure the provision of additional and appropriately configured health and social care facilities;
- Identify the anticipated primary care needs of local communities;
- Identify the capacity needs of local communities; and
- Meet the healthcare needs of local communities

5.28 Planning can assist in creating environments that support and encourage healthy lifestyles and also in identifying and securing facilities needed for the health and care system. Good design can do this through:

- Physical activity – creating environments that encourage and support people to be active, through active travel, play, informal and formal leisure and sporting activities
- Social interaction – providing facilities and spaces that can be used for formal and informal social interaction and community activity
- Green infrastructure – effective incorporation of multi-functional green infrastructure, providing benefits such as access, play and recreation, attractive environments and wildlife habitat, flooding, climate and air quality management, relaxation and enhanced mental wellbeing
- Streets and public spaces that are safe, interesting and attractive, accessible and not polluted
- Homes – which support health and wellbeing by providing adequate internal and external space, attractive, accessible design and flexible to meet changing needs
- Movement and access – providing infrastructure to encourage and enable access by walking, cycling and public transport
- Food – providing access to healthy food and to local food growing opportunities
- Economy and employment – providing access to employment and learning opportunities and creating workplace environments which support employee health and wellbeing
- Social infrastructure – providing suitable infrastructure to support health and wellbeing, including appropriate healthcare infrastructure
- Hazards – ensuring that hazards to health and wellbeing have been designed out or minimised to an acceptable level.

5.29 Health impact assessments enable the identification and assessment of the likely effects that a proposed development will have on the health and wellbeing of the community. By using this, positive health and wellbeing impacts can be maximised and negative health and wellbeing impacts can be avoided and minimised. With its partners, the Council has developed a Rapid Health Impact Assessment tool for assessing the likely health impacts of development proposals to be used at the earliest practicable stage of the planning process to influence proposals as they are being developed. It has been designed in such a way as to help meet the objectives of local strategies and plans to improve health and wellbeing including the Northamptonshire Joint Health and Wellbeing Strategy.

Development proposals for 100 or more dwellings will be expected to include a more substantial health impact assessment to support their application.

## **POLICY 6 HEALTH AND WELLBEING**

The health and wellbeing of communities will be maintained and improved by requiring development to contribute to creating an age friendly, healthy and equitable living environment through:

- Creating an inclusive built and natural environment;
- Promoting and facilitating active and healthy lifestyles;
- Preventing negative impacts on residential amenity and wider public safety from noise, ground instability, ground and water contamination, vibration and air quality;
- Providing access for all to health and social care facilities; and
- Promoting access for all to green spaces, sports facilities, play and recreation opportunities in accordance with the Standards set out in this plan and the Open Space, Sport and Recreation Strategy.

The Council will support the provision of health facilities to accommodate primary and secondary needs in sustainable locations which contribute towards health and wellbeing.

All residential developments of 10 or more dwellings, or 1,000 or more square metres will be required to be supported by a rapid health impact assessment in order to determine if a more substantial health impact assessment is necessary. Larger developments, of 100 dwellings or more, will be expected to complete a more substantial health impact assessment to support their application.

**Delivering WJCS:**  
**Policy RC1 (Delivering Community Regeneration)**  
**Policy RC2 (Community Needs)**

### **e. FLOOD RISK AND WATER MANAGEMENT**

5.30 The River Nene and its tributaries are a significant feature of the town, with new development having the potential to increase the risk of flooding from a range of different sources. West Northamptonshire Joint Core Strategy Policy BN7 supports development that complies with the flood risk assessment and management requirements set out in NPPF, the West Northamptonshire Strategic Flood Risk Assessments and the Environment Agency hazard maps.

5.31 Northamptonshire County Council (NCC) is the lead local flood authority (LLFA) and is responsible for the coordination and management of flood risk. Since the adoption of the West Northamptonshire Core Strategy, two further documents have been introduced to assist in the reduction of flood risk. The Environment Agency is responsible for flood risk management activities on main rivers across

Northamptonshire. The Northamptonshire Flood Toolkit provides details on the relevant agencies and their responsibilities.<sup>20</sup>

5.32 It is not possible to eliminate all the risk of flooding. The Northamptonshire Local Flood Risk Management Strategy produced by the LLFA, sets out a framework of measures to manage local flood risk. The strategy sets out a collaborative approach to reducing flood risk within Northamptonshire. In addition, within the Upper Nene Catchment for surface water drainage, there is a need to incorporate a 1 in 200 year standard with an additional allowance for climate change to protect against pluvial flooding.

5.33 In addition, NCC has published its Local Standards and Guidance for Surface Water Drainage (SUDs) in Northamptonshire<sup>21</sup>. The guide is a living document, which is updated regularly with new emerging information. The Guide is designed to assist developers in the design of a surface water drainage system in order to meet the required local standards and to support local planning authorities in considering drainage proposals for new developments. Developments are required to consider flood risk, mitigate and where possible reduce flooding. Brownfield sites are required to reduce discharge of surface water from the site by 40%. This betterment is likely to be increased in the near future to a reduction to greenfield run off rates in line with restrictions placed on discharge of surface water sewers by Anglian Water from brownfield sites into Anglian Water owned surface water sewers.

5.34 Anglian Water as sewerage company for the area has also produced surface water management guidance in relation to evidence that applicants will be required to provide to demonstrate compliance with the surface water hierarchy. Anglian water's SUDs Adoption handbook sets out the circumstances in which SUDs features would be adopted by Anglian Water.

## **POLICY 7 FLOOD RISK AND WATER MANAGEMENT**

Proposals that:

- assist in the management of flood risk and ensure flood risk is not increased elsewhere and provide flood risk reduction/ betterment; and
- proposals which comply with relevant guidance for flood risk management and standards for surface water produced by the Lead Local Flood Authority and Anglian Water (or successor documents)

will be supported.

For all major development:

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<sup>20</sup> <https://www.floodtoolkit.com>

<sup>21</sup> <https://www.floodtoolkit.com/wp-content/uploads/2017/09/Local-Standards-for-publication-v1.3-September-2017.pdf>

- Suitable access must be provided and maintained for water supply and drainage infrastructure
- Sustainable drainage systems must be incorporated into the design

**Delivering WJCS:  
Policy BN7 (Flood Risk)**



## **CHAPTER 6**

### **NORTHAMPTON REGENERATION STRATEGY**

#### **a. THE ROLE OF THE TOWN CENTRE**

6.1 Local Plans continue to play a key part in supporting the role that town centres perform at the heart of the communities and this is emphasised in the current National Planning Policy Framework (NPPF). The superseded 2012 NPPF sought to support town centres to generate local employment, and promote beneficial competition within and between town centres. However, there is now a degree of recognition that the role of town centres may be changing due to the nationwide changes associated with changing spending patterns and the impact of technology on shopping behaviours.

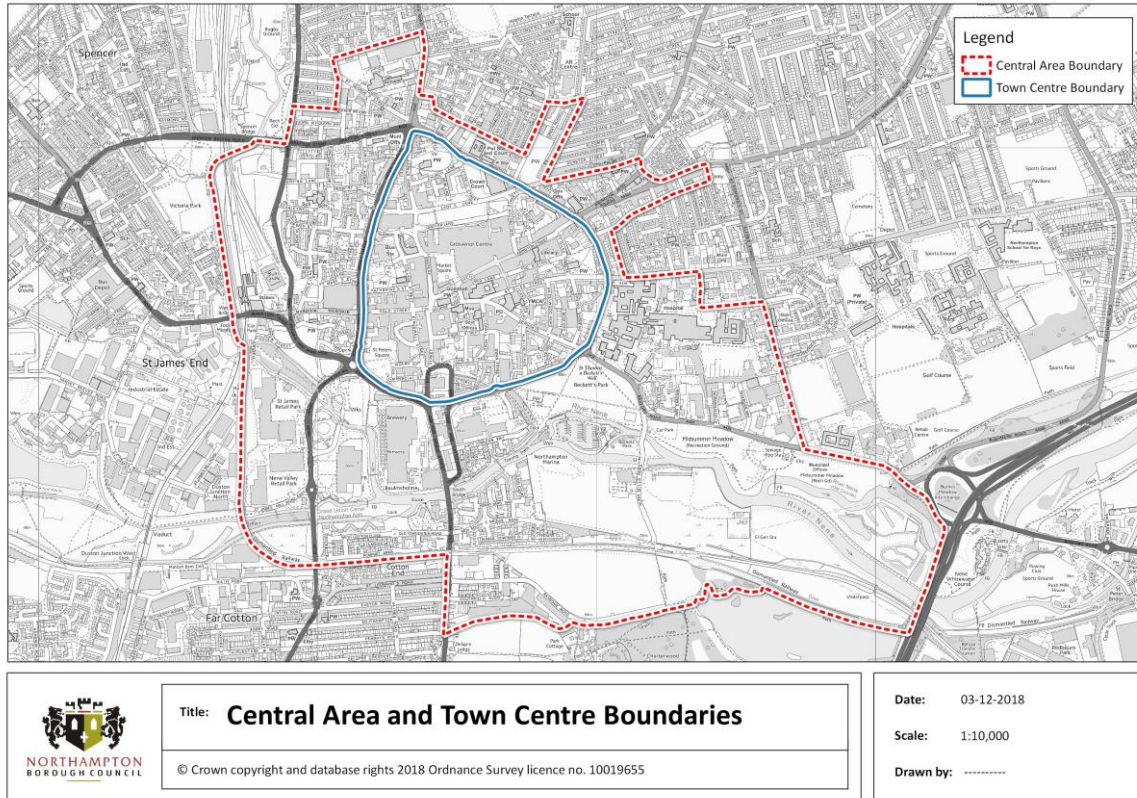
6.2 Planning policies should therefore take a positive approach towards town centre growth, management and adaptation. This emphasises the critical point that the roles of town centres are changing and the plan needs to provide a degree of flexibility which will allow the town centre to adapt accordingly and grow in accordance with the needs of the investors, visitors and residents. Northampton town centre has opportunities and the potential to adapt to these changes. There are opportunities for growth within development sites including the former Greyfriars Bus Station. The potential exists to capitalise on the town centre's heritage, cultural offer, the Enterprise Zone, proximity to bus and train stations and the existence of a University within the Central Area.

6.3 Northampton's Central Area incorporates the town centre and its immediate surroundings (see Figure 10).

6.4 The West Northamptonshire Joint Core Strategy identified the town centre as a regional town centre, stating that Northampton is the largest urban area and the main commercial, administrative, cultural and retail centre for Northamptonshire.

6.5 The Joint Core Strategy adds that Northampton has a particular influence across Northamptonshire and due to its size, function and location in the national context, the town will continue to generate and attract in-migration. Joint Core Strategy Policy N1 states that the regeneration of Northampton will be supported by a range of measures including a focus on Northampton's town centre and Central Area for office, retail, leisure and service development providing high quality urban design and public realm and protecting its heritage assets and historic character.

**Figure 10: The Central Area and the Town Centre boundaries**



6.6 Northampton’s Retail and Leisure Study<sup>22</sup> concluded that Northampton town centre is, on the face of it, performing well, with a strong leisure sector. It is particularly well provided for in terms of retail, leisure and financial/ business services, which have grown substantially as a proportion of the centre’s units and floorspace since 2010, responding to changing shopper demands for a centre that seems to cater well for to both the resident population and the wider region. As a primary designated centre within the Borough and a Regional Town Centre, Northampton is ideally placed to respond to the ever-evolving retail market and changing shopping habits. However, it also notes that the town centre faces particular challenges in terms of the loss of large retailers, vacancies being concentrated in certain areas and consisting of large units and that the town would benefit from improvements to the public realm with suggestions for further branding areas that currently appear somewhat disconnected.

6.7 The study also recommended that the Council continues to support the town centre’s cultural activities, leisure and retail services to accommodate its changing role to a more experience-focused destination. This is in light of the general trend for future town centres which is heading towards a more flexible, mixed use offer, with a particular focus towards leisure and “experience” based trips. The study added that retail shopping is expected to remain an important function of centres but will evolve

<sup>22</sup> Northampton Retail and Leisure Study, Nexus Planning, (September 2018)

into more of an ancillary offer, with stores operating as curated showrooms and exhibition spaces offering information and advice to complement online shopping with both click-and-collect and home delivery providing an “omni channel” retail experience.

6.8 Northampton town centre, and the Central Area do, however, have a number of opportunities. They accommodate some very important heritage assets that give the town centre a distinctive identity, including the Scheduled Monument relating to the former Northampton Castle, several conservation areas and a number of listed buildings. The recent move of the University of Northampton to a new campus close to the town centre means that there is a new sector of potential consumers now using the town centre. Opportunities also exist to turn the town centre into a connected centre with high speed broadband facilitating new ways of working and doing business.

6.9 In the light of the above, Northampton town centre has the opportunity to recast itself as a historic town centre with attractive places to work, live and spend leisure time rather than trying to compete with the more traditional large scale retail offer at Central Milton Keynes and Rushden Lakes.

## **b. CENTRAL AREA REGENERATION**

6.10 The West Northamptonshire Joint Core Strategy acknowledges the importance of the town’s Central Area in accommodating a variety of town centre uses such as offices, retail and leisure as well as providing homes. In particular, the Northampton Waterside Enterprise Zone is considered to be the area that will act as a catalyst to accelerate growth and regeneration opportunities.

6.11 The Retail and Leisure Study recommended that the Local Plan allocate a range of suitable sites to meet the scale and type of development likely to be needed over the next 10 years. Sites like the former Greyfriars bus station, Market Walk and Sol Central were considered to have potential for development and refurbishment. It was recommended that any future Masterplan or strategy should assess the potential for delivery and occupation of these sites for retail and alternative uses. The Study also recognised that residential development often plays an important role in ensuring the vitality of town centres and therefore encourages this use on appropriate sites. In addition, economic growth in the town centre will also attract and retain a greater number of graduates<sup>23</sup>. A strategy which actively promotes and supports investment in regeneration will contribute to the attraction of the town centre and subsequent growth in student retention.

6.12 Within the town centre and the wider Central Area, there are prime sites which provide opportunities to deliver a range of town centre uses as well as provide additional housing to meet local housing needs. The Central Area has six designated Conservation Areas - St Giles, Holy Sepulchre, All Saints, Dergate, Billing Road and the Boot and Shoe Quarter. There are also other heritage assets which will need to be taken into account when considering development proposals.

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<sup>23</sup> The Great British Brain Drain (Centre for Cities, November 2016)

6.13 In addition, Northampton Borough Council, with its partners on the Northampton Forward board (an informal partnership made up of executives from the Borough Council, County Council, South East Midlands LEP, University of Northampton, private business representatives, Northamptonshire Chamber of Commerce and Northampton Town Centre Business Improvement District), has decided to take action in addressing the challenges facing the town. The strategic objectives are identified in the consultation process are:

- a. Addressing an over reliance on retail
- b. Infrastructure challenges
- c. Safety concerns of residents
- d. Poor quality commercial space
- e. Poor quality of public realm
- f. Levels of vacant units
- g. Increasing footfall and activity
- h. Locate alternative housing sites

6.14 Building on some of the recommendations of the Retail and Leisure Study, Northampton Forward has produced a Masterplan covering the town centre, and the main gateway route into the town centre from the west. The Masterplan identifies a series of catalyst projects, within long term strategic objectives, which are intended to set the tone for the future direction of Northampton's town centre. It identifies challenges in terms of vacancy rates for shop units, now over 15%, the relatively high proportion of discount / value retailers (34%), low levels of high quality office space in the town centre, low levels of residential and office uses in the town centre and a recent survey identifying the town centre as having the sixth most unhealthy high street in the country.<sup>24</sup> This Masterplan is being used to bid for the Future High Street Fund which, if successful, will secure the funding necessary to meet the aims for the town centre. The consultation on the plan concluded that stakeholders are broadly supportive of the proposed changes.

6.15 The town centre masterplan focuses on 5 opportunity areas:

1. The Arrival: Marefair and Gold Street
2. Market Square, the heart of the town
3. Greyfriars
4. Fish Street and St. Giles Street
5. Abington Street

6.16 Policies 8 and 9, below, set the context the context for proposals across the town centre and the wider Central Area.

**POLICY 8**  
**SUPPORTING NORTHAMPTON TOWN CENTRE'S ROLE**

In the town centre, as defined on the policies map, the Council will continue to

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<sup>24</sup> Health on the High Street – Royal society for public health, 2018

support proposals and schemes which contribute positively towards the range of retail, leisure and service-based offers and the town's regeneration. In particular, schemes which provide a balanced mix towards meeting the requirements for town centre uses and housing delivery whilst respecting and enhancing the heritage assets will be welcomed. The achievement of a highly digitally connected centre, to accommodate the changing role of Northampton's town centre and to improve visitor experience, will also be supported.

**Delivering WJCS:**  
**Policy S2 (Hierarchy of Centres)**  
**Policy N1 (The Regeneration of Northampton)**

**POLICY 9**  
**REGENERATION OPPORTUNITIES IN THE CENTRAL AREA**

The Council will also support the regeneration of sites within the town centre and the wider Central Area, which will deliver opportunities for housing and economic development for the benefit of Northampton's residents and the local economy. In particular, regeneration schemes on the following sites will be particularly welcomed:

- Northampton Railway Station – any proposals should conform to Policy 39 of this Local Plan
- Four Waterside
- St Peter's Way – to the south of Gas Street roundabout
- Ransome Road – to the south of the University of Northampton Waterside campus. Any proposals should conform to Policy 43 of this Local Plan

**Delivering WJCS:**  
**Policy N1 (the regeneration of Northampton)**  
**Policy N2 (Northampton Central Area)**

**c. UNIVERSITY OF NORTHAMPTON**

6.17 The University of Northampton's Waterside campus, which opened in September 2018, is located in the Northampton Waterside Enterprise Zone, covering an area of around 20 hectares alongside the River Nene and is within 10 minutes' walk of the town centre. A relatively new university, Northampton University was formed in 1999 by an amalgamation of a number of training colleges and gained full University status in 2005. Originally based on two campus sites, the new University campus draws all its facilities onto a single, more accessible location, bringing with it over 12,000 students. The presence of the relocated University is likely to be influential in the direction of the economic growth of the town centre and its wider area.

6.18 The Waterside campus provides not just teaching facilities at all levels from undergraduate degrees to doctorate qualifications, it also has facilities which will support students, staff and students' families through the provision of a hotel, student

accommodation and sports facilities. The University, its staff, students and their families therefore make a positive cultural and economic impact on Northampton and its surrounding areas. It has been reported that the institution as a whole has created a £290m boost to the County of Northamptonshire and generated more than 2,700 jobs.<sup>25</sup>

6.19 The University plays a crucial role in ensuring that Northampton produces graduates with the right skills to contribute towards the town's economy. However, it will also have a major role in attracting investment through housing growth and employment opportunities. Under the outline planning permission, there is approval for up to 35,000 sq.m of commercial (B1) floorspace on the north eastern part of the site.

6.20 It is essential that the University be supported in order to ensure that a ready-made supply of graduates, capable of meeting local labour requirements, is met. In addition, its location in the town centre will contribute to its viability and vitality, because students and their families will be taking advantage of the offer within the area including its cultural, heritage, leisure and retail provision, adding to their investment and growth.

<p><b>POLICY 10</b> <b>SUPPORTING AND SAFEGUARDING THE UNIVERSITY OF NORTHAMPTON WATERSIDE CAMPUS</b></p> <p>The role and contribution of Northampton University will be supported through the safeguarding of the site for education and ancillary purposes. Any enhancements to the existing facilities, and improved connectivity to the town centre, will be welcomed provided the schemes meet the other requirements of this Plan.</p>
<p><b>Delivering WNJCS:</b> <b>Policy E6 (Education, Skills and Training)</b></p>

#### **d. TOURISM AND HOTELS**

6.21 Northampton will capitalise on the tourism sector as part of its town centre strategy supporting the needs generated by the sector, primarily in the accommodation sector. The borough has a number of facilities which are not just tourist attractions. Some also perform a role in community facility provision, for example, offering venues for special occasions.

6.22 This principle is embedded in the West Northamptonshire Joint Core Strategy Policy E7, which supports proposals for tourism, visitor and cultural developments provided certain criteria are met. It applies the sequential test by requiring

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<sup>25</sup> <https://www.northampton.ac.uk/news/new-jobs-for-northamptonshire-residents-thanks-to-waterside-campus/>

attractions and facilities of a significant scale to be located firstly within town centres, then edge of town centres and then at other locations.

6.23 The Hotel Study<sup>26</sup> concluded that the Borough Council could prioritise full service, international brand 3 and 4 star hotels with conference, banqueting and leisure facilities, to help in attracting major national and international companies to the Enterprise Zone and to develop Northampton as a conference destination.

#### **POLICY 11 MANAGING HOTEL GROWTH**

Proposals for new hotel development including aparthotels and serviced apartment complexes will be supported in the following locations:

- Within the town centre boundary as defined in the Policies Map
- Within the Enterprise Zone boundary as defined in the Policies Map

Developments for hotels in any other locations which apply the sequential test and demonstrate that the scheme will attract new leisure and business tourism demand without substantially undermining the potential for new hotels to be delivered in the town centre and in the Enterprise Zone will also be supported.

**Delivering WNJCS:  
Policy E7 (Tourism, Visitor and Cultural Industries)**

#### **e. REGENERATION IN AREAS OUTSIDE THE CENTRAL AREA**

6.24 The West Northamptonshire Joint Core Strategy acknowledges that a combination of factors including the regeneration and reuse of previously developed land and sustainable urban extensions will add high calibre housing, local services and facilities as well as sustainable transport connections to the town centre. It adds that Northampton will be a major regional and cultural economic driver for a wider area. Northampton's regeneration is expected to be supported by a range of measures including a focus on the town centre for commerce, leisure, service and heritage as well as addressing pockets of deprivation in areas such as Spring Boroughs, Kings Heath and Northampton East.

6.25 The Retail and Leisure Study recommended that where suitable and viable town centre sites are not available for main town centre uses, the Local Plan should allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre.

6.26 In addition to development opportunities identified through the local plan, Neighbourhood Plans also include policies to address deprivation and encourage

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<sup>26</sup> Hotel Study (Hotel Solutions, 2016)

regeneration. So far, three Neighbourhood Plans have been made. They are the Duston Neighbourhood Plan (made 2015), the Spring Boroughs Neighbourhood Plan (made 2016) and the Growing Together Neighbourhood Plan (made 2018). Three other areas have been designated as Neighbourhood Plan areas - Semilong & Trinity, Queens Park and Great Houghton.

6.27 The eight Sustainable Urban Extensions within Northampton (some straddle the borough boundary) which have been allocated in the Joint Core Strategy with a view to delivering housing requirements as well as address the shortage of education, support the establishment of local facilities including retail for day to day needs and employment, as well as open spaces.

**POLICY 12  
DEVELOPMENT OF MAIN TOWN CENTRE USES**

The Council supports the development of an appropriate mix of main town centre and residential uses in the town centre and the Central Area. Where suitable and viable sites are not available for main town centre uses in the town centre, support will be given for appropriate edge of centre sites that are well connected to the town centre, and sites within the District Centres and Local Centres.

**Delivering WNJCS:  
Policy N1 (The Regeneration of Northampton)  
Policy N2 (Northampton Central Area)**



## **CHAPTER 7 RESIDENTIAL**

### **A HOUSING DELIVERY**

#### **a. Current Provision**

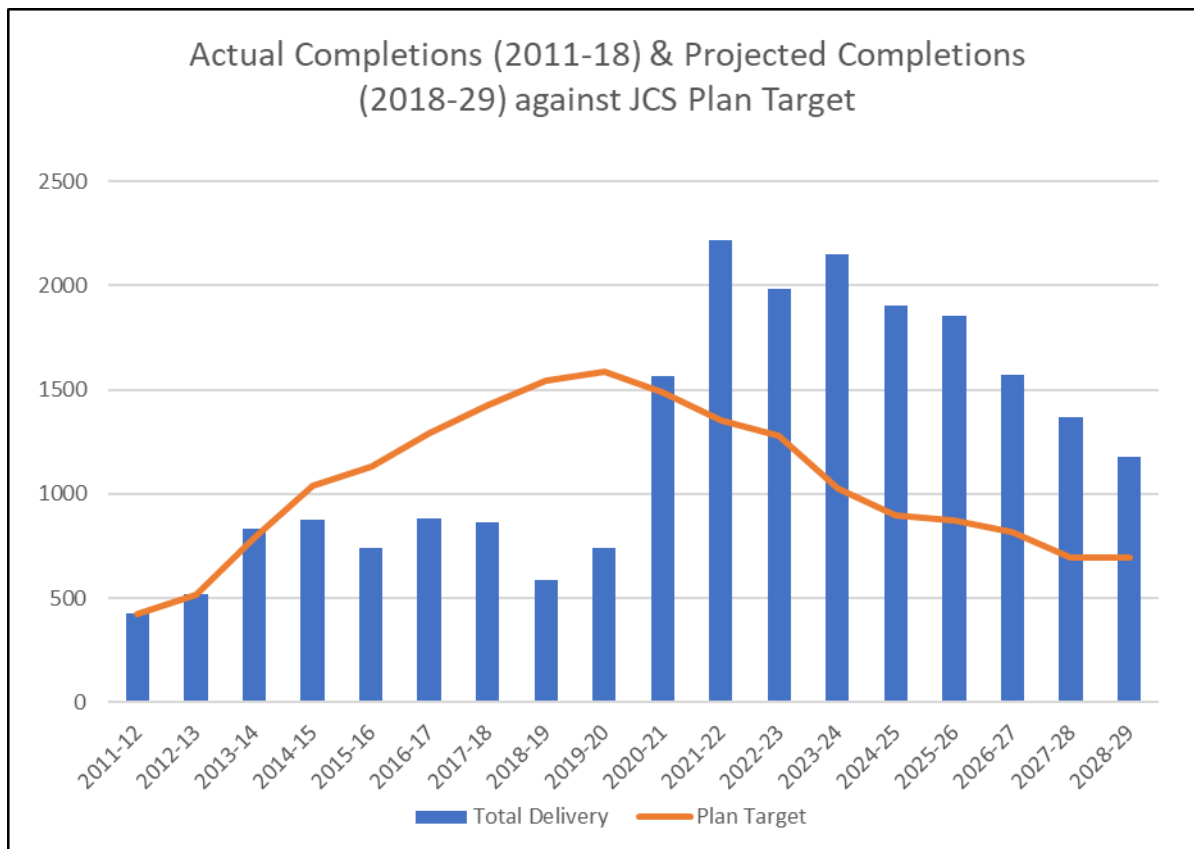
7.1 The West Northamptonshire Joint Core Strategy (JCS) established an objectively assessed need of 25,758 dwellings for Northampton between 2011 and 2029. Policy S3 sets the housing requirement for Northampton Borough from 2011 to 2029 at about 18,870 dwellings. 7073 of these dwellings (37%) are set to be provided in the Sustainable Urban Extensions (SUEs) allocated in the JCS. By 1st April 2019, 5,727 dwellings had been delivered, against a JCS requirement to allocate sufficient sites (allowing for windfall) to accommodate 8,157 new dwellings in Northampton by that time. The number of dwellings delivered by 1<sup>st</sup> April 2019 falls some 2,430 units short of the delivery trajectory<sup>27</sup> set out in the JCS (see Table 6).

7.2 The profile of the JCS delivery trajectory was heavily influenced by economic conditions and intelligence at the time it was being progressed. The trajectory envisaged that between 2014/15 and 2023/24, an annual completion rate of over 1,000 dwellings (peaking at 1,588 in 2019/20) was deliverable. This has not materialised. This is mainly because delivery of new dwellings at the SUEs has been relatively slow. Therefore, it is now expected that not all of the dwellings to be delivered by the SUEs, will be completed before 1<sup>st</sup> April 2029. Table 6 below shows the housing commitments for the SUEs. Graph 1 illustrates this persistent under-delivery against the JCS proposed housing delivery trajectory.

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<sup>27</sup> West Northamptonshire Joint Core Strategy (adopted 2014)

**Graph 1:  
Housing delivery in Northampton against the Joint Core Strategy proposed  
housing delivery trajectory**



7.3 Northampton’s Five Year Housing Land Supply Assessment for April 2019 shows that Northampton has under delivered against the JCS target over the last five years.<sup>28</sup> It was anticipated that, to accord with the NPPF, a buffer of 20% would have needed to be added to the supply of deliverable sites. However, in 2018, the Ministry of Housing, Communities and Local Government introduced a new methodology for measuring housing delivery.<sup>29</sup> The first two Housing Delivery Tests concluded that Northampton Borough passed and therefore only needed a 5% buffer for the first 5 years.<sup>30</sup> An assessment of Northampton’s five year housing land supply also confirmed that windfall sites of under 200 dwellings have the capacity to generate in the region of 300 dwellings per annum. This is a figure that has consistently been delivered over the last 10 years. It is anticipated that this trend will continue, and potentially increase, in the short to medium term due to Government changes to permitted development rights (which include flexibility for changes of use from employment and other commercial uses to residential).

<sup>28</sup> Northampton Housing Technical Paper (Northampton Borough Council, March 2019)

<sup>29</sup> Housing Delivery Test measurement rulebook (MHCLG, July 2018)

<sup>30</sup> Northampton Housing Technical Paper (Northampton Borough Council, March 2019)

**Table 6: Housing commitments (including Joint Core Strategy allocations), proposed allocations and windfall**

	<b>JCS requirement 2011-2019</b>	<b>Net completions 2011-19</b>	<b>Delivery of dwellings compared to JCS requirement</b>
<b>Total dwellings</b>	<b>8157</b>	<b>5727</b>	<b>-2430</b>

<b>Site name</b>	<b>Status as at 1<sup>st</sup> April 2019</b>	<b>Dwellings completed as at 1<sup>st</sup> April 2019</b>	<b>Remaining capacity to 1<sup>st</sup> April 2029</b>	<b>Remaining capacity forecast to be delivered after 1<sup>st</sup> April 2029</b>
N5 (Northampton South SUE)	Not implemented. N/2013/1035 (outline permission) Reserved matters for phase 1 – 349 dwellings approved	0	636	364
N6 (Northampton South of Brackmills)	Not implemented. N/2013/0338 (appeal allowed)	0	1115	0
N7 (Northampton Kings Heath SUE – Dallington Grange)	Not implemented. N/2014/1929 (live application)	0	2000	1000
N9 (Northampton Upton Park SUE)	Not implemented. N/2011/0997 (outline approval for up to 1,000 dwellings) N/2018/0426 (reserved matters in progress for 860 dwellings)	0	861	0
N9A (Northampton Upton Lodge SUE)	N/2017/0091 (live application for 1,400 dwellings)	0	1347	53

<b>Completions</b>	<b>Existing commitments (as of 1<sup>st</sup> April 2019)</b>	<b>Windfall allowance</b>	<b>Sustainable Urban Extensions</b>	<b>LP2 Allocations</b>	<b>Total Delivery</b>	<b>Plan Target</b>
5728	4377	2,400	5959	<b>3,804</b>	22,267	18,873
<b>Difference between Plan Target and Total Delivery</b>						
<b>3,394</b>						

7.4 In formulating this local plan, the Council has undertaken a robust Land Availability Assessment. This detailed investigation concluded that the Council had sufficient supply to meet the requirement of about 18,870 net additional dwellings across the plan period to 2029, without over reliance on delivery of housing at the SUE's and therefore complies with Policy S3 of the adopted Joint Core Strategy. In addition, despite the results of the Housing Delivery Test and the changes to Northampton's position on housing delivery, across the five years of the Local Plan (2019/20 – 2023/24), there is still a predicted immediate shortfall.

