

**NORTHAMPTON LOCAL PLAN PART 2
PROPOSED MODIFICATIONS CONSULTATION AND COUNCIL RESPONSES**

February 2023

ADDITIONAL MODIFICATIONS

Modification no	Representor ID and name	Proposed Submission Rep ID	Representor Organisation (If applicable)	On behalf of	Comment	Suggested Council Response
AMOD1	WNC	WNC/1				<p>There are various editorial updates that need to be made:</p> <p>Para 1.3 (second sentence): The Council <u>Northampton Borough Council</u> is <u>was</u> committed to making Northampton carbon neutral by 2030.</p> <p>Para 2.48 (second sentence): West Northamptonshire is <u>Northampton Borough Council</u> was committed to a target of making West Northamptonshire carbon neutral by 2030. <u>West Northamptonshire Council</u> is committed to <u>achieving Net Zero carbon emissions on all council operations by 2030 and those of residents and businesses by 2045.</u></p>

						<p>Para 5.11 (fourth sentence): <u>West Northamptonshire Council</u> <u>Northampton Borough Council</u> and is was committed to making Northampton carbon neutral by 2030. <u>West Northamptonshire</u> <u>Council is committed to achieving Net Zero</u> <u>carbon emissions on all council operations</u> <u>by 2030 and those of residents and</u> <u>businesses by 2045.</u></p> <p>Para 11.1: The transport network.....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.</p>
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PROPOSED CHANGES TO POLICIES MAP

Modification no	Representor ID and name	Proposed Submission Rep ID	Representor Organisation (If applicable)	On behalf of	Comment	Suggested Council Response
PM1	260: John Imrie	260/3	N/A	N/A	I respectfully request that the Main Policies Map be amended to include the whole of the land shown edged red on the attached plan to be shown as suitable for future commercial and residential development and use.	<p>Following the submission of the plan in February 2021, the Planning Inspectors requested that further work on flood risk assessments be undertaken for some of the sites which have been proposed for allocation, including site LAA0171. The outcome of this assessment can be viewed on the Council's website (ref EXAM14a). EXAM 14A Flood Risk Pack - Site LAA0171 West Northamptonshire Council - Northampton Area</p> <p>At the hearing in November 2021, the Planning Inspectors recommended that further discussions be held with the Environment Agency regarding the suitability of site LAA0171, as submitted, for allocation.</p> <p>The extent of the land identified in the submitted version of the Plan as LAA0171 was reduced following consultation with the Environment Agency and the landowner on 13 January 2022. The EA is content with that part of the submitted LAA0171 identified in the proposed main modifications (PM1) being allocated because it is primarily within Flood Zone 1 but would not support anything beyond that.</p>

						With regards to the comments on commercial use, this representation does not address any of the proposed modifications which the Council consulted on.
PM3	267: Duncan Chadwick	267/4	Chadwick Town Planning	Bastion Group	<p>Proposed Changes to the Policies Map – PM3</p> <p>We have also examined the Proposed Changes to the Policies Map (PM3), which proposes to remove an area of land from the southernmost corner of the LAA0204 allocation (0.16ha approximately) as shown in Plan 2B and reproduced overleaf.</p> <p>The proposed change is stated as being to reflect a matter raised in the Habitats Regulations Assessment and the Inspectors' Initial Letter (EXAM 1). We make no further comment on this matter, which was addressed fully in Bastion's Pre-Hearing Statement for Matter 4 – Housing Allocations - The Farm, The Green, Hardingstone prepared by Chadwick Town Planning & BSG Ecology (Representor No. 244) and the Statement of Common Ground between West Northamptonshire Council and Bastion dated November 2021 (EXAM 30). We have reviewed</p>	Comments and no objection noted.

					<p>this proposed change and raise no objection as it makes no material difference to the proposed allocation LAA0204, which remains available, suitable, achievable and deliverable, thereby meeting National Planning Policy Framework ('NPPF') requirements.</p>	
PM11	123: Alex Prowse	123/4	Astill Planning	Henry Martin Ltd	<p>3. Response to the Proposed Changes to the Policies Map PM11 – Identifying the area of land that has been allocated for employment development on the Land North of Martin's Yard 3.1 PM11 proposes that the Polices Map will be altered so that the area of land that has been allocated for employment development on the Land North of Martin's Yard (as per Policy 17A and Policy 40) is shaded purple. The purple shaded area on the modified Policies Map appears to reflect the purple shaded area that Henry Martin Ltd agreed to on 15th June 2022. 3.2 Henry Martin Ltd therefore support the proposed modification to the purple shaded area that is identified by PM11, provided that - Policy 29A, Policy 29B and the</p>	<p>Support noted and welcomed.</p> <p>These policies are not intended to prevent the development from coming forward, as it accepted as a development allocation. The policies are intended to guide the developer on how the proposal needs to be considered from a natural environment perspective.</p>

