

EXAMINATION OF THE NORTHAMPTON LOCAL PLAN PART 2

APPENDIX TO THE INSPECTORS' REPORT - SCHEDULE OF RECOMMENDED MAIN MODIFICATIONS

Reference	Policy/ Paragraph	Recommended Main Modifications
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>
Note 1		In the final version of the plan, every paragraph in a policy which has more than one paragraph will be given a letter, and each bullet pointed criterion will be given a roman numeral. As these changes are presentational only, they do not formally form part of these modifications.
		Chapter 1: Introduction and Policy Context
MM1	New paragraph following paragraph 1.5	<p><u>The Development plan should be read as a whole, including this Local Plan Part 2, the West Northamptonshire Joint Core Strategy, “made” Neighbourhood Plans and any documents that subsequently become part of the development plan. Planning applications will be determined having regard to the development plan and other material considerations.</u></p>
		Chapter 5: Quality of New Development
MM2	Paras 5.1, 5.5 and 5.7 and Policies 2 and 3	<p>Paragraph 5.1, add the following after 6th sentence: <u>These facilities should be designed in a manner which will be easily accessible by the local population by walking and cycling or by using public transport.</u></p> <p>Amend paragraph 5.5 to read as follows: All development should be well designed and of high quality, meeting urban design principles outlined in the Design Companion for Planning and Placemaking¹⁵, and <u>Active Design</u>, <u>the National Design Guide</u>¹⁶ <u>and the National Model Design Code</u>. The Council also believes that meeting Building for a <u>Healthy Life</u> criteria helps achieve urban design principles. Building for a <u>Healthy Life</u> (BfHL) is a national standard for well-designed homes and neighbourhoods. <u>There are 12 considerations or criteria which need to be taken into account in the areas of design and placemaking. The 12 considerations include elements such as natural connections, well defined streets and spaces, and green infrastructure. To be eligible for a Building for a Healthy Life commendation, a development needs to secure at least 9 green lights out of the 12 considerations and no red lights).</u> The Council supports <u>the use of this guidance to help structure pre-application discussions with applicants.</u>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 to help structure pre-application discussions between local communities, the Council and the developer of the proposed scheme.</p> <p><u>Amend Policy 2</u> Combine Policies 2 and 3 into a single policy, to read as follows:</p> <p>POLICY 2 PLACEMAKING AND DESIGN</p> <p><u>A.</u> Development should be designed to promote and contribute to good placemaking through high quality, innovative <u>beautiful</u> and sustainable design which encourages the creation of a strong, locally distinctive sense of place by:</p> <p>i. Being well designed for the intended use(s), attractive and adaptable to future requirements <u>throughout its life</u>.</p> <p>ii. Incorporating a mix of easily accessible facilities for day to day living and that enables <u>enabling</u> community interaction and cohesion, or <u>by</u> providing easy <u>and inclusive</u> access to those facilities nearby</p> <p>iii. Creating healthy environments that prioritise people walking and cycling to reach local facilities and facilitate recreation</p>

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		<p>iv. Responding to and enhancing locally distinct townscape, landscape and historic environment characteristics</p> <p>v. Retaining, enhancing and creating important views and vistas into, out of and through the site responding to topography and landform where such opportunities arise</p> <p>vi. Sustaining, protecting and enhancing heritage and natural environment assets, including non-designated assets and settings 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</p> <p>vii. 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</p> <p>viii Including <u>attractive, safe and inclusive</u> 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</p> <p>ix. Incorporating mixed-use buildings, taking amenity into account</p> <p>x. Ensuring plans for long-term maintenance are in place</p> <p>Add the following wording after the final bullet point:</p> <p><u>B.</u> To assist in the achievement of good placemaking, new developments should be designed to:</p> <p>Incorporate sustainable design at the beginning of the development process</p> <p>Ensure safety, security, amenity, accessibility and adaptability</p> <p>i. Have full regard to the needs for security and crime prevention, with crime prevention measures incorporated into the site layout and building design</p> <p>ii. Ensure residents’ privacy and adequate levels of sunlight and daylight</p> <p>Be as sustainable as possible and constructed in a sustainable fashion</p> <p><u>iii.</u> Incorporate Design Coding (in the case of major developments) to ensure consistency of design approach</p> <p>iv. Ensure that buildings are designed to be resilient in the future taking into account the impacts of climate change</p> <p>v. Ensure that buildings’ form, massing and façades create character and visual interest</p> <p>vi. Use high quality and durable materials</p> <p>vii. Include windows and active frontages overlooking the public realm</p> <p>viii. Use passive design principles where appropriate</p> <p>ix. 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</p> <p>x. Incorporate green roofs and living walls into the building design where possible</p> <p><u>xi.</u> Ensure that public, open or green spaces are overlooked by houses to ensure that they are safe spaces; and</p>

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		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Achieve Building for Life certification</p> <p><u>xii. Ensure that new streets are tree lined unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate.</u></p> <p>Opportunities for the provision of street trees and soft landscaping should be taken and subject to the other criteria of this policy.</p> <p><u>C. For proposals for major development, a Building for a Healthy Life assessment, or an assessment against equivalent criteria, should be included in the Design and Access Statement to demonstrate that the proposal is capable of achieving a Building for a Healthy Life commendation, or an equivalent standard.</u></p> <p><u>D. Small scale developments (for 10 dwellings or fewer) 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 and take the available opportunities to enhance their surroundings.</u></p> <p>5.7 To complement the placemaking policy, it is necessary to have detailed design criteria as set out in policy 3.</p> <p>Delete Policy 3</p> <p><u>POLICY 3</u></p> <p><u>DESIGN</u></p> <p>To assist in the achievement of good placemaking, new developments should be designed to:</p> <ul style="list-style-type: none"> • 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

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MM3	Paragraph 5.9 and Policy 4	<p>Delete Paragraph 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 NDSS.</p> <p>Policy 4, delete 5th bullet point:</p> <ul style="list-style-type: none"> • Provision of at least the minimum internal space standards and storage areas as set out in the Nationally Described Space Standards, or successor guidance <p>Policy 4, amend 7th bullet point:</p> <ul style="list-style-type: none"> • That large all developments....
MM4	Paragraph 5.17 and Policy 5	<p><u>Paragraph 5.17, amend as follows:</u></p> <p>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. <u>A Sustainability Statement may also include Embodied Carbon Construction Calculations and whole-life costing in design and procurement processes.</u> 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.</p>
MM5	Paragraphs 5.28, 5.29 and Policy 6	<p>Paragraph 5.28, amend as follows:</p> <p>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: <u>The design of new developments can have an impact on the community's health and wellbeing, through the shaping of the local environment and influencing the lives of the existing and future residents. It is therefore important to ensure that major development proposals include assessments on the impacts of the schemes on the health and wellbeing of the community. One way in which this can be achieved is through a health impact assessment on major development proposals. The applicant should demonstrate how the scheme promotes the provisions outlined below, and how these would benefit existing and future residents in terms of the impacts on their health and wellbeing. Good design can do this through:</u></p> <p>Paragraph 5.29, amend as follows:</p>

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MM6	Paragraphs 5.31 to 5.34 and Policy 7	<p>Amend paragraph 5.32 as follows: 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. The design standard for the Upper Nene Catchment (through Northampton and within the Nene catchment upstream of Northampton) is the 0.5% probability (1 in 200 chance of occurring in any given year) event plus climate change. Surface water attenuation should be provided up to this standard.</p> <p>Amend paragraph 5.34 to read as follows: 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 Wwater's SUDs Adoption handbook <u>and the water sector Design and Construction Guidance</u> sets out the circumstances in which SUDs features would be adopted by Anglian Water.</p>

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		Chapter 6: Northampton Regeneration Strategy
MM7	Policy 9	<p>2nd bullet point: ii. Four Waterside – <u>any proposals should conform to Policy 44 of this plan</u></p> <p>3rd bullet point: iii. St Peters Way – to the south of the roundabout - <u>any proposals should conform to Policy 44 of this plan.</u></p>
MM8	Policy 11	<p>Replace 2nd paragraph as follows: <u>Hotel proposals in other parts of the plan area will be the subject of the sequential test.</u> 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.</p>
MM9	Policy 12	<p>Amend 1st sentence as follows: ..town centre, and the Central Area.</p>

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MM10	New para 6.28 and Policy 12	<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Add new paragraph 6.28: <u>Policy N2 of the West Northamptonshire Joint Core Strategy focuses on the Northampton town centre boundary, the Primary Shopping Area and the Central Area (CA). It states that major office, leisure and cultural development will take place in the CA and retail will be accommodated in the town centre primarily through the redevelopment of the Grosvenor Centre and town centre sites, followed by other sites in the CA. It also makes provision in the CA for a net increase of a minimum of 37,000 sq.m net of comparison shopping to 2026; around 3,000 sq.m of convenience shopping to 2026; and office development around 100,000 sq.m. This policy has now been superseded by Policies 12 and Policy 19 of this Local Plan because:</u></p> <ul style="list-style-type: none"> <u>Policy 12 supports main town centre uses in the town centre. Evidence shows that the role of the town centre is changing and more emphasis should be given to promoting main town centre uses within the town centre boundary. The reference to the Central Area therefore is no longer relevant for main town centre uses</u> <u>Policy 19 (Chapter 9) supports the provision of about 8,900sq.m net of convenience retail floorspace, and about 7,300 sq.m of comparison floorspace by 2029. The revised provision is based on updated technical evidence base.</u> <p>Delivering WNJCS:</p> <p>Policy N2 (Northampton Central Area)</p>
		Chapter 7: Residential
MM11 as amended by FMM1	Policy 13	<p>Amend paragraphs 7.1 to 7.11, Graph 1, Table 6, Table 7 and Graph 2 to read as follows:</p> <p>7.1 The West Northamptonshire Joint Core Strategy (JCS) established an objectively assessed need of 25,758 dwellings for Northampton between 2011 and 2029. JCS 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 2021, 5,727 <u>6,957</u> dwellings had been delivered, against a JCS requirement to allocate sufficient sites (allowing for windfall) to accommodate 8,157 <u>11,236</u> new dwellings in Northampton by that time. The number of dwellings delivered by 1st April 2019 2021 falls some 2,430 <u>4,279</u> units short of the delivery trajectory^[1] set out in the JCS (see Table 6).</p> <p>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 1st 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. <u>Table 6 below shows the housing commitments for the SUEs. The JCS assumed that all of the SUEs would be fully built out by 1st April 2029, but Table 6 shows that around 2,624 dwellings will are likely to be delivered after that date.</u></p> <p style="text-align: center;">Graph 1:</p> <p style="text-align: center;">Housing delivery in Northampton against the Joint Core Strategy proposed housing delivery trajectory</p>