7.5 The following needs to be considered:

- Much of the identified under-delivery so far has been the result of slower rates of housing completions in the Sustainable Urban Extensions than anticipated
- The short-term housing supply is constrained by the JCS's heavy reliance on large SUEs for substantially meeting the Borough's housing needs
- The Council has researched alternative sites in the borough exhaustively through its Call for Sites and Land Availability Assessments. There are no other sources of supply that could address this short-term shortfall

7.6 In the face of long term under-delivery, which the Council has tried to overcome, it is unreasonable to envisage that historic under-delivery against the JCS's proposed housing delivery trajectory can be addressed in the first five years of the Local Plan Part 2, particularly at a time when that same proposed delivery trajectory set out in the JCS sets unprecedented levels of housing delivery.

7.7 The Council has therefore considered it necessary to have a housing trajectory that differs significantly from the proposed housing trajectory set out in the JCS.

7.8 The housing assessment for Northampton Borough concluded that there is sufficient capacity to deliver 22,267 dwellings over the period 2011 to 2029 (this figure includes all planning approvals and commitments, a proportion of homes through the Sustainable Urban Extensions, windfalls and the housing capacity identified through the proposed Local Plan Part 2 developments). The Joint Core Strategy only requires the delivery of 18,873 dwellings over this same period. This means that sufficient capacity has been identified to deliver 3,394 dwellings more than is required by 2029. Further information can be found in the Housing Technical Paper (Northampton Borough Council, May 2020).

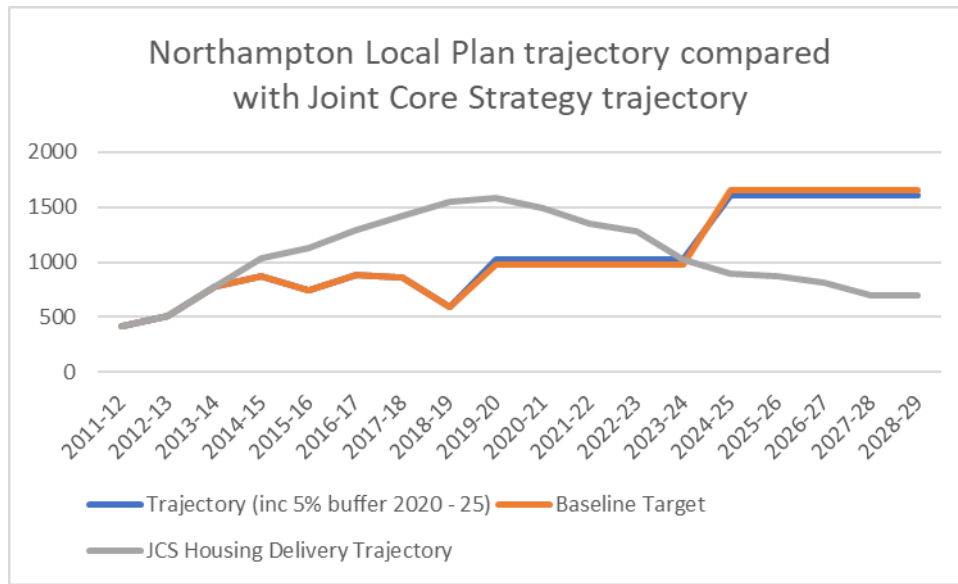
7.9 Taking into account the fact that delivery rates have proven to be low since 2011, particularly in Sustainable Urban Extensions, this surplus of 3,394 dwellings has been deducted from the requirement for 2019 – 2024 and a flat rate delivery rate of 1,030 dwellings per year has been applied to those years. This is a conservative approach which allows some contingency in case the SUEs continue to under-deliver, but it is also challenging given that it exceeds previous years' rates of delivery since 2011.

7.10 From 2024/25 onwards, the annual requirement will step up to 1,609 dwellings per year. Clearly, the higher delivery level envisaged for the last five years of the Plan period is ambitious, but this matter can be addressed in the West Northamptonshire Strategic Plan, which is timetabled to have reached adoption in 2022. This will enable an early review of the Northampton Local Plan Part 2 to take place. This revised housing delivery trajectory is set out in Table 7 and Graph 2.

**Table 7: Local Plan Part 2 Housing Delivery Trajectory**

<b>Year</b>	<b>Trajectory (including 5% buffer for 2019 - 2024), dwellings</b>	<b>Baseline Target, dwellings</b>	<b>Proposed Housing Trajectory from West Northamptonshire Joint Core Strategy, 2014, dwellings</b>
<b>2011-12</b>	423	423	423
<b>2012-13</b>	516	516	516
<b>2013-14</b>	834	834	785
<b>2014-15</b>	877	877	1,039
<b>2015-16</b>	739	739	1,132
<b>2016-17</b>	884	884	1,292
<b>2017-18</b>	865	865	1,426
<b>2018-19</b>	673	673	1,544
<b>2019-20</b>	1,030	981	1,588
<b>2020-21</b>	1,030	981	1,491
<b>2021-22</b>	1,030	981	1,355
<b>2022-23</b>	1,030	981	1,278
<b>2023-24</b>	1,030	981	1,025
<b>2024-25</b>	1,609	1,658	900
<b>2025-26</b>	1,609	1,658	875
<b>2026-27</b>	1,609	1,658	815
<b>2027-28</b>	1,609	1,658	695
<b>2028-29</b>	1,609	1,658	694
<b>Total</b>	18,873	18,873	18,873

**Graph 2: Northampton Local Plan housing delivery trajectory**



7.11 Sites have been allocated in this Plan to deliver about 3,804 new dwellings. Appendix A shows the trajectory for sites allocated in the Local Plan Part 2, which excludes the SUEs and sites already committed through planning approvals. The sites below are allocated on the Policies Map for housing and residential-led mixed use development.

**POLICY 13  
RESIDENTIAL AND OTHER RESIDENTIAL LED ALLOCATION**

The following sites are allocated for residential and / or residential led development:

Ref	Location	Indicative Dwelling Capacity
0168	Rowtree Road	131
0171	Quinton Road	19
0174	Ransome Road Gateway	24
0193	Former Lings Upper School, Birds Hill Walk	60 (5YHLS)
0195	Hunsbury School, Hunsbury Hill	73 (50 in 5YHLS)
0204	The Farm, Hardingstone	100
0205	Parklands Middle School, Devon Way	132 (5YHLS)
0288*	Northampton Railway Station car park	68 (5YHLS)
0333*	Northampton Railway Station (railfreight)	200
0335	Chronicle & Echo North	42 (6 in 5YHLS)

		Net 36
0336	Chronicle & Echo South (rear of Aldi)	14 (5YHLS)
0338	Countess Road	68 (64 in 5YHLS) Net: 4
0403	Allotments Studland Road	23
0629	British Timken	138 (5YHLS)
0657	Fraser Road	140
0685	Adj 12 Pennycress Place, Ecton Brook Road	12
0719	Car garage workshop, Harlestone Road	35
0720	Ryland Soans garage, Harlestone Road	62
0767	Spencer Street	25 (5YHLS)
0903	Hawkins Shoe Factory, Overstone Road	105 (5YHLS)
0910	379 Harlestone Road	14
0932	Site 1 Southbridge Road	44 (5YHLS)
0933	Site 2 Southbridge Road	50 (5YHLS)
1006	Pineham	106
1007	Land south of Wooldale Road, east of Wootton Road	22
1009	Land west of Policy N5 Northampton South SUE (site 1)	100
1010*	Land at St Peter's Way/ Court Road/ Freeschool Street	5
1013	University of Northampton Park Campus	653 (5YHLS)
1014	University of Northampton Avenue Campus	200
1022	Belgrave House	99 (5YHLS)
1025	Land to the west of Towcester Road	180
1026	Eastern Land Parcel, Buckton Fields	14
1036	Derwent Drive garage site, Kings Heath	8
1037	Swale Drive garage site and rear/ unused land	6 (5YHLS)
1041	Newnham Road, Kingsthorpe	15
1048	Stenson Street	6
1049	Land off Arbour Court, Thorplands garage block	11
1051a	Land between Waterpump Court and Billing Brook Road	8

1052	Land rear of garages in Coverack Close	13
1058	Land off Oat Hill Drive, Ecton Brook	11
1060	Hayeswood Road, Lings	6
1071	2 sites off Medway Drive, near Meadow Close	9
1086a	2 parcels of land in Sunnyside Estate (Cosgrove Road)	6
1086b	2 parcels of land in Sunnyside Estate (Chalcombe Avenue)	7
1094	Land off Holmecross Road	15
1096	Land off Mill Lane	14
1097	Gate Lodge	30
1098*	The Green, Great Houghton	800
1099	Upton Reserve Site	40
1100	Hill Farm Rise, Hunsbury Hill (50% of the site)	80
1102	Site east of Towester Road	50
1104	Watering Lane, Colingtree	265
1107	Former Abington Mill Farm, land off Rushmere Road	125
1108	Former Dairy Crest depot, Horsley Road	35
1109	Mill Lane	6 (5YHLS)
1113*	Greyfriars	400
1114	Cedarwood Nursing Home, 492 Kettering Road	2 (5YHLS)
1117	133 Queens Park Parade	6 (5YHLS)
1121	Upton Valley Way East	34 (5YHLS)
1123	83-103 Trinity Avenue	9 (5YHLS)
1124	41 – 43 Dergate	7 (5YHLS)
1126	5 Primrose Hill	6 (5YHLS)
1127	32 Connaught Street	6
1131	The Leys Close, 39 Mill Lane	6 (5YHLS)
1133	Eastern District Social Club	5 (5YHLS)
1134	St Johns Railway Embankment	12
1137	Wootton Fields	74
1138	Land south of Old Bedford Road	7
1139*	Ransome Road	200 (500 in 5YHLS)
1140	Land north of Milton Ham	224
1142	Land west of Northampton South	130



	SUE (site 2)	
<p>Development proposals marked with an asterisk (*) will need to conform to the relevant site-specific policies 39, 40, 41, 42, 43 or 44, in addition to other relevant planning policies, planning objectives and material considerations.</p>		
<p><b>Delivering WNJCS:</b>  <b>Policy S4 (Scale and Distribution of Housing Development)</b>  <b>Policy S4 (Northampton Related Development Area)</b></p>		

## **B. TYPE AND MIX OF HOUSING**

7.12 Consistent with the National Planning Policy Framework and the WNJCS, this plan seeks to ensure that the housing provided in Northampton is of the size, type and tenure needed for different groups in the community including people who require affordable housing, families with children, older people, students, disabled people, Gypsies and Travellers, people who rent their homes and people wishing to commission or build their own homes.

### **b. Affordable housing**

7.13 JCS Policy H1 sets criteria for the density, mix and type of dwellings for the borough. Since the adoption of the WNJCS, further housing market evidence, to supplement and update the West Northamptonshire Strategic Housing Market Assessment that informed the Joint Core Strategy has been commissioned and reported. Crucially, the West Northamptonshire Housing Market Evidence report<sup>31</sup> (WNHME) concluded that 33.45% of housing need from 2016 to 2029 needed to be affordable housing and that any losses from current stock would increase the number of affordable dwellings needed by an equivalent amount. On this basis, there is no reason to change the stipulation in JCS Policy H2 that, for Northampton, the proportion of affordable housing required on developments of 15 or more units should be 35%.

### **c. Housing Mix**

7.14 For both market housing and affordable housing, the WNHME has modelled the objectively assessed need for housing by type of dwelling from 2016 to 2029 for Northampton as shown in Table 8. One trend that was particularly noted in the report was that demand in Northampton for 1- and 2-bedroom affordable housing flats has reduced significantly to be replaced by a commensurate increase in demand for 2-bedroom houses.

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<sup>31</sup> West Northamptonshire Joint Planning Unit – Housing Market Evidence 2017, Opinion Research Services

**Table 8: Housing mix of objectively assessed need for market and affordable housing, 2016 to 2029**

		Market Housing		Affordable Housing		Total (rounded)
Flat	1 bedroom	560	5%	1,080	19%	1,600
	2 bedroom	630	5%	680	12%	1,300
House	2 bedroom	2,470	20%	1,830	32%	4,300
	3 bedroom	6,680	53%	1,580	27%	8,300
	4 bedroom	2,010	16%	500	9%	2,500
	5+ bedroom	170	1%	120	2%	300
Total (rounded)		12,500		5,800		18,300

**d. Self-build and custom build housing**

7.15 In accordance with Government guidance, the Council keeps a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in Northampton for those individuals to occupy as their sole or main residence. The register of self-build and custom build projects also provides the council with evidence when making provision for serviced plots of land.

**e. Specialist housing**

7.16 When planning for specialist housing for older people and people with disabilities, it is important that it provides an environment where residents can care for themselves, retain independence for as long as possible and have a security of tenure.

7.17 The Housing Market Evidence shows that, across West Northamptonshire, the number of people aged 65 or over is expected to equate to about half of the overall housing growth. Most of these people will be local and many will want to stay in their existing homes. However, there will be a demand among some of these people, as they get older, for more accessible housing. Furthermore, it is anticipated that a third of the increase in households in West Northamptonshire will include at least one person aged 65 or over.

7.18 In part, these needs can be addressed by ensuring a proportion of new dwellings meet the optional accessibility standards of either M4(2) accessible and adaptable dwellings or M4(3) wheelchair user dwellings to help ensure that certain forms of specialist accommodation are provided. The Housing Market Evidence recommends that a minimum of 4% of all market housing and 8% of affordable housing be built to wheelchair user Building Regulations standard (M4(3)). In addition, national guidance allows the application of M4(2) wheelchair accessible homes only where the Local Authority is responsible for allocating or nominating a person to live in that dwelling.

7.19 The West Northamptonshire Housing Market Evidence<sup>32</sup>, the County’s Joint Strategic Needs Assessment (JSNA) work, and modelling toolkits<sup>33</sup> show that for Northampton, the following provision is required to meet the needs of older people:

**Table 9: Specialist housing requirements**

	Total amount (timespan)	Amount per annum
Wheelchair User Dwellings – M4(3) – Category 3	964 (2016 – 2029)	74
Specialist Housing identified by HOPSR	1061 (2019 – 2030)	96
Care beds identified by HOPSR	902 (2019 – 2030)	82
Accessible and adaptable homes – M4(2) – Category 2	8186 (2016 – 2029)	630
Number of units required for people with moderate or severe learning disabilities	66 (2018 – 2023)	13

**f. Specialist Housing**

7.20 Accordingly, a significant proportion of new dwellings will need to be accessible and adaptable dwellings to Category 2 standards in Building Regulations. Further work needs to be carried out to establish the proportion of Category 2 dwellings that would be most appropriate. The Housing Market Evidence also recommends that a minimum of 4% of all market housing be built to wheelchair user dwelling standard (Category 3 of the Building Regulations) and 8% of all affordable housing.

**POLICY 14  
TYPE AND MIX OF HOUSING**

In order to deliver a choice of homes and help create sustainable, inclusive and mixed communities, provision will be made for a range of housing to support the needs and requirements of different households.

**Housing mix**

<sup>32</sup> Study of housing and support needs of older people across Northamptonshire (Northamptonshire Councils and CCGs), (Three Dragons and Associates, March 2017)

<sup>33</sup> <https://www.poppi.org.uk/> - Projecting Older People Population Information

<sup>33</sup> <https://www.pansi.org.uk/> - Projecting Adult Needs and Service Information

<sup>33</sup> <https://www3.northamptonshire.gov.uk/councilservices/adult-social-care/policies/Documents/Transforming%20Care%20Accommodation%20Plan.pdf>

<sup>33</sup> NCC JSNA - <https://www3.northamptonshire.gov.uk/councilservices/health/health-and-wellbeing-board/northamptonshire-jsna/Pages/default.aspx#GlossaryGroupOverview>

Proposals for 10 or more new dwellings should demonstrate how the mix of tenure, type and size of housing proposed on sites will reflect the Council's latest evidence of housing need and market demand and contribute towards meeting the varied needs of different households including single person households, couples, families with children, older people, people with disabilities and people wishing to build their own homes.

### **Self-build and custom build housing**

On sites of more than 100 dwellings, provision should be made for a proportion of serviced plots of land to contribute towards meeting the evidenced demand for self-build and custom build housing in Northampton. Serviced plots of land for self-build and custom build housing will also be supported on other allocated sites or permitted windfall sites where, overall, this would not result in an over-provision of this type of housebuilding when compared to the Council's supply / demand balance.

Plots which have remained vacant for 3 years can revert to other forms of housing provision.

The Council will support proposals for self-build and custom build housing which include the creation of low cost and affordable housing.

### **Specialist and Accessible Housing**

The Council will support schemes that provide specialist accommodation that promotes independent living. Such schemes are particularly supported in areas with easy access to services and facilities, including public transport and retail and service centres. Proposals should be designed in a manner which will meet the specialised nature and care requirements of prospective occupiers.

To meet the needs of the Borough's residents and to deliver dwellings capable of meeting their occupants' changing circumstances over their lifetime, an appropriate proportion of residential development, based on the latest available evidence, must be designed to meet the requirements of Building Regulations Part M4(2) (Accessible and adaptable dwellings) or its successor standard.

4% of all new market dwellings and 8% of affordable dwellings should be constructed to Building Regulations Part M4(3) (Wheelchair user dwellings) standards, or their successor, to enable wheelchair accessibility.

**Policy H2 (Affordable Housing) Delivering WNJCS:  
Policy H1 (Housing Density and Mix and Type of Dwellings)  
Policy H2 (Affordable Housing)**

### **g. Houses in Multiple Occupation**

7.21 Houses in multiple occupation (HMOs) continue to contribute towards the Borough's housing supply and perform a vital role within the community. This sector

provides accommodation primarily for people who are seeking short to medium term lettings including students, young professionals seeking work opportunities but not necessarily a commitment to a mortgage, deprived social groups who are unable to afford their own homes and international migrants. The West Northamptonshire Joint Core Strategy is clear that the Council will need to make provision for a variety of housing requirements including HMOs.

7.22 For Northampton, there are a range of contributory factors that impact on the demand for HMOs. Northampton is a university town, has employment opportunities tied to logistics/ distribution centres and industrial estates and is relatively close to London for key workers and professionals to commute. In addition, there is increased demand for private rented housing from individuals and families. The relocation of the University of Northampton to its Waterside campus has resulted in a shifting in geographical demand for HMOs.

7.23 Evidence shows that over-concentrations of HMOs can lead to detrimental social, economic, cultural and environmental conditions, leading to adverse impacts on local neighbourhood characteristics<sup>34</sup>. These include increased noise levels, parking issues and litter, all of which can have a negative impact on people's health and wellbeing. There are also concerns associated with the impact on the community mix, following changes of use from dwellinghouses to HMOs, whereby there is a perception that there are fewer families living permanently within the streets. Parts of Northampton, such as areas within Semilong, Abington, Delapre and Far Cotton have experienced these adverse impacts<sup>35</sup>.

7.24 To address this, the Council has introduced Article 4 Directions to regulate the proliferation of high concentrations of HMOs. In areas with Article 4 Directions, planning permission is required for the change of use from dwellinghouses to houses in multiple occupation for 3 – 6 unrelated people. Normally, these changes of use are permitted development, which mean that such conversions can be undertaken without the need for planning approval. A Supplementary Planning Document on houses in multiple occupation was adopted in November 2019, which provides details, amongst others, on the requirement to determine planning applications against a specified threshold.

7.25 A study<sup>36</sup> on HMOs has confirmed that, to effectively plan for the distribution of HMOs, and to regulate the possible formation of new over-concentrations, a new and more stringent saturation threshold of 10% of dwellings within a 50-metre radius should be adopted. The study also recommended a blanket Article 4 Direction within the Borough.

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<sup>34</sup> A Study of Houses in Multiple Occupation Policy (Loughborough University, November 2018)

<sup>35</sup> Interim Planning Policy Statement on Houses in Multiple Occupation, NBC November 2014 and Cabinet Report on Article 4 Directions, NBC March 2017

<sup>36</sup> Houses in Multiple Occupation (Loughborough University, November 2018)

**POLICY 15  
DELIVERING HOUSES IN MULTIPLE OCCUPATION**

All planning applications for change of use from dwellinghouses to a small house in multiple occupation (Class C4) or a large house in multiple occupation (sui generis) will be supported provided that less than 10% of the dwellings within a 50m radius of the application site are houses in multiple occupation. Schemes should be compliant to the Council's existing space standards for houses in multiple occupation, and provide sufficient refuse storage which will be available within the curtilage of the site and within a secure facility. They should not result in an increase in flood risk and risks arising from surface water drainage. The applicant needs to demonstrate that the future occupants of any ground floor bedrooms are protected from flood risk. Appropriate provision should be made for car parking and cycle storage.

**Delivering WNJCS:  
Policy H1 (Housing Density and Mix and Types of Dwellings)**

**C. GYPSIES AND TRAVELLERS**

7.26 The West Northamptonshire Travellers Accommodation Needs Study<sup>37</sup> concluded that Northampton did not need to cater for additional pitches in the Local Plan for households that meet the planning definition of Gypsies and Travellers<sup>38</sup>. There are also no requirements to provide plots for travelling showpeople. However, temporary stopping places can be made available at times of increased demand due to fairs or cultural celebrations attended by Gypsies and Travellers. The Study concluded that a charge may be levied as determined by the Council although they only need to provide basic facilities including cold water supply, portaloos, sewage disposal point and refuse disposal facilities, to include cleansing of the site when vacated.

7.27 This Travellers Accommodation Needs Study updates the requirements set out in Policy H6 of the West Northamptonshire Joint Core Strategy, so there is a need to replace this policy in this Plan, as set out in Policy 16. Policy 16 sets out development management criteria for any future provision that is required as result of any future evidence about requirements for Gypsy and Traveller provision.

**POLICY 16  
GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE**

Provision will be made for the accommodation of Gypsies, Travellers and Travelling Showpeople in the period 2016 to 2029 to meet the needs identified in the most recent Gypsy, Traveller and Travelling Showpeople needs assessment.

Applications for planning permission must meet the following criteria:

<sup>37</sup> West Northamptonshire Travellers Accommodation Needs Study (Opinion Research Services, January 2017)

<sup>38</sup> Planning Policy for Travellers Sites (Department for Communities and Local Government, August 2015)

- a) The site has safe and convenient vehicular access from the public highway, and provides adequate space for parking, turning and servicing on-site.
- b) The site is reasonably accessible to a range of services set out in national policy, i.e. shops, public transport, primary health care and schools.
- c) The site will provide an acceptable standard of amenity for the proposed residents. Sites which are exposed to high levels of flood risk and noise and air pollution are not acceptable.
- d) The site will be capable of providing adequate on-site services for water supply, power, drainage, sewage disposal, waste disposal, composting and recycling facilities.
- e) The scale and location of the site will not have an unacceptable impact on the landscape, local infrastructure and existing communities.
- f) In the case of sites for travelling showpeople there will be sufficient space for the storage and maintenance of equipment and the parking and manoeuvring of all vehicles associated with the occupiers. Additional screening may be required having regard to the nature of the equipment that is being stored.

**Replaces Policy H6 of the Joint Core Strategy**

## CHAPTER 8 ECONOMY

### **a. THE LOCAL ECONOMY**

8.1 Northampton is the County's main employment area. Situated in the East Midlands, with immediate access to the M1 motorway, the town is a strategic location for logistics and distribution with wider Northamptonshire playing a key role in sectors such as motorsports, research into Artificial Intelligence and autonomous vehicles<sup>39</sup>. Northampton is also positioned within the Oxford to Cambridge Arc which is home to some of the UK's most productive and fast-growing cities, and an area of significant economic potential as outlined by central Government<sup>40</sup>.

8.2 Geographically, Northampton is strategically located and is easily accessible to the majority of UK cities within a 4 hour drive time. The town is also well connected by rail with regular train services from Northampton Station to both London and Birmingham which both can be reached within the hour. Luton, Birmingham and Heathrow airports are all within an hour and a half drive.

8.3 Northampton is home to a range of major employers including headquarters for large companies like Barclaycard, Cosworth, Carlsberg UK, Panasonic UK Ltd, Nationwide Building Society, Avon Cosmetics and Mahle Powertrain and GE Precision Engineering. It also has an Enterprise Zone (see Figure 11), designated in 2011, with just under 64,000sq.m of new built development since its creation. By 2018, approximately 2,000 new jobs had been created within the Enterprise Zone.

8.4 Northampton sits within the South East Midlands Local Enterprise Partnership (SEMLEP) area. The key sectors considered by SEMLEP to be strong are high performance technology, next generation transport, manufacturing and advanced technology, logistics and creative/ cultural, with some of these high performance technology firms located in the Enterprise Zone.

8.5 In 2017 the National Infrastructure Commission<sup>41</sup> prepared a report, 'Partnering for Prosperity' which considered the economic potential of the Cambridge – Milton Keynes – Oxford Arc. The report highlighted the importance of the Arc in relation to the concentration of research, innovation and technology firms within it, noting that Northampton in particular is a centre for high performance engineering. In

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<sup>39</sup>South East Midlands Local Industrial Strategy - <https://www.semlep.com/industrial-strategy/>

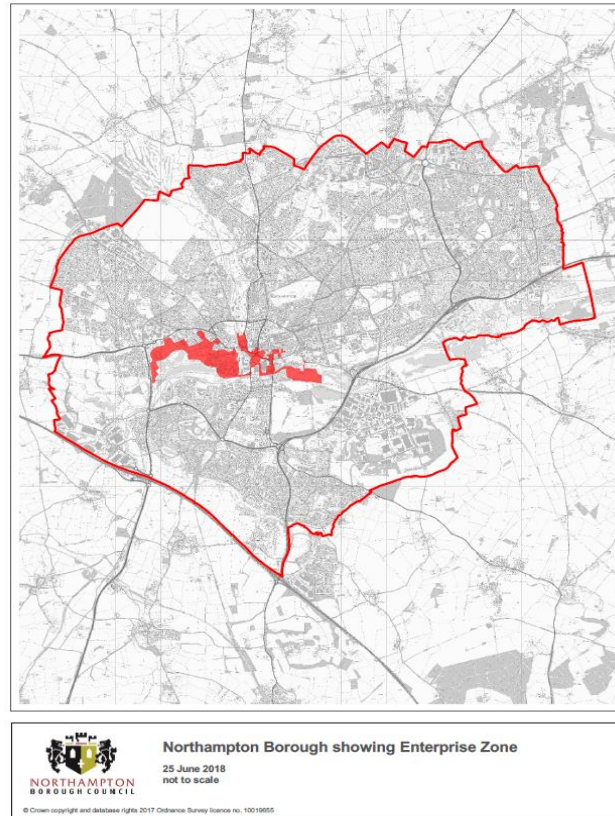
<sup>40</sup> <https://www.gov.uk/government/publications/the-oxford-cambridge-arc-government-ambition-and-joint-declaration-between-government-and-local-partners>

<sup>41</sup> Partnering for Prosperity: a new deal for the Cambridge-Milton Keynes-Oxford Arc (National Infrastructure Commission, November 2017)



March 2019 the Government restated its commitment, alongside local partners, to long term economic and housing delivery across the Arc.

**Figure 11: Northampton Waterside Enterprise Zone**



8.6 In the Centre for Cities 'Cities Outlook 2019'<sup>42</sup>, Northampton came sixth in the rankings of cities with the highest start-up rate for businesses (per 10,000 population, 2017). In the rankings for cities with the highest number of businesses (per 10,000 population, 2017), Northampton came tenth and in relation to net private sector jobs growth, Northampton was first with an increase of 6.7% between 2016 and 2017.

8.7 This level of confidence in Northampton was strengthened by the development of the new University of Northampton campus in the Enterprise Zone, which opened in September 2018. Town centre regeneration schemes, ranging from the development of the Innovation Centre, the new Northampton Station and the St Johns student accommodation, have all contributed towards securing job creation and retention for Northampton across a wide range of sectors.

8.8 The construction, transport and storage, professional, and scientific and technical industries each make up 14% of the registered businesses within Northampton. Of businesses in the Borough, 79% employ 0 to 4 people, 28% have a

<sup>42</sup> <https://www.centreforcities.org/wp-content/uploads/2019/01/19-01-28-Cities-Outlook-2019-Full.pdf>

turnover of £50,000 to £99,000 and 31%, a turnover between £100,000 and £249,000<sup>43</sup>.

8.9 The latest Government data<sup>44</sup> shows that nearly 80% of Northampton's population aged 16 – 64 were in employment (July 2018 to June 2019), which is slightly higher than the East Midlands and national averages. This means that Northampton's jobs market is relatively healthy, however, ongoing support for creating the right number and quality of jobs is required in order to ensure that Northampton's residents can continue to have access to jobs. In terms of educational attainment, the number of people with qualifications at NVQ Level 4 and above is 32.6%, which is slightly less than the East Midlands and national average.

8.10 Property market evidence shows that the distribution and general industrial sectors remain the main thrust of the commercial market in Northampton, with the office market weaker in comparison<sup>45</sup>. Class B uses (offices, general industrial, storage and warehousing) provide a substantial proportion of Northampton's employment, but an increasing proportion of employment occurs in other uses, such as retail, leisure and the construction industry<sup>46</sup>. The ongoing demand for the more traditional employment land within the B Use Classes Order therefore needs to continue to be accommodated to ensure that there is a balance in the economy in terms of job supply across the sectors.

8.11 In May 2020, the Council adopted the Northampton Economic Growth Strategy 2020-2025. Its priorities are:

- Supporting innovators, entrepreneurs and social enterprise
- Creating a 21st century Town Centre
- Maximising the economic benefits of culture and heritage
- Raising Northampton's profile
- Employers at the heart of the skills system
- Northampton as a digital town
- Effective and efficient infrastructure
- Supporting our key sectors
- Tackling the Climate Emergency

8.12 The policies in this Plan support those priorities.

## **b. SAFEGUARDING DEVELOPMENT**

8.13 The Council places significant weight on supporting economic growth and productivity, which accords with Government guidance and the vision and objectives

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<sup>43</sup> UK Business: activity, size and location (Office of National Statistics, 2019)

<sup>44</sup> <https://www.nomisweb.co.uk/reports/lmp/la/1946157159/report.aspx#tabempunemp>

<sup>45</sup> Northampton Employment Land Study (NBC/ PBA February 2018)

<sup>46</sup> NOMIS

of the West Northamptonshire Joint Core Strategy. Comprehensive assessments and reviews of each employment site were undertaken to assess whether the allocated land for employment use in the previous adopted Local Plan should be safeguarded. To maintain a balance of employment provision in the local economy, it is important to continue to support the retention of sites which accommodate the distribution and general industrial market sectors. At the same time, there is a need to continue to promote focused growth in the office sector to ensure that there is a balance in the provision of jobs across all key employment sectors.

8.14 It is acknowledged that there will be ancillary uses which will need to be provided on site to support the employees including childcare provision and gyms. Where there is justification for these to be provided, and it can be demonstrated that there are no existing facilities or that existing facilities are not sufficient, then they are considered to be suitable and likely to be supported.