					Local Wildlife Site designation will not prevent the employment development coming forward on the allocated site (as per the local planning authority's email dated 9th February 2021); and - the landscape barrier can be provided outside the area shaded purple on the Policies Map (i.e. outside the employment allocation) (as per the local planning authority's email dated 9th June 2021).	
PM33	123: Alex Prowse	123/5	Astill Planning	Henry Martin Ltd	PM33 - Changes to the Key to the Policies Map 3.3 PM33 proposes several changes to the Key to the Policies Map. These include: - clarifying that Policy 17A (rather than Policy 18) relates to the 'Employment Allocation Sites'; and - removing Policy 26 as a relevant policy for the Local Wildlife Sites. These proposed changes add clarity to the Policies Map. As such, Henry Martin Ltd support these proposed changes. 3.4 PM33 also proposes that the Key to the Policies Map will be amended to clarify that Policy 29A and Policy 29B are policies that are relevant to Local Wildlife	Support noted and welcomed.

					<p>Sites. As set out above, Henry Martin Ltd understand that the Local Wildlife Site designation and the policy approach set out in Policy 29A and Policy 29B will not prevent the extension of Martin's Yard Business Park coming forward. Should the Council take an alternative view, it is respectfully requested that this matter is resolved prior to the adoption of the Local Plan Part 2 to avoid any ambiguity and policy conflict occurring after the Plan has been adopted.</p>	
PM28	233 - Andrew Wintersgill	233/3	David Lock Associates	Collingtree LLP and Lagan Homes	<p>We support the proposal to combine sites 0168, 1009 and 1142 into a single site allocation (1144).</p> <p>We also support the proposal to allocate 361 homes to that site (the sum of the total number of homes that had been proposed for each of its three constituent sites).</p> <p>Furthermore, we support the addition of the reference to a minimum of 90 homes being anticipated to be completed on the site during the Plan period (i.e. by March 2029).</p> <p>Finally and in this respect, we support the assumption that an</p>	Support noted and welcomed.

					<p>initial 41 (or so) homes on the site will be completed during the year 2027-8 and a further 49 (or so) homes will be completed during the year 2028-9.</p> <p>All of these proposed Main Modifications (Appendices 1 and 2) and proposed changes to the Policies Map (PM28; Plan 14) reflect our Statement for the Examination, our Statement of Common Ground with the Council and the discussion during the relevant Examination hearing (on 18th November 2021).</p> <p>All of these proposed changes would ensure the soundness of the Plan, for the reasons set out in those written submissions to the Examination and discussed during the November 2021 hearing.</p> <p>We look forward to the early publication of the inspectors' report of the Examination and the early adoption of the Plan.</p>	
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SUSTAINABILITY APPRAISAL

Para / table / map / or page	Representor ID and name	Proposed Submission Rep ID	Representor Organisation (If applicable)	On behalf of	Comment	Suggested Council Response
Para 1.45	267: Duncan Chadwick	267/3	Chadwick Town Planning	Bastion Group	We also note that the <i>Sustainability Appraisal - Main Modifications to the Northampton Local Plan Part 2 - Final Report (June 2022)</i> , prepared by LUC on behalf of WNC has assessed the other part of the land our client controls, LAA0204b, which forms an extension to LAA0204, and which the Report states was excluded from WNC's proposed allocations in error.	Noted
FMM2	272: John Crick	272/1	Living Streets Northampton		<p>In relation to Policy 41)The Green, Great Houghton LAA1098) – the proposed amendments do not in any way make this into a sustainable development.</p> <p>The document states “a minor negative effect is still expected in relation to SA objective 12: air quality due to the large nature of the site and increase in commuters by car”.</p>	Site LAA1098 allocated by Policy 41: The Green, Great Houghton was initially appraised on a 'policy-off' basis. When a site is appraised on a policy off basis, it is appraised on its physical constraints only and does not take into account mitigation. The site was recorded as having a minor negative but uncertain policy-off effect in relation to SA objective 12a because in accordance with the site assessment criteria in Appendix E of the June 2020 Reg 19 (Round 2) SA Report, it appears unlikely from the 2011 Census data and layout of the road network that a significant number of car commuters from the area of this site would be likely to pass through