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		<div><p>Actual Completions (2011-2021) & Projected Completions (2021-29) against JCS Target</p><table border="1"><caption>Estimated data from the chart</caption><thead><tr><th>Year</th><th>Actual Completions</th><th>Projected Completions</th><th>Core Strategy Target</th></tr></thead><tbody><tr><td>2011-12</td><td>400</td><td></td><td>500</td></tr><tr><td>2012-13</td><td>500</td><td></td><td>600</td></tr><tr><td>2013-14</td><td>800</td><td></td><td>800</td></tr><tr><td>2014-15</td><td>900</td><td></td><td>1000</td></tr><tr><td>2015-16</td><td>750</td><td></td><td>1100</td></tr><tr><td>2016-17</td><td>900</td><td></td><td>1200</td></tr><tr><td>2017-18</td><td>850</td><td></td><td>1300</td></tr><tr><td>2018-19</td><td>600</td><td></td><td>1400</td></tr><tr><td>2019-20</td><td>600</td><td></td><td>1600</td></tr><tr><td>2020-21</td><td>650</td><td></td><td>1500</td></tr><tr><td>2021-22</td><td></td><td>1150</td><td>1400</td></tr><tr><td>2022-23</td><td></td><td>1300</td><td>1300</td></tr><tr><td>2023-24</td><td></td><td>2050</td><td>1100</td></tr><tr><td>2024-25</td><td></td><td>2050</td><td>900</td></tr><tr><td>2025-26</td><td></td><td>1950</td><td>850</td></tr><tr><td>2026-27</td><td></td><td>1550</td><td>800</td></tr><tr><td>2027-28</td><td></td><td>1450</td><td>700</td></tr><tr><td>2028-29</td><td></td><td>1150</td><td>700</td></tr></tbody></table></div>	Year	Actual Completions	Projected Completions	Core Strategy Target	2011-12	400		500	2012-13	500		600	2013-14	800		800	2014-15	900		1000	2015-16	750		1100	2016-17	900		1200	2017-18	850		1300	2018-19	600		1400	2019-20	600		1600	2020-21	650		1500	2021-22		1150	1400	2022-23		1300	1300	2023-24		2050	1100	2024-25		2050	900	2025-26		1950	850	2026-27		1550	800	2027-28		1450	700	2028-29		1150	700	<p>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.^[41] 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.^[42] The first two Housing Delivery Tests concluded that Northampton Borough passed and therefore only needed a 5% buffer for the first 5 years.^[43] 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).</p> <p>Table 6: Housing commitments (including Joint Core Strategy allocations), proposed allocations and windfall</p> <table><tr><th></th><th>JCS requirement 2011-2019<u>2021</u></th><th>Net completions 2011-19<u>2021</u></th><th>Delivery of dwellings compared to JCS requirement</th></tr><tr><td>Total dwellings</td><td>8157<u>11,236</u></td><td>5,727<u>6,957</u></td><td>-2430 = <u>4,279</u></td></tr></table>		JCS requirement 2011- 2019 <u>2021</u>	Net completions 2011- 19 <u>2021</u>	Delivery of dwellings compared to JCS requirement	Total dwellings	8157 <u>11,236</u>	5,727 <u>6,957</u>	-2430 = <u>4,279</u>
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		SUE – Dallingt on Grange)	application)								
		N9 (Northa mpton Upton Park SUE)	N/2011/09 97 (outline approval for up to 1,000 dwellings) N/2018/04 26 (reserved matters in progress for 860 dwellings)	04	861 <u>856</u>				0		
		N9A (Northa mpton Upton Lodge SUE)	N/2017/00 91 (live application for 1,400 dwellings) <u>N/2018/00</u> <u>74</u>	033	1347 <u>1,11</u> <u>5</u>				533 <u>70</u>		
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		<p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p style="text-align: center;">Table 7: Local Plan Part 2 Housing Delivery Trajectory</p> <table><tr><th>Year</th><th>Trajectory (including 5% buffer for 2019– 2024), dwellings</th><th>Baseline Target, dwellings</th><th>Proposed Housing Trajectory from West Northamptonshire Joint Core Strategy, 2014, dwellings</th></tr><tr><td>2011– 12</td><td>423</td><td>423</td><td>423</td></tr><tr><td>2012– 13</td><td>516</td><td>516</td><td>516</td></tr><tr><td>2013– 14</td><td>834</td><td>834</td><td>785</td></tr><tr><td>2014– 15</td><td>877</td><td>877</td><td>1,039</td></tr></table>		Year	Trajectory (including 5% buffer for 2019– 2024), dwellings	Baseline Target, dwellings	Proposed Housing Trajectory from West Northamptonshire Joint Core Strategy, 2014, dwellings	2011– 12	423	423	423	2012– 13	516	516	516	2013– 14	834	834	785	2014– 15	877	877	1,039
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		2015-16	739	739	1,132
		2016-17	884	884	1,292
		2017-18	865	865	1,426
		2018-19	673	673	1,544
		2019-20	1,030	981	1,588
		2020-21	1,030	981	1,491
		2021-22	1,030	981	1,355
		2022-23	1,030	981	1,278
		2023-24	1,030	981	1,025
		2024-25	1,609	1,658	900
		2025-26	1,609	1,658	875
		2026-27	1,609	1,658	815
		2027-28	1,609	1,658	695
		2028-29	1,609	1,658	694
		Total	18,873	18,873	18,873

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		<p style="text-align: center;">Graph 2: Northampton Local Plan housing delivery trajectory</p>  <p>^[1] Northampton Housing Technical Paper (Northampton Borough Council, March 2019)</p> <p>^[2] Housing Delivery Test measurement rulebook (MHCLG, July 2018)</p> <p>^[3] Northampton Housing Technical Paper (Northampton Borough Council, March 2019)</p> <p>^[4] West Northamptonshire Joint Core Strategy (adopted 2014)</p> <p>7.11 Sites have been allocated in this Plan to deliver about 3,804 <u>3,821</u> new dwellings. Appendix A shows the trajectory for sites allocated in the Local Plan Part 2, which excludes 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.</p> <p>Revise policy as set out in Appendix 1</p>
MM12	Para 7.15, 7.20 and Policy 14	<p>Paragraph 7.15, amend as follows: 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 30th October 2021, there were 39 entries on the 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 3% of plots on development sites of more than 100 dwellings be provided as serviced plots for self-build and custom build dwellings, as set out in Policy 14.</u></p> <p>Policy 14, amend the wording in the 'Self-build and Custom Build Housing' section: On sites of more than 100 dwellings, <u>3% of the total number of plots should be provided as serviced plots for self and custom build provision should be made for a proportion of serviced plots to contribute towards meeting the evidenced demand.....</u></p>

Reference	Policy/ Paragraph	Recommended Main Modifications
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Plots which have remained vacant for 3 years <u>12 months</u> after the installation of roads and <u>utilities</u>, sufficient to make them servicesd <u>plots</u>, can be developed for other forms of housing provision if <u>marketing evidence following a marketing strategy agreed by the local planning authority demonstrates that there have been no expressions of interest for the plots for the purposes of self-build and custom build housing.</u></p> <p>Paragraph 7.20, amend as follows: Accordingly, a significant proportion of new dwellings will need to be built to Building Regulations Part M accessible and adaptable dwellings to <u>Category 2 and 3 standards in Building Regulations.</u> The Northampton Specialist Housing SPD (or its successor document) provides further detail on the figures contained in Table 9 in terms of provision of Category 2 and 3 dwellings and should be referred to at the outset when considering specialist housing within schemes. 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 and 8% of all <u>affordable housing be built to M4(3) of the Building Regulations.</u> However, Planning Practice Guidance sets out that the requirement for <u>wheelchair accessible homes (Category M4(3) (2) (b) should only be applied to those dwellings where the local authority is responsible for allocating or nominating a person to live in that dwelling. wheelchair user dwelling standard (Category 3 of the Building regulations) and 8% of all affordable housing.</u></p> <p>Policy 14, amend the wording within the Specialist and Accessible Housing section of to read:</p> <p>4% of all new market dwellings <u>should be constructed to Building Regulations M4(3) (2) (a) and 8% of affordable dwellings where the Council is responsible for allocating or nominating occupants should be constructed to Building Regulations Part M4 (3) (2) (b)(Wheelchair user dwellings) standards, or their successor, to enable wheelchair adaptability and accessibility.</u></p> <p><u>Applicants will need to provide evidence when site constraints prohibit the ability to deliver the required amount of specialist housing. Constraints include sites that are vulnerable to flooding, site topography, instances where the provision of a lift to dwelling entrances is unachievable, and other circumstances which may make a site less suitable for M4(2) and/or M4(3) housing, and where viability considerations would not allow for this provision.</u></p>
MM13	Paras 7.26 and 7.27 and Policy 16	<p>Delete Policy 16 and supporting text:</p> <p>C. GYPSIES AND TRAVELLERS</p> <p>7.26 The West Northamptonshire Travellers Accommodation Needs Study[1] 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[2]. 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.</p> <p>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.</p> <p>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: 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.</p>