**POLICY 17  
SAFEGUARDING EXISTING EMPLOYMENT SITES**

To facilitate the creation of new jobs, attract inward investment and deliver economic prosperity to Northampton residents and investors, the Council will:

- Safeguard all existing employment sites, including the Enterprise Zone, as shown on the Policies Map, for employment use within the office, general industrial and warehousing and distribution sectors. Employment generating uses which are ancillary to and/ or support the above employment sectors will also be supported if evidence associated with need is provided.
- Support the change of use to alternative non-employment-generating uses only if evidence can be provided to demonstrate that the existing use and other employment-generating uses are no longer viable. Evidence to be supplied includes details of marketing undertaken over a period of 6 - 12 months which shows that the site has been actively and extensively marketed for employment use and that no suitable interest has been expressed.

**Delivering WNJCS:**

**Policy S7 (Provision of Jobs)**

**Policy S8 (Distribution of Jobs)**

**Policy E1 (Existing Employment Areas)**

**Policy E2 (New Office Floorspace)**

**Policy E3 (Technology Realm, SEMLEP Northampton Waterside Enterprise Zone)**

**Policy E8 (Northampton Junction 16 Strategic Employment Site)**

**c. SUPPORTING JOB CREATION AND RETENTION**

8.15 The West Northamptonshire Joint Core Strategy requires the creation of around 28,500 jobs over the plan period to 2029 to ensure that there is a balance between labour supply and housing growth. Northampton is expected to deliver the majority of new jobs in West Northamptonshire. In safeguarding the existing

Northampton employment sites, there will be ongoing opportunities for extensions, intensification, redevelopments and churn.

8.16 The West Northamptonshire Joint Authorities Annual Monitoring Report 2017/18 concluded that as a whole West Northamptonshire now provides significantly more employee jobs than at the time of the recession in 2008, with all local authority areas showing gains in employment. The overall net gain of 21,500 jobs indicates that the West Northamptonshire area as a whole is on track to deliver the overall target of 28,000 additional jobs by 2029. The report adds that the 2017 data shows particularly significant increases in jobs compared to 2016 for Northampton Borough (+11,000). If this trend continues, Northampton will be in a better position to contribute further to the creation of jobs in West Northamptonshire.

8.17 The monitoring conclusions are verified by the most recent total employee jobs figures from NOMIS (<https://www.nomisweb.co.uk/reports/lmp/la/contents.aspx>). In addition, it demonstrates that as a whole, West Northamptonshire now provides significantly more employee jobs than at the time of the recession in 2008, with all local authority areas showing gains in employment. The net gain of 21,500 jobs indicates that the West Northamptonshire area is on track to deliver the overall target of 28,000 additional jobs by 2029.

**Table 10: Net job changes in West Northamptonshire<sup>47</sup>**

Year	Daventry District	Northampton Borough	South Northamptonshire	West Northamptonshire
2008	38,500	125,000	29,000	192,500
2009	35,000	120,500	28,500	184,000
2010	34,500	122,500	28,500	185,500
2011	35,500	122,500	28,500	186,500
2012	34,000	121,500	28,500	184,500
2013	35,500	123,000	29,000	187,500
2014	35,500	125,000	31,000	191,500
2015	38,000	124,000	32,000	194,000
2016	40,000	128,000	32,000	200,000
2017	41,000	136,000	34,000	211,000
2018	42,000	136,000	36,000	214,000
<b>Change 2008 – 2017</b>	<b>+3,500</b>	<b>+11,000</b>	<b>+7,000</b>	<b>+21,500</b>

8.18 To support net job creation, it is important to ensure that employment schemes outside the designated employment sites, but which are compatible with their surrounding uses, are considered positively. For example, mixed uses which generate jobs can operate in residential areas and/ or in neighbourhood parades. These can be supported because they provide locally based employment which could reduce the need for travelling, whilst contributing towards jobs growth. This accords with the Government's aspiration to ensure that planning policies are flexible

<sup>47</sup> West Northamptonshire Joint Annual Monitoring Report (2017/18)

enough to accommodate needs not anticipated in the plan including allowing new and flexible working practices.

8.19 In addition, the active promotion of training opportunities and apprenticeships with local employers will be encouraged. This will increase the skills of Northampton's workforce and secure the retention of workers, as well as students who choose to pursue higher education, within the locality.

8.20 New employment related developments within the safeguarded employment sites and the Waterside Enterprise Zone will be positively welcomed. There is some employment land within these safeguarded sites that has the capacity to deliver more employment growth. These sites include land within:

- Northampton Town Centre including land at FOUR Waterside
- Brackmills Industrial Estate
- Swan Valley and Pineham
- Moulton Park
- Lodge Farm
- Crow Lane

**POLICY 18  
SUPPORTING NEW EMPLOYMENT DEVELOPMENTS AND SCHEMES OUTSIDE  
SAFEGUARDED SITES**

To ensure a vibrant economy, proposals for new employment provision, outside safeguarded employment sites, will be supported provided they meet the following criteria:

- i. The site has been comprehensively assessed as being suitable for employment and the proposed uses and associated employment activities can be carried out without causing harm to residential amenity;
- ii. The site can demonstrate good accessibility by walking, cycling and public transport.

**Delivering WJCS:**  
**Policy S7 (Provision of Jobs)**  
**Policy S8 (Distribution of Jobs)**  
**Policy E1 (Existing Employment Areas)**  
**Policy E2 (New Office Floorspace)**  
**Policy E3 (Technology Realm, SEMLEP Northampton Waterside Enterprise Zone)**  
**Policy E8 (Northampton Junction 16 Strategic Employment Site)**

## **CHAPTER 9**

### **HIERARCHY OF CENTRES, RETAIL AND COMMUNITY SERVICES**

#### **a. HIERARCHY OF CENTRES**

9.1 Retail provision remains one of the dominant themes of discussion in the last few years, as town centres continue to experience higher rates of vacancies, national retailers have been closing down stores or going out of business and customer have shown increased propensity to shop online. The challenges set by online retailing are substantial.

9.2 Evidence<sup>48</sup> suggests that the high street is no longer solely driven by retail offerings. The growth in the food and beverage sector is a significant change in UK high streets as town centres adapt to the changing way that people live, socialise, eat and shop. There is also an increase in the number of multi-faceted stores, for example, clothing shops that have barbers and vape shops that serve coffee. It is increasingly recognised that town centres and high streets across the UK need to reshape their role and become more of a hub for the community, incorporating leisure, entertainment, office space, health uses and housing.

9.3 Northampton has a compact town centre which performs a regional role within Northamptonshire. Apart from retail, other uses, including residential, offices and leisure have an important role to play towards ensuring the vitality and viability of the town centre. In addition to the town centre, Northampton's retail hierarchy has District Centres at Weston Favell and Kingsthorpe and Local Centres at St James End, Far Cotton, Wellingborough Road (Abington) and Kettering Road (Kingsley). These centres are shown on the policies map. The Retail and Leisure Study concluded that vacancies in the town centre, despite having fallen since 2010, give rise to some concern given their spatial concentration.

9.4 There are also around 60 neighbourhood centres providing for day-to-day needs and substantial areas of out-of-town shopping at Sixfields, Riverside, St James Retail Park and Mereway which are not in the retail hierarchy. The Retail and Leisure Study concluded that 40% of resident spend is in out of centre locations.

#### **b. NEW RETAIL PROVISION**

9.5 The Council aims to maintain and enhance the vitality and viability of the borough's town centre, district centres and local centres. Focusing investment in the borough's existing centres will help to promote their economic prosperity as well as help to ensure that economic activity takes place in the most sustainable locations easily accessible by modes of travel other than the private car.

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<sup>48</sup> Northampton Retail and Leisure Study (Nexus Planning, October 2018)

9.6 The Retail and Leisure Study<sup>49</sup> includes a health assessment of all the centres designated through the West Northamptonshire Joint Core Strategy. Aside from the town centre, the designated centres are:

- Weston Favell District Centre
- Kingsthorpe District Centre
- Kettering Road Local Centre (Kingsley)
- St James Local Centre
- Far Cotton Local Centre
- Wellingborough Road Local Centre

9.7 The assessments found these centres, including the town centre, to be healthy. It concluded that each district and local centre has a role and function that complements the town centre. Wellingborough Road, for example, has a strong leisure position including restaurants and bars which allow it to function as an ancillary leisure destination, particularly given its proximity to the town centre. Both Weston Favell and Kingsthorpe District Centres continue to perform well, the former having low vacancy rates and the latter being strong on convenience goods. The Plan needs to ensure that the roles and functions of these centres continue to be supported and enhanced.

9.8 The study also identified the quantitative capacity for new convenience and comparison floorspace across Northampton Borough over the plan period, using information available on expenditure and current market shares from the resident population within the study area. The following table shows the conclusion in terms of retail capacity which needs to be reflected in the local plan:

**Table 11: Retail floorspace capacity**

Year	Convenience goods floorspace capacity (sq.m)		Comparison goods floorspace capacity (sq.m)	
	Min	Max	Min	Max
2018	2,700	3,400	-2,300	-3,100
2021	4,200	5,300	-1,900	-2,600
2025	5,800	7,400	1,200	1,700
2029 (plan period)	7,000	8,900	5,300	7,300
2036	8,900	11,300	12,900	17,600

### **c. PRIMARY SHOPPING AREA**

9.9 The Retail and Leisure study recommended a slight reduction to the Primary Shopping Area (PSA) so that retail could focus on the areas of highest footfall and attractiveness. This reduction will allow other complementary town centre uses, such as office space and residential units, to occupy areas closer to the centre that

<sup>49</sup> Northampton Retail and Leisure Study (Nexus Planning, September 2018)

are currently underperforming and suffering from a high number of vacancies, increasing footfall and ensuring a consistent customer base.

9.10 It was stressed that any applications for retail developments above the locally set threshold and outside of the designated primary shopping area would need to be considered in accordance with the sequential approach and retail impact assessment methodology.

#### **d. RETAIL IMPACT ASSESSMENT**

9.11 The Retail and Leisure study undertook a review of the retail impact assessment which had been set at a threshold of 1,000 sq.m. for new retail development outside Northampton Town Centre's Primary Shopping Area. Issues such as the overall scale and draw of the centres, the number of available opportunity sites and market patterns were considered to assess what scale of proposal would be likely to impact upon the vitality and viability of a centre. It concluded that the centres across the Borough are potentially vulnerable to competing edge-of-centre and out-of-centre retail developments that would jeopardise the vitality and viability of the centres. It was recommended that the threshold for retail impact assessment be set at 500 sq.m across the Borough.

### **POLICY 19**

#### **NEW RETAIL DEVELOPMENTS AND RETAIL IMPACT ASSESSMENT**

The Council will support the provision of between 7,000 sq.m and 8,900 sq.m net of convenience retail floorspace and between 5,300 sq.m and 7,300 sq.m net of comparison floorspace to meet forecast retail expenditure to 2029 in the defined retail hierarchy as set out in the table below.

##### Retail Hierarchy:

Regional Town Centre  
District Centres

Local Centres

Northampton town centre

Weston Favell

Kingsthorpe

St James End

Far Cotton

Wellingborough Road (Abington)

Kettering Road (Kingsley)

Local Centres provided within SUEs

The Council will support proposals which meet the following criteria:

- Will deliver retail firstly in the Primary Shopping Area, followed by the Town Centre as shown on the Policies Map. Priority will be given to additional comparison retail in the town centre. If no suitable, viable and available sites exist in the centres identified in this policy (taking account of reasonable flexibility in the format of the proposal), then proposals for sites in the District



and Local Centres, as shown on the Policies Map, will be considered. It is not accepted that specific classes of goods cannot be sold from in-centre locations. Developments will need to demonstrate flexibility in their operational requirements in terms of their form

- Any retail proposals on sites outside centres in the retail hierarchy will be required to demonstrate compliance with the sequential approach to site selection. For those proposals exceeding 500 square metres gross floorspace, it will have to be demonstrated that the proposal will not have an unacceptable impact on existing centres in the retail hierarchy through the preparation of a Retail Impact Assessment
- Within the defined Primary Shopping Area, development proposals should:
  - i. Not result in the loss of Class A1 retail floorspace within a frontage unless the alternative town centre use contributes to the vitality and viability of the town centre. In assessing whether a proposal contributes to the vitality and viability of the town centre, regard will be had to avoiding the over-concentration of non-Class A1 town centre uses within a frontage to the extent that the retail character of the frontage is undermined; and
  - ii. Provide an active frontage and be open for business during the day
- Change of use of vacant units into alternative main town centre uses or upper floor residential use will be supported if evidence shows that there is a continuous period of vacancy and marketing for 12 to 18 months and that there are no realistic prospects of the unit being occupied for its previous use

**Delivering WNJCS:**

**Policy S2 (Hierarchy of Centres)**

**Policy S9 (Distribution of Retail Development)**

**e. HOT FOOD TAKEAWAYS**

9.12 Nationally, it is estimated that obesity is responsible for more than 30,000 deaths each year. Public Health England anticipates that in the future, obesity could overtake tobacco smoking as the biggest cause of preventable death. Obese people are:

- At increased risk of certain cancers including colon cancer
- More than 2.5 times more likely to develop high blood pressure (risk factor for heart disease)
- 5 times more likely to develop type 2 diabetes

9.13 A Public Health Northamptonshire report <sup>50</sup>referred to the following as being linked to the rise in obesity:

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<sup>50</sup> Obesity and health and wellbeing in Northampton (Public Health Northamptonshire, March 2020)

- We are living in an obesogenic environment where less than healthier choices are the default, which encourages excess weight gain and obesity
- While achieving and maintaining calorie balance is a consequence of individual decisions about diet and activity, our environment, and particularly the availability of calorie rich food, now makes it harder for individuals to maintain healthier lifestyle
- The increasing consumption of out-of-home meals, that are often cheap and readily available at all times of the day, has been identified as an important factor contributing to rising levels of obesity

9.14 The report states that in Northampton, 68.1% of the adult population over 16 are overweight or obese (compared to 62% in England), with children showing levels of 22.7% (4-5 years old) rising to 36.4% (10-11 years old). Analysis of national data shows that there is a statistical correlation between the density of fast food outlets and the prevalence of obesity. Northampton has the 3<sup>rd</sup> highest density in the country, at 86.9 per 100,000 population. It is therefore important for the Local Plan to address these challenges associated with health and wellbeing, and its relationship with poor diet and accessibility to facilities that contribute to this.

9.15 According to Public Health England<sup>51</sup>, takeaway foods tend to contain high levels of fat, saturated fat, sugar and salt, and lower levels of micronutrients. Some takeaway food can represent a low cost option to the consumer, which may enhance its appeal, including to children. Evidence shows that regular consumption of takeaway food over time has been linked to weight gain. Government guidelines support actions (like exclusion zones) to limit the proliferation of certain unhealthy uses within specified areas such as proximity to schools. Exclusion zone buffer sizes are usually set at 400m which is considered to be a reasonable 5 minute walk.

**POLICY 20  
HOT FOOD TAKEAWAYS**

The health and wellbeing of Northampton communities will be maintained and improved by managing the locations of, and access to, unhealthy eating facilities.

Proposals for new hot food takeaways (Class A5) which are situated within close proximity to a primary or a secondary school will only be permitted if the takeaway facility is located at least 400m from any entrance to the school.

**Delivering WNJCS:  
Policy**

<sup>51</sup> Using the planning system to promote healthy weight environment (Public Health England, 2020)

## **f. RESIDENTIAL DEVELOPMENT ON UPPER FLOORS**

9.16 In addition to main town centre uses in designated centres, evidence shows that residential provision in the town centre would assist in introducing a resident customer base into these centres, increasing footfall, vitality and viability. However, not all units are suitable for conversions and only schemes in acceptable locations, where a suitable standard of residential amenity with regard to noise, air quality and odour can be achieved, will be supported.

### **POLICY 21 RESIDENTIAL DEVELOPMENT ON UPPER FLOORS**

In suitable locations, proposals that seek to deliver residential accommodation on upper floors in the town centre, district centres and local centres will be supported, subject to all other material considerations.

### **Delivering WNJCS: Policy S2 (Hierarchy of Centres)**

## **g. NEIGHBOURHOOD CENTRES**

9.17 In addition to ensuring that the Borough is better equipped to deal with meeting people's health requirements, the Local Plan also has an important role to play in achieving a much healthier lifestyle and an inclusive community.

9.18 There are around 60 neighbourhood parades in Northampton which cater for the day to day needs of the local community. They are smaller in size than the local centres defined through the West Northamptonshire Joint Core Strategy. However, they vary in terms of success, sizes, occupancy and facilities.

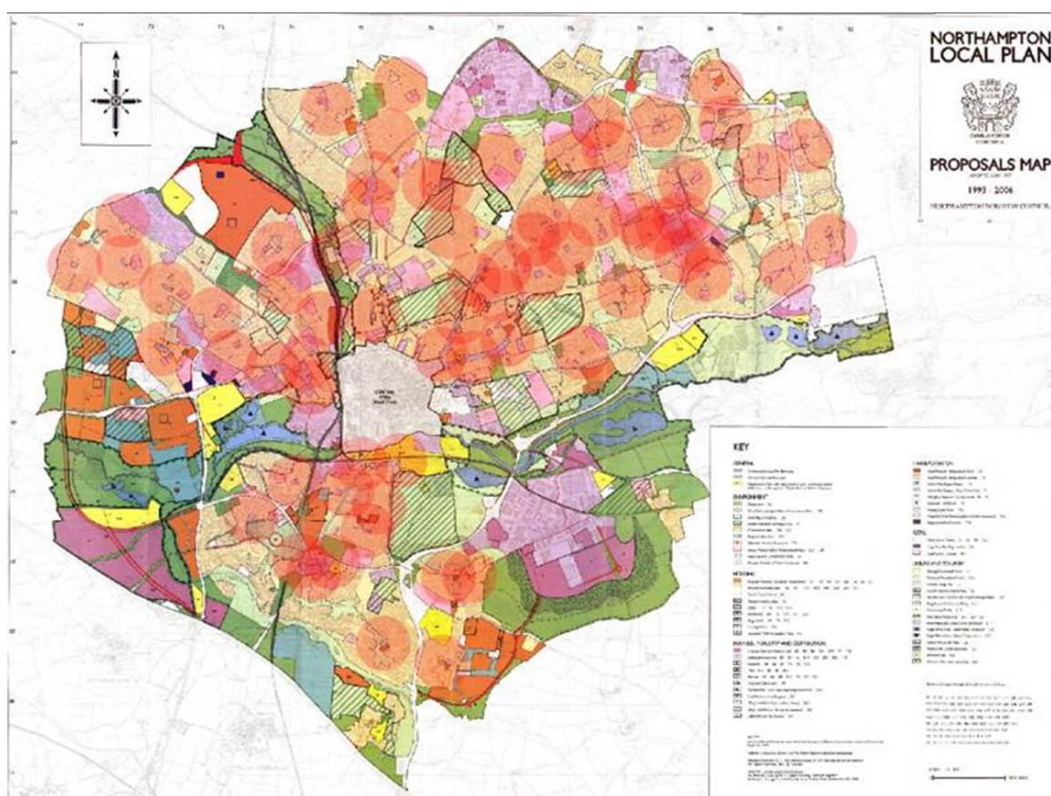
9.19 These parades predominantly accommodate shops and services which cater for people's day to day needs such as a small convenience store, newsagent, hairdressers, a hot food takeaway and a post office. Some also include community facilities and leisure such as a pub.

9.20 These centres perform a variety of roles including promoting social interaction and supporting a healthier lifestyle. They provide a valuable service to the people living nearby within their catchment, supporting community links as well as providing services for less mobile members of the community. These local facilities also promote sustainable living, allowing people to walk to these centres. In Northampton, the majority of the residential areas are located within 400m of a neighbourhood parade. The Chartered Institution of Highways and Transportation guidance<sup>52</sup> states that 400m (5 minutes' walk) would be an acceptable walking distance to a neighbourhood centre and 800m (10 minutes' walk) would be the maximum.

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<sup>52</sup> Retail and Neighbourhood Centres Study, NBC/ Peter Brett Associates 2014)

**Figure 12: Existing Neighbourhood Centres**



9.21 It is accepted that these shops and services, whilst operating as individual businesses, are very much affected by the prospect of the whole parade<sup>53</sup>. These parades build relationships with their communities and know their market well. There is therefore a need to be both flexible and responsive, allowing businesses to use spaces innovatively and respond to changing needs.

**POLICY 22  
NEIGHBOURHOOD CENTRES**

In supporting the retention of neighbourhood centres, any proposals that would result in the loss of a centre will need to demonstrate the following:

- There is an existing neighbourhood centre within a 400m radius
- A viability assessment, to include robust marketing and evidence of community interest, has been undertaken which provides evidence that it is not viable for the parade to continue operating

**Delivering WNJCS:  
Policy RC2 (Community Needs)**

<sup>53</sup> Parades to be proud of: Strategies to support Local Shops (CLG, June 2012)

## **h. SPORTS FACILITIES, PLAYING PITCHES AND COMMUNITY FACILITIES**

9.23 Community and sports facilities are important in ensuring that the needs of the communities are met in an accessible manner. These facilities are usually integrated, for example, sports facilities can be used for events like birthday celebrations or community led meetings. Likewise, schools with sports facilities can allow clubs to use these facilities for tournaments. These facilities can therefore have dual purposes. As communities expand, so do their requirements for a range of provision such as local shops, doctors surgeries, health centres, schools, childcare, sports and playing pitches, and community centres. The West Northamptonshire Joint Core Strategy (policies RC1 and RC2) sets out the approach that applies to the provision of new community facilities and the loss of existing ones.

### **i. SPORTS FACILITIES**

9.24 Studies show that sports facilities and playing pitches which are used by the community not only promote health and wellbeing but also foster a sense of community. It is therefore important for sufficient facilities to be provided to serve the community, and delivered early and on time.

9.25 A study<sup>54</sup> was commissioned to forecast the future needs for sports facilities up to 2029. The approach to this assessment and the development of the recommendations reflected guidance from Sport England (2014). The study assessed all the sports facilities in Northampton including sports halls, swimming pools, athletics grounds, squash courts, golf and tennis courts. It also assessed village and community halls as well as leisure facilities. This study took into consideration the population increase in the Northampton Related Development Area as well as the cross-border movement of people to take part in sport. The study concluded that the sports facilities should be retained and enhanced to ensure that the needs of future communities in Northampton can be met. For the purposes of the policy, “sports facilities” cover sports halls, swimming pools, health and fitness, athletics, squash, gymnastics, bowls, tennis, golf, village and community halls, cycling, netball, judo, countryside and water sports, rowing, canoeing and orienteering.

### **i. PLAYING PITCHES**

9.26 Further evidence dealing specifically with playing pitches was also commissioned<sup>55</sup> to better understand the supply and demand for grass and artificial pitches used by communities across Northampton, the Sustainable Urban Extensions as well as Daventry and South Northamptonshire. Examples of playing pitches in Northampton include those in secondary schools (such as Northampton

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<sup>54</sup> Planning the future of open space, sport and recreation in West Northamptonshire – Part 2 Sports Facilities (Nortoft, February 2018)

<sup>55</sup> Planning the future of open space, sport and recreation in West Northamptonshire – Part 2 Playing Pitch Strategy (Nortoft, March 2018)

School for Boys, Northampton High School and Malcolm Arnold), as well as the larger grounds within Northampton such as Northampton Town Football Club and the Old Northamptonian sports ground which are used for rugby, football and cricket. The study notes that artificial grass pitches are becoming an increasingly important element of pitch sport provision. In addition, some pitches can also be shared between the different sports. The study concluded that there is a significant shortfall of smaller playing pitches in Northampton but there is surplus capacity of larger (senior) pitches. It adds that there should be sufficient secure and accessible pitch space to meet all of the future demand but this will depend on some senior sites to be remarked and reused for minis and youth teams. For the purposes of policy, the term “playing pitches” covers football, cricket, rugby, hockey, baseball, rugby league and gaelic football.

**POLICY 23**  
**SPORTS FACILITIES AND PLAYING PITCHES**

- Sports facilities and playing pitches, as defined in the justification text, should be safeguarded from development unless:
  - a) An assessment has been undertaken which has clearly shown that the facility is surplus to requirements;
  - b) The loss resulting from the proposed development would be replaced by an equivalent or better provision in terms of quantity and quality in a suitable location; or
  - c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use
  
- Development resulting in the loss of an existing sports related community facility, which is well used and valued, will only be acceptable in the following circumstances:
  - Adequate alternative provision exists within 800m (10 minutes) walking distance; and
  - All reasonable efforts have been made to preserve the facility but it has been demonstrated that it would not be economically viable or feasible

Major developments are expected to contribute towards providing facilities in line with the recommendations provided in ‘Sports facilities for West Northamptonshire’ report and Part 3 of the ‘Planning the future of open space, sport and recreation in West Northamptonshire – Playing Pitch Strategy’ or subsequent updates.

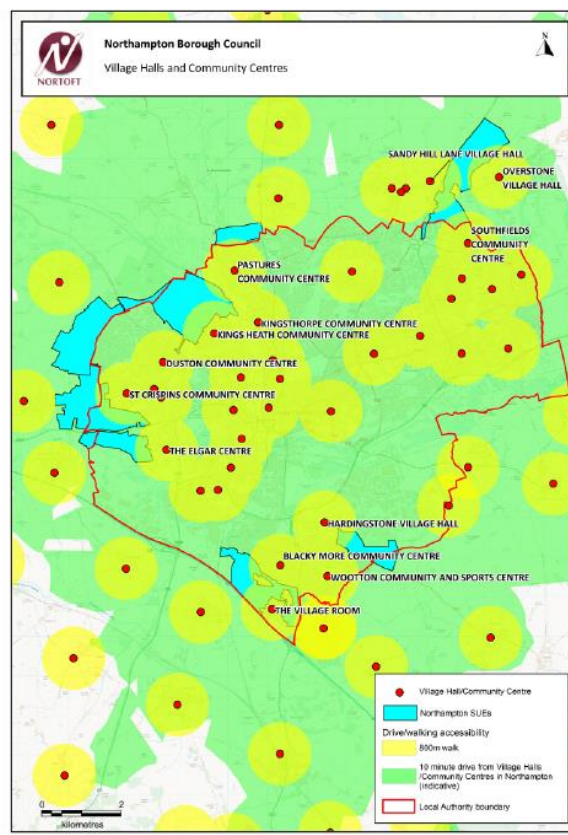
**Delivering WNJCS:**  
**Policy RC2 (Community Needs)**

## **k. COMMUNITY FACILITIES**

9.27 Northampton's growing population will result in an increasing demand for community facilities including doctor's surgeries, health centres and places of worship. It has already been mentioned that some community facilities, such as village halls and community centres, are designed to be multi-purpose and can be used for sports.

9.28 There are currently more than 34 village or community halls in Northampton (see figure 13 below). All of Northampton's residents have access to at least one village or community hall within 10 minutes' drive time. Many people have access within 10 minutes' walking time (800m catchment). These multi-use centres are easily accessible and are both sustainable and beneficial to communities. It is essential that these facilities are retained, unless there are clear justifications for their loss. The Fields in Trust guidelines recommend that the loss of a community facility would only be acceptable if there is an alternative facility within 800m or within 10 minutes' walk<sup>56</sup>.

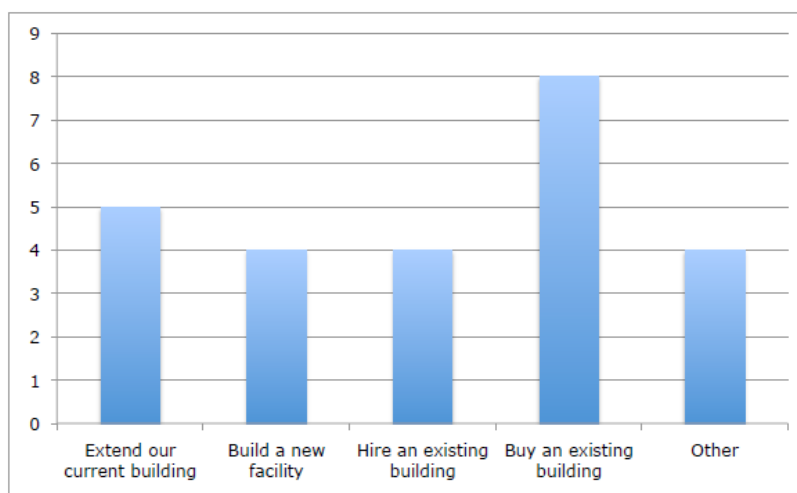
**Figure 13: Village and community hall locations in Northampton and its adjoining area**



9.29 The Built Facilities Study<sup>57</sup> notes that new community centres are proposed in the West Northamptonshire Joint Core Strategy for Sustainable Urban Extensions for Kings Heath, Northampton West and Northampton North. It is important for new facilities to be delivered in a timely manner.

9.30 Northampton’s faith communities play an important role in the voluntary and community sector, providing, amongst other things, local and neighbourhood facilities and support for those in need. Key to delivering these roles is the availability of places of worship. Evidence commissioned<sup>58</sup> concluded that the various faith groups who responded to the survey (25 in total) have various approaches to meeting this requirement (see figure 13). The study concluded that there is a substantial demand for new facilities amongst faith groups with 48% stating that they needed additional space or facilities.

**Figure 14: Meeting community needs**



9.31 The need for the above community services and facilities can be met in a variety of ways including extension of existing facilities, maximising the opportunities offered by vacant units, conversion of buildings and from new developments. For religious groups in particular, the ability to hire facilities could play an important role as would shared facilities.

**POLICY 24  
COMMUNITY FACILITIES**

Development of new, or alterations to existing, community facilities will be viewed favourably where they are in a sustainable location and contribute positively to the

<sup>57</sup> Northampton Open Space, Sport and Recreation Study – Part 2 (Nortoft, March 2018)

<sup>58</sup> Northampton Faith Communities Profile and Places of Worship Audit and Needs Assessment (CAG, June 2013)



well-being and social cohesion of local communities.

Proposals for new or extended community, and for change of use to such facilities, including places of worship, will be considered against the following:

- The property/ site should be accessible by public transport and other sustainable transport modes including walking and cycling
- Any proposal should not result in any significant, adverse impact on the residential amenity of the area including impacts associated with noise and traffic

Development resulting in the loss of an community facility, which is well used and valued, will only be acceptable in the following circumstances:

- Adequate alternative provision exists within 800m (10 minutes) walking distance; and
- All reasonable efforts have been made to preserve the facility but it has been demonstrated that it would not be economically viable or feasible

**Delivering WNJCS:  
Policy RC1 (Delivering Community Regeneration)  
Policy RC2 (Community Needs)**

## **I. CHILDCARE PROVISION**

9.32 Children benefit from social, physical and cognitive development and outcomes helping them to prepare for school. Evidence shows that attending high quality early education has a lasting impact on social and behavioural outcomes.

9.33 A number of major housing projects have either started or are due to start in the period to 2029. It is assumed that these housing developments will lead to an increase in the population locally, increasing the demand for childcare. The Childcare Act 2006 puts a duty on Local Authorities to provide sufficient childcare for working parents or parents who are studying or training for employment and to ensure there are early years funded education places for all eligible children up to compulsory school age.