					<p>The word “minor” is not accurate in this context, since it is a pattern of developments all over West Northants that together have a major negative effect on air quality. This development is clearly built to be car dependent – there is no realistic prospect of most residents using sustainable transport to get to work, to school, to the shops or to the town centre, because of the lack of usable bus services and a lack of safe and convenient infrastructure for walking and cycling.</p>	<p>an Air Quality Management Area. The effect is recorded as uncertain because the actual routes that will be used by new residents are unknown. The site was then appraised on a 'policy-on' basis in that mitigation provided by Policy 41 was assessed. The effect remained as minor negative but uncertain in relation to SA objective 12 for the reasons outlined above. The June 2022 Main Modifications SA Addendum does, however, state that the large nature of the site could lead to a significant increase in commuters by car occupying the Northampton road network, leading to air pollution around Northampton. The SA acknowledges that Policy 41 requires proposals that come forwards to include suitable measures to mitigate the impact of additional traffic generated by development. The effect is recorded as uncertain because the actual implementation of effective suitable mitigation measures is unclear.</p>
FMM2	272: John Crick	272/2	Living Streets Northampton		<p>The document makes no mention of additional CO2 emissions by more car journeys. This seems extraordinary, considering the Council has declared a climate emergency and is supposed to become carbon neutral in the near future.</p> <p>Proper walking and cycling infrastructure needs to be built to enable car-free access to</p>	<p>As stated in paragraph 1.2 of the Further Main Modifications SA Addendum, the document should be read alongside the June 2020 Reg 19 (Round 2) SA Report and all subsequent SA documents. LUC is aware that the Council declared a climate emergency in August 2019. The SA framework (Table 3.2 in the June 2020 SA Report) against which the Local Plan has been appraised consists of 16 SA objectives, a number of which relate to reducing reliance on the private car by encouraging walking, cycling and public transport use. SA objective 8 specifically relates to</p>

					<p>work, to school, to the shops and to the town centre. Regular bus services are also needed.</p>	<p>greenhouse gas emissions and assesses how the Local Plan will minimise increases in greenhouse gas emissions from vehicles. All of the policies and sites contained within the Local Plan have been appraised against these SA objectives.</p>
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HABITATS REGULATIONS ASSESSMENT

Para / table / map / or page	Representor ID and name	Proposed Submission Rep ID	Representor Organisation (If applicable)	On behalf of	Comment	Suggested Council Response
Para 5.53	269: Emily Butterwick	269/8	Natural England		<p>Revisit wording and conclusions of the Habitat Regulations Assessment (HRA)</p> <p>Section 5.53 of the HRA states that, after assessing the impacts of habitat fragmentation: "There will be no adverse effects on the integrity of the Upper Nene Valley Gravel Pits SPA and Ramsar as a result of habitat fragmentation, either alone or in combination with other plans or projects".</p> <p>Natural England advises that the wording in Policy 30 should include a strong stance in relation to fragmentation of FLL, in order to reflect the conclusions of the HRA. We would welcome the inclusion of the following wording in Policy 30:</p> <p>"We will apply a precautionary approach to any development found to be FLL and will refuse applications that fragment or permanently destroy this habitat</p>	<p>Policy 30 Upper Nene Valley Gravel Pits Special Protection Area states that "Developments that are likely to have significant effects alone or in combination on the Upper Nene Valley Gravel Pits Special Protection Area must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoid or mitigate where impacts are identified." and</p> <p>"...adverse effects could include the loss or fragmentation of functionally-linked land, non-physical disturbance (noise, vibration or light), and impacts due to water runoff."</p> <p>This was considered sufficient to avoid adverse effects on integrity in the HRA.</p>