Reference	Policy/ Paragraph	Recommended Main Modifications
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>e) 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.</p> <p>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.</p> <p>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.</p> <p>Replaces Policy H6 of the Joint Core Strategy</p> <p>[1] West Northamptonshire Travellers Accommodation Needs Study (Opinion Research Services, January 2017)</p> <p>[2] Planning Policy for Travellers Sites (Department for Communities and Local Government, August 2015)</p>
		Chapter 8: Economy
MM14	Paragraph 8.14 and Policy 17	<p>Add to end of 8.14:</p> <p><u>Before the loss of any safeguarded employment site into another use, applicants will be expected to demonstrate that the site has been marketed for a relevant employment use for at least 12 months with no suitable interest being generated. The marketing should be undertaken in accordance with a strategy which ensures that the property is actively marketed to all those likely to be interested in it. Evidence could be provided in terms of advertisements placed in professional journals as well as online. There could also be advertisements placed on the sites/ properties themselves to ascertain local interests in employment uses.</u></p> <p>Policy 17, 2nd bullet point, amend 2nd sentence:</p> <p>Evidence to be supplied includes details of <u>active</u> marketing undertaken over a <u>continuous</u> 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.</p>
MM15	Replace Paragraph 8.17, new paragraph and new Policy 17A	<p>Replace all of paragraph 8.17 with two new paragraphs:</p> <p><u>8.17 The Joint Authorities Monitoring Report for 2019/20 concluded that a net gain of 19,500 net jobs were created between 2008 and 2019 (see Table 10) compared to 22,500 in the period 2008 to 2018. This is the first fall in the number of new jobs since 2012. There are further job losses expected as a result of the Covid pandemic but the overall net gain up to 2019 indicates that West Northamptonshire is still on track to deliver the target set by the Joint Core Strategy. The allocated commercial and employment sites in this local plan are expected to deliver around 2,950 jobs, and the Pannatoni Northampton site at Junction 16 is expected to deliver a further 2,800 new jobs. Around 7,300 jobs are expected to be created at Northampton Gateway, where the development of a railfreight terminal is underway. Although it is located next to the Northampton area boundary, it will function as part of Northampton and will boost the number of jobs that Northampton will contribute to the overall requirement.</u></p> <p><u>These, together with significant job opportunities that will be generated in the Daventry area (including the Daventry International Railfreight Terminal 3 which is expected to create around 7,500 jobs and allocations in the Part 2 plan), South Northamptonshire area (including employment allocations in the Part 2 plan) and Sustainable Urban Extensions, all demonstrate that the West Northamptonshire area is on track to deliver the overall target of 28,500 jobs by 2029.</u></p> <p>New paragraph following 8.17.</p> <p><u>To support the local economy and to help new job creation opportunities, sites are allocated in this plan for employment led uses. These sites are identified on the policies map.</u></p> <p><u>New Policy 17A:</u></p> <p><u>POLICY 17A</u> <u>EMPLOYMENT ALLOCATIONS</u></p> <p><u>The following sites are allocated for employment use. Other policies of particular relevance in this plan (non-exhaustive) are indicated</u></p>

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		<p>i. The site has been comprehensively assessed as being suitable for employment, <u>and is consistent with other relevant policies in this plan and other development plan documents,</u> and the proposed uses and associated employment activities can be carried out without causing harm to <u>adjoining land uses and occupiers, including residential amenity.</u> <u>The Council supports windfall employment development proposals provided the site has been comprehensively assessed as being suitable for employment purposes. These assessments should include a statement detailing the nature of the proposal, the number of jobs expected to be created, the potential impacts on the uses and occupiers of the surrounding area, and environmental (such as noise and pollution) and traffic considerations. The potential impacts on the surrounding areas should also cover matters such as impacts on the natural environment and heritage and non-heritage assets.</u></p>
		<p>Chapter 9: Hierarchy of Centres, Retail and Community Services</p>
MM17	New paragraph after Table 11 Policy 19	<p>Insert new paragraph below Table 11 to read: <u>The retail provision figures set out in Policy 19 for convenience floorspace and comparison floorspace reflect the maximum figures to 2029 set out in Table 11 above.</u></p> <p>Policy 19, amend 1st paragraph to read: A. The Council will support the provision of between 7,000 sq.m and about 8,900 sq.m net of convenience retail floorspace and between 5,300 sq.m and about 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.</p> <p>3rd bullet point: delete (i) and revise so it reads as follows: Within the defined Primary Shopping Areas, development proposals should <u>provide an active frontage and be open for business during the day.</u></p> <p>Last bullet point: Remove reference to “upper floor”town centre uses or upper floor residential use.....</p> <p>Last bullet point, remove reference to “to 18 ” so the policy reads: ‘.....vacancy and marketing for 12 to 18 months’</p>
MM18	Paras 9.12 to 9.15 and Policy 20	<p>Delete text and policy relating to hot food takeaways: e. Hot food takeaways</p> <p>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:</p> <ul style="list-style-type: none"> • At 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 <p>9.13 A Public Health Northamptonshire report referred to the following as being linked to the rise in obesity:</p> <p>We are living in an obesogenic environment where less than healthier choices are the default, which encourages excess weight gain and obesity</p>

Reference	Policy/ Paragraph	Recommended Main Modifications
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>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 lifestyles</p> <p>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.</p> <p>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 3rd 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.</p> <p>9.15 According to Public Health England, 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.</p> <p>Policy 20 HOT FOOD TAKEAWAYS</p> <p>The health and wellbeing of Northampton communities will be maintained and improved by managing the locations of, and access to, unhealthy eating facilities.</p> <p>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</p>
MM19	Policy 21	<p>Delete:</p> <p>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.</p> <p>and replace with the following: <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></p>
MM20	Policy 23	<p>Revise 1st paragraph as follows:</p> <p>A. Sports facilities and playing pitches, as defined in the justification text, should be safeguarded from development unless:</p> <p>a) <u>i.</u> An assessment has been undertaken which has clearly shown <u>the open space, buildings or land to be that the facility is surplus to requirements;</u> or</p> <p>b) <u>ii.</u> 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</p> <p>e) <u>iii.</u> The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use</p> <p><u>C. Proposals for Major developments are expected to have regard to contribute towards providing facilities in line with the recommendations provided in....</u></p>
MM21	Policy 24	<p>Replace 1st and 2nd paragraphs:</p> <p><u>A. Proposals for new community facilities, alterations or extensions to existing facilities and change of use to such facilities, will be viewed favourably where they:</u></p> <p><u>i. are located where the property/ site is accessible by public transport and other sustainable transport modes including walking and cycling</u></p> <p><u>ii. contribute positively to the well-being and social cohesion of local communities, and</u></p> <p><u>iii. do not result in any significant adverse impact on the residential amenity of the area including impacts associated with noise and traffic</u></p>

Reference	Policy/ Paragraph	Recommended Main Modifications		
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>		
		<p>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 well-being and social cohesion of local communities.</p> <p>Proposals for new or extended community, and for change of use to such facilities, including places of worship, will be considered against the following:</p> <ul style="list-style-type: none">• The property/ site should be accessible by public transport and other sustainable transport modes including walking and cycling• Any proposal should no result in any significant, adverse impact on the residential amenity of the area including impacts associated with noise and traffic		
MM22	Policy 25	<p>1st bullet point: Remove the word “sustainable” and the comma so the policy reads:locate premises within sustainable locations, with good.....</p>		
MM23	Policy 26	<p>Amend 1st sentence:on the Policies Map will be <u>are</u> allocated.....</p> <p>Last sentence amended to read: ...extended cemeteries should be sensitive to ensure there is no harm to <u>result in a net gain in</u> biodiversity.</p>		
		Chapter 10: Built and Natural Environment		
MM24	Policy 27	<p>Amend 2nd paragraph as follows: All <u>major housing and commercial</u> developments of 15 dwellings or more will be expected to deliver and/or contribute to.....’</p> <p>Add ‘and blue’ to 1st and 2nd paras as follows:</p> <p>1st paragraph: New developments must ensure that existing green <u>and blue</u> infrastructure assets will be protected.....</p> <p>2nd paragraph:will be expected to deliver and/or contribute to the green <u>and blue</u> infrastructure projects. Applications must be accompanied by a site-specific green <u>and blue</u> infrastructure strategy and /or plan to illustrate how green <u>and blue</u> 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.</p>		
MM25	Policy 28	<p>Include new paragraph under 10.11</p> <p><u>Suitable Alternative Natural Greenspaces (SANGS) are existing areas of open land which are improved to attract residents of new developments away from designated sites such as Special Protection Areas and Special Areas of Conservation. SANGS need to be suitably designed for recreation, accessible and usually provide circular footpaths. As set out in Policy 28, the provision of a SANG may meet or contribute to the provision of other types of open space.</u></p> <p>Amend table within Policy 28:</p> <table><tr><td>Open space type</td><td>Planning standards for new development</td></tr></table>	Open space type	Planning standards for new development
Open space type	Planning standards for new development			

Reference	Policy/ Paragraph	Recommended Main Modifications			
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>			
			Quantity per 1,000 population	Maximum distance of provision from all parts of proposed development Accessibility	Reference quality standard to be applied Quality
		Parks and gardens	1.43ha per 1,000	710m <u>walk</u>	Green Flag ¹ standard in association with the Local Quality Vision <u>sStatement</u>
		Amenity green space	1.45ha per 1,000	480m <u>walk</u>	NBC Assessment Framework in association with the Local Quality Vision Statement <u>Green Flag Standard</u>
		Natural and Semi Natural Green Space	1.57ha per 1,000	720m walk	NBC Assessment Framework <u>Green Flag Standard</u>
		Children's Play and provision for young people	0.25ha per 1,000 of Designated Equipped Playing Space including teenage provision	400m <u>walk</u> for teenage LEAP 1,000m <u>walk</u> for NEAP 1,000m <u>walk</u> for teenage facilities	New LEAPs and NEAPs should meet the Fields in Trust ² standards as relevant to the individual site. New youth provision should reflect current best practice, and also take into

¹ <https://www.greenflagaward.org//media/1019/green-flag-award-guidelines.pdf>

² <https://www.fieldsintrust.org/knowledge-base/guidance-for-outdoor-sport-and-play>