9.34 The Northamptonshire Childcare Sufficiency Assessment (Interim Jan 18) outlines that there is currently sufficient provision across the country for 2, 3 and 4 year olds that are entitled to free places and that this is sufficient for the next two years. However, there are areas which have a surplus of these childcare places. This is attributed to parents not choosing a childcare place near to where they live but instead, choosing providers close to their workplaces. In Northamptonshire, take up of free entitlement place is below the national rate. Northampton has the highest number of children eligible for 2 years funding (75%) but has the lowest take up (60%). The Assessment concluded that there seems to be sufficient capacity across the County as a whole. However, with the requirement to deliver a high number of

dwellings in Northampton, it is anticipated that there will be impacts on childcare provision.

**POLICY 25  
CHILDCARE PROVISION**

To ensure the supply of childcare within Northampton is strategically managed, and to ensure that there is sufficient, high quality, flexible childcare that is affordable and meets the needs of parents and carers, development for childcare provision should:

- Locate premises within sustainable locations, with good public transport facilities, access to cycling and walking routes, and away from major roads
- Maximise the use of current educational establishments
- Ensure that new developments are accessible and inclusive for a range of users, including disabled people
- Ensure that there is not a net loss of facilities, unless it can be demonstrated that there is no ongoing need or future demand.

**Delivering WNJCS:  
Policy RC2 (Community Needs)**

**m. BURIAL SPACE AND PROVISION**

9.35 Northampton's population has grown significantly from 212,500 (2011) to 225,500 (2016). This growth is set to continue, with the West Northamptonshire Joint Core Strategy's target of 18,870 homes to be delivered in Northampton by 2029. This means that demand for burial space and cremations will also increase over the plan period, highlighting the need to plan for future requirements. Evidence shows that there are changing representations of faith communities in Northampton and this will need to be reflected in the future provision of burial space.<sup>59</sup>

9.36 The Borough accommodates mainly large burial sites which are owned and managed by the Council, including Towcester Road cemetery and Kingsthorpe Cemetery, and a private crematorium. In addition, several churches also provide some burial/ interment capacity, but space is very limited and insufficient to cater for need. This Plan therefore aims to ensure that sufficient land is allocated and safeguarded to meet the identified requirements for burial space. A study commissioned by the Council<sup>60</sup> concluded that, by 2029, there will be a deficit of burial space capacity of 4,011 plots. It is therefore important that the deficit is addressed in this plan.

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<sup>59</sup> Northampton Faith Communities Profile and Places of Worship Audit and Needs Assessment (CAG, June 2013)

<sup>60</sup> Northampton Burial Space Need and Provision Study (Enzygo, 2018)

**POLICY 26**  
**SITES FOR BURIAL SPACE**

To meet the need for future burial spaces, the following sites, as indicated on the Policies Map, will be allocated for this use:

- Land adjoining Kingsthorpe cemetery
- Land adjoining Dallington cemetery
- Land adjoining Towcester Road cemetery

When considering any proposals for extensions, consideration should be given to securing the enhancement of the roles that burial grounds play in the wider community, including its greenspace / amenity / ecological and heritage values. Opportunities to improve the provision to accommodate the requirements of religious groups and people of no religion, such as washing facilities, should also be included in any design considerations.

Ecological assessments should be carried out ahead of any applications on these sites due to local wildlife sites and habitats present / in close proximity to the sites. Proposals for extended cemeteries should be sensitive to ensure there is no harm to biodiversity.

**Delivering WNJCS:**  
**Policy RC2 (Community Needs)**

## CHAPTER 10 BUILT AND NATURAL ENVIRONMENT

### A. THE NATURAL ENVIRONMENT

#### a. Green and Blue Infrastructure

10.1 The National Planning Policy Framework (NPPF) defines Green Infrastructure (GI) as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of ecosystem services and quality of life benefits for local communities. Green infrastructure includes assets such as parks, open spaces, playing fields, woodlands, churchyards, field boundaries, archaeological sites, street trees, allotments and private gardens. Blue infrastructure provides the same benefits as GI and includes streams, ponds, canals and other water bodies. The Green Infrastructure framework, including blue infrastructure provides a range of ecosystem services which provide benefits to Northampton. This Plan provides further guidance on the detailed requirements for the creation, enhancement and management of green infrastructure, in line with the requirements set out in the West Northamptonshire Joint Core Strategy and associated Infrastructure Delivery Plan.

10.2 In Northampton the environmental and historic features have provided a rich green and blue infrastructure legacy of historic parks like Delapre and the Racecourse, amenity green spaces set in the framework of places where people live and work, natural and semi natural landscapes including Kingsthorpe Nature Reserve and green / blue corridors like the River Nene, Grand Union Canal and Brampton Valley Way. Other places of note include allotments such as Berrywood Road, play areas and teen facilities such as Radlands Plaza Skate Park and places for quiet reflection like the grounds of the Holy Sepulchre.

10.3 Green Infrastructure provides a range of benefits including opportunities for sustainable movement by cycle or on foot, positive impacts on the health and wellbeing of residents and visitors, quality environments that attract investment in terms of housing and jobs, as well as perform important functions relating to the natural environment, climate change, mitigation and adaptation.

10.4 Northampton's Green Infrastructure provides a range of benefits and contributes to:

- the protection, conservation, enhancement, management of and net gain in **biodiversity** resources by reducing fragmentation and increasing and enriching species diversity
- improving **connectivity and access** by linking natural assets and encouraging modal shift to walking and cycling
- better **community and public health** by improving air quality and open-air surroundings to encourage outdoor activity which lowers stress levels and improves mental and physical health and well-being

- the protection, conservation, enhancement and management of **historic landscapes, archaeological and built heritage assets** and their **settings**
- **climate change adaptation** through water management, reducing the impact of flooding, higher temperatures, drier summers and counteracting the heat island effect
- the development and delivery of **ecosystem services**

10.5 The Northampton Green Infrastructure Plan (GIP) (2016) defines a Local Level Green Infrastructure (LLGI) Network for the borough. Comprising nine components, the GIP sets out a number of projects for the Northampton Related Development Area which will deliver multi-functional benefits to people and wildlife. Alongside this GIP, other habitat opportunity mapping tools and natural capital solutions can be used to identify potential areas for expansion of key habitats. These tools have been used to supplement the specific site policies.

10.6 Natural England defines 159 character areas in England. These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries. Northampton sits within the Northamptonshire Vales National Character Area.

**POLICY 27**  
**SUSTAINING AND ENHANCING EXISTING, AND SUPPORTING THE CREATION OF, NORTHAMPTON’S GREEN INFRASTRUCTURE**

New developments must ensure that existing green infrastructure assets will be protected, managed, maintained and connected to enhance their multi-functionality.

All housing developments of 15 dwellings or more will be expected to deliver and / or contribute to the green infrastructure projects. Applications must be accompanied by a site-specific green infrastructure strategy and /or plan to illustrate how green infrastructure is integrated within the development proposal and how it seeks to improve connectivity to the Local Level Green Infrastructure network beyond the site boundary.

In accordance with Best Practice Principles, Aims and Objectives set out in the Northampton Green Infrastructure Plan (or subsequent updated documents), development proposals will demonstrate how they make a positive contribution to the projects identified within the 9 Green Infrastructure Components and associated projects contained in the Northampton Green Infrastructure Plan.

- Delivering WNJCS:**  
**Policy S10 (Sustainable Development Principles)**  
**Policy BN1 (Green Infrastructure Connections)**  
**Policy BN2 (Biodiversity)**  
**Policy BN3 (Woodland Enhancement and Creation)**  
**Policy BN8 (The River Nene Strategic River Corridor)**

## **b. Open Space, Sport and Recreation**

10.7 The National Planning Policy Framework (2019) recognises that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Alongside other Green Infrastructure assets, areas of open space, and sports and recreation land provide an important community function and can make a significant contribution to health and wellbeing.

10.8 Northampton has 21 designated parks, over 200 amenity green spaces, over 85 natural or semi natural areas, over 100 children or young people equipped play spaces, 22 allotment sites and 43 cemeteries and churchyards<sup>61</sup>. Figure 12 provides a snapshot of their locations with the Borough. Together, these provide around 1,396 hectares of open spaces contained within the Local Level Green Infrastructure Network, identified in the Northampton Green Infrastructure Plan<sup>62</sup>. There is a significant variation in the distribution, quality, accessibility and connectivity of these open spaces.

10.9 The Open Space, Sport and Recreation Study<sup>63</sup> (OSSR) outlined the baseline of open spaces in Northampton, determined the classification and set the quality, quantity and accessibility standards for the Borough. The types were based on the guidance set in Planning Policy Guidance 17 (PPG17) which is still used to inform revised audit and needs assessment. The classification of types is set out below.

**Figure 15: Open space classification for Northampton**

Parks and Gardens (P&G)	Urban parks, country parks and formal gardens, open to the general public providing opportunities for informal recreation and community events
Amenity green space (AGS)	Informal recreation and green spaces in and around housing, with a primary purpose of providing opportunities for informal activities close to home or work
Natural/ semi natural space (NSN)	Woodlands, scrubland, orchards, grasslands (eg meadow and non-amenity grassland), wetlands and river corridors, nature reserves and brownfield land with a primary purpose of wildlife conservation and biodiversity
Play provision for children and young people (CYP)	Equipped play areas with the primary purpose of providing opportunities for play, physical activity and

<sup>61</sup> Open Space, Sport and Recreation Study (Northampton Borough Council, with technical evidence supplied by Nortoft, March 2018)

<sup>62</sup> Northampton Green Infrastructure Plan (Fiona Fyfe Associates, 2016)

<sup>63</sup> Open Space, Sport and Recreation Study (Northampton Borough Council, with technical evidence supplied by Nortoft, March 2018)

	social interaction involving both children and young people
Allotments (ALL)	Allotments providing opportunities for people to grow their own produce
Cemeteries and churchyards (C&C)	Private burial grounds, local authority burial grounds and disused churchyards
Civic spaces	Including civic and market square and other hard surfaced community areas designed for pedestrians

10.10 It is essential that these facilities are maintained and increased as studies have shown that the provision of green and open spaces can have positive effects on health and wellbeing<sup>64</sup>.

10.11 Based on the Open Space study undertaken jointly by consultants and Northampton Borough Council, standards have been derived to ensure that the requirements of the future residents are catered for when new development proposals are considered. The formulae for calculating these standards are set out in the Planning Obligations Supplementary Planning Document 2013. Any updates to the SPD will incorporate the formulae.

**POLICY 28  
PROVIDING OPEN SPACES**

New major developments must ensure that open spaces defined on the Policies Map are sustained or enhanced.

Major developments will be required to contribute to open space provision as per the standards below.

Open space type	Planning standards for new developments		
	Quantity per 1,000 population	Maximum distance of provision from all parts of proposed development	Reference quality standard to be applied
Parks and Gardens	1.43ha per 1,000	710m	Green Flag standard in association with the Local Quality Vision Statement
Amenity Green Space	1.45ha per 1,000	480m	NBC Assessment Framework in association with the Local Quality Vision Statement
Natural and Semi Natural Green Space	1.57ha per 1,000	720m walk	NBC Assessment Framework

<sup>64</sup> Green Space and Health (Parliamentary Office of Science & Technology, POSTnote 538 October 2016)

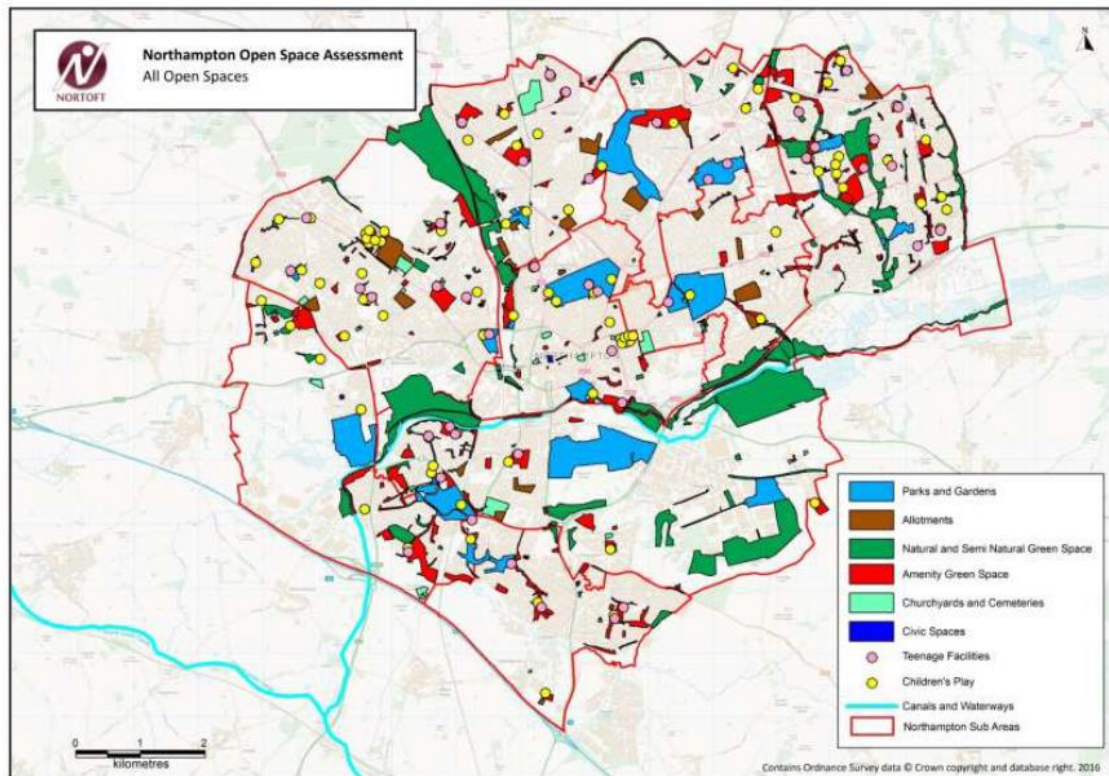
Children's Play and provision for young people	0.25ha per 1,000 of Designated Equipped Playing Space including teenage provision	400m for LEAP 1,000m for NEAP 1,000m for teenage facilities	New LEAPs and NEAPs should meet the Fields in Trust standards as relevant to the individual site. New youth provision should reflect current best practice, and also take into account the needs expressed by young local people.
Allotments	0.36ha per 1,000	1,000m	Allotments should be secure with gates and fencing providing suitable and accessible areas for growing, and where applicable, an adequate water supply and car parking.
Civic spaces	Specific to the locality. No set standard required		
Cemeteries and closed churchyards	Specific to the locality. No set standard required		

Where standards cannot be met on site, developers are required to contribute towards off site provision.

**Delivering WJCS:**  
**Policy S10 (Sustainable Development Principles)**  
**Policy BN1 (Green Infrastructure Connections)**  
**Policy BN2 (Biodiversity)**  
**Policy BN3 (Woodland Enhancement and Creation)**  
**Policy BN8 (The River Nene Strategic River Corridor)**



**Figure 16: Open spaces in Northampton (all typologies)**



### **c. Biodiversity and Geodiversity**

10.12 The Borough of Northampton is predominantly an urban area, however, it is rich in biodiversity and accommodates the Upper Nene Valley Gravel Pits Special Protection Area (SPA), which is also a Ramsar site and Site of Special Scientific Interest, six Local Nature Reserves and 48 Local Wildlife Sites as well as a number of parks, open spaces and plentiful greenspaces. All of these sites are valuable natural and historic assets which contribute to the biodiversity (number, variety and variability of living organisms) and geodiversity of Northampton as well as the health and wellbeing of residents and visitors through accessibility to the natural environment.

10.13 Of international importance, in terms of biodiversity, are the Clifford Hill Gravel Pits, which form part of the Upper Nene Valley Gravel Pits SPA. Located in the south east of the borough and being of international importance for migrating birds, the site is also designated as a Site of Special Scientific Interest and a Ramsar Site. The SPA is afforded specific protection which is outlined in Policy 30 to ensure that it is not adversely affected by new development.

10.14 Northampton is also home to priority habitats and species such as calcareous grasslands at Bradlaugh Fields and Kingsthorpe Meadows, and the biodiversity network along the River Nene and its associated wetlands, grasslands and tributaries, in particular at the Brampton Arm.

10.15 The 2015 Northamptonshire Biodiversity Supplementary Planning Document provides guidelines for planning applicants, policy makers and decision makers within partner authorities, and should be referred to (or its subsequent updates) when preparing or considering a proposal.

**POLICY 29**  
**SUPPORTING AND ENHANCING BIODIVERSITY**

1. The Council will require all major development proposals to offset the loss and secure a net gain in biodiversity through the strengthening, management and / or creation of new habitats. This should be measured through the use of a recognised biodiversity calculator. Proposals will be expected to incorporate measures to enhance biodiversity within or around a development site, and to contribute to the consolidation and development of local ecological networks, including beyond the borough's boundary. Development should avoid the fragmentation of habitats and links, and address the Northamptonshire Biodiversity Action Plan local priorities for habitats and species.
2. In particular, the Council will seek the protection or enhancement of ecological network in line with their status as set out below:
  - **Sites of national or international importance**  
The Upper Nene Valley Gravel Pits is designated a Special Protection Area, a Ramsar site and a Site of Special Scientific Interest. All proposals must comply with Policy 30.
  - **Sites of local importance**  
Development affecting the Borough's Local Nature Reserves and Local Wildlife Sites will be expected to avoid causing adverse effects unless it can be demonstrated that the benefits of development clearly outweigh the harm.
  - **Undesignated sites**  
Development affecting sites that are not formally designated, but which make a positive contribution to biodiversity, will be required to take into account their current or potential role in the Borough's wider biodiversity network.
3. All applicants are expected to assess the impacts of their proposals on biodiversity, including indirect impacts such as recreational activities, the cumulative impact of developments and any potential effects on functionally linked land to the respective site. Applicants will be required to undertake up to date, comprehensive ecological surveys in accordance with industry guidelines and standards. These will be required to support and inform development proposals that would affect sites for nature conservation, protected species, or species and habitats of principal importance demonstrating development will deliver a net gain.

**Delivering WNJCS:**  
**Policy BN2 (Biodiversity)**

#### **d. Upper Nene Valley Gravel Pits Special Protection Area**

10.16 The Upper Nene Valley Gravel Pits were designated as a Special Protection Area (SPA) in 2011 for their international importance as a wetland habitat for non-breeding waterbirds. Unit 1 of the SPA is located within the south eastern part of Northampton and is known as the Clifford Hill Gravel Pits or Northampton Washlands. It has also been included on the list of wetland sites of international importance (Ramsar sites) and is a Site of Special Scientific Interest (SSSI).

10.17 The Upper Nene Gravel Pits Special Protection Area (SPA) Supplementary Planning Document<sup>65</sup> (SPD) was adopted by the Council in 2015 and supplements the policies contained in the West Northamptonshire Joint Core Strategy (WNJCS). It highlights the requirement to consult Natural England on proposals that could affect the SPA and details consultation zones for different types of development. It should be referred to when preparing development proposals. A mitigation strategy will be prepared for the Upper Nene Valley Gravel Pits SPA with a view to its subsequent adoption as an addendum to the SPD. It will advise applicants and ensure that development (standalone and cumulative) does not impact negatively on this biodiversity asset. This document will be produced within 12 months of the adoption of the Northampton Local Plan Part 2. However, the broad principles and a draft of the mitigation strategy agreed with Natural England will be prepared prior to the adoption of the local plan.

10.18 Since the adoption of the WNJCS, Natural England has continued to monitor visitor pressure on the SPA. Evidence<sup>66</sup> shows that new housing within 3km of the SPA has increased recreational pressure, contributing to disturbance and decline in bird species which form the SPA qualifying features. As such, there is a need to ensure that increased recreational pressure on the SPA resulting from housing growth is addressed. With the amount of potential development being progressed within the vicinity, Northampton Borough Council will prepare an appropriate mitigation strategy to prevent additional pressure and disturbance to the birds. The strategy will draw on evidence of existing recreational impact and forecast additional impact from proposed residential growth, it will then identify suitable mitigation measures such as access management and monitoring to minimise impact on the SPA. Without mitigation, any increase in the number of residential units near the SPA has the potential to increase the significance of the effect by increasing the number of visits to the designated site.

10.19 Mitigation may involve:

- Development of and implementation of habitat and access management plans within the SPA
- Improvement of existing greenspace and recreational routes
- Provision of suitable alternative natural greenspace and recreational routes

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<sup>65</sup> Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (Northampton Borough Council, August 2015)

<sup>66</sup> Natural England consultation response (June 2016)

- Monitoring of the impacts of new development on the SPA to inform the necessary mitigation requirements and future refinement of any mitigation measures

10.20 Other significant adverse effects such as loss or fragmentation of habitats and change to water quality can also arise from development. As such developers should engage early with Natural England regarding their proposals. For example, for sites in close proximity to the SPA, consideration should be given to phasing the construction period, whereby the most intensive/ noisy part of development avoids the sensitive winter season (1<sup>st</sup> October – 31<sup>st</sup> March inclusive).

10.21 Proposals directly impacting on green infrastructure connected to the Upper Nene Valley Special Protection Area are required to engage with the community to promote awareness and understanding of the importance of the SPA.

**POLICY 30**

**UPPER NENE VALLEY GRAVEL PITS SPECIAL PROTECTION AREA**

Proposals must ensure that there is no adverse impact either alone or cumulatively on the Upper Nene Valley Gravel Pits SPA and Ramsar site.

Applications comprising a net gain in residential units within 3 km of the Upper Nene Valley Gravel Pits SPA and Ramsar site will need to demonstrate that the impact of any increased recreational activity or pet predation (indirect or direct) on the SPA and Ramsar site will not have a detrimental impact.

Proposals for major developments within close proximity of the SPA will need to demonstrate through the development management process that there will be no adverse effects on the integrity of the Special Protection Area and the species for which the land is designated. Significant effects could include the loss or fragmentation of supporting habitat, non-physical disturbance (noise, vibration or light), and impacts due to water runoff, water abstraction or discharges from the foul drainage system either as a direct result of the development alone or in combination. Applicants should refer to Table 2 of the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document for guidance on when to consult with Natural England.

In order to protect sightlines for birds included within the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar site, new development within a 250m zone of the Special Protection Area and Ramsar site shown on the policies map must undertake an assessment to demonstrate that it will not have a significant adverse effect on birds within the area or, if directly adjacent to existing buildings, should reflect surrounding building heights.

**Delivering WNJCS:**

**Policy BN4 (Upper Nene Valley Gravel Pits Special Protection Area)**

## **B. HERITAGE AND HISTORIC LANDSCAPES**

10.22 Heritage assets, which can range from landscapes and historic street patterns to modest tombstones, make a positive contribution to the character of a place. Their protection and enhancement can stimulate regeneration, resulting in economic and environmental benefits derived in part from people's capacity to access, enjoy and learn. They are a finite non-renewable resource which can be irreparably damaged by insensitive change to the asset or its setting.

10.23 For Northampton, they are a valuable resource which tell the story of the town, enabling people to appreciate how the town developed and evolved over time as well as the experiences encountered by residents at that specific time. For example, Delapre Abbey and Delapre Park provide a whole host of historical information. Delapre Abbey, built in 1145, accommodates one of only two Cluniac nunneries ever built in England. The funeral cortege of the body of Queen Eleanor, wife of King Edward I, stopped in only 12 places as it made its way from Lincoln to Westminster. One of the 12 places was Northampton, where the Eleanor Cross now stands. This is one of only three surviving Eleanor Crosses and was erected in the 1290s.

10.24 The four town centre conservation areas contain architectural and historical assets which are of significance to Northampton. Included in one of the conservation areas is the town's Market Square, which has remnants dating back to the late 17<sup>th</sup> century.

10.25 Northampton has over 500 listed buildings, 21 conservation areas, 7 scheduled ancient monuments and a Registered Battlefield. The Council is also collating a list of non-designated heritage assets that will be assessed against an agreed set of criteria and which are supported by an independent panel. The protection and appropriate management of these assets will assist in ensuring they survive and contribute towards sustaining the character and local distinctiveness of Northampton.

10.26 There is a need to set out a positive strategy for the conservation, enjoyment and enhancement of the historic environment as mentioned in Government guidance. The most appropriate way of managing heritage assets is to have a thorough understanding of the historic significance of the asset(s) and their setting, as well as the wider context of which they form part. This will assist in informing how development proposals are to be considered.

10.27 Northampton's geography and historic development has provided a legacy of over 1,670 ha of parks, open spaces and other green areas. The natural and man-made corridors along and following the River Nene are valuable natural and historic assets of great importance for biodiversity, as well as the town's legacy of historic private and civic landscapes. Examples include Abington Park, Delapre Park, Hunsbury Hill Country Park and the Racecourse. Added to these are the Special Protection Area/ Ramsar site at the Upper Nene Valley Gravel Pits, 6 Local Nature Reserves, over 50 Local Wildlife Sites, over 70 potential wildlife sites and 8

Geological sites. Collectively, these provide a diverse assembly of green spaces which contribute to Northampton's local character and sense of place.

10.28 A study<sup>67</sup> commissioned by the Council articulates the role that these urban fringe landscapes play in terms of:

- Recognising the intrinsic value of landscape in their own right, and also landscapes that make a strong contribution to the historic significance and setting of historic assets
- Opportunities for helping to protect and enhance local landscape distinctiveness through mitigation of development led change and appropriate land management practices
- Opportunities for restoring areas where the landscape character has been eroded or compromised by inappropriate or insensitive past development

### **POLICY 31**

#### **PROTECTION AND ENHANCEMENTS OF DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS**

The Council will require development proposals to conserve and enhance the historic environment and designated and non-designated heritage assets, including historic landscapes, by:

- Ensuring that development proposals demonstrate a clear understanding of the significance of the asset and its setting, and the impact the scheme will have on that significance
- Ensuring that this enhanced understanding has been considered and incorporated into the development proposal demonstrating how the scheme preserves and/ or enhances the asset
- Requiring a clear and convincing justification for any harm or loss of an asset, supported by demonstrating how harm is outweighed by public benefits
- Supporting high quality proposals which positively considers Northampton's local distinctiveness including aspects associated with siting, scale, massing, layout, form, materials and architectural detailing
- Being consistent with guidance from Historic England and heritage best practice

Proposals which will result in an increased and/ or improved accessibility to heritage assets will also be supported.

#### **Delivering WJCS:**

#### **Policy BN5 (The Historic Environment and Landscape)**

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<sup>67</sup> Northampton Urban Fringe Landscape Character & Sensitivity Study (Chris Blandford Associates, November 2018)

## **CHAPTER 11 MOVEMENT**

### **A. OVERVIEW**

11.1 The transport network within and connecting to the Borough requires developing in the form of enhancement and expansion in order to accommodate the growing demand, but in a way that is consistent with addressing the Council's target of achieving carbon neutral development by 2030 and the need to encourage people to have active lifestyles as part of the drive towards improved public health.

11.2 A range of transport schemes have been identified by the Council, the Highway Authority and transport providers which will evolve over the Local Plan period. The West Northamptonshire Joint Core Strategy also provides strategic policies which support the retention and enhancement of strategic connections (rail, roads and water) and sets out the requirements to achieve modal shift and mitigate the impacts of developments on the highway network.

11.3 The Council will support planned growth and existing development with appropriate transport infrastructure, including for sustainable modes of travel and safety improvements. The Council will work together with the highway authority, Highways England, public transport operators, developers and other relevant bodies to design and fund improvements to transport infrastructure where these are necessary to support growth or to improve existing centres, employment areas and community facilities (see Appendix C).

11.4 The Northamptonshire Transportation Plan<sup>68</sup> sets out the County Council's policies, objectives and vision for transport in Northamptonshire up to 2026. It is supported by a range of specialist strategy documentation which as a whole form the Local Transport Plan for Northamptonshire. The LTP has six main objectives including the creation of a transport system that supports and encourages growth and plans for the future impacts of growth, whilst successfully providing benefits for the County. Also, they aim to ensure that people have the information and options available to enable them to choose the best form of transport for each journey that they make.

11.5 The Northampton Low Emission Strategy (NLES; 2017-2025) sets out an integrated, long-term plan to improve air quality. It aims to achieve a reduction in vehicle emissions by accelerating the uptake of cleaner fuels and technologies. The Plan considers what needs to be done to shape the places where we live and work, how we travel and the choices we make so that low emission travel becomes part of life.

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<sup>68</sup> Northamptonshire Transport Plan: Fit for Purpose (Northamptonshire County Council, 2012)

11.6 Northampton Borough Council is currently developing the Northampton Electric Vehicle Plan (NEVP), which will form part of the NLES. This document will outline key objectives, policy mechanisms and practical measures to help assist the accelerated growth in plug-in technology and secure inward investment as part of a transition to a low emission economy. This includes adopting a taxi emissions policy and to explore the possibility of installing a rapid EV charging network in Council owned and operated car parks.

## **B. MANAGING NORTHAMPTON'S TRANSPORT AND MOVEMENT**

### **a. Delivering Sustainable Transport**

11.7 In line with Government guidance and the strategic policies contained in the West Northamptonshire Joint Core Strategy, the potential impacts of development on transport networks need to be addressed, such as an increase in noise for nearby residents and a negative impact on air quality. It is important to manage the impacts of growth, promoting opportunities for utilising sustainable modes of movement including supporting public transport provisions (trains, buses and taxis), and walking and cycling routes. These need to be considered alongside appropriate mitigation associated with the environmental impacts of traffic and transport infrastructure.

11.8 New developments are also expected to contribute to Northamptonshire County Council's modal shift objectives, which are a 5% reduction in the share of private car trips across existing developments and a 20% reduction in the share of private car trips from all new developments.

11.9 The Council's Low Emission Strategy<sup>69</sup> (LES) aims to improve air quality and health across Northampton by reducing vehicle emissions through the accelerated take up of cleaner fuels and technologies and the implementation of mitigation measures in new developments. Evidence for the strategy found that whilst levels of nitrogen dioxide have improved in some areas of Northampton, concentrations of NO<sub>2</sub> and particulate matter (specifically PM 10s) at key locations have remained elevated over the last decade and at some locations, concentrations have increased resulting in declarations of Air Quality Management Areas. NBC has revoked two Air Quality Management Areas designations where NO<sub>2</sub> levels have improved.

11.10 There are currently seven Air Quality Management Areas (see Figure 17). These are areas which exceed the Government's air quality objective and where there is relevant exposure to the public. NBC and NCC will also undertake a detailed assessment of current and future air quality to 2025, taking into account predicted traffic growth in the Borough. In addition, the Borough Council is working on the development of a new town centre air quality management area which is planned to cover the central area of the town and the inner parts of the main arterial routes and Kingsthorpe. It is anticipated that this will ultimately replace five of the seven current AQMAs.

