



NORTHAMPTON LOCAL PLAN PART 2 SUBMISSION PLAN

**PROPOSED SCHEDULE OF
MINOR MODIFICATIONS
NOVEMBER 2020**

**NORTHAMPTON LOCAL PLAN PART 2
SUBMISSION
PROPOSED SCHEDULE OF MINOR MODIFICATIONS**

A. PROPOSED MINOR MODIFICATIONS TO THE SUBMISSION PLAN

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Proposed Submission Round 2 (July 2020)	Submission (January 2021)	Reason for change
CHAPTER 5: QUALITY OF NEW DEVELOPMENT					
MM1	37	Para 5.5	Refers to Building for Life	Refers to Building for a Healthy Life	To reflect updated guidance
MM2	40	Policy 3 (last bullet point)	Refers to Building for Life certification	Refers to Building for a Healthy Life certification	To reflect updated guidance
MM3	41	Policy 4 (second last bullet point)	Refers to large developments and the need to include high quality public realm	Refers to all developments and not just large developments	To reflect consultation response from Homes England. The Council agrees that all developments need to incorporate high quality public realm
MM4	45	Para 5.28	Planning can assist in creating environments.....	Planning, <i>including through the usage of design tools such as Building for a Healthy Life (BHL)</i> , can assist.....	To reflect consultation response and to strengthen the position in relation to the Building for a Healthy Life guidelines
MM5	46	Policy 6		New bullet point added: <i>Use of design tools such as Building for a Healthy Life (BHL)</i>	To reflect consultation response and to strengthen the position in relation to the Building for a Healthy Life guidelines

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MM6	47	Para 5.34	Anglian water's SUDs Adoption handbook sets out the circumstances in which SUDs features would be adopted by Anglian Water.	Anglian water's SUDs Adoption handbook <i>and the water sector Design and Construction Guidance</i> sets out the circumstances in which SUDs features would be adopted by Anglian Water.	To reflect consultation response from Homes England and to provide a factual update
MM7	47	Chapter 5 (before Policy 7)		New para added before Policy 7: <i>SuDS should be multiuse rather than set aside solely for the purpose of water storage. Building for a Healthy Life states that well designed multi-functional sustainable drainage will incorporate play and recreational opportunities.</i>	To reflect consultation response and to strengthen the position in relation to the Building for a Healthy Life guidelines
MM8	47	Policy 7	Last para: For all major development.....	Amend to: For all major development.....	To reflect consultation response from Anglian Water. The Council agrees that this policy should be applicable to all development and not just major development
		CHAPTER 7: RESIDENTIAL			
MM9	62	Policy 13	LAA0204 – 100 units	LAA0204 - 55 units	To reflect consultation response and to correct a capacity error
MM10	62	Policy 13	Sites 0168/ 1009/ 1142	Site 1144: new site reference	To reflect consultation

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			allocated for residential	created to include the combination of sites 0168/ 1009/ 1142	response
MM11	66	Para 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.	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. <u>As at 2019, there were 32 entries on register of self-build and custom build projects, giving an indication of the level of demand for which the Council needs to ensure provision. On the basis that the market has not made provision for self-build or custom build housing to address this identified demand, the Council requires that a proportion of sites on development sites of more than 100 dwellings should be identified for self-build and custom build dwellings, as set out in Policy 14.</u>	To reflect consultation response.

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		CHAPTER 9: HIERARCHY OF CENTRES, RETAIL AND COMMUNITY SERVICES			
MM12	81	Policy 19	2 nd paragraph 3 rd bullet point item i: Reference to use classes order A1	The policy will be updated to reflect the changes to the new use classes order	To reflect the new use class order which came into force on the 1 st September 2020
MM13	82	Policy 20	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.	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.	To reflect the new use class order which came into force on the 1 st September 2020
MM14	83	Policy 21	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.	Add to the policy: <u>Residential development within the town centre will be specifically supported where this is above ground floor and has access which does not require people to pass through a business use.</u>	To reflect consultation response and to provide clarity on access to above ground floor accommodation
MM15	85	Footnote	Footnote 55 refers to "Planning the future of open space, sport and recreation	Amend Footnote 55 to read: "Planning.....West Northamptonshire – Part 3	To correct a factual error