Reference	Policy/ Paragraph	Recommended Main Modifications			
					account the needs expressed by young local people.
		Allotments	0.36ha per 1,000	1,000m <u>walk</u>	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.		<u>Green Flag Standard</u>
		Cemeteries and closed churchyards	Specific to the locality. No set standard required.		<u>Green Flag Standard</u>
		<p>Include new paragraph D.</p> <p><u>D. Where Suitable Alternative Natural Greenspace (SANG) is required it is accepted that this may meet or contribute to the requirements of open space set out in the table above.</u></p>			
MM26	New para after 10.15 and Policy 29	<p>Include the following wording after para 10:15: <u>Biodiversity maps for Northampton can be found on the West Northamptonshire Council website, as well as through the Northamptonshire Biodiversity Records Centre.</u></p> <p>Replace existing policy, with two policies:</p> <p><u>POLICY 29A – Supporting and Enhancing Biodiversity</u></p> <p><u>A. The Council will require all development proposals to provide a net gain in biodiversity through the creation or enhancement of habitats by:</u></p> <p><u>i. Incorporating and enhancing existing biodiversity features on and/or off site;</u></p>			

Reference	Policy/ Paragraph	Recommended Main Modifications Wording to be deleted is struckthrough New wording is <u>underlined</u>
		<p><u>ii. Consolidating, developing and enhancing functionality of ecological networks including those beyond the Local Plan's boundary; and</u></p> <p><u>iii. Managing, monitoring and maintaining biodiversity within a development.</u></p> <p><u>B. Proposals should enhance natural capital and be designed around the existing components of the ecological network including sites of national or international importance, sites of local importance and other biodiversity assets.</u></p> <p><u>C. All applicants are expected to assess the impacts of their proposals on biodiversity, including indirect impacts such as recreational activities. Applicants should have regard to the Northamptonshire Biodiversity Action Plan and the latest guidance on biodiversity net gain when developing proposals. The Council requires applicants to use a recognised biodiversity calculator such as the DEFRA metric.</u></p> <p><u>D. Development that does not achieve biodiversity net gain, and fragments habitats and links will be refused.</u></p> <p><u>Policy 29B – Nature Conservation</u></p> <p><u>A. The Council requires development to protect, maintain and enhance biodiversity and geodiversity. All proposals likely to affect biodiversity will be expected to assess their impact through an ecological assessment. If harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort, compensated for, planning permission will be refused.</u></p> <p><u>B. Proposals should have regard to principles set out in the Northamptonshire Biodiversity SPD or successor document and where necessary undertake up to date, comprehensive ecological surveys in accordance with industry guidelines and standards to inform development.</u></p> <p><u>C. The Council will seek the protection or enhancement of the ecological network in proportion to the site's designation status, the contribution it makes to the ecological network and take account of considerations set out below:</u></p> <p><u>I. Sites of national or international importance - Special Protection Areas, Ramsar sites and Sites of Special Scientific Interest are of international and/or national importance and development affecting them will be expected to avoid causing adverse effects.</u></p> <p><u>II. Sites of local importance - Development affecting Northampton's Local Nature Reserves, Local Wildlife Sites, Local Geological Sites and Potential Wildlife Sites will be expected to avoid causing adverse effects on these assets unless it can be demonstrated that the benefits of development clearly outweigh the harm.</u></p> <p><u>III. Other biodiversity assets - 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 Borough's Northampton's wider biodiversity network.</u></p>

MM27	Paras 10.17, 10.18 and 10.20 and Policy 30	<p>Paragraph 10.17, amend to the following: The Upper Nene Valley Gravel Pits Special Protection Area (SPA) Supplementary Planning Document (SPD) was adopted by <u>West Northamptonshire Council in November 2021</u> 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 <u>has also been adopted (March 2022)</u> will be prepared for the Upper Nene Valley Gravel Pits SPA which is appended to the above SPD. with a view to its subsequent adoption as an addendum to the SPD. It will advise applicants to 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.</p> <p>Paragraph 10.18, amend to the following: Since the adoption of the WNJCS, Natural England has continued to monitor visitor pressure on the SPA. Evidence shows that new housing within 3km of the SPA has increased recreational pressure, contributing to disturbance of, 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 within this local plan is addressed. <u>With Due 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 potential to increase the significance of the effect by increasing the number of visits to the designated site. To protect the SPA from recreational pressure as a result of residential development the mitigation strategy identifies a number of measures including provision of information panels and wardening of the SPA to educate visitors. Residential development is required to pay a Strategic Access Management and Monitoring (SAMM) contribution and / or provide bespoke mitigation to protect the SPA.</u></p> <p>Paragraph 10.19, remove final bullet point: Monitoring of the impacts of new development on the SPA to inform the necessary mitigation requirements and future refinement of any mitigation measures</p> <p>Paragraph 10.20 - New sentence after the 1st 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 SPA has been designated.</u></p> <p>Policy 30, amend as follows: Proposals must ensure that there is no adverse impact either alone or cumulatively on the Upper Nene Valley Gravel Pits SPA and Ramsar site.</p> <p><u>Developments that are likely to have significant effects alone or in combination on the Upper Nene Valley Gravel Pits Special Protection Area (UNVGP SPA) must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoid or mitigate where impacts are identified.</u></p> <p><u>Where development is likely to have significant effects on the Upper Nene Valley Gravel Pits Special Protection Area, a Habitats Regulations Assessment will be required, which if the proposal is likely to have a significant effect on the site's conservation objectives, will include the need for an Appropriate Assessment. For developers, early consultation with Natural England is needed regarding proposals that could affect the SPA. Applicants should also have regard to the SPA Supplementary Planning Document.</u></p> <p><u>Applications comprising a net gain in residential units within 3 km of the Upper Nene Valley Gravel Pits SPA and Ramsar site will, in combination, have an adverse effect on the integrity of the SPA if not mitigated.</u> 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.</p> <p><u>The Local Planning Authority has adopted a mitigation strategy for Unit 1 of the Upper Nene Valley Gravel Pits SPA which must be referred to when preparing an application that is located within 3km of Unit 1 of the SPA. Residential development will be required to pay a Strategic Access Management and Monitoring (SAMM) contribution and / or provide bespoke mitigation such as a Suitable Alternative Natural Greenspace (SANG) in order to mitigate recreational impact. will prepare a Mitigation Strategy document concerning the UNVGP SPA which is to be adopted as an Addendum to the UNVGP SPA Supplementary Planning Document by the time this Local Plan is adopted.</u> In some cases developments will be expected to provide bespoke mitigation such as Suitable Alternative Natural Greenspaces (SANGs).</p>
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		<p>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</p> <p><u>Other adverse effects could include the loss or fragmentation of functionally linked land supporting habitat, non-physical disturbance (noise, vibration or light), and impacts due to water runoff. Sites that could potentially be functionally linked land associated with the SPA will need to undertake overwintering bird surveys early in the planning process ahead of submitting an application. , 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.</u></p> <p><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></p> <p>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.</p>
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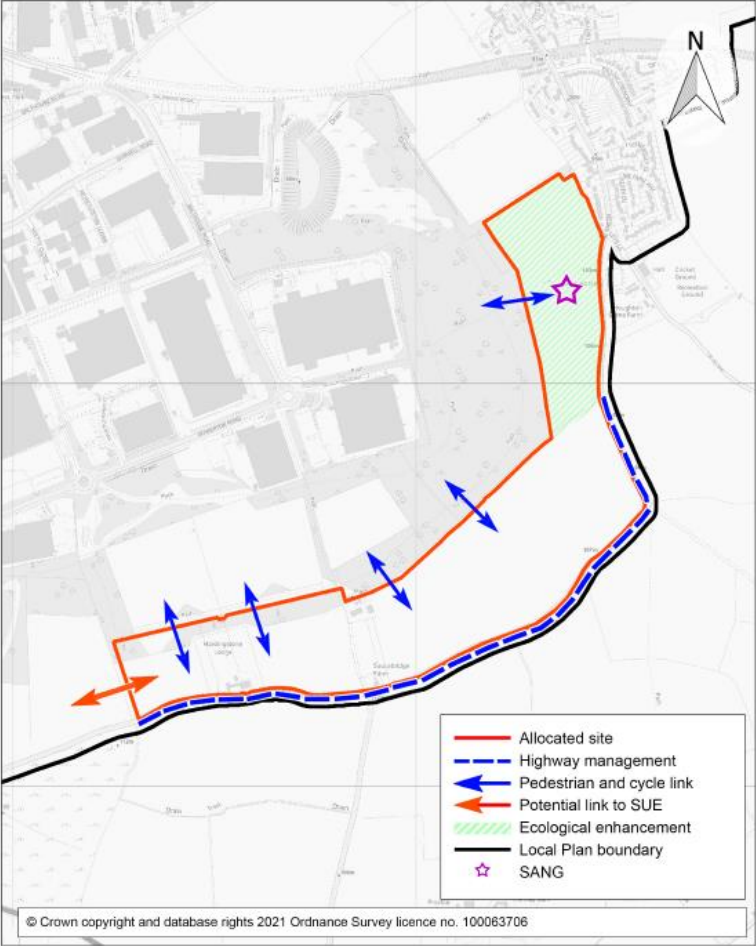
Reference	Policy/ Paragraph	Recommended Main Modifications
MM28	Paragraph 10.26 and Policy 31	<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Paragraph 10.26, add to the end: <u>All proposals should be developed consistent with guidance from Historic England and heritage best practice.</u></p> <p>Policy 31, amend last bullet point: <ul style="list-style-type: none"> • v) Being consistent with <u>Having regard to</u> guidance from Historic England and heritage best practice </p>
		Chapter 11: Movement
MM29	Policy 32	<p>Remove the 1st paragraph and replace with the following text: 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.</p> <p><u>A. In order to deliver a high quality, accessible and sustainable transport network proposals will be required to deliver or contribute to the infrastructure projects contained within Appendix D of this Plan which are necessary to make them acceptable as per the tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (or subsequent policy/regulations).</u></p> <p>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.</p> <p><u>B. Developments should be designed to incorporate, demonstrate and achieve the following sustainable travel principles:</u></p> <ul style="list-style-type: none"> • <u>i. To promote, improve and encourage active lifestyles and health and wellbeing</u> • <u>ii. To promote modal shift away from and reduce car usage</u> • <u>iii. To improve accessibility by, and usability, of sustainable transport modes including public transport</u> • <u>iv. To maximise opportunities for integrated secure and safe walking and cycling routes which connect to the existing network (including public rights of way), as well as open spaces and green infrastructure</u> • <u>v. To secure a high quality design of the street scene which creates a safe, secure and pleasant environment</u> • <u>vi. To upgrade and improve the existing street scene</u> • <u>vii. 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</u> • <u>viii. 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</u> • To provide electric vehicle re-charging points in line with Policy 34 and Policy 35 <p>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</p> <p><u>C. Applications for major new developments will need to be accompanied by a Travel Plan. The Travel Plan needs to specify a long-term management strategy for integrating proposals to promote and encourage sustainable travel and reduce greenhouse gas emissions. This will include travel planning for new users. Applicants will need to demonstrate that they can mitigate the proposal's transport impact either on site or off site.</u></p> <p><u>E. 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.</u></p>