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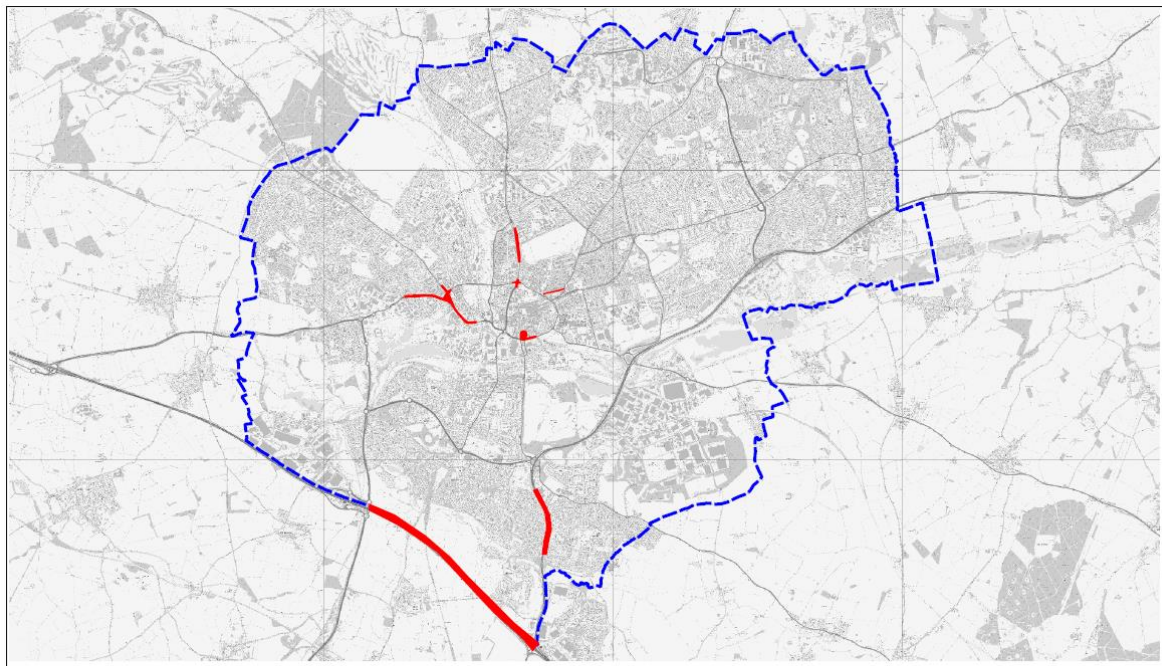
<sup>69</sup> Northampton Low Emission Strategy 2017 – 2025 (Northampton Borough Council, December 2017)



11.11 New developments are also expected to contribute to increasing the number of plug-in vehicle re-charging points as set out in the LES.

11.12 Facilities for walking, cycling and public transport and the charging of electric vehicles should be designed into schemes in an integrated manner at the start of the design process.

**Figure 17: Locations of Air Quality Management Areas**



 **Air Quality Management Areas**  
26 November 2019  
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**POLICY 32  
DESIGNING SUSTAINABLE TRANSPORT AND TRAVEL**

In order to deliver a high quality, accessible sustainable transport network, the Council will require developers to fund and financially contribute towards a range of transport schemes through the relevant legal agreements and planning conditions, in order to meet the growth requirements of this local plan, to mitigate the impacts of developments and to ensure they create a high quality, sustainable, accessible development that is well connected to the rest of the Borough.

All major applications will also be required to include a Travel Plan. Applicants will be required to demonstrate that they can mitigate the proposal's transport impact either on site or off site.

Developments should be designed to incorporate, demonstrate and achieve the following sustainable travel principles:

- To promote, improve and encourage active lifestyles and health and well-being
- To promote modal shift away from and reduce car usage
- To improve accessibility by, and usability, of sustainable transport modes including public transport
- To maximise opportunities for integrated secure and safe walking and cycling routes which connect to the existing network, as well as open spaces and green infrastructure
- To secure a high quality design of the street scene which creates a safe, secure and pleasant environment
- To upgrade and improve the existing street scene
- To design developments including the provision of streets, streetscapes and open spaces which enable and encourage children to walk, cycle and play within their local environments
- To promote sustainable travel to day-to-day destinations including the town centre, the railway station, the bus station, places of work, schools and colleges, health facilities and local leisure and recreation facilities
- To provide electric vehicle re-charging points in line with Policy 34 and Policy 35

Major new developments of 10 dwellings or more, or 0.5ha or more, must include a long-term management strategy (travel plan) for integrating proposals to promote and encourage sustainable travel and reduce greenhouse gas emissions, including travel planning for new users.

Development in the town centre will be expected to contribute towards the creation of new public routes and the facilitation of access, circulation and ease of use.

**Delivering WNJCS:  
Policy C2 (New Developments)  
Policy N12 (Northampton's Transport Network Improvements)**

## **b. Securing Highway Safety**

11.13 The West Northamptonshire Joint Core Strategy is clear that the design of new developments is an important factor in influencing travel behaviour. However, in considering the design of new developments, there is a need to take into consideration the impacts on the highway network in terms of safety.

### **POLICY 33 HIGHWAY NETWORK AND SAFETY**

Subject to consideration of all other relevant plan policies and material considerations, development proposals will be permitted provided:

- There would be no adverse impacts on the local and/or strategic transport network which cannot be mitigated against. Major planning applications and

development proposals that generate a significant number of traffic movements must be accompanied by a Transport Assessment

- They are designed to allow safe and suitable means of access and site operation

**Delivering WNJCS:  
Policy C2 (New Developments)**

**c. Managing an effective network**

11.14 The West Northamptonshire Joint Core Strategy is clear that West Northamptonshire's strategic road and rail connections have made the area economically attractive. To ensure that the network remains efficient and capable of serving future demand, improvements need to be supported and carefully managed. Mitigation is key to ensure that capacity is enhanced without having unacceptable consequences.

11.15 There is a range of planned and potential future transport projects that will take place during and beyond the Local Plan period including the Brackmills & Castle Station Corridor improvements, the North West Relief Road, the Northern Orbital Route, the Northampton Growth Management Scheme affecting the A45 and the dualling of the A43 from Northampton to Kettering. In addition, a number of strategic opportunities have been identified that have the potential to improve the range of destinations served by direct trains from Northampton and to improve access between cities to the north of Northampton, Northampton and the wider Oxford-Cambridge Corridor. Accordingly, the route of the former Northampton to Market Harborough railway has been safeguarded as a potential transport corridor.

11.16 The former Northampton to Market Harborough railway line now plays a significant role in the biodiversity network of Northampton and beyond, with a series of identified Local Wildlife Sites (LWS) located within / alongside it due to the species rich neutral grasslands (a Priority Habitat under the Natural Environment and Rural Communities Act, 2006) found within them, as well as itself, being a wildlife corridor. Any reopening of the former Northampton to Market Harborough railway line will be led by Network Rail and will need to be subject to relevant studies that consider alternative options and provide justification for the most sustainable option, bearing in mind its high biodiversity status.

11.17 A safeguarded corridor between Brackmills and Castle Station is identified for use as a continuous public transport, cycling and/or walking route. The Council needs to safeguard the land required for transport-related developments to be progressed. Any proposals affecting this corridor should mitigate against the potential adverse impacts on biodiversity, and seek to secure net gain, in compliance with the relevant policies in this local plan.

11.18 Through the Road Investment Strategy, the UK government has allocated a ring-fenced £100 million for an Air Quality Fund available through to 2021 for Highways England to help improve quality on its network and improve air quality. NBC has designated an AQMA along the M1 corridor and will be working in

partnership with Highways England to implement measures to reduce the impact of emissions from the motorway traffic on the affected communities.

11.19 In order to deliver a high quality, accessible sustainable transport network, the Council will require developers to fund and financially contribute towards a range of transport schemes through the relevant legal agreements and planning conditions, in order to meet the growth requirements of this local plan, to mitigate the impacts of developments and to ensure they create a high quality, sustainable, accessible development that is well connected to the rest of the Borough. Developments will be supported where the developer can demonstrate that they do not have a severe transport impact, that they promote sustainable forms of travel and they include sufficient mitigation measures.

11.20 The Council will also safeguard areas of land for transport and sustainable travel related developments which have been agreed for implementation during and beyond the plan period, once their precise alignment has been defined.

**POLICY 34  
TRANSPORT SCHEMES AND MITIGATION**

The route of the former Northampton to Market Harborough railway line, as shown on the Policies Map, is safeguarded for future transport use.

Proposals for schemes which are likely to cause pollution or likely to result in exposure to sources of pollution or risks to safety will need to demonstrate that they provide opportunities to minimise and where possible reduce pollution issues that are a barrier to achieving sustainable development and healthy communities.

Proposals for future transport schemes must state how they will contribute to lowering emissions and contribute to the aim of achieving net-zero emissions by 2030.

Transport schemes which provide an element of environmental protection will be prioritised. In some cases, it may be necessary to provide mitigation in line with table 10 of the Northampton Low Emission Strategy 2017 or the appropriate part of a successor document.

**Delivering WNJCS:  
Policy C3 (Strategic Connections)**

**d. Parking**

11.21 The Government states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Northamptonshire County Council adopted a Supplementary Planning Document for Parking in 2016, which has been used to determine planning applications. This has now been replaced by the Northampton Parking Standards Supplementary Planning Document produced by Northampton Borough Council.

11.22 The design of new developments will also need to change to accommodate the move towards electric vehicles, the requirement for increasing modal shift, to improve the quality of the environment and improve people's quality of life. New developments and extensions to existing developments will need to ensure they make provision for electric vehicle charging and associated infrastructure.

11.23 Subject to all other relevant local plan policies and material considerations, planning permission will be granted for proposals that meet the relevant adopted parking standards and any replacement standards formulated over the plan period. These standards include car parking, disabled parking, garage parking, visitor parking, cycle parking and storage and provision for deliveries and emergency parking. New residential and commercial developments will be required to cater for the provision and use of electric and hybrid vehicles.

**POLICY 35  
PARKING STANDARDS**

New development must meet adopted parking standards and accord with the principles set out in the Parking Standards SPD, including the provision of facilities for electric vehicle charging points. Transport schemes and major new developments should also provide a car parking management strategy.

**Delivering WNJCS:  
Policy N12 (Northampton's Transport Network Improvement)**

## **CHAPTER 12 INFRASTRUCTURE**

### **a. OVERVIEW**

12.1 Northampton's population growth will create an increase in the demand for key infrastructure. The Council will continue to work in partnership with adjacent councils, infrastructure providers and developers in order to assess, plan, deliver and implement the provision of the required infrastructure needed in the Borough.

12.2 The range of Infrastructure required to support and manage growth could include transport, telecommunications, water supply, sewage treatment and sewerage, flood risk and energy. As Northampton is required to accommodate 18,870 net additional dwellings and contribute to the delivery of 28,000 net additional jobs up to 2029, there will be a need to address current infrastructure deficiencies as well as planning to accommodate these proposed levels of development up to 2029.

12.3 The West Northamptonshire Infrastructure Delivery Plan<sup>70</sup> contains details on strategic infrastructure items required to deliver growth. Summary tables showing lists of infrastructure requirements, covering transport, health, libraries and education, can be found in Appendices C to H. The Infrastructure that is required to serve the current and future needs of the Borough including developments that have been granted planning permission can be delivered and provided through a variety of organisations and mechanisms including Central Government, Highways England, South East Midlands Local Enterprise Partnership (SEMLEP) and developer contributions.

### **b. ELECTRONIC COMMUNICATIONS**

12.4 In relation to the provision of superfast broadband infrastructure, the Northamptonshire vision is for the county to be at the leading edge of the global digital economy. This therefore requires new developments to be directly served by high quality fibre networks. Access to a next generation network (speeds of greater than 30 mbs) will bring a multitude of opportunities, savings and benefits to the county. It also adds value to the development and attracts occupiers. Maximising full fibre coverage is the goal. The Council will work partners to promote faster, more reliable and more comprehensive coverage of electronic communications.

12.5 Provision of electronic communications across the borough to existing and new development is also critical to supporting continued economic development in Northampton and the wider Oxford to Cambridge Arc. There is a particular need to provide full fibre broadband and improved mobile connectivity including increasing coverage of 4G and enabling 5G access. The provision of high-quality broadband

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<sup>70</sup> Infrastructure Delivery Plan (West Northamptonshire Joint Planning Unit, 2017)

will also be important in supporting new ways of working such as flexible hours and working from home, helping to reduce pressure on the highway network and associated issues such as poor air quality.

12.6 Developers will need to ensure that they have explored the connection with communications providers. This will be a conversation that needs to take place between the developer and providers at various points through the development process, starting from the earliest design and planning and on into the construction phase.

**POLICY 36  
ELECTRONIC COMMUNICATION NETWORKS**

Proposals for all new development should ensure appropriate infrastructure is provided during construction that is sufficient to enable all development to be connected to full fibre broadband without any post development works.

**c. HEALTHCARE**

12.7 The Northamptonshire Healthcare Foundation Trust provide care for the population of Northampton Borough (Northamptonshire). They deliver many of the NHS services that are provided outside of a hospital and within the community which include physical, mental health and speciality services.

12.8 The main local acute NHS Trust hospital is the Northampton General Hospital which serves Northampton Borough, South Northamptonshire, Daventry and provides specialist cancer services for people living in Northamptonshire, North Buckinghamshire and South Leicestershire. There are several private healthcare facilities in the borough as well, including St Andrew's Hospital, which provides specialist mental healthcare.

12.9 Evidence shows that some existing health care and wellbeing facilities are already short of capacity and will require expansion and also there will be the requirement for the creation of new health and wellbeing facilities. A large amount of development is proposed within Northampton and on the edges of Northampton as part of the planned sustainable urban extensions.

12.10 Developer contributions for health care and well-being facilities and related provision will be sought and expected from developers and will be achieved through the use of Section 106 Agreements and CIL payments for the provision of improvements, extensions and the creation of new health care facilities to meet the needs of the occupants of a development.

#### **d. EDUCATION**

12.11 Northamptonshire County Council is the Local Education Authority and is required to provide a sufficiency of school places to meet the needs of all children of school age that are located within its boundary. The County Council has a School Organisation Plan which covers a five-year period and their current plan covers the period 2018 to 2023.

12.12 The plan calculates the additional school places required to accommodate the future growing population. It is recognised that there are also free schools located within Northamptonshire. A free school is a type of academy, a non-profit making, independent, state-funded school which is free to attend but which is not wholly controlled by a local authority. Free schools are governed by non-profit charitable trusts that sign funding agreements with the Secretary of State for Education.

12.13 The funding provision for education is provided through a number of mechanisms including from the Government, the Education Funding Agency and through securing funding from developers via Section 106 Agreements and the Community Infrastructure Levy. Developers should seek the advice of the Local Education Authority and the Local Planning Authority to determine what level of education provision will need to be provided, where it is to be located and the associated cost.

#### **e. LIBRARIES**

12.14 Northamptonshire County Council provides the public library service in Northampton. It is important that new housing developments should contribute to mitigating its impact on existing library provision.

#### **f. INFRASTRUCTURE DELIVERY**

12.15 The Council will work with its partners to ensure that funding opportunities are captured, and the required infrastructure is delivered accordingly.

### **POLICY 37**

#### **INFRASTRUCTURE DELIVERY AND CONTRIBUTIONS**

Major development proposals will be required to contribute towards the delivery of and where necessary provide land / suitable sites for any new infrastructure associated with and resulting from the scheme. Developers are also required to provide delivery of “full fibre” connectivity to new build development.

These need to be funded and delivered in a timely manner. Where proposals have an impact on existing infrastructure, resulting in the need for enhancements, developers will be required to positively contribute towards its delivery.

Applications for infrastructure will be required to identify and mitigate any possible impacts upon the environment. Construction activities should be kept to the minimum area required and restoration of the site must occur post-construction. Where



applicants cannot demonstrate appropriate mitigation measures, the decision maker should consider imposing requirements or obligations on any consent.

Funding provision will be sought from a number of mechanisms including from developer contributions and the Community Infrastructure Levy.

**Delivering WJCS:**

**Policy INF1 (Approach to Infrastructure Delivery)**

**Policy INF2 (Contributions to Infrastructure Requirements)**

## **CHAPTER 13**

### **SITE SPECIFIC ALLOCATIONS AND POLICIES**

#### **a. DEVELOPMENT PLAN ALLOCATIONS**

13.1 The West Northamptonshire Joint Core Strategy requires the development of at least 18,870 houses in the Borough and the contribution to the delivery of 28,500 jobs over its plan period which is to 2029. In addition, there are also requirements to provide for retail and leisure schemes which will continue to sustain and support economic and regeneration initiatives across the Borough.

13.2 The Council has undertaken a Land Availability Assessment (LAA), in accordance with Government's guidance and criteria, of sites and properties which may contribute to these requirements. The purpose of this assessment is to identify a future supply of land which is suitable, available and achievable for housing and economic development up to 2029. The Council is not required to identify every site, but it needs to demonstrate that it has made a robust assessment of the sources of housing land supply in order to meet its required target. In doing so, the Council has assessed all the following sites:

- Those that were assessed through the Strategic Housing Land Availability Assessment exercise during the production of the West Northamptonshire Joint Core Strategy 2014
- The safeguarded employment sites in the Northampton Local Plan 1997 and the Central Area Action Plan 2013
- The sites that came forward through the Call for Sites consultation in the spring of 2016
- Any sites that came forward following the Call for Sites consultation as requested by promoters

13.3 Following the initial LAA exercise, the Council concluded that there is sufficient land to meet the requirements of the Joint Core Strategy in terms of delivering housing and jobs growth. The Sites Consultation, held in the autumn of 2017, sought to gather opinions on the Council's decisions on the sites which will be taken forward for further investigations and those which will not. In 2018, further detailed site investigations were undertaken utilising the sites allocation methodology, which resulted in the identification of the Council's preferred options for development allocations. The investigations required a wide range of internal and external involvement ranging from the Environment Agency through to heritage specialists.

**POLICY 38**  
**DEVELOPMENT ALLOCATIONS**  
**(residential, employment, education and mixed use)**

The sites set out below are allocated on the Policies Map for development. The Council will support the developments and proposals on these allocated sites, provided that they meet the requirements set out in the development management policies within this Plan.

0167*	Tanner Street
0168	Rowtree Road
0171	Quinton Road
0174	Ransome Road Gateway
0193	Former Lings Upper School, Birds Hill Walk
0195	Hunsbury School, Hunsbury Hill
0204	The Farm Hardingstone
0205	Parklands Middle School, Devon Way
0288*	Northampton Railway Station car park
0328	Cattle Market Road
0333*	Northampton Railway Station (railfreight)
0335	Great Russell Street / Chronicle and Echo North
0336	Site rear of Aldi, former Chronicle & Echo site
0338	Countess Road
0403	Allotments Studland Road
0594	Sixfields East
0598	Car park, Victoria Street
0629	British Timken
0657	Fraser Road
0685	Adj 12 Pennycress Place, Ecton Brook Road
0719	Car Garage Workshop, Harlestone Road
0720	Ryland Soans garage, Harlestone Road
0767	Spencer Street
0818*	St Peter's Way
0870	Sixfields, Upton Way
0903	Hawkins Shoe Factory, Overstone Road
0910	379 Harlestone Road
0931*	Sites in Green Street
0932	Southbridge Site 1
0933	Southbridge Site 2
1005	North of Martins Yard, Spencer Bridge Road
1006	Pineham
1007	Land south of Wooldale Road, east of Wootton Road
1009	Land west of Policy N5 Northampton South SUE (site 1)
1010*	Land at St Peter's Way/ Court Road/ Freeschool Street
1013	University of Northampton Park Campus
1014	University of Northampton Avenue Campus
1022	Belgrave House

1025	Land to the west of Towester Road
1026	Eastern Land Parcel, Buckton Fields
1036	Derwent Drive garage site, Kings Heath
1037	Swale Drive garage site and rear/ unused land
1041	Newnham Road, Kingsthorpe
1048	Stenson Street
1049	Land off Arbour Court, Thorplands garage block
1051a	Land between Waterpump Court and Billing Brook Road
1052	Land rear of garages in Coverack Close
1058	Land off Oat Hill Drive, Ecton Brook
1060	Hayeswood Road, Lings
1071	2 sites off Medway Drive, near Meadow Close
1086a	2 parcels of land in Sunnyside Estate (Cosgrove Road)
1086b	2 parcels of land in Sunnyside Estate (Chalcombe Avenue)
1094	Land off Holmecross Road
1096	Land off Mill Lane
1097	Gate Lodge
1098*	The Green, Great Houghton
1099	Upton Reserve Site
1100	Hill Farm Rise, Hunsbury Hill (50% of the site)
1101	Land at Waterside Way
1102	Site east of Towester Road
1104	Watering Lane, Collingtree
1107	Former Abington Mill Farm, land off Rushmere Road
1108	Former Dairy Crest Depot, Horsley Road
1109	Mill Lane
1112	Milton Ham
1113*	Greyfriars
1114	Cedarwood Nursing Home, 492 Kettering Road
1117	133 Queens Park Parade
1121	Upton Valley Way East
1123	83 -103 Trinity Avenue
1124	41 – 43 Derngate
1126	5 Primrose Hill
1127	32 Connaught Street
1131	The Leys Close, 39 Mill Lane
1133	Eastern District Social Club
1134	St Johns Railway Embankment
1137	Wootton Fields
1138	Land south of Old Bedford Road
1139*	Ransome Road
1140	Land north of Milton Ham
1142	Land west of Northampton South SUE (site 2)

Development proposals marked with an asterisk (\*) will need to conform to the relevant site-specific policies contained in policies 39, 40, 41, 42, 43 or 44, in addition to other relevant planning policies, planning objectives and other material considerations.

## **B. SITE SPECIFIC POLICIES**

### **a. Northampton Railway Station, Railfreight and adjoining sites (LAA0288 And LAA0333)**

13.4 Northampton's railway station currently accommodates a new two storey station building, provision for taxis and a temporary decked car park. To the north, the site is currently used for railfreight and further north is a small business area, and a café and lorry park. Also within the site is a scheduled monument and a listed building, which form part of a range of heritage assets within and surrounding the site. The southern half of the site is located within the Enterprise Zone.

13.5 To the north and south of the site are employment areas, and to the east is Spring Boroughs. To the west are a residential area and a park. The site is within 10 minutes' walk of Northampton town centre.

13.6 With a new railway station, there is an opportunity to capitalise on the site's location for development to meet future passenger requirements as well as housing and commercial development needs. Network Rail has indicated that subject to the current and future freight/ commercial operation being moved elsewhere, this opens up the potential for the residual railway land to be developed. There is potential to consider a comprehensive and integrated development on this whole site, capitalising on its sustainable location on a rail network, close to the town centre and supporting modal shift. Its location also provides an opportunity for high density development to be delivered.

13.7 The railway station also needs to be able to accommodate additional services including those that may arise as a result of opportunities relating to released capacity on the West Coast Main Line, including fast, long distance services, East West Rail services and potential transport links to the north via the route of the former Northampton to Market Harborough railway.

13.8 Parts of the northern section are at moderate risk of groundwater flooding.

13.9 The Council commissioned a Heritage Impact Assessment<sup>71</sup> to be undertaken for key development sites. The railfreight site is considered to have low/medium sensitivity, providing an opportunity for medium to high capacity development within its boundary. The station car park site is considered to have high/medium sensitivity to the south and medium sensitivity to the north. The site therefore has an opportunity for medium capacity development within the northern portion and low capacity within the southern development. In addition, given the high probability of archaeological remains within the site, development should only be progressed after

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<sup>71</sup> Heritage Impact Assessment (Iceni, June 2020)

appropriate archaeological investigation is undertaken, and that it accords to a mitigation strategy as agreed with Northamptonshire County Archaeologist and Historic England. Deep foundations such as piling may not be appropriate especially in the south of LAA0288 where they may impact upon the Castle and pre-Castle remains. Foundation position and depth may also need to be carefully considered in the northern part of LAA0288 and LAA0333 where deep cut features survive.

#### **POLICY 39**

#### **NORTHAMPTON RAILWAY STATION (LAA0288), RAILFREIGHT AND ADJOINING SITES (LAA0333)**

The existing Northampton Railway Station building and associated buildings, platforms, tracks, infrastructure, security measures, car parking and associated services and facilities will be safeguarded to ensure that the provision of current and future accessible passenger railway services to and from Northampton will be met. This will also continue to contribute towards an increased modal shift towards rail usage whilst supporting the provision of on site and related employment. These safeguarded areas will include safeguarded road accessibility to allow for 24 hour servicing and emergency access to Northampton Railway Station via St Andrew's Road.

Subject to compliance with other policies in this plan and material considerations, proposals to provide additional capacity to facilitate improved passenger railway services at Northampton station will be supported.

To secure the protection, enhancement and enjoyment of the character and setting of the adjacent listed building and its two adjoining listed walls that are located within the existing railway station site, public realm will be created between the heritage assets and the station building as shown in Figure 18. Any proposal should result in an improvement to the sense of arrival to the town centre.

The development of a permanent and secure multi-storey car park on the Northampton Railway Station site with access to the main railway station building will be supported in order to create sufficient on-site car parking, bicycle and motorcycle parking to cater for the future growing demand of rail usage.

On site LAA0288, the Council will support the delivery of mixed-use development including a multi-storey car park, offices, residential and ancillary Class A uses.

On site LAA0333, the Council will support the delivery of at least 200 dwellings, subject to analysis of capacity, on the residual areas not required for commercial and/ or passenger rail services. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS).

Development proposals will need to provide details of how the accessible natural greenspace is to be provided at the northern end of the site. New development will also need to provide a contribution towards providing a woodland stepping stone (a

connected habitat) to the north of the site.

There are opportunities to improve water flow around the site by reducing surface-water runoff and introducing areas of floodplain to reduce the risk of flooding, absorb water and reduce sediment run-off through the introduction of Sustainable Drainage Systems (SuDS).

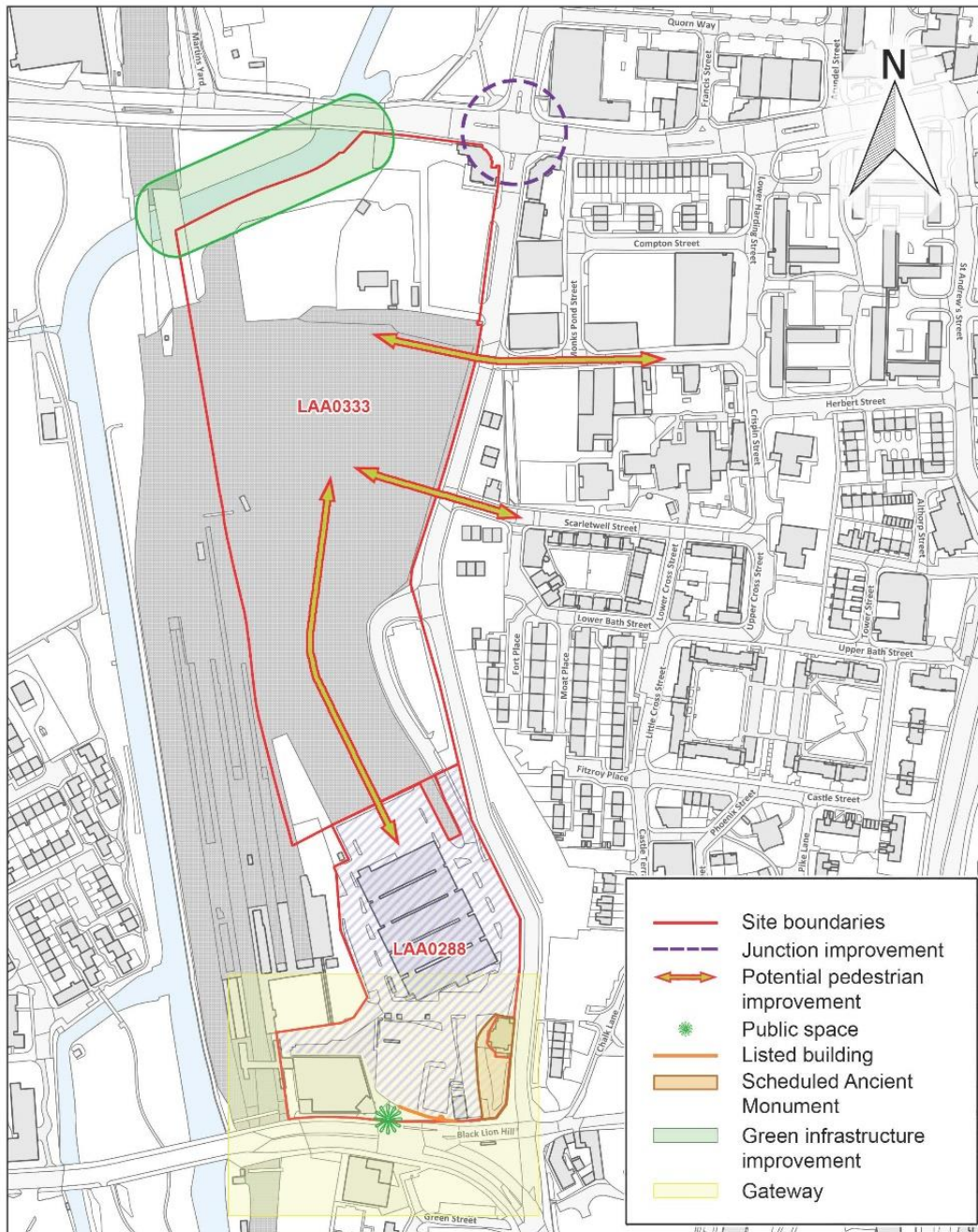
The following design principles are to be incorporated into any master planning and/or planning application proposals for the two sites:

- A high quality development that preserves and enhances the significance of the former castle site and in particular the scheduled monument and listed Postern Gate and the setting of these heritage assets. The proposals should provide opportunities to enhance the significance of the identified heritage assets
- Development across the whole area needs to be considered in an integrated manner
- This high-quality development must secure permeability within the site for pedestrians and cyclists
- Improved and safe connectivity, including direct pedestrian routes, with the Spring Boroughs area and the town centre will need to be created. This will improve the relationship between the site and the town centre
- Opportunities should be explored for development to enhance the site's relationship to the Brampton Arm of the River Nene.

Both development proposals need to demonstrate how they are contributing to improvements in air quality in the surrounding area. Also there are opportunities to improve the water quality, particularly at the northern boundary of site LAA0333.

Any proposal forwarded for this site should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

**FIGURE 18**  
**DEVELOPMENT PRINCIPLES FOR NORTHAMPTON RAILWAY STATION AND**  
**RAILFREIGHT SITES**




**LAA0288 - Railway Station car park**  
**LAA0333 - Castle Station (Rail Freight)**  
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**b. Martin's Yard Extension (LAA1005)**

13.10 Martin's Yard is an employment area which is predominantly occupied by local light engineering, waste disposal and recycling companies. They provide a valuable service for the local community, and there are very few areas which offer these services in Northampton. There are ongoing requirements from existing and interested occupiers to expand and invest in the area. Its expansion will contribute towards meeting demand as well as modernise the area and improve the ecological value of the residual land not required for employment.

13.11 The area which is proposed for extension is a vacant site of around 1.4ha, which was previously used for landfill. It contains superficial deposits of clay, silt and gravel. It is currently scrubland and marshland, and is dominated by semi-improved grassland and scrub containing Japanese knotweed and disturbed ground. It is located within a Local Wildlife Site and the Brampton Valley Arm of the sub regional Green Infrastructure corridor. There needs to be careful management for the lifetime of the development to ensure that the LWS does not become degraded. To the north is the Kingsthorpe Local Nature Reserve.