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			in West Northamptonshire – Part 2 Playing Pitch Strategy....”	Playing Pitch Strategy	
MM16	86	Para 9.26	Last sentence:rugby	Add:....rugby <i>union</i>	To clarify the name of the sport.
CHAPTER 10: BUILT AND NATURAL ENVIRONMENT					
MM17	98	Policy 29	<p>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.....</p> <p>2. In particular.....</p> <p>Sites of local importance</p> <p>Developments affecting the</p>	<p>1. The Council will require all major development proposals to <u>avoid, adequately mitigate, or, as a last resort, compensate biodiversity impact</u> 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 <u>such as the DEFRA metric</u>.....</p> <p>2. In particular.....</p> <p>Sites of local importance</p> <p>Developments affecting the Borough’s Local</p>	To reflect consultation response from statutory consultees including Natural England and NCC Ecology, to provide further policy clarification and to strengthen the policy.

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			<p>Borough's Local Nature Reserves and Local Wildlife Sites.....</p> <p>Undesignated sites Development affecting sites that are not formally designated, but</p> <p>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 of functionally linked land to the respective site. Applicants will be required to undertake up to date, comprehensive ecological surveys in accordance with industry guidelines</p>	<p>Nature Reserves and, Local Wildlife Sites and <u>Potential Wildlife Sites</u>.....</p> <p>Undesignated sites <u>Other biodiversity assets</u> Development affecting sites that are not formally designated, but.....</p> <p>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 <u>consider the Northamptonshire Biodiversity SPD or successor document and where necessary,</u> undertake up to date, comprehensive ecological</p>	

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			and standards. These will be required to	surveys ...	
MM18	100	Para 10.20		New sentence after the first sentence: <u>In addition, there could be impacts on areas of functionally linked land which support the bird species (golden plover and lapwing) for which the Upper Nene Valley Gravel Pits Special Protection Area has been designated.</u>	To reflect consultation responses
MM19	100	Policy 30	Proposals must ensure that there is no adverse impact either alone or cumulatively on	Proposals must ensure that there is no adverse impact either alone or <u>cumulatively in combination</u> on.....	To reflect consultation responses from statutory consultees including Natural England, NCC Ecology and Anglian Water, to provide further policy clarification and to strengthen the policy.
			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 predationwill not have a detrimental impact.	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 <u>predation.....will not have have a detrimental impact</u> an adverse impact.	
			Proposals for the Special Protection Area and	Proposals for-.....the	

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			<p>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.</p>	<p>Special Protection Area and the species for which the land is designated (<u>in accordance with the Habitats Regulations and the Upper Nene Valley Gravel Pits Supplementary Planning Document</u>). Significant effects could include the loss or fragmentation of <u>functionally linked land and supporting habitat</u>, 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. <u>Major developments will also be required to demonstrate that there is sufficient capacity at the receiving Water Recycling Centre to ensure water quality is protected consistent with the requirements of the Habitats Directive.</u> Applicants should refer to Table 2 of the Upper Nene Valley Gravel Pits Special</p>	

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				<p>Protection Area Supplementary Planning Document for guidance on when to consult with Natural England.</p> <p>And add at the end of the policy the following: <u>The Local Planning Authority or successor authority will prepare a Mitigation Strategy document concerning the Upper Nene Valley Gravel Pits Special Protection Area with a view to its subsequent adoption as an Addendum to the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document within 12 months of the adoption of the Part 2 Plan.</u></p>	
MM20	100	Policy 30	3 rd para: Proposals for major developments within close proximity of the SPA will.....	<p>Reference to close proximity – amend to include reference to 3km</p> <p>Proposals for major <u>all</u> developments within close proximity <u>3 km</u> of the SPA will.....</p>	To reflect consultation response from Natural England and to provide clarity on what constitutes close proximity
CHAPTER 11: MOVEMENT					