Reference	Policy/ Paragraph	Recommended Main Modifications
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>
MM30	Policy 33	<p>Amend 1st bullet point:</p> <p>i. There would be no unacceptable impacts on highway safety and that the residual cumulative impacts on the road network are not severe. adverse impacts on the local and/or strategic transport network which cannot be mitigated against. Major planning applications and development All development proposals.....by a Transport Assessment or Transport Statement; and</p>
MM31	Paragraph 11.16 and Policy 34	<p>Amend paragraph 11.15 as follows:</p> <p>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 <u>Northampton Station</u> 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.</p> <p>Amend paragraph 11.16 as follows:</p> <p>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. <u>If further evidence emerges that the future use of this link for transport is viable, the use of this route will need to be investigated in a future local plan review.</u></p> <p>Amend paragraph 11.17 as follows:</p> <p>A safeguarded corridor between Brackmills and Castle Northampton 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. <u>If further evidence emerges that the future use of this link for transport is viable, the use of this route will need to be investigated in a future local plan review.</u></p> <p>Policy 34, amend 1st paragraph as follows:</p> <p>A. The routes of the former Northampton to Market Harborough <u>and Northampton to Brackmills railway lines</u>, as shown on the Policies Map, is safeguarded <u>may be investigated</u> for future transport use <u>in a local plan review.</u></p> <p>Amend last bullet point to read:</p> <p><u>D. Transport schemes which provide an element of environmental protection will be prioritised. In some cases, it may be necessary to have regard to mitigation measures provide mitigation in line with table 10 of the Northampton Low Emission Strategy 2017 (or the appropriate part of a successor document) namely:-</u></p> <p><u>Implementation and operation of Clean Air Zones (CAZ) or Low Emission Zone</u></p> <p><u>Development of Ultra-Low Emission Hubs and Corridors</u></p>

Reference	Policy/ Paragraph	Recommended Main Modifications
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>
		<p><u>Northampton Electric Vehicle Plan</u></p> <p><u>Cycling Hubs</u></p> <p><u>Plugged-in development and demonstration schemes</u></p> <p><u>Infrastructure for low emission, alternative fuels including refuse collection services</u></p>
MM32	Policy 35	<p>Amend policy to read:</p> <p>New development must meet adopted parking standards and accord with <u>have regard to</u> the principles set out in the Parking Standards SPD, including the provision of facilities for electric vehicle charging points. <u>Proposals for Transport schemes and major new developments should also provide a car parking management strategy.</u></p>
		Chapter 12: Infrastructure
MM33	Paragraph 12.6	<p>Add three new sentences at the beginning of paragraph 12.6:</p> <p><u>Part R of the Building Regulations (Physical Infrastructure for high-speed electronic communication networks) require the provision of in-building physical infrastructure from the service provider's 'access point' to the occupier's 'network termination point'. Objective 13 of the Plan seeks to enhance local services and ensure technology infrastructure is adequately provided to meet the needs of people and business and to ensure that relevant utilities are provided prior to occupancy. Policy 36 ensures that in-building broadband infrastructure is connected to infrastructure provided in the vicinity.</u></p>
MM34	Paragraphs 12.12 and 12.13 and Policy 37	<p>Amend paragraph 12.12:</p> <p>The plan calculates the additional school places required to accommodate the future growing population 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. 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. <u>The majority of new schools delivered in Northampton will be free schools.</u></p> <p>Amend paragraph 12.13:</p> <p>The funding provision for education <u>new school places</u> is provided through a number of mechanisms including from the Government; the Education, <u>Skills and Funding Agency</u> 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 provision will need to be provided <u>in order to mitigate the development,</u> where it is to be located and the associated cost.</p> <p>Insert new paragraph after 12.13:</p> <p><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></p> <p>Policy 37, delete last sentence of 1st paragraph:</p> <p>Developers are also required to provide delivery of "full fibre" connectivity to new built development.</p>
		Chapter 13:Site Specific Allocations and Policies
MM35	Policy 38	<p>Delete current paragraphs 13.1 to 13.3</p> <p>13.1 The West Northamptonshire.....through to heritage specialists.</p> <p>and replace with</p> <p><u>13.1 This plan makes allocations for housing and employment use in policies 13 and 17A. For most of the allocations, sufficient guidance on requirements for planning applications is provided by the polices in this and other development plan documents. Some sites have a number of constraints where additional policy guidance is necessary. The following sections of this plan provide this additional guidance.</u></p> <p>Delete Policy 38 in its entirety</p>

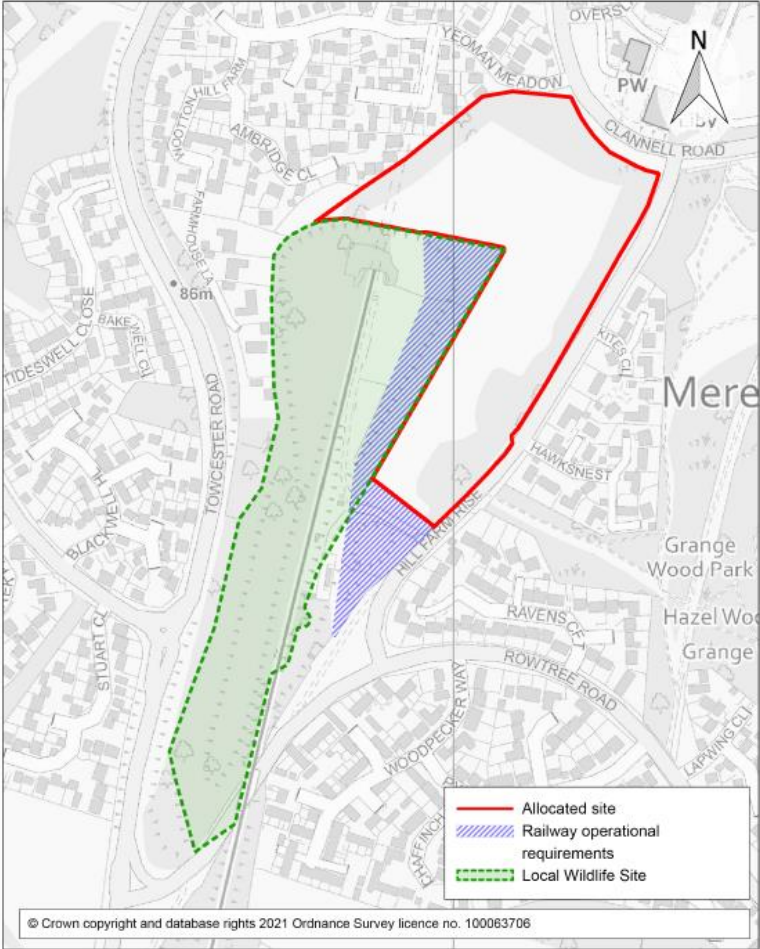
Reference	Policy/ Paragraph	Recommended Main Modifications
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>
		<p>Policy 38 DEVELOPMENT ALLOCATIONS.....and other material considerations.</p>
MM36	Paragraphs 13.6 and 13.9 and Policy 39	<p>Amend paragraph 13.6</p> <p>Amend 2nd sentence: Network Rail has indicated that subject to the current and future freight/ commercial operation being moved elsewhere,<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.</p> <p>Add a new paragraph after 13.9: <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 this 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> <p>Policy 39, amend 5th paragraph: ...residential and ancillary Class A <u>Class E</u> uses.</p> <p>6th paragraph, amend: On site LAA0333, the Council will support the delivery of at least 200 <u>about 188</u> dwellings.....</p> <p>9th paragraph, amend 1st bullet: <ul style="list-style-type: none"> • i. A high quality development that preserves and enhances the significance <u>and appreciation</u> of the former castle site and in particular the scheduled monument and listed Postern Gate and the setting of these heritage assets., <u>its designated components and their setting. Design and capacity will be informed by detailed archaeological investigations and assessments in advance of development.</u> The proposals should provide opportunities to enhance the significance of the identified heritage assets </p> <p>Add a new paragraph at the end of the policy</p> <p><u>L. Any proposal should include the safeguarding of suitable access for the maintenance of foul drainage infrastructure.</u></p>
MM37 as amended by FMM2	Paragraphs 13.12, 13.14 Policy 41 and Figure 20	<p>Add the following after the last sentence of paragraph 13.12: <u>It is therefore important to ensure that there is a reasonable buffer created between this existing village and the new development on The Green to ensure that the setting of the conservation area and its heritage assets can be respected and protected, and the identity of the village is maintained. There will also be an opportunity to provide semi natural stepping-stones (connected habitats) adjacent to and within the site that will provide habitat links.</u></p> <p>Add a new paragraph after 13.14 <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>