**POLICY 40**

**MARTIN'S YARD EXTENSION (LAA1005)**

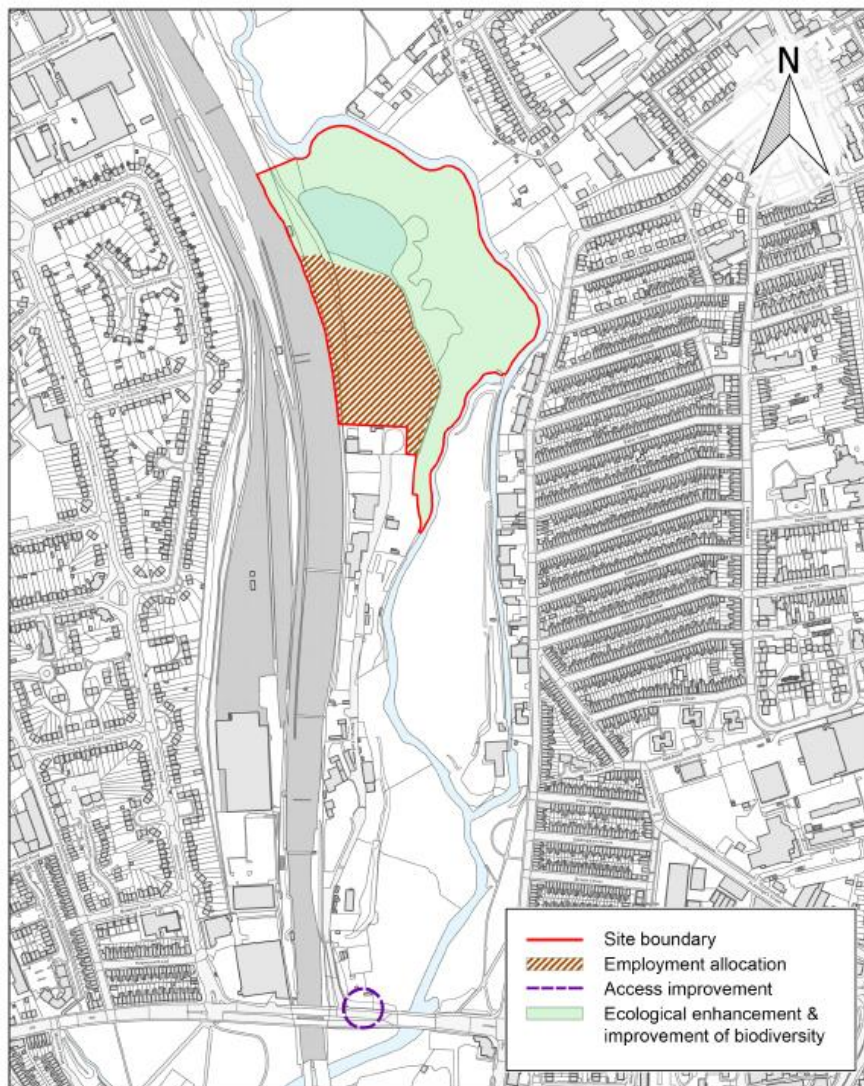
The Council supports the extension of the Martin's Yard employment area for employment purposes to meet local demand, subject to the following criteria and principles shown in Figure 19:


- The extension for employment use will be restricted to the area shown
- A transport assessment will be undertaken to assess the ability of the existing highway and access to adequately cater for the existing and proposed development
- Ecological and green infrastructure enhancements and net biodiversity gains need to be delivered in the area shown or in the site's vicinity, taking into account its location within the Brampton Valley Arm and located immediately south of the Kingsthorpe Local Nature Reserve. There are opportunities to provide woodland stepping stones (a connected habitat) adjacent to the site.
- A landscape barrier will be required between the employment area and the residual land
- The layout of the development should be designed to take into account any existing sewers and water mains within the site.
- Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS).

- Any application must demonstrate how it will improve water quality in the surrounding area.

Any proposal forwarded for this site should be accompanied by a site specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

**FIGURE 19  
DEVELOPMENT PRINCIPLES FOR LAND NORTH OF MARTIN'S YARD**




**LAA1005**  
**Land north of Martins Yard, Spencer Bridge**  
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**c. The Green, Great Houghton (LAA1098)**

13.12 The site is located to the south west of Great Houghton Village, part of which is within a Conservation Area and accommodates listed buildings. It lies to the east of the South of Brackmills Sustainable Urban Extension. This is primarily agricultural land, which can be accessed from Bedford Road or from Newport Pagnell Road. It borders onto designated woodland area which create a buffer from Brackmills Employment Area. This agricultural land is relatively flat, and there are some electricity pylons across pockets of the site.

13.13 The allocated site is within 3km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA) / Ramsar site. In accordance with the Upper Nene Valley Gravel Pits SPA Supplementary Planning Document and the West Northamptonshire Joint Core Strategy Policy BN4, development will need to demonstrate through the development management process that there will be no significant adverse effects on the integrity of the SPA and Ramsar site and the species for which the land is designated including the loss of supporting habitat. Development should be undertaken in a sensitive manner, ensuring that disturbance from construction and operational activities do not impact upon the SPA / Ramsar bird features.

13.14 The Heritage Impact Assessment concluded that the site has high/ medium sensitivity within its eastern portion and low/ medium sensitivity within its western portions. It was recommended that development should be set away from the south western boundary of Great Houghton, and an undeveloped buffer zone between the proposed development and the existing settlement is advised. The HIA adds that within the buffer zone, opportunities for ecological enhancement should be established. Great Houghton Village commands an important elevated setting on the edge of the Borough and forms the skyline for many views south. There is potential for small scale development within the eastern portion of the site but these need to remain sensitive to the surrounding context and allow for greenspace to be retained. For the medium portion, the HIA concluded that medium and small new development could potentially be accommodated without eroding positive key features and characteristics identified to the east. Development on the site will almost certainly impact on the surviving below ground archaeological assets as they will sit just below the subsoil and cut into the natural deposits. It is recommended that a programme of archaeological investigation consisting of geophysical survey and targeted evaluation trenches take place to determining the presence/ absence, nature and extent of any such remains. This should inform a mitigation strategy for any subsequent development.

**POLICY 41  
THE GREEN, GREAT HOUGHTON (LAA1098)**

Housing development of up to 800 dwellings, which comply with the development principles shown on Figure 20 will be supported, subject to the following criteria being met:

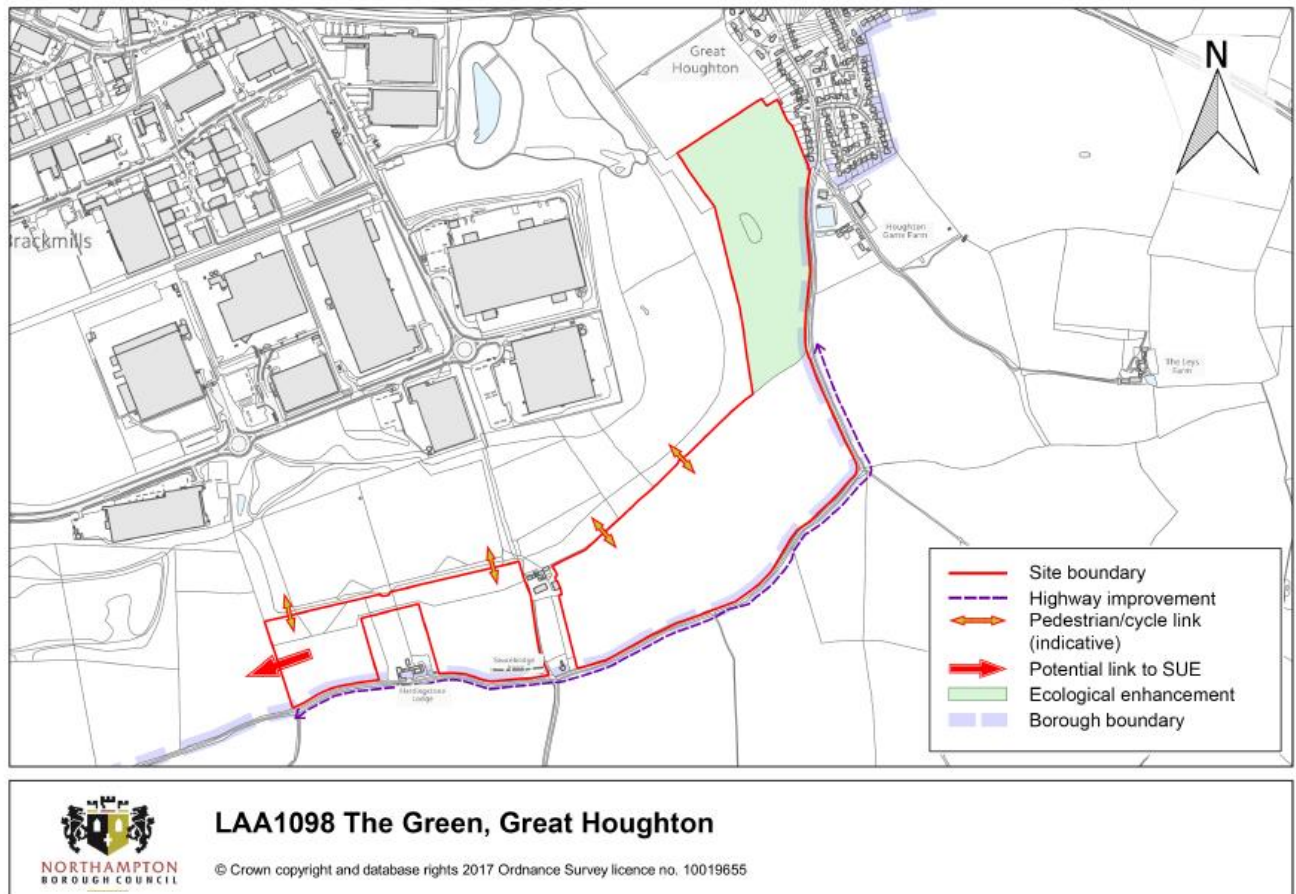
- Surveys are undertaken to identify whether the site is used by over-wintering Golden Plover / Lapwing i.e. to be carried out in the winter. If significant

numbers of Golden Plover or Lapwing are identified at the site, offsite mitigation will be required for the loss of habitat i.e. functionally linked land

- There is an opportunity to provide woodland and semi-natural stepping stones (connected habitats) adjacent to and within the site that will provide habitat links.
- Any development on this site must adhere to Policy 30 of this Plan, in particular with reference to recreational disturbance.
- The built development should only take place outside of the area shaded green in the diagram
- The scheme should be of high-quality design, and must take into account and be sensitive to the significance and the setting of the Great Houghton conservation area, evident through a Heritage Impact Assessment
- The scheme will need to take into consideration the surrounding townscape character and remain sensitive to the existing small-scale residential development within Great Houghton to the east and Hardingstone to the west. Special regard to Hardingstone Lodge will need to be incorporated in any proposal
- A buffer is to be created, in the form of ecological enhancements and net increase in biodiversity within the area of search shaded green in the diagram. Appropriate types of habitat and accessibility are to be determined following surveys for Special Protection Area birds
- The development provides suitable transport links to neighbouring developments, including neighbourhood centres and community facilities
- The close proximity of Brackmills Country Park to the north presents an opportunity to better connect the site and the parkland, and enhance the living accommodation of those within the site boundary and the surrounding area. The proposal should include pedestrian and cycling provision to secure connectivity and permeability within the site and improved connections to the employment area to the north and the proposed residential areas to the west
- Any proposal that comes forward should include suitable measures to mitigate the impact of additional traffic generated by the development
- Any proposal should also include air quality and noise impact assessment from the Brackmills Industrial Estate
- Any application on the site will need to be accompanied by an archaeological investigation that considers any archaeological potential on the site
- Any proposal forwarded for this site should be accompanied by a site specific Flood Risk Assessment. Any proposal should also take into account the fact

that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

**FIGURE 20**  
**DEVELOPMENT PRINCIPLES FOR LAND AT THE GREEN, GREAT HOUGHTON**



**d. Greyfriars (LAA1113)**

13.15 The Greyfriars site is located within the town centre boundary, and is bounded by a range of mixed uses including employment and car parking facilities to the north, residential and commercial to the east, North Gate bus station and commercial to the west and south west and predominantly retail and the Market Square further south. Its location within the town centre and the proposed extension to the Primary Shopping Area makes the site as ideal for a variety of mixed town centre uses as well as an element of residential use. The site is surrounded by numerous heritage assets primarily locally and Grade II listed. These include the Grade II listed Mounts Baths, the Grade I listed Church of the Holy Sepulchre to the north west, and the Grade II listed 18<sup>th</sup> century buildings along Sheep Street. To the east of the site is

the Quaker Meeting House and the former G T Hawkins Factory (part originally Hornby and West), both of which are Grade II listed buildings.

13.16 This vacant site was previously occupied by the bus station, and adjoins the Grosvenor Centre retail development area. It can be accessed from Lady's Lane and Sheep Street. There are still pockets of contaminated land on the site. This site lies within close proximity to heritage assets in the All Saints Conservation Area and is therefore within the setting of this conservation area, as well as the Holy Sepulchre and Boot and Shoe Quarter conservation areas. Although the site can be accessed from the Grosvenor Centre, an opportunity exists to improve the connectivity and permeability of the site with its surrounding areas primarily to the north and south. The Heritage Impact Assessment 2020 also concluded that the site is likely to contain non-designated heritage assets in the form of below ground archaeological remains.

**POLICY 42  
GREYFRIARS (LAA1113)**

This key development site is available for a high density, high-quality mixed-use town centre development and residential use which complements, expands and seeks to enhance the current town centre offer and improve connectivity to the Market Square and the town centre.

Any proposals should conform to the development principles shown in Figure 21 and will need to ensure that they:

- Are of a high-quality design, using high quality materials which complement the surrounding area and public realm. The proposal should include the creation of key, unique landmark buildings that reflect the location of this site and Northampton town centre
- Provide sympathetic design of an appropriate scale taking into account the historic character of Sheep Street together with improved, safe and well-lit pedestrian and cycle connectivity north / south and reinstate a building line in the missing gap to the north of Lady's Lane and to the south of Greyfriars. Pre-existing surface connections should also be reinstated
- Be outward looking towards maximising external active frontages particularly at ground floor level
- Ensure that new development is well related, sympathetic and responsive to the character and heritage assets of the surrounding areas
- Given the density of the surrounding development and the slightly sloping nature of the topography of the area towards the river, any new development will need to ensure that the views into and from the site are taken into consideration

- Ensure the provision of appropriate levels of secure and safe vehicle parking which are consistent with parking requirements
- Ensure that new pedestrian links and public spaces are created to better connect the site to the town centre as a whole and to improve the visitor experience

The layout of new development should be designed to take into account existing sewers and water mains within the site.

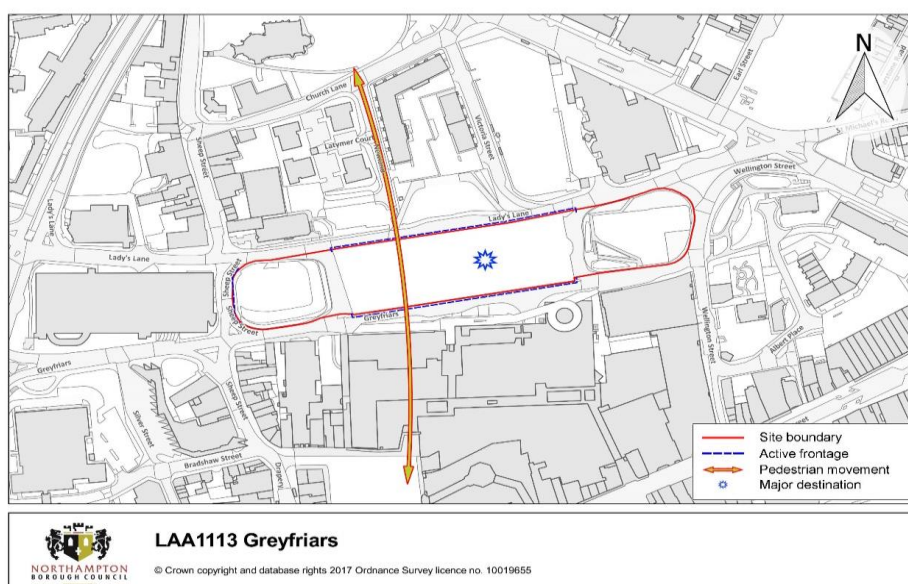
Any application must demonstrate how it will reduce surface water run-off in the surrounding area.

Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run-off.

Any application must demonstrate how it will improve air quality in the surrounding area.

Any proposal forwarded for this site should be accompanied by a site specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

**FIGURE 21  
DEVELOPMENT PRINCIPLES FOR GREYFRIARS**



**e. Ransome Road (LAA1139)**

13.17 This site is located within an area which is and will be experiencing significant regeneration activity and change. It lies immediately to the south of the Enterprise Zone, and is accessible to all the leisure activity and open spaces associated with the River Nene and its adjoining parks. The site is within 10 minutes' walk of the town centre and its Primary Shopping Area, and further opportunities exist to improve accessibility from University Drive.

13.18 The eastern section of the site is a Registered Battlefield site, and the southern and south eastern boundaries border Delapre Park Conservation Area and its historic park. Development will need to be planned in a manner which respects the significance of these assets. To the north is the safeguarded former railway line, and further north is the University of Northampton, Becket's Park and Midsummer Meadow which accommodates the Northampton marina and the Radlands Plaza skatepark.

13:19 There are areas of historic landfill and contamination on the site, particularly within the southern and eastern areas. These are primarily associated with the haulage industry, contamination from the previous engine sheds and depots, as well as earthworks. The site is also at moderate risk of groundwater flooding, and is within Flood Zones 2 and 3.

13:20 The Heritage Impact Assessment concludes that the site varies in its heritage sensitivities, with the eastern and southern sections being the most sensitive given their inclusion and proximity to the Registered Battlefield. To the north and west, the heritage sensitivity is considered to be low medium, with the least sensitive areas being the furthest from the battlefield boundary. The site was considered to have high capacity for development. The HIA adds that development on the site has potential to impact on the surviving below ground assets and that a programme of on site investigation would inform a strategy to mitigate the impact of development on any archaeological assets.

**POLICY 43  
RANSOME ROAD (LAA1139)**

Ransome Road will be developed for at least 200 dwellings, subject to analysis of capacity in a manner which is consistent with the diagram shown in Figure 22. Proposals need to include the following:

- Generally be two to four storeys in height, with opportunities for taller buildings facing along the principal movement routes and the northern section of the site
- Deliver a green space with associated footpaths and cycle links to effectively link the site to Becket's Park and Delapre Park. Suitable access to Delapre Lake and Delapre Abbey and Park from Ransome Road is encouraged



- Respect the historic integrity and significance of on-site and nearby heritage assets. Appropriately address the site's location within and adjacent to the registered battlefield of the Battle of Northampton and also make an appropriate contribution to supporting its interpretation to the local area
- Any development should not compromise the integrity of the habitat to the north-east of the site
- Incorporate appropriate measures to mitigate against flood risk both within the area and downstream of the sites, particularly taking account of the role of Hardingstone Dyke and residual risk associated with River Nene fluvial flood defences

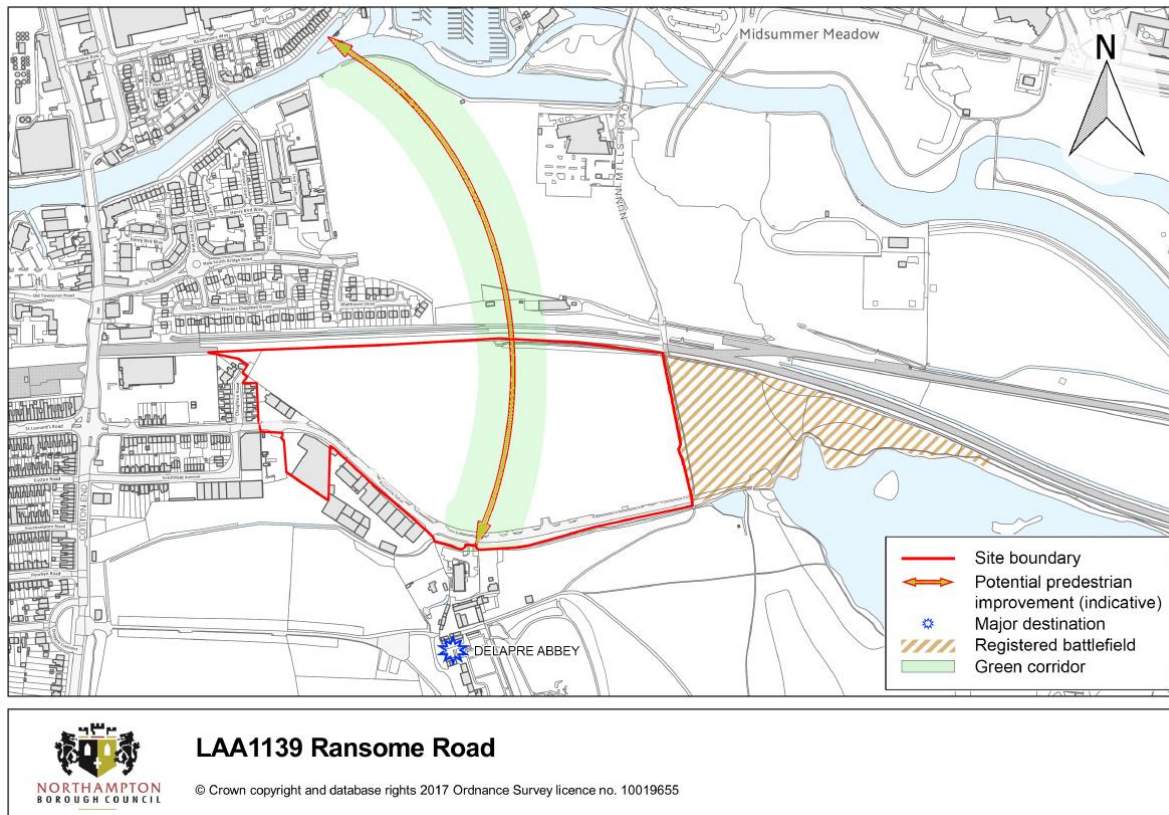
The layout of any development should be designed to take into account existing sewers and water mains within the site.

Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run-off. Any proposal should also aim to contribute to improving water quality in the area.

Any development will be expected to contribute to provision of woodland and wet grass stepping stones (connected habitats).

Any proposal forwarded for this site should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

**FIGURE 22  
DEVELOPMENT PRINCIPLES FOR RANSOME ROAD**



**f. Sites within St Peter’s Way and Tanner Street (LAA0167/ 0818/ 0931/ 1010)**

13.21 There are four sites which are within close proximity to each other, and developments on these sites will need to be considered in a manner in which the right types and quality of developments are secured for the town’s residents, visitors and investors. These sites are:

- 0167: Tanner Street
- 0818: St Peter’s Way
- 0931: Sites in Green Street
- 1010: Land at St Peter’s Way, Court Road, Freeschool Street

13.22 Within these combined sites, there are heritage assets which need to be taken into account when preparing any development proposals. The heritage assets are the Scheduled Ancient Monument (SAM) within site 1010 and a locally listed building within site 0818. In addition, any development proposals will have an impact on the setting of conservation areas and listed buildings which are in close proximity to these sites. The Heritage Impact Assessment (HIA) 2020 concluded that site 0818 is considered to be suitable for commercial of medium to high capacity. Site 1010 is considered to have high sensitivity. The site is located on Saxon remains and partly designated as a SAM, therefore, any proposals would need Schedule

Monument Consent as well as appropriate archaeological assessments in consultation with Historic England and local archaeological services.

13.23 The HIA concluded that there is opportunity to have some form of development immediately to the south of the designated SAM. This should be very carefully sites to ensure that there are no adverse impacts on the SAM or any other archaeological remains. Careful considerations will also be required in terms of the type and depth of foundations used along with all other intrusive ground works. .

#### **POLICY 44**

#### **SITES IN TANNER STREET, GREEN STREET, ST PETER'S WAY AND FREESCHOOL STREET (LAA0167/ 0818/ 0931/ 1010)**

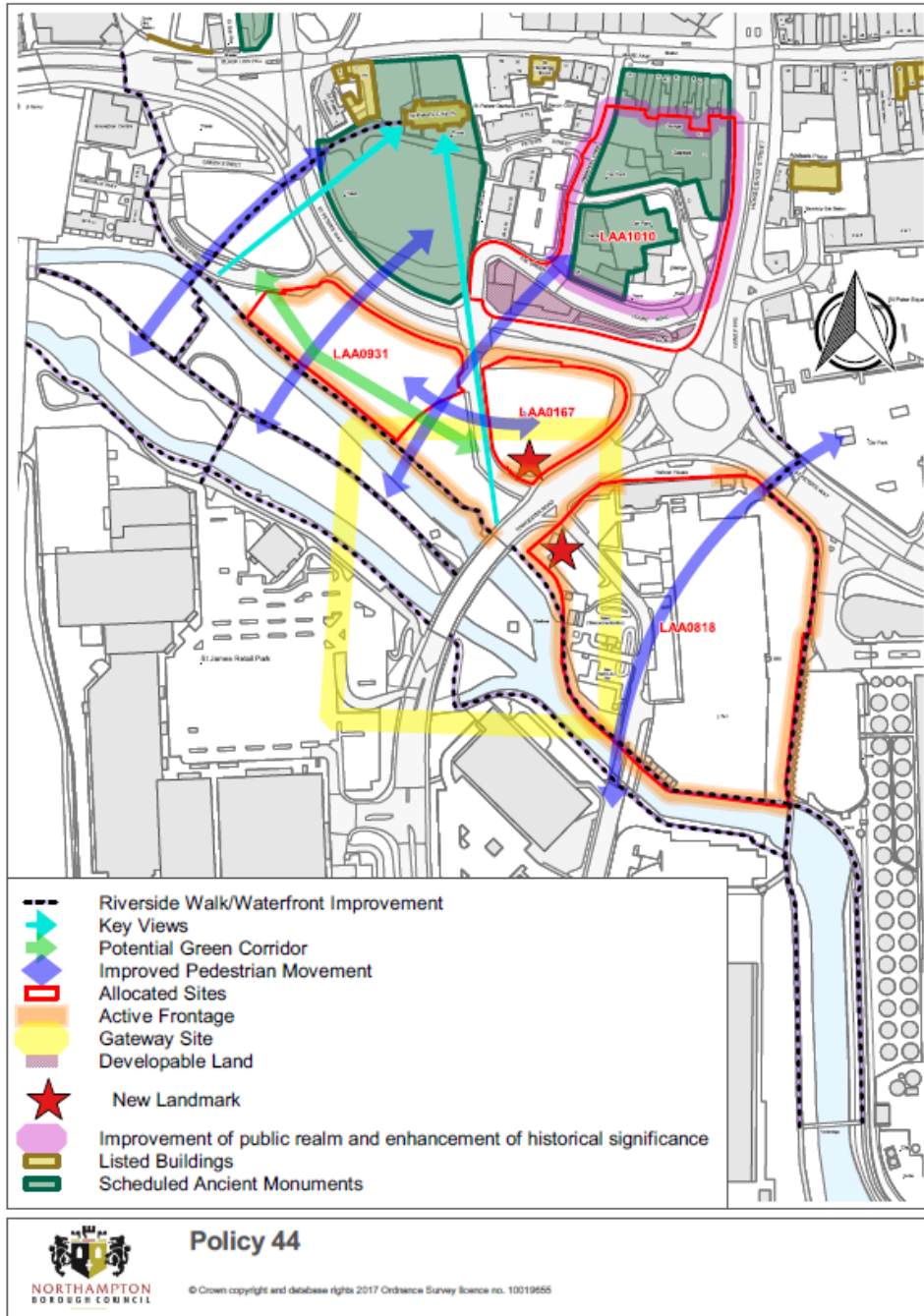
Any proposal that comes forward for any of these sites should be designed in an integrated manner, taking into consideration the impacts on each of these sites, the impacts on the heritage assets within the sites and the impacts on the setting of the heritage assets within the vicinity of these sites. Improved connectivity within and between the sites, and to the town centre, will result in an integrated scheme which will also improve the public realm and increase the attractiveness of the town centre as a destination of choice (see Figure 23).

In particular:

- Site 0818 St Peter's Way: this site is suitable for commercial development of medium capacity. Any development proposal on this site should seek to improve the connections to the surrounding area to include improved, safe pedestrian links to the town centre. Development proposals will need to have special regard to the locally listed building within the vicinity, including the visibility of the building from the south eastern and south western approach.
- Sites 0167 Tanner Street and 0931 Sites in Green Street: these sites are suitable for low/ medium density commercial development. Any proposals on these sites will need to provide for improved connections to green spaces, the river to the south west and the town centre. The introduction of pedestrian access between these areas is encouraged.
- Site 1010: no new development is permitted on the area designated as a Scheduled Ancient Monument and its immediate surroundings as shown on Figure 23 below. Only the southern part of the site is considered suitable for development, in the region of 5 dwellings. Any proposal that comes forward for this site should seek to better reveal the historic significance of the site and to reintroduce public realm to this location.

Any proposal forwarded for these sites should be accompanied by a site-specific Flood Risk Assessment.

**FIGURE 23**  
**DEVELOPMENT PRINCIPLES FOR SITES IN TANNER STREET, GREEN**  
**STREET, ST PETER'S WAY AND FREESCHOOL STREET**  
**(LAA0167/ 0818/ 0931/ 1010)**



## **CHAPTER 14 IMPLEMENTATION AND MONITORING FRAMEWORK**

### **a. INTRODUCTION**

14.1 Review and monitoring are important and necessary parts of the plan led system. The Council is required to report on the progress of Local Plan preparation and to what extent Local Plan policies are being achieved as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. As such there is a duty to publish:

- Detail relating to the Local Plan(s) and supplementary planning documents outlined in the Local Development Scheme including: the title; timetable for production; progress towards meeting the identified milestones; details of adoption; and, if necessary, reasons for any delay;
- Identification of Local Plan policies that are not being implemented, the reasons behind this and the steps the authority intends to take to rectify this situation;
- Where a policy in a local plan specifies an annual number, or a number relating to any other period of net dwellings or net additional affordable dwellings, completed during the monitoring period and since the start of the plan period,
- Details of any neighbourhood development order or neighbourhood development plans;
- Summary details of CIL expenditure during the reported year; and
- Details of any action taken under the duty to cooperate during the monitoring period

### **b. MONITORING FRAMEWORK**

14.2 In order to determine the effectiveness of the overall plan and to take into account the changing circumstances nationally and locally, a monitoring framework is required to measure how the Northampton Local Plan Part 2 is delivering its objectives. If necessary, actions or interventions can be put in place to mitigate against any potential adverse impacts.

### **c. HOW WILL THE LOCAL PLAN PART 2 BE MONITORED?**

14.3 The Council has and will continue to monitor the implementation of the Local Development Scheme and the extent to which the policies set out in the Local Plan Part 2 are being achieved.

14.4 Using data from internal and external sources the council will produce an Annual Monitoring Report (AMR) which will contain an assessment of the extent to which the policies set out in the Plan are being achieved and whether targets are being met. The Local Plan Part 2 AMR should be read in conjunction with the West Northamptonshire Joint Core Strategy (Local Plan Part 1) AMR (or its successor Plan).

#### **d. IMPLEMENTATION**

14.5 The policies in the Local Plan will be implemented to facilitate delivery of the spatial vision and strategic objectives. However, it is important to recognise that many other processes will influence their achievement, such as the implementation of other plans and strategies produced at the national and local levels, investment by the public, private and voluntary sectors and the actions of individual businesses and persons. The plan is the key element in delivering the spatial vision and strategic objectives for the borough, but it is not able to do this in isolation.

14.6 As a consequence, in order to deliver the proposed growth in the borough in a sustainable manner, it will be necessary to form effective and ongoing working relationships with key delivery partners in both the public and private sectors, establish robust delivery mechanisms and capitalise on funding opportunities.