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MM21	106	Policy 32	Fourth bullet point: 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 maximise opportunities for integrated secure and safe walking and cycling routes which connect to the existing network (<u>including public rights of way</u>), as well as open spaces and green infrastructure	To reflect consultation response and to ensure that all public rights of way are embedded in the policy
MM22	106	Policy 32	Last bullet point: To provide electric vehicle re-charging points in line with Policy 34 and Policy 35	Last bullet point: To provide electric vehicle re-charging points in line with Policy 34 and Policy 35	To reflect consultation response from the House Builders Federation and reference to Policy 34 is not required
MM23	109	Policy 34	First para: the route of the former Northampton to Market Harborough railway line, as shown on the Policies Map, is safeguarded for future transport use	The routes of the former Northampton to Market Harborough railway line <u>and the Northampton to Brackmills railway line</u> , as shown of the Policies Map, is <u>are</u> safeguarded for future transport use	To reflect consultation response and to ensure that the safeguarded routes are embedded in policy
CHAPTER 12: INFRASTRUCTURE					
MM24		Para 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,	The plan calculates the additional school places required to accommodate the future growing population <i>as a result of changes to birth rate and inward migration levels. The impact of additional housing growth allocated through the local plan process is expected however to place further pressure on local school capacity.</i> It is	To reflect consultation response from Northamptonshire County Council and to provide further factual details

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			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.	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. <i>The majority of new schools delivered in Northampton will be free schools.</i>	
MM25	112	Para 12.13	The funding provision for education is provided through a number of mechanisms including from the Government, the Education 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	The funding provision for education <u>new school places</u> is provided through a number of mechanisms including from the Government; the Education, Skills and Funding Agency and through securing funding from developers via Section 106 Agreements and the Community Infrastructure Levy <u>where schools are required as a result of housing growth</u> . Developers should seek the advice of the Local Education Authority and the Local Planning Authority to determine what level of education	To reflect consultation response from Northamptonshire County Council and to provide further factual details

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			to be provided, where it is to be located and the associated cost.	provision will need to be provided <u>in order to mitigate the development</u> , where it is to be located and the associated cost.	
MM26	112	New para after 12.13		<u>It will also be necessary for all new major development to be assessed in relation to impact on Early Years provision, and in cases where there is an expected shortfall in places as a result of development, then s106 developer contributions may be necessary to ensure sufficient additional places can be provided.</u>	To reflect consultation response from Northamptonshire County Council
MM27	112	Policy 37	First para: Major development proposals..... Developers are also required to provide delivery of “full fibre” connectivity to new built development.	First para: Major development proposals..... Developers are also required to provide delivery of “full fibre” connectivity to new built development.	To reflect consultation response from Northamptonshire County Council and avoid duplication
CHAPTER 13: SITE SPECIFIC ALLOCATIONS AND POLICIES					
MM28	115	Policy 38		Add 0615 Crow Lane	This was an omission – it is shown on the Policies Map but not in the policy
MM29	115	Policy 38	Sites 0168/ 1009/ 1142 allocated for residential	Site 1144: new site reference created to include the	To reflect consultation response

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				combination of sites 0168/ 1009/ 1142	
MM30	116 and 180	Policy 38/ Appendix A/ Policies Map	Connaught Road was included in the list of development sites	SAMLAA concluded that this site was not suitable for allocation. Remove	The site was included in error.
MM31	117	Para 13.6	Second sentence: 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	Network Rail has indicated that subject to the <u>provision of a suitable replacement site to accommodate railfreight activities</u> , this opens up the potential for the residual railway land to be developed. There is potential	To reflect consultation response from Network Rail.
MM32	118	New para		Add a new para to the supporting text for Policy 39: <u>There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not</u>	To reflect the consultation response from Anglian Water

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				<u>possible a formal application to divert Anglian Water's existing assets may be required.'</u>	
MM33	119	Policy 39 (first bullet point under design principles)	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> A high quality development that preserves and enhances the significance <u>and appreciation</u> of the former castle site, its designated components and their setting. <u>Design and capacity will be informed by detailed archaeological investigations and assessments in advance of development 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</u> 	To reflect the consultation response from Historic England and to strengthen the policy position on archaeology
MM34	119	Policy 39		Add a new bullet point: <u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure.</u>	To reflect the consultation response from Anglian Water and to strengthen the policy position.