Reference	Policy/ Paragraph	Recommended Main Modifications
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>
		<p>Amend Policy 41 as follows:</p> <p>POLICY 41 THE GREEN, GREAT HOUGHTON (LAA1098)</p> <p>Housing development of up to about 800 dwellings, which comply with the development principles shown on Figure 20 will be supported <u>at The Green, Great Houghton</u>, subject to the following criteria being met:</p> <ol style="list-style-type: none"> i. Winter Surveys are undertaken to <u>determine</u> identify whether the site is used by over-wintering Golden Plover / Lapwing <u>and whether it acts as functionally linked land to the Upper Nene Valley Gravel Pits Special Protection Area. If the site is found to be functionally linked land, appropriate mitigation will be required for the loss of habitat. 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.</u> ii. 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. iii. Any d <u>Development on this site must adhere to Policy 30 of this Plan, in particular with reference to recreational disturbance and functionally linked land associated with the Upper Nene Valley Gravel Pits Special Protection Area.</u> iv. The built development should only take place outside of the area shaded green in the diagram v. The s <u>Schemes</u> 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 vi. 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 vii. 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 viii. The development provides suitable transport links to neighbouring developments, including neighbourhood centres and community facilities ix. 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 x. Any p <u>Proposals that comes forward should include suitable measures to mitigate the impact of additional traffic generated by the development. The principal access to the site should be from The Green west of Saucebridge Farm, west of the junction of The Green with the unnamed road which leads south at this point, and the development should seek to minimise additional traffic eastwards from this point towards Great Houghton village and the Bedford Road. The intention should be to reduce the potential for traffic to use The Green to the east or routes through the allocation to travel between the Newport Pagnell Road and the Bedford Road or vice versa.</u> xi. Any proposal should also include <u>Proposals will be informed by</u> air quality and noise impact assessments <u>due to proximity to</u> from the Brackmills Industrial Estate xii. Any a <u>Applications</u> on the site will need to be accompanied by an archaeological investigation that considers any archaeological potential on the site. xiii. <u>Proposals must be accompanied by a landscape vision for the site including details of how views across the site into and out of the village of Great Houghton will be managed, especially views of the Grade II* listed church. The location and layout of the SANG could must assist in achieving the landscape vision for the site.</u> xiv. Any proposal forwarded <u>Proposals for this site should be accompanied by a site specific Flood Risk Assessment meeting the design standard for the Upper Nene catchment through Northampton of a 0.5% probability (1 in 200 chance of occurring in any given year) event plus climate change. Surface water attenuation should be provided up to this standard. 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.</u> xv. <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> xvi. <u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure is maintained.</u> xvii. <u>A Suitable Alternative Natural Greenspace (SANG) will be secured.</u> xviii. <u>Proposals must be informed by a masterplan for the whole allocation which will be expected to:</u> <ol style="list-style-type: none"> a. <u>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</u> b. <u>Provide suitable transport links to neighbouring developments, including neighbourhood centres and facilities</u>

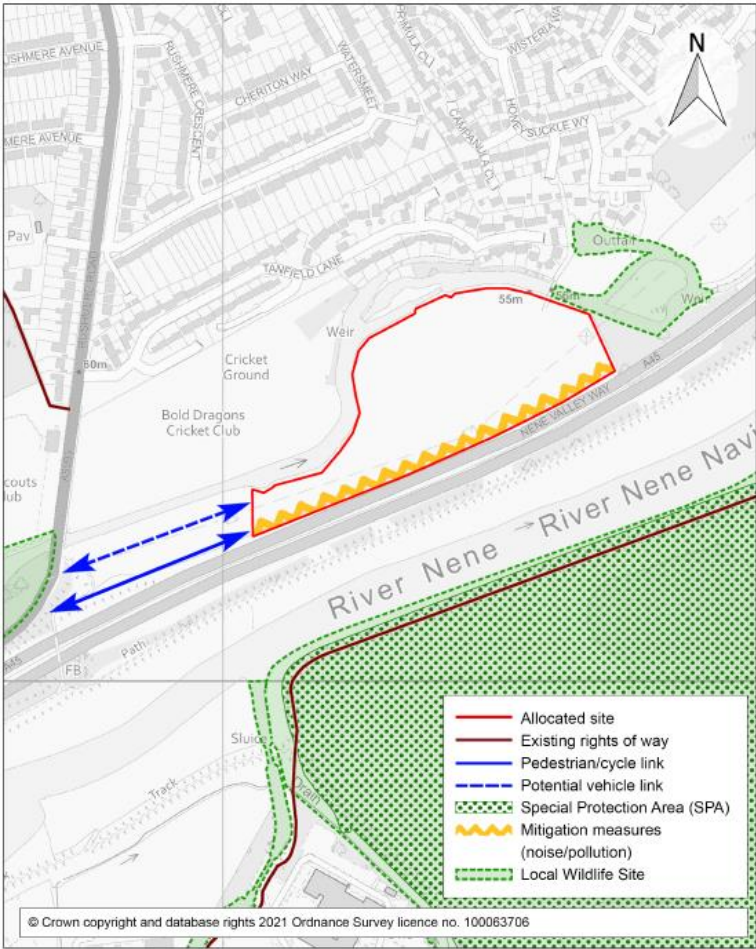
Reference	Policy/ Paragraph	Recommended Main Modifications Wording to be deleted is struckthrough New wording is <u>underlined</u>
		<p>c. <u>Manage and control vehicular access to and from the site to the northern / eastern section of The Green near to the village of Great Houghton, and minimise traffic arising from the development passing through Great Houghton.</u></p> <p>d. <u>Connect the site to nearby Brackmills Country Park and surrounding areas including pedestrian and cycling provision to secure connectivity and permeability within the site, to the employment area to the north, the proposed residential area to the west along The Green and towards Great Houghton as shown on Figure 20</u></p> <p>e. <u>Provide a SANG within the area identified in Figure 20 which provides the following:</u></p> <ul style="list-style-type: none"> i. <u>Protection, enhancement and / or creation of habitats in line with other policies of this plan</u> ii. <u>Accessibility for residents' recreation including an off-lead dog walking area</u> iii. <u>A circular walking route around the SANG and eastern development area</u> iv. <u>A clear separation between the developed site and the village of Great Houghton in order to protect its setting and the heritage assets of the village</u> v. <u>Formal and informal open space</u> vi. <u>A SANG car park</u> vii. <u>If any part of the SANG is proposed off-site, the SANG will need to be adjoining the site.</u> <p>xix. <u>Ensure built development (other than as may relate to recreation and SANG functions) only takes place outside the SANG, the broad location of which is defined in Figure 20.</u></p> <p>Revised Figure 20:</p>  <p>© Crown copyright and database rights 2021 Ordnance Survey licence no. 100063706</p>

Reference	Policy/ Paragraph	Recommended Main Modifications
		<p>Wording to be deleted is struck through</p> <p>New wording is <u>underlined</u></p>
MM38 as amended by FMM3	Policy 43 and Figure 22	<p>Policy 43: Amend 1st paragraph: <u>A. Ransome Road will be developed for at least 200 about 230 dwellings, with 207 dwellings to be provided in the plan period.....</u></p> <p>.....</p> <p>Amend 1st bullet point: ♦ <u>i. 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</u></p> <p>Add new bullet point at the end of the bullet points: vi. <u>Design and capacity will be informed by detailed archaeological investigations and assessments in advance of any planning application being submitted.</u></p> <p>Amend legend in figure 22: Green Corridor<u>Greenspace</u> (indicative)</p>
MM39	Policy 44	<p>Amend 3rd bullet point: ...in the region of <u>about</u> 5 dwellings....</p> <p>Add new paragraph at the end of the bullet points: <u>C. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS)</u></p>
MM40	New Policy 45	<p>Add new site specific policy: <u>g. Hill Farm Rise, Hunsbury Hill (LAA1100)</u></p> <p><u>13.24 The site is approximately 4.44 hectares in size and is located in Hunsbury, south west Northampton. It is surrounded by a mix of uses including the Mereway Neighbourhood Centre with Tesco Mereway, a library and a Church to the north and north east; residential to the east and west and the railway line and a Local Wildlife Site to the south/ south west.</u></p> <p><u>13.25 The site adjoins a railway line, which then runs in a tunnel (Hunsbury Hill tunnel) under part of the site. The railway forms part of the Northampton Loop Line of the West Coast Main Line. Also adjoining the site is an area which is used for railway operational purposes including access. In addition, there is a significant number of trees on the site, particularly along the border. There is a possibility that the site also has some priority habitat grassland that may require protecting. The majority of the site is also a potential wildlife site.</u></p> <p><u>13.26 The site is located within Flood Zone 1. The site is also located within 3 miles of the Strategic Road Network and any development on the site could potentially impact on the M1 and the A45.</u></p> <div data-bbox="552 1667 1409 1902"> <p><u>POLICY 45</u></p> <p><u>HILL FARM RISE, HUNSBURY HILL (LAA1100)</u></p> <p><u>Housing development of about 80 dwellings at Hunsbury Hill will be supported subject to the following criteria being met. Proposals will be required to:</u></p> </div>

Reference	Policy/ Paragraph	Recommended Main Modifications
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <div data-bbox="549 371 1409 1491"> <p><u>i demonstrate, through an ecological survey and landscape assessment, the opportunities and constraints offered by the existing natural environment including the high presence of established trees, potential priority habitat grassland and potential wildlife site within the site, and how these are to be protected and/ or how any adverse impacts are to be mitigated against</u></p> <p><u>ii ensure that any proposal will be designed in a manner which is sensitive towards the presence of the Local Wildlife Site adjoining the development site including the potential to make the site more resilient to visitor pressure</u></p> <p><u>iii ensure that the operational requirements of the rail network, including access, are retained within the area shown hatched on Figure 24</u></p> <p><u>iv demonstrate, through the use of design and building materials, that adverse impacts from noise, particularly from the railway operations, will be reduced</u></p> <p><u>v improve connectivity and accessibility to the Mereway neighbourhood centre to encourage walking and cycling</u></p> <p><u>vi ensure that any proposal for this site is accompanied by a site-specific Flood Risk Assessment</u></p> <p><u>vii demonstrate, subject to detailed assessment (including an assessment of contaminated land), that any development on the site maximises the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run off</u></p> <p><u>viii prepare a detailed Transport Assessment that includes consideration of the impact of the scheme on the A45 and the M1.</u></p> </div> <p><u>FIGURE 24: DEVELOPMENT PRINCIPLES FOR HILL FARM RISE</u></p>