14.7 The Local Plan will have an important role in influencing and providing a positive framework for investment decisions. Ultimately, it will be investments by individual developers, businesses, and other organisations that will deliver the spatial vision and implement many of the policies within the Local Plan.

#### **e. THE MONITORING INDICATORS**

14.8 Indicators are essential instruments for monitoring and evaluation. Indicators measure how far policies have gone towards meeting objectives, targets and delivering sustainable development, and provide the evidence required to know if policies have unintended consequences.

14.9 The Monitoring Framework for the Local Plan Part 2 will use both quantitative and qualitative indicators to assess policy implementation. Quantitative, or statistical in nature, data will be used where policies promote or aim to manage additional development. For other policies contextual updates will be used to measure the impact of the policy.

14.10 Most of the indicators contained in the Monitoring Framework are easily accessible from sources of national statistics, regional or sub regional data sources, or from information held or collected within the Council and its partner organisations.

14.11 The indicators outlined in the Local Plan implementation and monitoring framework are set out below and are reflective of the table used within the West Northamptonshire Joint Core Strategy Monitoring Framework (Appendix 6) and should be read in conjunction with it. They offer an effective strategy for monitoring

the implementation of the Local Plan's spatial strategy, objectives, policies and proposals. To be robust over the plan period and resilient to change, it will be necessary to periodically review these to respond to changes in the availability of information, and the effectiveness of specific indicators.

14.12 The Monitoring Framework is organised by objective, with each objective identifying the primary and secondary policies for its delivery. It also cross references to the relevant West Northamptonshire Joint Core Strategy policy and sustainability appraisal objective, which are listed at the end of the tables.

14.13 It is only the primary policy delivering the objective that will be monitored, and it is anticipated that only policies that require numerical monitoring will be recorded. In some cases, the Core Strategy policy will be the most appropriate policy to monitor and as identified in the West Northamptonshire Joint Core Strategy, the mechanisms for monitoring are already in place.

14.14 Where policies are required to meet standards e.g. flood risk or open space, it may be appropriate for only elements of a policy to be monitored.

**TABLE 12:  
IMPLEMENTATION AND MONITORING FRAMEWORK**

**Objective 1 – High quality design and place shaping**

**Objective:** To achieve high quality design that takes account of and improves local character and heritage and provides a safe, healthy and attractive place for residents, visitors and businesses.

<b>Policy numbers</b>	<b>Local Plan Part 2:</b>		2, 3, 4, 6, 27, 28, 31, 39, 40, 41, 42, 43, 44				
	<b>West Northamptonshire Joint Core Strategy:</b>		C5, RC1, BN1, BN5, N3, N4, N5, N6, N7, N8, N9, N9A, N11				
<b>Indicator (and type)</b>	<b>Target</b>	<b>Main policy delivered</b>	<b>Additional policies delivered</b>	<b>SA Objective delivered?</b>	<b>Main agencies (for delivery) / Source (for monitoring data)</b>	<b>Trigger</b>	<b>Contingencies</b>
Building for life - 100% of new residential development to achieve Built for Life Certification	Applies to all residential development	2	3, 4	SA4, SA5, SA11	LPA (DM) / NCC / Developers	Where relevant permissions granted contrary to 'Built for Life' Panel	Consider barriers to implementation. Further discussions with developers.
Space standards –	Applies to all residential	3	6	SA1, SA2, SA8	LPA (DM) / NCC /	>10% of development	Consider barriers to



100% of residential should provide at least the minimum space standards as set out in Nationally Described Space Standards	development				Developers	fails to achieve standard	implementation.  Speak with developers to understand viability issues  Review policy
Maintenance	All major developments commit to long-term maintenance plans / contributions to ensure that places remain attractive and retain character and heritage	2	4	SA1, SA6, SA7, SA13	LPA (DM) / NCC / Developers	>10% of major developments fail to implement long maintenance plans	Consider barriers to implementation.  Speak with developers to understand viability issues  Review policy

<b>Objective 2 – Housing</b>							
<b>Objective:</b> To provide a range of housing in sustainable locations, seeking to ensure all residents have access to a home they can afford (with a suitable standard of residential amenity), and that meets their needs.							
<b>Policy numbers</b>	<b>Local Plan Part 2:</b>		2, 4, 13, 14, 15, 16, 21				
	<b>West Northamptonshire Joint Core Strategy:</b>		H1, H2, H3, H4, H6, N3, N4, N5, N6, N7, N8, N9, N9A, N11, RC1, RC2				
<b>Indicator (and type)</b>	<b>Target</b>	<b>Main policy delivered</b>	<b>Additional policies delivered</b>	<b>SA Objective delivered?</b>	<b>Main agencies (for delivery) / Source (for monitoring data)</b>	<b>Trigger</b>	<b>Contingencies</b>
Progress towards achieving a mix of dwelling types and tenures as identified in Policy 14.	All developments meet the thresholds in Policy 14	14	4, 2	SA2, SA4	LPA (DM) / Developers	Annual monitoring of permissions indicates that dwelling types, tenures and mixes are not in accordance with Policy 14	Discuss with developers to understand viability issues. Consider evidence and update policy.
Progress towards housing delivery as set out in Policies	Delivery of housing in accordance with the housing	13, 41, 42, 43, 44		SA1	Developers – liaise on individual site trajectories. Monitoring data	Annual monitoring of planning permissions and trajectories	Review trajectories if necessary. Identify barriers

13, 41, 42, 43, 44	trajectory				from DM and West Northamptonshire Joint Planning Unit	show +/- 25% of predicted rate of delivery over a 3 year rolling period.	to delivery: viability, infrastructure provision.
Mixed-use buildings	All major applications in local centres should include at least one mixed-use building.	14	4, 21	SA2, SA4, SA8	LPA (DM) / Developers		
Concentration of HiMOs	No more than 15% of dwellings within a 50m radius of the application sites are HiMOs	15		SA2	LPA (DM) / Developers	Data from DM identifies concentrations of HiMOs  Appeals	Identify reasons for approving HiMOs and alter policy.
Net additional pitches for gypsies, travellers and travelling showpeople	Planning approval for new pitches as identified in latest evidence as set out in Policy 16.	16		SA2	LPA (DM) / Developers / RSL	Additional pitches are not achieved by 2029	Identify no. of applications, refusals (if any) and reasons for refusal. Reassess policy.
<p>Note: The following is monitored via the West Northamptonshire Monitoring Framework (Pg.287 – 290)</p> <ul style="list-style-type: none"> <li>Plan period housing targets (5 year land supply)</li> </ul>							

- Delivery of Sustainable Urban Extensions
- Net additional dwellings per annum
- New and converted dwellings on previously developed land
- Net additional pitches – Gypsy and Traveller
- Gross AH completions

<b>Objective 3 – Supporting the Town Centre</b>							
<b>Objective:</b> To drive the regeneration of Northampton’s town centre and improve visitor and investor experience by making it the focus of social networking, where people have access to commerce, leisure and culture, heritage, wide ranging employment opportunities and retail options at the heart of Northamptonshire in an attractive environment. To improve accessibility into the town centre to increase its attractiveness as a destination of choice.							
<b>Policy numbers</b>	<b>Local Plan Part 2:</b>		8, 9, 11, 12,19, 21, 38,				
	<b>West Northamptonshire Joint Core Strategy:</b>		S9, E7, N1, N10				
<b>Indicator (and type)</b>	<b>Target</b>	<b>Main policy delivered</b>	<b>Additional policies delivered</b>	<b>SA Objective delivered?</b>	<b>Main agencies (for delivery) / Source (for monitoring data)</b>	<b>Trigger</b>	<b>Contingencies</b>
Proposals and schemes contribute to range of retail, leisure and service-based offers in Northampton Town Centre and the Central Area	Delivery of schemes on identified sites within the town centre and central area in line with policy 8.	8	9, 11, 12	SA7	LPA (DM and Regeneration) / Developers	No development within 5 years of adoption of LPP2.	Consider barriers to delivery such as viability, corporate mechanisms.

Vacancy rates	Number of planning approvals granted to vacant units for retail or for change of use in the town centre	19	9, 12,	SA7, SA10, SA11	LPA (DM and Regeneration) / Developers. Surveys of shop occupancy levels	>20% of shops in primary shopping area are vacant	Consider new evidence and review of policy 19
Town centre footfall	Healthy footfall in Northampton Town Centre	8		SA3, SA7, SA11	LPA / Northampton Town Centre Manager	Declining annual footfall	Identify reasons why; further retail studies.
Residential uses in town centre	5% of Northampton's new housing created in town centre	2	8	SA2, SA3, SA4, SA7, SA11	Developers / LPA (DM)	Annual monitoring of planning permissions within the town centre (including change of uses)	Identify barriers to delivery such as viability.
Retail development	To provide retail floorspace as set out in Policy 19	19	9	SA3, SA7, SA11, SA13	Developers/ LPA (DM) / Northampton Town Centre Manager	Lack of planning permissions granted for retail within the town centre.	Identify barriers to development such as viability.

<b>Objective 4 – Economic Advantage</b>							
<b>Objective:</b> To strengthen and diversify Northampton’s economy by taking advantage of our internationally well-placed location, strategic transport network and proximity to London and Birmingham. To capitalise on the opportunities offered by the Oxford to Cambridge Arc.							
<b>Policy numbers</b>	<b>Local Plan Part 2:</b>		16, 17				
	<b>West Northamptonshire Joint Core Strategy:</b>		S7, S8, E1, E2, E3, E6				
<b>Indicator (and type)</b>	<b>Target</b>	<b>Main policy delivered</b>	<b>Additional policies delivered</b>	<b>SA Objective delivered?</b>	<b>Main agencies (for delivery) / Source (for monitoring data)</b>	<b>Trigger</b>	<b>Contingencies</b>
Protect safeguarded sites identified in Policy 17 and support new employment schemes outside safeguarded areas	No net loss of safeguarded employment sites and delivery of new employment sites in accordance with identified demand that is sustainably located	17	18	SA6	LPA / developers / business owners	Loss of safeguarded employment land without justification.  No new net employment floorspace within 5 years of LPP2 adoption	Consider barriers to implementation. Review evidence and consider policy review.
<p>Note: The following is monitored via the West Northamptonshire Joint Core Strategy Monitoring Framework (Pg 279 – 281)</p> <ul style="list-style-type: none"> <li>5 year employment pipeline</li> </ul>							

- Net job growth



<b>Objective 5 – Specialist business development</b>							
<b>Objective:</b> To support and develop opportunities for specialist employment clusters and business development focused on a low carbon economy. To maximise the opportunities offered by a regenerated town centre and the Enterprise Zone.							
<b>Policy numbers</b>	<b>Local Plan Part 2:</b>		17, 18				
	<b>West Northamptonshire Joint Core Strategy:</b>		S7, E3				
<b>Indicator (and type)</b>	<b>Target</b>	<b>Main policy delivered</b>	<b>Additional policies delivered</b>	<b>SA Objective delivered?</b>	<b>Main agencies (for delivery) / Source (for monitoring data)</b>	<b>Trigger</b>	<b>Contingencies</b>
Safeguard existing employment sites, including Waterside Enterprise Zone	Creation of new jobs within office, general industrial, warehousing and distribution.	17	18	SA6	Developers / LPA / SEMLEP	Use of SEMLEP figures.  Loss of safeguarded employment land and identified lack of proposals on key employment	Identify barriers to employment development in key locations.  Review evidence and possibly policy.

						sites	
Development allocations	These are delivered over the plan period	38	39, 40, 41, 42, 43, 44	SA1, SA4, SA5, SA13	Developers / LPA	Use of SEMLEP figures.  Loss of safeguarded employment land and identified lack of proposals on key employment sites	Identify barriers to employment allocations.  Review evidence and possibly policy.

<b>Objective 6 – Heritage</b>							
<b>Objective:</b> To conserve, and where possible, enhance through carefully managed change, the heritage assets and their settings, and to recognise and elevate their role in providing a sense of place and local distinctiveness.							
<b>Policy numbers</b>	<b>Local Plan Part 2:</b>		9, 31, 39, 41, 42, 43, 44				
	<b>West Northamptonshire Joint Core Strategy:</b>		BN5, N1				
<b>Indicator (and type)</b>	<b>Target</b>	<b>Main policy delivered</b>	<b>Additional policies delivered</b>	<b>SA Objective delivered?</b>	<b>Main agencies (for delivery) / Source (for monitoring data)</b>	<b>Trigger</b>	<b>Contingencies</b>
Development only allowed in accordance with Policy 31	Protect and enhance the historic environment	31	9, 39, 41, 42, 43, 44	SA11	Developers / LPA / Historic England	Appeal decisions that override Policy 31  New historic environment policy / guidance released	Consider barriers to adhering to Policy 31  Consider review of evidence base

<b>Objective 7 – Protecting and building communities</b>							
<b>Objective:</b> To ensure new development in urban areas actively supports and links new and existing communities physically and socially, to achieve social cohesion, maintain or improve the existing residential amenity and address the areas of deprivation identified in parts of the Borough.							
<b>Policy numbers</b>	<b>Local Plan Part 2:</b>		2, 3, 4, 6, 7, 8, 9, 11, 13, 22, 23, 24, 25, 28, 32, 37				
	<b>West Northamptonshire Joint Core Strategy:</b>		C2, C5, RC1, RC2, INF1				
<b>Indicator (and type)</b>	<b>Target</b>	<b>Main policy delivered</b>	<b>Additional policies delivered</b>	<b>SA Objective delivered?</b>	<b>Main agencies (for delivery) / Source (for monitoring data)</b>	<b>Trigger</b>	<b>Contingencies</b>
Number of planning permissions for major residential applications that include community facilities, sports facilities, playing pitches and public open space	Meet standards set out in policies 23, 24 and 28	24	22, 23, 25, 28	SA3, SA4, SA5	Developers / LPA	>20% of permissions failing to meet standards	Identify barriers to implementation with developers. Consider evidence and potentially review policy.

Open space maintenance contributions	Long-term funding for all new open spaces created	28	24	SA6, SA7, SA8	Developers; LPA	Unfunded open space	Re-negotiate with developers for increased contribution
Creation of community facilities	Major development should provide facilities to meet the needs of that development	24	22, 23	SA8, SA9, SA11, SA13	Developers / LPA / NCC	Lack of facilities being delivered through major schemes	Identify barriers to implementation with developers. Consider evidence and potentially review policy.
<p>Note: The following is monitored via the West Northamptonshire Joint Core Strategy Monitoring Framework (Pg 272 -273):</p> <ul style="list-style-type: none"> <li>• Number of planning permissions granted contrary to Northamptonshire Police Crime Prevention Design Advisors service and</li> <li>• % planning permissions for new residential and commercial development making adequate provision for community facilities and public open space.</li> </ul>							

<b>Objective 8 – Public Health</b>							
<b>Objective:</b> To promote healthier and safer communities by supporting the creation of and protecting shared facilities, improving connectivity and securing high quality design, and to maintain or improve the existing residential amenity.							
<b>Policy numbers</b>	<b>Local Plan Part 2:</b>		4, 6, 20, 23, 24				
	<b>West Northamptonshire Joint Core Strategy:</b>		S10, C1, C2, RC1, RC2, H4, N3, N4, N5, N6, N7, N8, N9, N9A, N11				
<b>Indicator (and type)</b>	<b>Target</b>	<b>Main policy delivered</b>	<b>Additional policies delivered</b>	<b>SA Objective delivered?</b>	<b>Main agencies (for delivery) / Source (for monitoring data)</b>	<b>Trigger</b>	<b>Contingencies</b>
Contextual indicator – health and quality of life indicators	Improved data on health via JSNA	6	4, 20	SA4, SA5	NNC / LPA / developers	Worsening health statistics via JSNA	Consider evidence and barriers to built development that can help improve health. Consider revision of policies.
Maintain high environmental health	Objections from Environmental	6	5	SA8, SA12, SA13	Developers / LPA	Design that creates immediate	Consider barriers implementing

standards for new development	Health team					Environmental Health concerns	designs that are satisfactory from an Environmental Health perspective.
Obesity levels	Lower level by 5% per year	6	20	SA8	PHE / NCC	Obesity levels increasing	Review strategy to do this
Concentration of hot-food takeaways	No more than two adjacent A5 units within 400 metres of each other	20	6	SA8	LPA, Planning Policy	Appeals	Consider evidence and potentially review policy.

<b>Objective 9 – Educational attainment</b>							
<b>Objective:</b> To raise educational achievement and the skills base of our communities through supporting the development of our learning infrastructure and strengthening links between local businesses and local schools, Moulton and Northampton Colleges and the University of Northampton.							
<b>Policy numbers</b>	<b>Local Plan Part 2:</b>		10, 37				
	<b>West Northamptonshire Joint Core Strategy:</b>		E6				
<b>Indicator (and type)</b>	<b>Target</b>	<b>Main policy delivered</b>	<b>Additional policies delivered</b>	<b>SA Objective delivered?</b>	<b>Main agencies (for delivery) / Source (for monitoring data)</b>	<b>Trigger</b>	<b>Contingencies</b>
Supporting and safeguarding University of Northampton Waterside Campus	Enhancements to already implemented scheme	10		SA6	University of Northampton / LPA	No delivery of enhancements within 5 years of adoption of plan	Identify barriers to delivery with developer such as viability issues.
Delivery of new schools / school places in suitable locations	To ensure new residential development is accompanied by educational infrastructure	37		SA3	Developers, NCC, LPA, private / academy school suppliers	Lack of school places	Identify barriers such as land / suitable locations and viability issues with developers and NCC



<b>Objective 10 – Green Infrastructure</b>							
<b>Objective:</b> To conserve natural habitats and species, provide net gains in biodiversity and enhance Northampton’s Natural Capital and green infrastructure network by improving existing areas as well as incorporating and designing green infrastructure these into large scale major development.							
<b>Policy numbers</b>	<b>Local Plan Part 2:</b>		5, 27, 28, 29, 30				
	<b>West Northamptonshire Joint Core Strategy:</b>		BN1, BN2, BN4, BN8				
<b>Indicator (and type)</b>	<b>Target</b>	<b>Main policy delivered</b>	<b>Additional policies delivered</b>	<b>SA Objective delivered?</b>	<b>Main agencies (for delivery) / Source (for monitoring data)</b>	<b>Trigger</b>	<b>Contingencies</b>
Sustaining and enhancing existing green infrastructure and supporting the creation of new green infrastructure	Housing developments of 15 or more dwellings to deliver or contribute to projects identified in Northampton Green Infrastructure Plan	27	28	SA9	Developers / LPA / NCC	No new Green Infrastructure projects delivered within 5 years of adoption of LPP2	Consider barriers to implementation. Consider DM practices.  Consider review of policy

Development on different types of open space	Development on land identified as surplus in the Open space, sport and recreation study	27	28, 29	SA10	LPA / planning policy	Development on land that has been identified as having a deficit of open space.	Consider why this is happening with DM.  Review evidence.
Biodiversity net gain	Major developments must offset and secure a net gain in biodiversity	29	27	SA9	Developers / LPA	Loss of biodiversity	Identify with developers and DM why net increase in biodiversity is not achievable and consider viability.

<b>Objective 11 - Connections</b>							
<b>Objective:</b> To reduce the need to travel, shorten travel distances and make sustainable travel a priority and an attractive option across Northampton by maximising and promoting the use of alternative travel modes. In so doing, the Plan will promote the principle objectives of the Northampton Low Emissions Strategy, combat congestion, reduce carbon emissions and address social exclusion for those who do not have access to a private car. In addition, to ensure a much wider range of destinations will be accessible by direct railway services from Northampton, including some fast, long distance services.							
<b>Policy numbers</b>	<b>Local Plan Part 2:</b>		2, 5, 32, 34				
	<b>West Northamptonshire Joint Core Strategy:</b>		C1, C2, C4, C5				
<b>Indicator (and type)</b>	<b>Target</b>	<b>Main policy delivered</b>	<b>Additional policies delivered</b>	<b>SA Objective delivered?</b>	<b>Main agencies (for delivery) / Source (for monitoring data)</b>	<b>Trigger</b>	<b>Contingencies</b>
Progress towards delivering sustainable schemes identified in Policy 34, and aligned to Policy 32	Delivery of sustainable schemes identified in Policy 34 and aligned to Policy 32	32, 34	2, 5	SA2, SA3, SA4	Developers / LPA / NCC	No progress towards delivery of new schemes within 5 years of adoption of LPP2	Consider barriers to implementation. Consider review of CIL

<p>Progress towards NCC's modal shift objectives as set out in Policy 32</p>	<p>5% reduction in share of private care trips across existing developments, and 20% reduction from all new development</p>	<p>32</p>	<p>6</p>	<p>SA2, SA4, SA8</p>	<p>Developers / LPA</p>	<p>Less than 5% and 20% reductions in modal shift being achieved</p>	<p>Travel to work surveys to understand why modal shift is not happening.</p> <p>Review Travel Plans and why they are not being implemented. Understand barriers such as suitable infrastructure / services to allow for modal shift.</p>
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## Objective 12 – Climate change

### Objective:

To achieve the vision of Northampton as an environmentally sustainable borough, where people will, over time, be able to make a transition to a low carbon lifestyle, demand for resources will be minimised and the impacts of climate change will be mitigated and adapted to by:

- Securing radical reductions in carbon emissions
- Promoting sustainable design and construction in all new development
- Ensuring strategic development allocations are located and designed so as to be resilient to future climate change and risk of flooding
- Encouraging renewable energy production in appropriate locations and
- Ensuring new development promotes the use of sustainable travel modes

<b>Policy numbers</b>	<b>Local Plan Part 2:</b>		3, 4, 5, 7, 29, 32, 34, 35				
	<b>West Northamptonshire Joint Core Strategy:</b>		S11, C1, C2, C5, H4, BN7A, BN7, BN9				
<b>Indicator (and type)</b>	<b>Target</b>	<b>Main policy delivered</b>	<b>Additional policies delivered</b>	<b>SA Objective delivered?</b>	<b>Main agencies (for delivery) / Source (for monitoring data)</b>	<b>Trigger</b>	<b>Contingencies</b>
Compliance with measures set out in Policy 5	All units in major development will be required to demonstrate how they are	5	3	SA8, SA12, SA13, SA16	Developers / LPA (development management)	Low adoption of measures identified through granted major planning	Identify barriers to delivery with developers and DM. Consider whether viability is an

	increasing efficiency in line with policy 5					applications	issue.
Development is accordance with Policy 7 (Flood risk and water management)	No applications granted contrary to flood management documents referenced in Policy 7	7		SA14	Developers / LPA DM / planning policy	Permissions granted contrary to advice.	Discussions with partner organisations, developers and DM.
Increase in number of electric-vehicle charging points	All new dwellings in residential major development should have EVCPs	35	5	SA8, SA12	Developers / LPA / NCC	No annual increase in EVCP installations	Discuss barriers to delivery such as viability, utility network capacity
Parking standards	To meet Northampton car and cycle parking and standards	35	4	SA12	Developers / NCC / LPA	Planning applications which exceed car parking standards and fail to provide suitable and safe cycle parking.	Discussions with DM and developers to reduce occurrences.

<b>Objective 13 – Infrastructure and development</b>							
<b>Objective:</b> To protect and enhance local services and to ensure social, physical, green and technology infrastructure is adequately provided to meet the needs of people and business in a timely and sustainable manner in response to regeneration and new development. To ensure that the relevant utilities are provided prior to occupancy.							
<b>Policy numbers</b>	<b>Local Plan Part 2:</b>		6, 7, 23, 24, 25, 26, 27, 28, 32, 33, 34, 36, 37				
	<b>West Northamptonshire Joint Core Strategy:</b>		C1, C2, C5, BN1, BN7A, INF1, INF2				
<b>Indicator (and type)</b>	<b>Target</b>	<b>Main policy delivered</b>	<b>Additional policies delivered</b>	<b>SA Objective delivered?</b>	<b>Main agencies (for delivery) / Source (for monitoring data)</b>	<b>Trigger</b>	<b>Contingencies</b>
Provision of or contribution to infrastructure as set out in Policy 37	Major development should contribute towards infrastructure schemes in order to mitigate their development	37	6, 7, 23, 24, 25, 26, 27, 28, 30, 32, 33, 34, 36	SA2, SA3, SA8, SA12, SA13, SA16	Developers / LPA / NCC / S106 monitoring / CIL	Non delivery of key transport schemes, green infrastructure, school places and other infrastructure required to mitigate development.	Identify with developers and partners blocks to infrastructure delivery.  Consider if viability is an issue.

## **Sustainability Appraisal (SA) Objectives**

1. Help make suitable housing available and affordable according to the needs of Northampton's population.
2. Reduce the need to travel within, to and from Northampton by providing easy access to jobs, services and facilities and to sustainable travel alternatives to the car.
3. Provide easy access to primary and secondary schools by sustainable modes.
4. Improve the health and well-being of Northampton's residents, promoting healthy lifestyles and reduce health inequalities.
5. Reduce crime and the fear of crime in Northampton.
6. Facilitate the growth of Northampton's economy and the availability of jobs.
7. Maintain and strengthen the character and vitality of Northampton town centre.
8. Minimise Northampton's greenhouse gas emissions.
9. Protect and enhance Northampton's biodiversity and geodiversity.
10. Protect and enhance the quality and character of Northampton's landscape and townscape.
11. Conserve and enhance Northampton's historic environment, heritage assets and their settings.
12. Minimise air pollution in and around Northampton, particularly in the AQMAs.
13. Encourage sustainable water management.
14. Reduce the risk of flooding to people and property in Northampton.
15. Encourage the efficient use of land in Northampton and protect its soils and mineral resources.
16. Facilitate sustainable waste management.



## GLOSSARY

### DISCLAIMER

***The Glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide to planning terminology and should not be used as a source for statutory definitions.***

### **Affordable Housing**

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/ or is for essential social workers); and which complies with one or more of the following definitions:

Affordable housing for rent: meets all of the following conditions (a) the rent is set in accordance with the Government's rent policy, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Built to Rent scheme (in which case the landlord need not be a registered provider) and (c) it includes provision to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Built to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

Starter Homes: is as specified in Sections 2 and 4 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision making. Where secondary legislation has the effect of limiting a householder's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for

alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

**Aged or veteran tree**

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

**Air Quality Management Areas**

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

**Ancient Woodland**

An area that has been wooded continuously since at least 1600 AD.

**Appropriate Assessment**

Under the habitat Regulations Assessment, stakeholders such as developers/ local authorities are required to undertake this assessment when a plan or project is likely to have an impact on any European Environmental conservation designations (for example, Special Protection Areas)

**Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Article 4 Direction**

A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

**Best and most versatile agricultural land**

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

**Biodiversity**

The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

**Birds and Habitats Directives**

European Directives to conserve natural habitats and wild fauna and flora.

**Blue infrastructure**

Blue infrastructure refers to urban infrastructure relating to water.

**Brownfield land**

See previously developed land.

**Brownfield land registers**

Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulation 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

**Climate change adaptation**

Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

**Climate change mitigation**

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Coastal Change Management Area**

An area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).

**Community Forest**

An area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations.

**Community Infrastructure Levy**

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. The funding goes towards provision of infrastructure to help mitigate the development.

**Community Right to Build Order**

An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

**Competent person (to prepare site investigation information)**

A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

**Conservation (for heritage policy)**

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Decentralised energy**

Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

**Designated Heritage Asset**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Design code**

A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

**Deliverable**

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

**Developable**

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

**Developer Contributions**

Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or by directly providing facilities or works either on or off site.

**Development Plan**

This includes adopted Local Plans, Neighbourhood Plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**District Centre**

A centre that provides a broad range of retail uses and a number of facilities to service the community, such as a group of shops including a supermarket or superstore and a range of non-retail services such as banks, building societies and restaurants as well as local public services such as a library and healthcare provision.

**Ecological networks**

These link sites of biodiversity importance.

**Economic development**

Development, including those within the B Use Classes, public and community uses and main town center uses (but excluding housing development).

**Ecosystem services**

The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

**Edge of centre**

For retail purposes, a location that is well connected and up to 300 meters of the primary shopping area. For all other main town centre uses, a location within 300 meters of a town center boundary. For office development, this includes locations outside the town center but within 500 meters of a public transport interchange. In determining whether a site falls within the definition of edge of center, account should be taken of local circumstances.

**Environment Agency**

A public body responsible for protecting and improving the environment of England, protecting communities from the risk of flooding and managing water resources.

**Environmental Impact Assessment**

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

**European site**

This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

**Geodiversity**

The range of rocks, minerals, fossils, soils and landforms.

**Green Infrastructure**

A strategically planned and delivered network of high quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

**Habitat Regulations Assessment**

Under the Habitat Regulations 2010, where a plan or project (alone or in combination with other projects or plans) is likely to affect a European site or European Marine Site, a HRA is used to consider the impact on the integrity of the site and to identify measures that would avoid or reduce the impacts to an acceptable level.

**Heritage Asset**

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Heritage Coast**

Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

**Heritage Impact Assessment**

A Heritage Impact Assessment (HIA) is a document that outlines the historic or archaeological significance of a building or landscape within its wider setting. It includes an outline of any proposed works, an assessment of their impact on the building or landscape and a mitigation strategy.

**Historic environment**

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Historic Environment Record (HER)**

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

**Housing Delivery Test**

Measures net additional dwellings provided in a local authority area against homes requires, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.

**Inclusive design**

Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

**Infrastructure Delivery Plan**

This identified the necessary social, physical and green infrastructure required to support the new development proposed in the Joint Core Strategy for West Northamptonshire up to 2029. The document will be subject to monitoring and regular review.

**Instrumentation operated in the national interest**

Includes meteorological and climate monitoring installations, satellite and radio communication, defence and national security sites and magnetic calibration facilities operated by or on behalf of the Government, delegated authorities or for defence purposes.

**Local Centre**

A centre which includes a range of small shops and services of a local convenience nature, serving a small catchment. They might typically include a small supermarket, a newsagent, a sub post office, a pharmacy and a take-away.

**Local Development Order**

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

**Local Development Scheme**

This sets out a programme for preparing local development documents.

**Local Enterprise Partnership**

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

**Local Lead Flooding Authority**

Local Lead Flood Authorities are Unitary or County Councils and are responsible for coordinating flood risk management in their area. They are responsible for managing the risk of flooding from surface water, groundwater and ordinary watercourses and lead on community recovery.

Northamptonshire County Council is the lead local flood authority (LLFA). Their responsibility is for the co-ordination and management of local flood risk involving flooding from surface water, ordinary watercourses and groundwater.

**Local Nature Partnership**

A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

**Local Nature Reserve**

Sites of local biodiversity importance that are also important for local communities.

**Local Plan**

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Local Planning Authority**

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council,

London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

### **Local Wildlife Site**

Non-statutory designation comprising sites of substantial local importance for wildlife conservation which are identified by a partnership between the Wildlife Trust, local authorities, statutory nature conservation agencies, local naturalists, landowners and wildlife charities using national criteria which have been adapted for local use. Most are privately owned.

### **Main Town Centre Uses**

Retail development (including warehouse clubs and factory outlet centers); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centers, indoor bowling centers, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

### **Major Development**

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

### **Major Hazards**

Major hazard installations and pipelines, licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

### **Minerals of local and national importance**

Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including hydrocarbons), tungsten, kaolin, ball clay, potash and local minerals of importance to heritage assets and local distinctiveness.