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MM35	121	Policy 39		<p>Add new bullet point to design principle:</p> <p><u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure.</u></p>	To reflect the consultation response from Anglian Water.
MM36	123	New para		<p>Add the following to the supporting text for Policy 41:</p> <p><u>There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required</u></p>	To reflect consultation response from Anglian Water.
MM37	125	Para 13.12		<p>Add the following after the first para:</p> <p><u>It is therefore important to ensure that there is a reasonable buffer created between this existing</u></p>	To clarify and justify the need for the buffer within the area allocated for development.

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				<u>village and the new development on The Green to ensure that the setting of the conservation area and its heritage asset can be respected and protected, and the identity of the village maintain.</u> <u>There will also be an opportunity to provide woodland and semi natural stepping stones (connected habitats) adjacent to and within the site that will provide habitat links.</u>	
MM38	126	Policy 41	Bullet point 1: <ul style="list-style-type: none"> 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 	Bullet point 1: <ul style="list-style-type: none"> If significant numbers of Golden Plover or Lapwing are identified at the site, <u>offsite</u> <u>appropriate</u> mitigation will be required for the loss of habitat i.e. functionally linked land 	To reflect consultation response from Homes England.
MM39	126	Policy 41	Bullet point 2: There will also be an opportunity to provide woodland and semi natural stepping stones (connected habitats) adjacent to and within the site that will provide habitat links.	Bullet point 2: Remove and add to para 13.12	To reflect consultation response from Northamptonshire County Council (Ecology).

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MM40	126	Policy 41	Bullet point 7: 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.	Bullet point 7: 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 <u>that separates the allocated site from Great Houghton, and Great Houghton from Brackmills Industrial Estate.</u>	To reflect consultation response from Northamptonshire County Council (Ecology).
MM41	127	Policy 41		Add new bullet point: <ul style="list-style-type: none"> • <u>Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS)</u> 	To reflect consultation response from Anglian Water.
MM42	127	Policy 41		Add new bullet point: <ul style="list-style-type: none"> • <u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure</u> 	To reflect consultation response from Anglian Water.
MM43	128	Policy 43	First bullet point: <ul style="list-style-type: none"> • Generally be two to 	First bullet point: <ul style="list-style-type: none"> • Generally be two to four 	To reflect consultation response from Historic

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			four storeys in height, with opportunities for taller buildings_facing along the principal movement routes and the northern section of the site	storeys in height, with opportunities—for taller buildings_facing along the principal movement routes and the northern section of the site	England
MM44	128	Policy 43		Add a new bullet point: <u>Prior to development of the site, further archaeological assessment will be required to inform development and layout of the site.</u>	To reflect consultation response from Historic England
MM45	130	Figure 22	Reference to: Green corridor	Change to “ <u>greenspace (indicative)</u> ”	To reflect consultation response from Homes England and to ensure that the reference aligns with the policy
MM46	131	Policy 44		Add new bullet point: <u>Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS)</u>	To reflect consultation response from Anglian Water.

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TABLE 12: IMPLEMENTATION AND MONITORING FRAMEWORK					
MM47	154	Objective 10	Biodiversity net gain Major developments must offset and secure a net gain in biodiversity	Major developments must offset and secure a net gain in biodiversity	To reflect consultation response from Homes England.
GLOSSARY					
MM48	165			Add: <u>Functionally linked land:</u> <u>Any land outside of the European designated site which is used by species that are qualifying interest features of that designated site</u>	To clarify what is defined as functionally linked land as this is referred to in policy
APPENDIX A					
MM49	175		0168/ 1009/ 1142	Merge to become new site 1144 and update the quantum and delivery timeline	To reflect consultation response
MM50	175		0204	Amend capacity to 55 and update the delivery timeline	To reflect consultation response
MM51	178		1097	Update trajectory – amend the timeline delivery	To reflect consultation response
MM52	179		1098	Update trajectory – amend the delivery timeline	To reflect consultation response
MM53	179		1099	Update trajectory – amend the delivery timeline	To reflect consultation response