Reference	Policy/ Paragraph	Recommended Main Modifications Wording to be deleted is struckthrough New wording is <u>underlined</u>
		 <p>The map shows the Abington Mill Farm (LAA1107) site, which is an allocated site (red outline). The site is bounded by housing to the north, a sports pitch and informal parking area to the west, and additional open space, the A45, and the River Nene to the south. The site is within 5 to 10 minutes' walk of Billing Road. The map also shows the railway operational requirements (blue hatched area) and the local wildlife site (green dashed outline). The map includes a north arrow and a scale bar (85m). The map is sourced from Ordnance Survey (© Crown copyright and database rights 2021 Ordnance Survey licence no. 100063706).</p>
MM41	New Policy 46	<p>Add a new site specific policy</p> <p><u>h. Abington Mill Farm (LAA1107)</u></p> <p><u>13.27 Abington Mill Farm is located approximately 2 miles (3.2km) east of Northampton's town centre and is 5.02ha in size. It is an area of open land bounded by housing to the north; a sports pitch and informal parking area to the west; and additional open space, the A45 and the River Nene to the south. The site is within 5 to 10 minutes' walk of Billing Road, which is well served by buses and has cycle lanes.</u></p> <p><u>13.28 Close to the site, on the south side of the A45 is the Upper Nene Valley Gravel Pits Special Protection Area and Brackmills employment area. Both are accessible from the site via an overhead bridge across the A45. To the south east of the site, and south of Bedford Road, is the Barnes Meadow Local Nature Reserve.</u></p> <p><u>13.29 The site is located mostly within Flood Zone 2 with pockets of Flood Zones 3a and 3b within the site. Flood defences have been installed around the site. Because it is close to the A45, development on this site may have an impact on the strategic road network.</u></p> <p><u>13.30 The site is also located close to one of the local green infrastructure networks, of which there are 9 in total in the Northampton area. Component F is the 'Washlands and Eastern Nene' and comprises the floor of the Nene Valley from the town centre at Midsummer Meadow eastwards to the NRDA boundary. It broadly follows the Nene Valley sub-regional</u></p>

Reference	Policy/ Paragraph	Recommended Main Modifications
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p><u>Corridor (Northampton to Wansford (Cambs). The Green Infrastructure Plan (2016) identifies a list of projects for each component, which can contribute towards enhancing these green infrastructure networks.</u></p> <p><u>POLICY 46</u></p> <p><u>ABINGTON MILL FARM (LAA1107)</u></p> <p><u>Abington Mill Farm will be developed for about 125 dwellings. The site will be developed in a manner consistent with the diagram shown in Figure 25 below:</u></p> <p><u>Proposals will be required to:</u></p> <ul style="list-style-type: none"> i) <u>Include measures to mitigate against the impacts of noise and pollution from the A45 dual carriageway</u> ii) <u>Demonstrate that Provide a safe and secure access from Rushmere Road can be provided in a manner that would pass the exceptions test</u> iii) <u>Include a travel plan, to demonstrate how traffic matters will be mitigated against and managed along Rushmere Road and the Barnes Meadow interchange</u> iv) <u>Incorporate proposals to encourage cycling and walking, taking advantage of the availability of cycle routes to the south of the A45 which have access to the town centre and areas east of Northampton</u> v) <u>Contribute to improvements to the green infrastructure network to include projects within the Washlands and Eastern Nene corridor, such as the Upper Nene Valley Gravel Pits and Barnes Meadow Local Nature Reserve</u> vi) <u>Maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run-off</u> vii) <u>Include 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 allowance for climate change to protect against fluvial flooding</u> <p><u>FIGURE 25: DEVELOPMENT PRINCIPLES FOR ABINGTON MILL FARM</u></p>

Reference	Policy/ Paragraph	Recommended Main Modifications
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>
		
		Chapter 14: Implementation and Monitoring Framework
MM42		Changes as set out in Appendix 3
MM43	<u>Glossary</u>	<p>Add:</p> <p>Functionally linked land <u>Any land outside of the European designated site which is used by species that are qualifying interest features of that designated site</u></p> <p>Playing pitches <u>Pitches for playing sports covering football, cricket, rugby, hockey, rugby league and baseball.</u></p> <p>Sports facilities <u>Includes sports hall, 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.</u></p>

Reference	Policy/ Paragraph	Recommended Main Modifications
		Wording to be deleted is struckthrough New wording is <u>underlined</u>
		<u>Non-statutory nature conservation site</u> <u>An area of land designated for its nature conservation value but which does not receive statutory protection. Some non-statutory sites may however receive a degree of protection under national or local policy. In Northamptonshire these sites include Local Wildlife Sites (LWS), Local Geological Sites (LGS), Potential Wildlife Sites (PWS) and Protected Wildflower Verges (PWV).</u>
		Appendix A: Northampton housing trajectory for sites allocated in the Local Plan Part 2 (excluding sustainable urban extensions)
MM44 as amended by FMM4	175	See table attached at Appendix 2 to this document.
		Appendix B: Superseded Policies
MM45	182	See tables attached at Appendix 4 to this document.
		Appendix D: Transport and Infrastructure Schedule
MM46	191	Change the 'Sub Total NRDA Transport Infrastructure Known Costs': £155.47 <u>£148.22m</u>
		Appendix G: Primary Education
MM47	194	Remove line E41 - new three form entry primary school in Collingtree Remove line E42 – new two form entry primary school in Duston

APPENDIX 1 – Proposed Modifications to Policy 13 – MM11 AS AMENDED BY FMM1

POLICY 13

RESIDENTIAL AND OTHER RESIDENTIAL LED ALLOCATIONS

The following sites are allocated for residential and/or residential led development. The capacities identified are indicative only and are dependent on compliance with other policies in this and other development plan documents. Other policies of particular relevance in this plan (non exhaustive) are indicated

Reference	Location	Indicative Dwelling Capacity	Relevant policies (non-exhaustive)	Reason for change (this column will not be included in the adopted plan)
0168	Rowtree Road	131		Combined with other sites into LAA 1144
0171	Quinton Road	19-14	<u>Policy 7 - Flood risk and Water Management</u>	Capacity reduced as a result of the Flood Risk Assessment.
0174	Ransome Road Gateway	24	<u>Policy 7</u> <u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u> <u>BN9 of the West Northamptonshire Joint Core Strategy</u>	
0193	Former Lings Upper School, Birds Hill Walk	60 (5YHLS)		Site removed from five-year housing land supply because no evidence it is deliverable in that time.
0195	Hunsbury School, Hunsbury Hill	73 (50 in HLS)		Site removed from allocation as scheme is almost complete. .
0204	The Farm, Hardingstone	100 55	<u>Policy 30</u> <u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	To correct error regarding capacity.
0205	Parklands Middle School, Devon Way	132 (5YHLS)		Removed from allocation as site is currently an Amenity Green Space typology and site is currently under construction
0288*	Northampton Railway Station car park	68 (5YHLS) 280	<u>Policy 39</u> <u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	To reflect revised capacity agreed in SOCG.
0333*	Northampton Railway Station (railfreight)	200-188	<u>Policy 7</u> <u>Policy 39</u> <u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	Capacity reduced as a result of the Flood Risk Assessment.
0335	Chronicle and Echo North	42 (6 in 5YHLS)	<u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	
0336	Chronicle and Echo South (rear of Aldi)	14 (5YHLS)		Site was completed in 20/21.
0338	Countess Road	68 (64 in 5YHLS) Net:4		Conversion is underway for 68 units
0403	Allotments Studland Road	23		Removed from allocation as site is currently an allotment typology

0629	British Timken	138 (5YHLS) <u>121</u>		Site is under construction, 15 units complete, 121 units remaining as at 1 st April 2021
0657	Fraser Road	140		Removed from allocation as site is currently an Amenity Green Space typology
0685	Adj 12 Pennyeress Place, Ecton Brook Road	12		Removed from allocation as site is currently an Amenity Green Space typology
0719	Car garage workshop, Harlestone Road	35	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	
0720	Ryland Soans garage, Harlestone Road	62	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	
0767	Spencer Street	25 (5YHLS)	<u>Policy 7</u>	
0903	Hawkins Shoe Factory, Overstone Road	105 (5YHLS)	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	
0910	379 Harlestone Road	14		
0932	Site 1 Southbridge Road	45 (5YHLS)	<u>Policy 7</u>	
0933	Site 2 Southbridge Road	28 50 (5YHLS)	<u>Policy 7</u>	To better reflect capacity
1006	Pineham	80 106	<u>Policy 7</u>	To reflect capacity of current planning application.
1007	Land south of Wooldale Road, east of Wootton Road	16 22	<u>Policy 7</u>	Capacity reduced as a result of the Flood Risk Assessment.
1009	Land west of Policy N5 Northampton South SUE (site 1)	100		Combined with other sites into LAA 1144
1010	Land at St Peter's Way/ Court Road/ Freeschool Street	5	<u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	
1013	University of Northampton Park Campus	585 653 (5YHLS)		To reflect remaining capacity as at 1 st April 2021.
1014	University of Northampton Avenue Campus	170 200		To reflect capacity of current planning application.
1022	Belgrave House	122 99 (5YHLS)	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	To reflect capacity of planning permission
1025	Land to the west of Towcester Road	180 <u>230</u>	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	Increased capacity agreed in Statement of Common Ground.
1026	Eastern land parcel, Buckton Fields	14	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	

1036	Derwent Drive garage site, Kings Heath	8 5		Permission granted for 5 units
1037	Swale Drive garage site and rear/ unused land	6 (5YHLS)		Site was completed in 20/21.
1041	Newnham Road, Kingsthorpe	15		Removed from allocation as site is currently an Amenity Green Space typology
1048	Stenson Street	6 <u>2</u>	<u>Policy 7</u>	Permission granted for 2 units
1049	Land off Arbour Court, Thorplands garage block	11 <u>6</u>		Permission granted for 6 units
1051a	Land between Waterpump Court and Billing Brook Road	8		Site was completed in 20/21.
1052	Land rear of garages in Coverack Close	13		
1058	Land off Oat Hill Drive, Ecton Brook	11		Removed from allocation as site is currently an Amenity Green Space typology
1060	Hayeswood Road, Lings	6		Removed from allocation as site is currently an Amenity Green Space typology and site is currently under construction
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		Removed from allocation as site is currently an Amenity Green Space typology
1096	Land off Mill Lane	14	<u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	
1097	Gate Lodge	30		Removed from allocation as site is currently an Amenity Green Space typology
1098 [±]	The Green, Great Houghton	800 (A minimum of 225 of which will be provided within the plan period)	<u>Policy 41</u> <u>Policy 30</u> <u>Policy 31</u>	To identify what proportion of the allocation will be completed within the plan period.