### **Mineral Safeguarding Area**

An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

### **National Planning Policy Framework**

This document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.



**National Trails**

Long distance routes for walking, cycling and horse riding.

**Nature Improvement Areas**

Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.

**Neighbourhood Development Order**

An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

**Neighbourhood Plans**

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Older people**

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

**Omni-channel**

Brands that sell across all channels, including branded websites, market places like Amazon and e-Bay, and social commerce like Facebook and Instagram.

**Open space**

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Original building**

A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

**Out of centre**

A location which is not in or on the edge of a centre but not necessarily outside the urban area.

**Out of town**

A location out of centre that is outside the existing urban area.

**People with disabilities**

People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Permission in Principle**

A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.

**Planning condition**

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning Obligation**

A legal agreement entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Playing field**

The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

**Pollution**

Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

**Previously Developed Land**

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development control procedures; land in built up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed structure have blended into the landscape.

**Primary shopping area**

Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

**Priority habitats and species**

Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Ramsar sites**

Wetlands of international importance, designated under the 1971 Ramsar Convention. The Convention on wetlands is an intergovernmental treaty that provides framework for national action and international cooperation for the conservation and wise use of wetlands and their resources.

### **Renewable and low carbon energy**

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

### **River Nene Regional Park**

An independent community interest company creating a green infrastructure network of environmental projects along the River Nene.

### **Rural exception sites**

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

### **Safeguarding zone**

An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.

A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

### **Setting of a heritage asset**

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, and may affect the ability to appreciate the significance or may be neutral.

### **Significance (for heritage policy)**

The value of a heritage asset to this and future generations because of its heritage interests. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

### **Site investigation information**

Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that

should be provided by an applicant is the report of a desk study and site reconnaissance.

### **Site of Specific Scientific Interest (SSSI)**

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

### **Social Infrastructure**

Includes education, healthcare, sports facilities, cultural and community facilities.

### **South East Midlands Local Economic Partnership (SEMLEP)**

This is a locally owned partnership between the local authorities and businesses. They are responsible for determining their local economic priorities and undertaking activities to drive economic growth and create local jobs.

### **Special Areas of Conservation**

Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

### **Special Protection Areas**

Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

### **Stepping stones**

Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

### **Strategic Environmental Assessment**

A procedure set out in the Environmental Assessment of Plans and Programmes Regulations 2004, which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. This accords with the European SEA Directive (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.

### **Strategic policies**

Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

### **Sustainability Appraisal**

This examines the impacts of the JCS strategies/ policies against a large number of economic, social and environmental sustainability objectives. It also provides an indication of what measures may need to be taken to minimise/ eliminate any adverse impacts and promote sustainable development. The Planning and Compulsory Purchase Act requires an SA to be undertaken for all Local Plans throughout the plan making process.

### **Sustainable Urban Extensions**

Planned expansion of a city or town that can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities and when developed at appropriate densities.

### **Supplementary Planning Documents (SPDs)**

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

### **Sustainable transport modes**

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

### **Town Centre**

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centre or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

### **Transport Assessment**

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

### **Transport Statement**

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

### **Travel Plan**

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

### **Veteran Tree**

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

**Viability Study**

An assessment of a proposed development to ensure all elements for the development, including required infrastructure and any required financial contributions can be successfully delivered in an economic context.

**Wildlife Corridor**

Areas of habitat connecting wildlife populations.

**Windfall Sites**

Sites not specifically identified in the development plan.

## **APPENDIX A**

### **NORTHAMPTON HOUSING TRAJECTORY FOR SITES ALLOCATED IN THE LOCAL PLAN PART 2 (excluding Sustainable Urban Extensions)**

Ref	Site Name	Yield	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	T
0168	Rowtree Road	131	5	10	10	10	15	15	15	15	15	21	131
0171	Quinton Road	19						9	10				19
0174	Ransome Road Gateway	24		8	8	8							24
0193	Former Lings Upper School	60 (HLS)											
0195	Hunsbury School, Hunsbury Hill (new application 73)	50 (HLS) 73											0
0204	The Farm, Hardingstone	100		25	25	25	25						
0205	Parklands Middle School, Devon Way	132 (HLS)											0
0288	Railway Station (car park)	68 (HLS)											0
0333	Railway Station (railfreight)	200						40	40	40	40	40	200
0335	Great Russell Street / Chronicle & Echo North	42 (6 in HLS) - net 36		10	10	10	6						36
0336	Site rear of Aldi, Former Chronicle & Echo	14 (HLS)											0
0338	Countess Road 5YHLS (64) Additional capacity 4	68 (64 in HLS)		4									4

Ref	Site Name	Yield	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	T
0403	Allotments, Studland Road	23		11	12								23
0629	British Timken Site	138 (HLS)											0
0657	Fraser Road	140		20	20	20	20	20	20	20			140
0685	12 Pennycross Place, Ecton Brook	12				6	6						12
0719	Car Garage Workshop, Harlestone Road	35			11	12	12						35
0720	Ryland Soans Garage, Harlestone Road	62			20	21	21						62
0767	Spencer Street	25 (HLS)											
0903	Hawkins Shoe Factory, Overstone Road	105 (HLS)											0
0910	379 Harlestone Road	14				7	7						14
0932	Southbridge Site 1	44 (HLS)						15	15	14			44
0933	Southbridge Site 2	50 (HLS)						20	20	10			50
1006	Pineham	106								30	40	36	106
1007	Land south of Wooldale Road, east of Wootton Road	22				11	11						22



Ref	Site Name	Yield	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	T
1009	Land west of Policy N5 Northampton South SUE (Site 1)	100						20	20	20	20	20	100
1010	Land at St Peter's Way / Court Road / Freeschool Street	5							5				5
1013	Park Campus	653 (HLS)											0
1014	Avenue Campus	200	10	10	20	20	20	20	20	20	30	30	200
1022	Belgrave House	99 (HLS)											0
1025	Land to the west of Towcester Road	180		30	40	40	40	30					180
1026	Eastern Land Parcel, Buckton Fields	14				7	7						14
1036	Derwent Drive garage site	8				4	4						8
1037	Swale Drive garage site and rear/unused land	6 (HLS)											0
1041	Newnham Road, Kingsthorpe	15			5	5	5						15
1048	Stenson Street	6			6								6

Ref	Site Name	Yield	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	T
1049	Land off Arbour Court, Thorplands garage block (exclude woodland)	11				5	6						11
1051 a	Land between Waterpump Court and Billing Brook Road	8				4	4						8
1052	Land rear of garages in Coverack Close	13			3	5	5						13
1058	Land off Oat Hill Drive, Ecton Brook	11				5	6						11
1060	Hayeswood Road, Lings	6				3	3						6
1071	2 sites off Medway Drive, near Meadow Close	9			3	3	3						9
1086 a	2 parcels of land in Sunnyside Estate (Cosgrove Road)	6				3	3						6
1086 b	2 parcels of land in Sunnyside Estate (Chalcombe Road)	7				3	4						7
1094	Land off Holmecross Road	15			5	5	5						15
1096	Land off Mill Lane	14		4	4	4	2						14
1097	Gate Lodge	30			10	10	10						30

Ref	Site Name	Yield	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	T
1098	The Green, Great Houghton	800		50	50	50	100	100	100	100	125	125	800
1099	Upton Reserve Site	40			10	15	15						40
1100	Hill Farm Rise, Hunsbury Hill (LWS on a small part of the site)	80			30	30	20						80
1102	Site east of Towcester Road	50				25	25						50
1104	Watering Lane, Collingtree	265		20	20	30	30	33	33	33	33	33	265
1107	Former Abington Mill Farm, land of Rushmere Road	125		25	30	30	30	10					125
1108	Horsley Road	35		15	20								35
1109	Mill Lane	6 (HLS)											0
1113	Greyfriars	400			50	50	50	50	50	50	50	50	400
1114	Cedarwood Nursing Home, 492 Kettering Road	2 (HLS)											0
1117	133 Queens Park Parade	6 (HLS)									3	3	6
1121	Upton Valley Way East	34 (HLS)											0
1123	83 - 100 Trinity Avenue	9 (HLS)											
1124	41 - 43 Derngate	7 (HLS)											0
1126	5 Primrose Hill	6 (HLS)											0

Ref	Site Name	Yield	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	T
1127	32 Connaught Street	6				3	3						6
1131	The Leys Close, 39 Mill Lane	6 (HLS)											0
1133	Eastern District Social Club, Crestwood Road	5 (HLS)											0
1134	St Johns Railway Embankment	12				6	6						12
1137	Wootton	74			25	25	24						74
1138	Land South of Old Bedford Road	7			7								7
1139	Merge Homes England plots in Ransome Road	200 (HLS)											0
1140	Land north of Milton Ham	224		25	25	25	25	25	25	25	25	24	224
1142	Land to the west of Northampton South SUE (Site 2)	130						40	40	50			
	<b>SUB TOTAL</b>		<b>15</b>	<b>267</b>	<b>479</b>	<b>545</b>	<b>578</b>	<b>407</b>	<b>373</b>	<b>377</b>	<b>381</b>	<b>382</b>	
	<b>5 YEAR TOTAL</b>						<b>1884</b>					<b>1920</b>	
	<b>TOTAL</b>												<b>3804</b>

**APPENDIX B**  
**SUPERSEDED POLICIES**

**a. NORTHAMPTON LOCAL PLAN 1997**

Saved Policies in the Adopted Northampton Local Plan 1997		Replacement Policy Number and Title in the Northampton Local Plan Part 2	
E7	Skyline	2 / 3	Placemaking / Design
E9	Locally Important Landscape Area	27	Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure
E20	New development: Design	2 / 3	Placemaking / Design
E26	Conservation Areas: development and advertisements	31	Protection and enhancements of designated and non-designated heritage assets
E28	Use of upper floors and other commercial premises	21	Residential development on upper floors
E29	Shopping environment: new or replacements shop front	2 / 3	Placemaking / Design
E30	Shop front: external security protection	2 / 3	Placemaking / Design
E35	Advertisements: in conservation areas	31	Protection and enhancements of designated and non-designated heritage assets
E36	Advertisement hoardings: express consent	3	Design
H10	Other housing development: backland development	2 / 3	Placemaking / Design
H11	Other housing development: commercial property in primarily residential areas	13	Residential and other residential led allocations
H14	Residential development, open space and children's play area	28	Providing Open Spaces
H16	Housing for the elderly	14	Type and mix of housing
H17	Housing for people with disabilities	14	Type and mix of housing
H18	Extensions	2 / 3 / 4	Placemaking / Design / Amenity and Layout
H21	Conversion to flats	2 / 3 / 4	Placemaking / Design / Amenity and Layout
H23	Conversion to flats	2 / 3 / 4	Placemaking / Design / Amenity and Layout
H24	Conversion to flats	2 / 3 / 4	Placemaking / Design / Amenity and Layout
H26	Conversion to flats – floors above shops	21	Residential Development on Upper Floors

H28	Hostels	11	Managing hotel growth
H29	Residential Institutions	14	Type and mix of housing
H30	Multiple occupation with a single dwelling	15	Delivering Houses in Multiple Occupation
H35	Childcare facilities	25	Childcare Provision
B5	Development policies for proposed business areas: Brackmills, Milton Ham and Pineham	17	Safeguarding Existing Employment Sites
B6	Support services	24 / 25	Community facilities/ Childcare Provision
B7	Brackmills: height considerations	2 / 3	Placemaking / Design
B8	Northampton Cattlemarket	17	Safeguarding Existing Employment Sites
B9	Pineham and Milton Ham: landscaping zone	2 / 3	Placemaking / Design
B10	Pineham and Milton Ham	17	Safeguarding Existing Employment Sites
B11	Milton Ham: height considerations	2 / 3	Placemaking / Design
B14	Development for non-business uses in business areas	2 / 3	Placemaking / Design
B17	Use of land for open storage, salvage and recycling	18	Supporting New Employment Developments and Schemes Outside Safeguarded Sites
B19	Existing business premises in primarily residential area	16	Supporting New Employment Developments and Schemes Outside Safeguarded Sites
B20	Working from home	2 / 3	Placemaking / Design
B22	Small businesses: up to 200 sq.m	18	Supporting New Employment Developments and Schemes Outside Safeguarded Sites
B23	Repair and maintenance of vehicles	18	Supporting New Employment Developments and Schemes Outside Safeguarded Sites
B31	Environmental impact of business development: new locality	2 / 3	Placemaking / Design
B32	Environmental impact of business development: amelioration	2 / 3	Placemaking / Design
B33	Environmental impact of business development: hazardous development	2 / 3	Placemaking / Design
T11	Commercial uses in residential area	18	Supporting New Employment Developments and Schemes Outside Safeguarded Sites
T12	Development requiring servicing	2 / 3 / 4	Placemaking / Design / Amenity and Layout

T14	Public transport – rail corridors	32	Designing Sustainable Transport and Travel
T16	Taxi services	32	Designing Sustainable Transport and Travel
T22	Provision for people with disability	2 / 3 / 4	Placemaking / Design / Amenity and Layout
R5	Town centre: change of use	8 / 12	Supporting Northampton Town Centre's role / Development of main town centre uses
R6	Town centre: primary shopping frontages		Not required
R7	Town centre: secondary shopping frontages		Not required
R9	District and local centres: change of use from shops	19	New Retail Developments and Retail Impact Assessment
R11	Shopping facilities/ local centre in major residential development	19	New Retail Developments and Retail Impact Assessment
R15	Car showrooms	2 / 3 / 4	Placemaking / Design / Amenity and Layout
R16	Retail sales from petrol filling stations	19	New Retail Developments and Retail Impact Assessment
R17	Retailing from industrial premises	19	New Retail Developments and Retail Impact Assessment
L2	Community use of existing schools and colleges	23 / 24	Sports facilities and playing pitches / Community facilities
L10	Bradlaugh Fields	27	Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure
L12	Motor sports and motorised water sports		Not required
L13	Local community facilities	24	Community facilities
L24	Allotment gardens	28	Providing Open Spaces
L25	Alternative use of allotment land	13	Residential and other residential led allocations
L26	Leisure proposals: site specific		Not required
D4	Crow Lane (north): business or leisure		Not suitable for allocation
D6	Delapre Abbey: office and conference centre	31	Protection and enhancements of designated and non-designated heritage assets
D9	M1 Junction 15a/ A43: suitable for single development with high standard of building design with a landscaped setting	38	Development Allocations
D12	Land north west of Kings Heath		Sustainable Urban Extension in the Joint Core Strategy
D13	Overstone Scout camping ground (off Billing Lane): residential or		Not required. Part of site now developed.

	public house/ hotel		
D16	St Edmunds Hospital: development guidelines given		Not required – under construction
D17	Southbridge area and power station site, Nunn Mills: residential, business and leisure		Not required - built
D20	Tweed Road (Pioneer Aggregates): development guidelines given	17	Safeguarding Existing Employment Sites
D22	Angel Street/ Bridge Street: retail or office		Not required - built
D23	Castle Yard, St Andrews Road: residential or business, safeguard future position of north west bypass	38	Development Allocations
D26	Freeschool Street: high density residential or residential and office with retail on frontage to Marefair	38 / 44	Development Allocations / Sites in Tanner Street, Green Street, St Peter's Way and Freeschool Street (LAA0167 / 0818 / 0931 / 1010)
D27	Lower Mounts: car park and leisure/ residential	38	Development Allocations
D28	St Andrews Street: residential and retail		Not required – various changes have taken place within the area
D29	St Johns car park: residential, leisure and parking		Not required – part of the site has been developed
D30	British Gas land, St Peter's Way: mix of leisure, retail and employment with a minor element of housing		Not required – site developed
D31	Victoria Street car park: office and car parking	38	Development Allocations
D32	Western Island, Lady's Lane	38	Development Allocations
D33	Wellington Street: office and retail		Not required. Not allocated in the Central Area Action Plan
D35	York Road: business or residential		Not required. Not allocated in the Central Area Action Plan

**b. CENTRAL AREA ACTION PLAN 2013**

<b>Adopted Policies in the Central Area Action Plan 2013</b>		<b>Replacement Policy Number and Title in the Northampton Local Plan Part 2/ status update</b>	
1	Promoting design excellence	2 / 3 / 4	Placemaking / Design / Amenity and Layout
2	Tall buildings	2 / 3 / 4	Placemaking / Design / Amenity and Layout



3	Public realm	2 / 3 / 4	Placemaking / Design / Amenity and Layout
4	Green infrastructure	27 / 28	Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure / Providing Open Spaces
5	Flood risk and drainage	7	Flood Risk and Water Management
6	Inner ring road	32 / 33 / 34	Designing Sustainable Transport and Travel / Highway network and safety / Transport schemes and mitigation
7	Bus interchange: Fishmarket		Policy implemented
8	Safeguarded public transport route	32 / 33 / 34	Designing Sustainable Transport and Travel / Highway network and safety / Transport schemes and mitigation
9	Pedestrian and cycle movement framework	32 / 33 / 34	Designing Sustainable Transport and Travel / Highway network and safety / Transport schemes and mitigation
10	Parking	35	Parking standards
11	Town Centre boundary	8 / 12 / 19	Supporting Northampton Town Centre's role / Development of main town centre uses / New Retail Developments and Retail Impact Assessment
12	Definition of Primary Shopping Area	8 / 19	Supporting Northampton Town Centre's role / New Retail Developments and Retail Impact Assessment
13	Improving the retail offer		Superseded by the NPPF (2019). No longer required
14	Meeting retail capacity	19	New Retail Developments and Retail Impact Assessment
15	Office and business use	17 / 18	Safeguarding Existing Employment Sites / Supporting New Employment Developments and Schemes Outside Safeguarded Sites
16	Central Area living	13 / 14	Residential and other residential led allocations /

			Type and mix of housing
17	Grosvenor Centre redevelopment	38 / 42	Development Allocations / Greyfriars
18	Abington Street East	12 / 19	Development of main town centre uses / New Retail Developments and Retail Impact Assessment
19	Castle Station		Policy implemented
20	St Johns		Policy implemented
21	Angel Street		Policy implemented
22	Bridge Street		Majority of the area affected by the policy now implemented
23	Upper Mounts/ Great Russell Street	38	Development Allocations
24	Spring Boroughs		Not required. The site is covered by Spring Boroughs Neighbourhood Plan (made 2016)
25	The Waterside	38	Development Allocations
26	The Waterside: Brampton Branch St Peter's Way	38	Development Allocations
27	The Waterside: Southbridge West	38	Mostly developed. Remaining sites covered by Development Allocations
28	The Waterside: Avon / Nunn Mills / Ransome Road		Policy implemented
29	The Waterside: Becket's Park	38 / 27 / 28	Development Allocations / Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure / Providing Open Spaces
30	The Waterside: Nene Meadows	27 / 28	Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure / Providing Open Spaces
31	Market Square	8 / 9	Supporting Northampton Town Centre's role / Regeneration Opportunities in the Central Area
32	Drapery	8 / 12 / 19	Supporting Northampton Town Centre's role / Development of main town centre uses / New Retail Developments and Retail Impact Assessment
33	Freeschool Street	38	Development Allocations

34	Former Royal Mail Sorting Office		Policy implemented
35	Telephone Exchange, Spring Gardens	17	Safeguarding Existing Employment Sites
36	Infrastructure Delivery	37	Infrastructure Delivery and Contributions

## **APPENDIX C**

### **NORTHAMPTON INFRASTRUCTURE REQUIREMENTS**

#### **i. Traffic Modelling and Analysis For Northampton Local Plan Part 2 (Northamptonshire County Council 2020)**

Traffic modelling has been undertaken to examine the traffic impacts of the development proposed within the Local Plan Part 2.

The proposed development sites within this local plan were added to the baseline development included in the Northamptonshire Strategic Transport Model, which for West Northamptonshire (including Northampton) included all the sites included in the Joint Core Strategy and other consented sites.

While Northampton experiences very busy traffic in some areas, the network is coping reasonably well with the level of development that has been tested.

Overall the results do not indicate any of the proposed Local Plan Part 2 sites would have a severe impact on the network which would mean they would be unacceptable in transport terms in accordance with the National Planning Policy Framework. However, the Plan pursues policies which reduce the amount of travel by car.

Transport Assessments or Transport Statements will be required for development proposals, dependent on their size. These may indicate the need for localised improvement works, particularly around access to the site.

The modelling has, however, identified the following highway infrastructure improvements needed to accommodate the cumulative scale of growth proposed. Developer contributions will be sought towards their implementation.

1. Rowtree Road approach to the A45 Wootton Fields interchange – Junction improvements required to support Northampton South SUE.
2. Bedford Road, Newport Pagnell Road, The Green

To accommodate development at The Green, Great Houghton (site LAA1098) the following is required:

- Significant upgrading of The Green
  - Significant upgrading of the eastern Bedford Road approach to the Barnes Meadow roundabout to include widening of the river bridge. Highways England should be consulted on any works impacting the A45.
3. London Road / Cotton End Junction – Development off Ransome Road (sites LAA0174 and LAA1139) will be expected to provide improvements to this junction.
  4. Barrack Road / St. Georges Avenue and Kingsthorpe Road / Balfour Road Junctions – Improvements to the Barrack Road / St. Georges Road, and Kingsthorpe

Road / Balfour Road junctions required to support the development of Avenue Campus (site LAA1014).

**APPENDIX D**  
**TRANSPORT AND INFRASTRUCTURE SCHEDULE**  
**(Northampton and Northampton Related Development Area)**

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
<b>Northampton &amp; Northampton Related Development Area</b>							
T1	NRDA	A45/M1 Northampton Growth Management Scheme	NRDA	NCC/HE	2019 Start	£12.24m	Developer
T2/ T3	Northampton (West)	North West Relief Road (A428 to A5199)	Northampton Kings Heath / Northampton West	Developer/NCC	2020 Start, 2022 complete	£35m	Developer/ SEMLEP/ NCC/NBC
T4	Northampton (West)	Sandy Lane Relief Road Phase 2 related to Upton Lodge Norwood Farm developments	Norwood Farm /Upton Lodge	Developer	2021	£7.59m	Developer/Grant Funded
T7	Northampton (West)	Kingsthorpe Corridor Improvements	Northampton (West)	NCC	2017 Start	£2.2m	NCC/ Developer/ Grant Funded
T9	NRDA	Plough Junction Improvements	Northampton St John's Area	NCC	Not known	£3m	Grant Funded
T12	NRDA	Bedford Road Bus Priority Improvements	Town Centre	NCC	Not known	£2.2m	NCC/ Developer
T13	NRDA	Wellingborough Road Bus Improvements	Northampton	NCC	Not known	£1.4m	NCC
T14	NRDA	Inter Urban Bus Service Improvement	Northampton	NCC	2010 ongoing	£1.2m	NCC
T15	NRDA	Cycle and Walking Routes, and Crossing	Northampton	NCC/ Sustrans	2010 ongoing	£14m	NCC/ Sustrans/ Developer
T16 b	Northampton (North)	A43 Corridor Improvements: Phase 1 b – Round Spinney to Moulton roundabout	Northampton North SUE	NCC	Completion expected in 2020	£14m	NEP/ NHB/ Developer/ Grant Funded
T16 d	Northampton (North)	A43 Corridor Improvements: Phase 3 – Overstone Grange to Holcot/Sywell roundabout	Northampton North SUE	NCC	2020 - 21	£20m	SEMLEP/ Developer/ NCC
T18	Northampton (North)	Local Multi Modal Interchange and Bus Route Improvement/Provision	Northampton North SUE	NCC	2015 ongoing	£2m	Developer
T19	Northampton (North)	Kettering Road Bus Priority	Northampton North SUE	NCC	2020 start	£1.5m	Developer/NCC/ Grant funded
T20	Northampton (North)	Walking and Cycling Improvement	Northampton North SUE	NCC	Not known	£0.34m	Developer
T21	Northampton (West)	Potential Junction Provision/ Improvements	Northampton West SUE	NCC	2020 start	Not known	Developer
T22	Northampton (West)	Bus Route Improvement	Northampton West SUE	NCC	2020 start	£1.8m	Developer
T23	Northampton (West)	Walking and Cycling Improvement	Northampton West SUE	NCC	Not known	£0.23m	Developer
T24	Northampton	Towcester Road Bus	Northampton	NCC	2019	£0.12m	Developer/

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
	(South)	Priority related to Northampton South	South SUE		start		NCC
T25	Northampton (South)	Bus Route Improvement related to Northampton South	Northampton South SUE	NCC	Not known	£1.4m	Developer
T26	Northampton (South)	Walking and Cycling Improvement	Northampton South SUE	NCC	2019 start	£0.5m	Developer
T27	Northampton (South)	London Road Bus Priority	Northampton South of Brackmills SUE	NCC	2019 start	£2.7m	Developer/ NCC
T28	Northampton (South)	Bus Route Improvement	Northampton South of Brackmills SUE	NCC	2019 start	£1m	Developer
T29	Northampton (South)	Walking and Cycling Improvement	Northampton South of Brackmills SUE	NCC	2019 start	£0.5m	Developer
T30	Northampton (West)	Harlestone Road/Mill Lane Junction Improvements	Northampton Kings Heath SUE	NCC	2019 start	£3.7m	Developer
T31	Northampton (West)	Dallington to Kings Heath Road Improvements	Northampton Kings Heath SUE	NCC	2019 start	£3.6m	Developer
T32	Northampton (West)	Bus Route Improvement	Northampton Kings Heath SUE	NCC	2019 start	£4.3m	Developer
T33	Northampton (West)	Walking and Cycling Improvement	Northampton Kings Heath SUE	NCC	2019 start	£0.9m	Developer
T34	Northampton (North West)	Bus Route Improvement	Northampton North of Whitehills SUE	NCC	2019 start	£1.6m	Developer
T35	Northampton (North West)	Walking and Cycling Improvement	Northampton North of Whitehills SUE	NCC	2018 start	£2m	Developer
T36	Northampton (South)	Bus Route Improvement	Northampton Upton Park SUE	NCC	2019 start	£1.5m	Developer
T37	Northampton (South)	Walking and Cycling Improvement	Northampton Upton Park SUE	NCC	2019++2 start	£0.2m	Developer
T64	NRDA	Spencer Bridge Road Corridor Improvements	Wider Area	NCC	Not known	£3.5m	Not known
T66	NRDA	St James Mill Link Road	Northampton Waterside Enterprise Zone	NBC	2018 start	£2m	NBC/SEML EP
<b>Sub Total NRDA Transport Infrastructure Known Costs</b>						<b>£155.47</b>	

**APPENDIX E**  
**NORTHAMPTON GROWTH MANAGEMENT SCHEME**  
**(A45 Northampton Growth Management Scheme Projects)**

<b>A45 Northampton Growth Management Scheme Projects</b>	<b>Cost Est.</b>
M1 Junction 15 Interchange	£2.31m
Wootton Interchange	£0.8m
Queen Eleanor Interchange	£1.49m
Brackmills Interchange	£1.32m
Barnes Meadow Interchange	£2.14m
Lumbertubs Interchange	£2.6m
Great Billing Interchange	£1.58m
<b>Total</b>	<b>£12.24m</b>



## **APPENDIX F**

### **HEALTH INFRASTRUCTURE PROJECTS SCHEDULE**

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
<b>Northampton &amp; Northampton Related Development Area (NRDA)</b>							
H1	Northampton (South)	Contribution to improving Local Health Centres at Wootton Medical Centre and Grange Park Medical Centre	Northampton South, South of Brackmills SUEs, Avon Nunn Mills, Wootton Fields & Grange Park	NHSE/ NCCG/	2014	£0.9m	Developer
H2	Northampton NRDA (West)	Contribution required to develop a minimum 9 GP practice within multi-purpose building located on Kings Heath SUE	Northampton Kings Heath SUE & Northampton West SUE	NHSE/ NCCG/	2020-23	£3m	Developer/GPs
H3	Northampton NRDA (North/West)	Contribution towards Internal Refurbishment of existing GP practice	Northampton North of Whitehills SUE	NHSE/ NCCG/	2020-23	£0.6m	Developer
H4	Northampton NRDA (North)	Contribution towards internal refurbishment to provide GP services to meet needs of increasing population	Northampton Kings Heath SUE & Northampton West SUE	NHSE/ NCCG/	2020-23	TBC	Developer/GPs

## **APPENDIX G**

### **PRIMARY EDUCATION**

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
<b>Northampton</b>							
E3a	Northampton	One new three form entry Primary School at Norwood Farm	Norwood Farm	NCC	2022	£8m	NCC/ Developer
E3b	Northampton	One two form entry Primary School at Upton Lodge	Upton Lodge	NCC	2022	£6.5m	NCC/ Developer
E5	Northampton NRDA	New two form entry Primary School at Northampton South SUE	Northampton South SUE	NCC	2022	£7m	EFA/ Developer
E6	Northampton NRDA	New two form entry Primary School at Northampton South of Brackmills SUE	Northampton South of Brackmills SUE	NCC	2021	£7m	NCC/ Developer
E7	Northampton NRDA	Two x new two form entry Primary Schools at Northampton Kings Heath SUE	Northampton Kings Heath SUE	NCC	1 <sup>st</sup> by 2020	£14m	NCC/ Developer
E8	Northampton NRDA	New two form entry Primary School at Northampton Upton Park SUE	Northampton Upton Park SUE	NCC	2022	£7m	NCC/ Developer
E9	Northampton NRDA	New two form entry Primary School at Northampton North of Whitehills SUE	Northampton North of Whitehills SUE	NCC	2021	£7m	EFA/ Developer
E10	Northampton NRDA	Two new two form entry Primary Schools at Northampton North SUE. Half a form entry extension to Overstone Primary, and half a form entry to another local school.	Northampton North SUE	NCC	1 <sup>st</sup> by 2021/2	£15m	NCC/ Developer
E11	Northampton NRDA	Two new two form entry Primary Schools at Northampton West SUE	Northampton West SUE	NCC	2022	£14m	NCC/ Developer
E41	Northampton NRDA	New three form entry Primary School in Collingtree. (Wave 11 Free School : Approved)	Northampton	EFA	2023 onwards	£6.5m	ESFA
E42	Northampton NRDA	New two form entry Primary School in Duston (Wave 12 Free School Proposal)	Northampton	EFA	2021	£6.5m	ESFA

## **APPENDIX H** **SECONDARY EDUCATION**

<b>Ref</b>	<b>Growth Location</b>	<b>Infrastructure Requirement</b>	<b>Required for Growth at</b>	<b>Delivery Body</b>	<b>Broad Phasing</b>	<b>Cost Est.</b>	<b>Funding Sources</b>
<b>Northampton</b>							
E16	Northampton NRDA	New Secondary School (located at Northampton Kings Heath SUE) 8 to 10 form entry	Northampton	NCC	2022 onwards	£30m	NCC/ Developer
E30	Northampton NRDA	New eight to ten form entry Secondary School to serve the South of Northampton	Northampton	NCC	2021	£10m	NCC/ Developer
E33	Northampton NRDA	Extensions to existing Schools in the Northampton Town Centre area totalling three forms of entry.	Northampton	NCC	2018/19	£8m	NCC/Developer
E39	Northampton NRDA	New eight to ten form entry Secondary School in the North of Northampton (Moulton/ Overstone – Daventry Education area)	Northampton and Daventry	NCC	2020 onwards	£30m	NCC/ Developer
E40	Northampton NRDA	New eight to ten form entry Secondary School in the West of Northampton (Upton area)	Northampton	NCC	Post 2020	£30m	NCC/ Developer