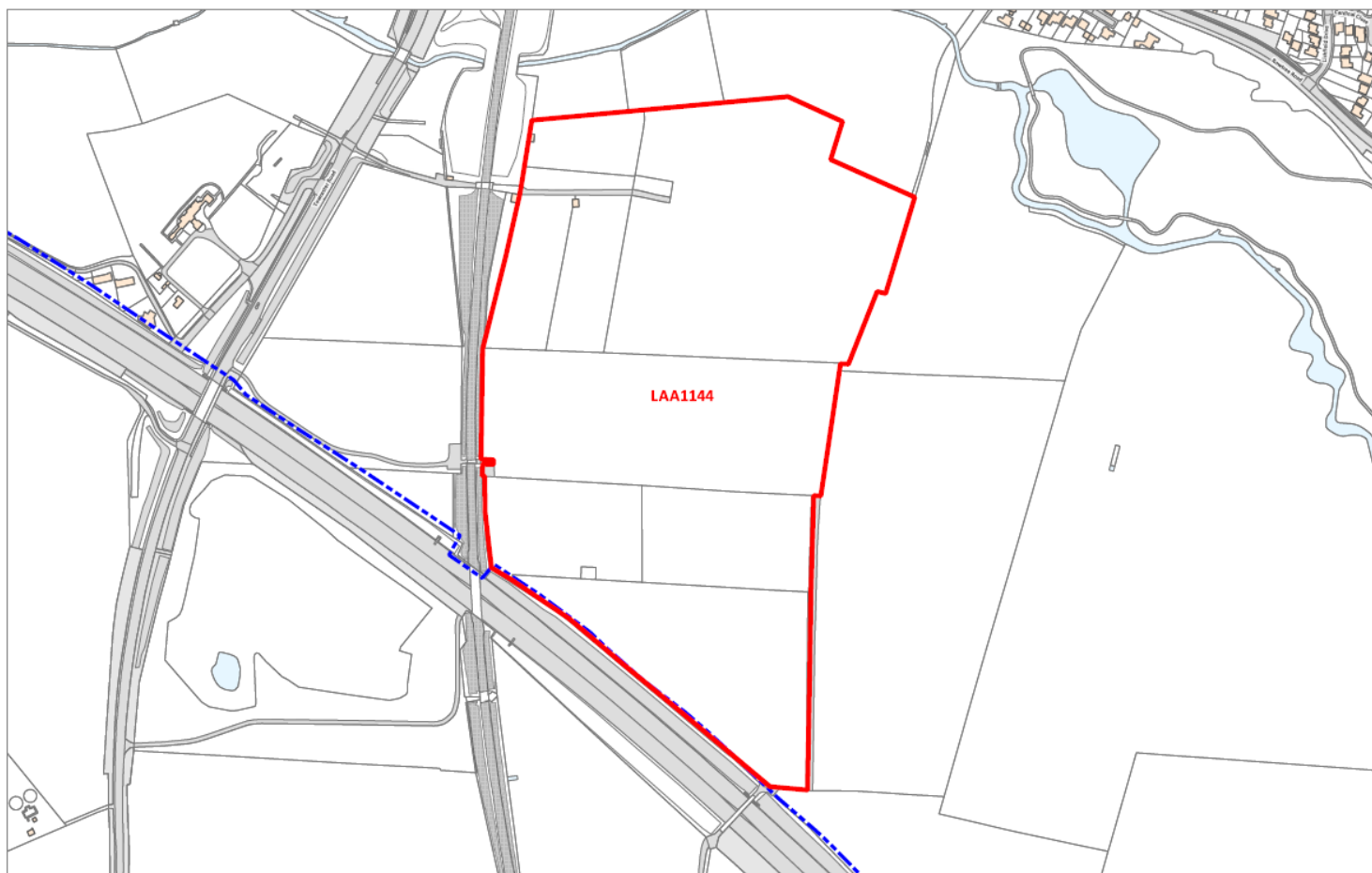
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MM54	180		1139	Update trajectory – amend from 200 to 500 dwellings	To reflect consultation response
APPENDIX B: SUPERSEDED POLICIES					
MM55	183	D4	Not suitable for allocation	Suitable for employment allocation	To reflect consultation response and to correct an error
APPENDIX G: PRIMARY EDUCATION					
MM56	194	E41	New 3 form entry primary school in Collingtree	Removed	To reflect consultation response from Northamptonshire County Council (Developer Contributions).