					<p>without appropriate mitigation or compensation.”</p> <p>This should include habitat loss and potential species disturbance and displacement, following the completion of surveys to identify the extent of FLL.</p>	
Fig 5.1	269: Emily Butterwick	269/9	Natural England		<p>In addition, we hold concerns over the map presented on page 28. There is no reference to where the data that informed this map was produced and could be incorrect. There are several surveys currently underway in Northamptonshire that will provide a better understanding of FLL in the county. This information is currently unavailable, therefore we suggest the removal of this map to avoid any confusion. If this is not feasible, we require the evidence that informed the map to be submitted alongside the HRA.</p>	<p>Paragraph 5.21 of the HRA and accompanying footnotes explain that the FLL shown in Figure 5.1 was identified by survey work carried out as part of the HRA of the West Northamptonshire Joint Core Strategy (WNJCS) HRA and reported in “Survey Work to Support the Appropriate Assessment for the West Northamptonshire Joint Core Strategy, Environ UK Ltd, 2010.” Paras 5.21 and 5.25 acknowledge the potential for habitat change and limitations of this data, given its age. It is not currently known when this data will be available. However, as the best available mapping of FLL across the plan area at the time the HRA was carried out, this map will remain within the HRA unless and until updated equivalent information is available.</p>
Para 5.157	269: Emily Butterwick	269/10	Natural England		<p>Section 5.157 related to water quality states:</p> <p>“With safeguards provided by policies within the Local Plan Part 2 and Joint Core Strategy, there will be no adverse effects on the integrity of Upper Nene Valley Gravel Pits SPA and Ramsar site, as a result of changes to water</p>	<p>Broadholme WRC does not serve the Northampton area; it serves Kettering and Wellingborough, which are outside the Northampton Local Plan area. Therefore the HRA does not need to provide evidence that this WRC has sufficient capacity to serve the Plan area.</p>

				<p>quality either alone or in combination with other plans or projects.”</p> <p>Natural England holds the position that this conclusion cannot be reached based on the information presented. Though we appreciate the inclusion in Policy 30 of:</p> <p>“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.”</p> <p>The HRA fails to assess impacts from Broadholme Water Recycling Centre, an Anglian Water asset that is currently discharging into the River Nene and flowing into the Upper Nene Valley Gravel Pits SPA and Ramsar. The HRA will need to provide evidence that the WRC has sufficient capacity to serve the Plan development without adverse effect on the integrity of the SPA alone and in combination, at it currently mentions only Great Billing Sewage Treatment Works.</p> <p>Impacts on water- dependent</p>	
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				<p>sites can be due to issues with water quality, and or quantity. The HRA must consider where the source of any impacts may be. See water supply and quality PPG.</p> <p>Natural England find that this section of the HRA has not been appropriately informed, nor does it consider all potential risks to water quality in the Upper Nene Valley Gravel Pits SPA.</p>	
Para 6.39	269: Emily Butterwick	269/11	Natural England	<p>To conclude, Natural England cannot currently agree there will be no adverse effect on the integrity of the Upper Nene Valley Gravel Pits SPA and Ramsar through Local Plan development. Data to inform the extent of Functionally Linked Land is incomplete as highlighted in previous responses (see letter dated 9th June); once evidence to inform the revision of the Supplementary Planning Document has been collected, the wording of the HRA will need to be revisited and revised accordingly.</p> <p>It is not possible to provide a</p>	Noted.

					<p>more detailed analysis of Functionally Linked Land without the results of specific, current bird surveys. The results of current bird surveys will need to inform a detailed analysis of the extent of FLL. The HRA will need to provide a detailed assessment of the effects of plan policies and allocations on FLL and, with reference to the SPD, identify mitigation measures to address any adverse effects.</p>	
Para 5.16	269: Emily Butterwick	269/12	Natural England		<p>Addition of supporting habitats for protected species In the Northampton Local Plan HRA, section 5.16 lists the supporting habitats for qualifying species. Though we agree that these habitats are of principal importance to the SPA qualifying bird species, it does not encompass all of the habitats that support them. Natural England welcomes the inclusion of wet grassland and arable land for clarity, as these are supporting habitats for Golden Plover <i>Pluvialis apricaria</i> and Lapwing <i>Vanellus vanellus</i></p>	<p>The Council's consultant advises that paragraph 5.16 of the HRA relates to Rutland Water SPA and Ramsar site and Golden Plover and Lapwing are not qualifying features of Rutland Water. The equivalent narrative for Upper Nene Valley Gravel Pits at paras. 5.18 and 5.20 already recognises the importance of agricultural land, particularly where close to 'Northampton Washlands', as FLL and Table A.1 of the HRA notes the importance of off-site habitats, particularly arable fields and pasture, for the Golden Plover and Lapwing features of Upper Nene Valley Gravel Pits.</p>