B. PROPOSED MINOR MODIFICATIONS TO THE POLICIES MAP

BOROUGH WIDE POLICIES MAP			
REF	SITE	CHANGES REQUIRED	REASON FOR CHANGE
MM57	615: Crow Lane	Change from brown to purple – this is an employment allocation	The site was incorrectly coloured brown which is for residential. It should be purple, which is the key for employment allocation
MM58	1005: Martins Yard	The current allocation do not show the area where employment can developed (Plan 1). A revision to the plan is needed to show where the employment allocation should be, for clarity, to distinguish it from the remaining area which is allocated for ecological enhancement (Plan 2)	To clarify the policy position in relation to the employment allocation within the site
MM59	New designation	The area of land between LAA1112 and LAA1025 -	To reflect consultation responses from Parish

		Update Policy Map to include Welland Valley FC (Off Ladybridge Drive) as Amenity Green Space allocation (see Plan 3)	Councils and to update the plan
MM60	New site: LAA1144	New site 1144 (merges 0168, 1109 and 1142 as one map, so remove the references to these three sites and replace with a new reference LAA1144 – see Plan 4)	To reflect consultation response. The respondent concluded that the three sites can be merged because they are owned by landowners who are able to work together towards their delivery
MM61	Additional key	Update the Policies Map to include the Northampton Railway Station to Brackmills route to align with the proposed minor modification to Policy 34 (Plan 5)	To reflect consultation response and to clarify the policy position on key transport routes
MM62	Dallington Grange LWS	Update the Policies Map to remove the LWS allocation within Dallington Grange SUE as agreed in the planning approval (December 2019) (Plan 6)	To reflect consultation response and to update the policies map to reflect the current position following planning approval in principle
MM63	Potential Wildlife Sites	Update the Policies Map to show where all the PWS sites are located, to indicate where this element of Policy 29 applies	To reflect consultation response and to update the Policies Map

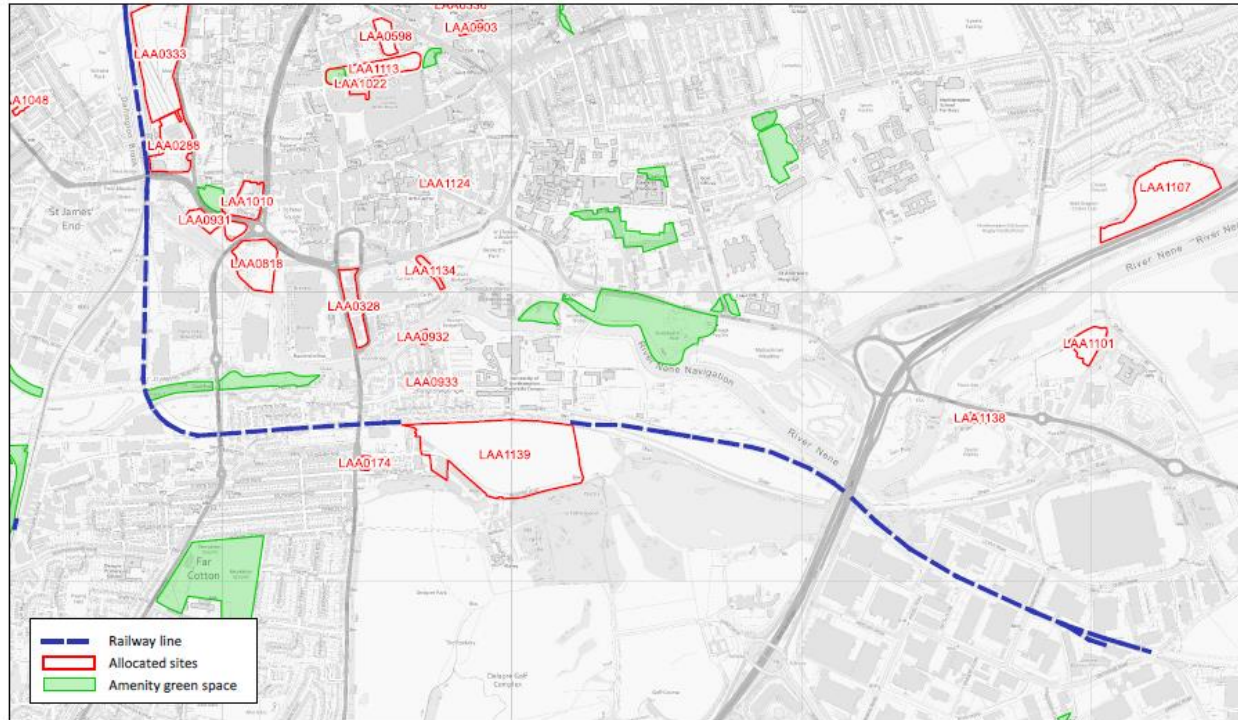
PLAN 4
MERGED SITES 0168, 1109 AND 1142 AND RENAME AS SITE 1144



LAA1144 - Land west of Northampton South SUE (area: 18.76 hectares)

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PLAN 5
SAFEGUARDED RAILWAY LINE FROM NORTHAMPTON RAILWAY STATION TO BRACKMILLS



Title: **Safeguarded railway line**

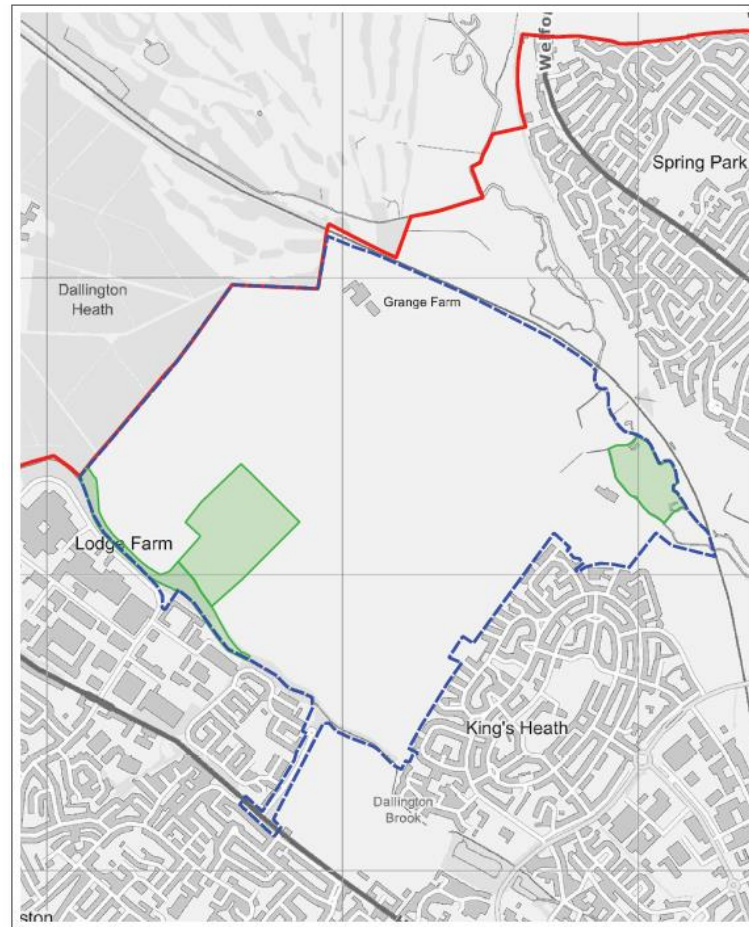
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Date: 26-10-2020

Scale: 1:15,000

Drawn by: MB

Map 6
Dallington Grange and Local Wildlife Site



Dallington Grange SUE
Local Wildlife Sites

-  Dallington Grange SUE
-  Local Wildlife Sites
-  Northampton boundary

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