			<u>BN5 of the West Northamptonshire Joint Core Strategy</u>	
1099	Upton Reserve site	40		Site is deleted because of flood risk issues
1100	Hill Farm Rise, Hunsbury Hill (50% of the site)	80	<u>Policy 29</u> <u>Policy 45</u>	
1102	Site east of Towcester Road	50 60	<u>Policy 29</u>	
1104	Watering Lane, Collingtree	265 (A minimum of 200 of which will be provided within the plan period)	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	To identify what proportion of the allocation will be completed within the plan period.
1107	Former Abington Mill Farm, land off Rushmere Road	125	<u>Policy 7</u> <u>Policy 29</u> <u>Policy 30</u> <u>Policy 45</u>	
1108	Former Dairy Crest depot, Horsley Road	35		
1109	Mill Lane	6 (5YHLS)	<u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	
1113*	Greyfriars	400 (delivery could be post plan period)	<u>BN9 of the West Northamptonshire Joint Core Strategy</u> <u>Policy 42</u>	Part removed from allocation as part of site is currently an Amenity Green Space typology
1114	Cedarwood Nursing Home, 492 Kettering Road	2 (5YHLS) 31		Scheme under construction for 56 bed care home, equates to 31 dwellings.
1117	133 Queens Park Parade	6 (5YHLS) 8		Permission granted for 8 units
1121	Upton Valley Way East	34 (5YHLS)		Removed from allocation as site is currently an Amenity Green Space typology and site is currently under construction
1123	83-103 Trinity Avenue	9 (5YHLS)		
1124	41 – 43 Derngate	7 (5YHLS) 31	<u>Policy 31</u> <u>BN9 of the West Northamptonshire Joint Core Strategy</u>	Permission granted for 31 units
1126	5 Primrose Hill 4	6 (5YHLS)	<u>Policy 31</u> <u>BN9 of the West Northamptonshire Joint Core Strategy</u>	
1127	32 Connaught Street	6		Included in error
1131	The Leys Close, 39 Mill Lane	6 3	<u>Policy 31</u> <u>BN9 of the West Northamptonshire Joint Core Strategy</u>	To reflect remaining capacity as at 1 st April 2021.

1133	Eastern District Social Club	5 (5YHLS)	<u>Policy 29</u>	
1134	St John's Railway Embankment	12	<u>Policy 29</u>	
1137	Wootton Fields	74		
1138	Land south of Bedford Road	7		Site has failed the Flooding Exceptions test.
1139*	Ransome Road	200 (500 in 5YHLS) <u>230 (A minimum of 207 of which will be provided within the plan period)</u>	<u>Policy 43</u> <u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	To identify what proportion of the allocation will be completed within the plan period.
1140	Land north of Milton Ham	224	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	
1142	Land west of Northampton South SUE (site 2)	130		Combined with other sites into LAA 1144
<u>1144</u>	<u>Land to the west of Northampton South Sustainable Urban Extension</u>	<u>361 (A minimum of 90 of which will be provided within the plan period)</u>	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	This is the combination of LAA 0168, 1009 and 1142 into one allocation. The policy identifies what proportion of the allocation will be completed within the plan period.

Delete last sentence 'Development proposals marked..... and material considerations'.

Appendix 2

Update Appendix A to include the most recent information on housing sites allocated in Policy 13:

APPENDIX A – MM44 AS AMENDED BY FMM4

Northampton housing trajectory for sites allocated in the Local Plan Part 2 (excluding sustainable urban extensions)

Ref	Site Name	Yield in policy 13	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	TOTAL in policy 13
0171	Quinton Road	14					8	6				14
0174	Ransome Road Gateway	24				24						24
0193	Former Lings Upper School, Birds Hill Walk	60										0
0204	The Farm, Hardingstone	55			25	30						55
0288	Railway Station (car park)	280						140	140			280
0333	Railway Station (railfreight)	188							76	76	36	188
0335	Great Russell Street / Chronicle & Echo North	42			42							42
0338	Countess Road	68		68								68
0629	British Timken Site	121		94	23	4						121
0719	Car Garage Workshop, Harlestone Road	35				12	12	11				35
0720	Ryland Soans Garage, Harlestone Road	62				21	21	20				62
0767	Spencer Street	25		10	15							25
0903	Hawkins Shoe Factory, Overstone Road	105			33	33	39					105
0910	379 Harlestone Road	14			7	7						14
0932	Southbridge Site 1	45				45						45
0933	Southbridge Site 2	28				28						28

1006	Pineham	80			35	45						80
1007	Land south of Wooldale Road, east of Wootton Road	16			8	8						16
1010	Land at St Peter's Way / Court Road / Freeschool Street	5					5					5
1013	Park Campus	585		137	55	100	120	173				585
1014	Avenue Campus	170				50	50	70				170
1022	Belgrave House	122				122						122
1025	Land to the west of Towcester Road	230			30	40	40	40	40	40		230
1026	Eastern Land Parcel, Buckton Fields	14		5	9							14
1036	Derwent Drive garage site	5		5								5
1048	Stenson Street	2		2								2
1049	Land off Arbour Court, Thorplands garage block	6		6								6
1052	Land rear of garages in Coverack Close	13			5	5	3					13
1071	2 sites off Medway Drive, near Meadow Close	9			3	3	3					9
1086a	2 parcels of land in Sunnyside Estate (Cosgrove Road)	6			3	3						6
1086b	2 parcels of land in Sunnyside Estate (Chalcombe Road)	7			3	4						7
1096	Land off Mill Lane	14		14								14
1098	The Green, Great Houghton	800							50	75	100	225
1100	Hill Farm Rise, Hunsbury Hill	80				30	30	20				80
1102	Site east of Towcester Road	60				30	30					60
1104	Watering Lane, Collingtree	265			20	30	30	30	30	30	30	200
1107	Former Abington Mill Farm, land of Rushmere Road	125			10	30	30	30	25			125

1108	Horsley Road	35				15	20					35
1109	Mill Lane	6			6							6
1113	Greyfriars	400										0
1114	Cedarwood Nursing Home, 492 Kettering Road	31		31								31
1117	133 Queens Park Terrace	8			8							8
1123	83-103 Trinity Avenue	9		9								9
1124	41 - 43 Derngate	31		31								31
1126	5 Primrose Hill	6		6								6
1131	The Leys Close, 39 Mill Lane	3	3	3								3
1133	Eastern District Social Club	5			5							5
1134	St Johns Railway Embankment	12			6	6						12
1137	Wootton Fields	74			25	25	24					74
1139	Ransome Road	230					52	52	52	51		207
1140	Land north of Milton Ham	224			25	50	50	50	49			224
1144	Land to the west of Northampton South SUE	361								41	49	90
	SUB TOTAL			421	401	800	567	642	462	313	215	
	5 YEAR TOTAL											
	TOTAL	5485 5215										3804 3821

For the most up to date information on housing completions, please refer to the West Northamptonshire Five Year Housing Land Supply Position Statement and Reports which are updated annually [Northampton Development Plan | Northampton Planning Policy | West Northamptonshire Council - Northampton Area](#) .

APPENDIX 3 – Modifications to the monitoring framework MM42

Page Number in plan/Mod Number	Indicator (and Type)	Target	Main Policy Delivered	Additional Policies Delivered	SA Objective delivered?	Main Agencies (for delivery) / source (for monitoring data)	Trigger	Contingencies	Reason for change
136	<p>Building for life—100% of new residential development to achieve Built for Life Certification</p> <p>Major new residential development capable of achieving a Building for a Healthy Life commendation</p>	Applies to all residential development <u>of ten dwellings or more.</u>	2	3, 4	SA4, SA5, SA11	LPA (DM) / NCC / Developers	Where relevant permissions granted contrary to 'Built for Life' Panel that are not capable of achieving a Building for a Healthy Life commendation	Consider barriers to implementation. Further discussions with developers.	To reflect changes to the NPPF, with Building for Life being supplanted by Building for a Healthy Life, with consequential changes to Policy 2.
136	<p>Space standards—</p> <p>100% of residential should provide at least the minimum space standards as set out in the Nationally Described Space Standards</p>	Applies to all residential development	3	6	SA1, SA2, SA8	LPA (DM) / NCC / Developers	>10% of development fails to achieve standard	<p>Consider barriers to implementation.</p> <p>Speak with developers to understand viability issues</p> <p>Review policy</p>	No longer required. This aspect of Policy 4 has been recommended for deletion.
139	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			The measure does not relate to a policy of this plan, therefore, should be deleted

139	Concentration of HiMOs	No more than 10 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.	Change percentage to align with policy 15.
139	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	Policy 16 is deleted from Plan
141	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.	Remove 'central area' to reflect Modifications to policy 12
142	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.	The measure does not relate to a policy of this plan, therefore, should be deleted
143	Protect safeguarded sites identified in Policy 17 and support new employment sites outside safeguarded areas	No net loss of safeguarded employment sites <u>unless there is marketing evidence to justify the loss</u> and delivery of new employment sites in accordance with identified demand that is sustainably located.	17	18	SA6	LPA/developers/business owners	<u>Planning approvals on sites that are safeguarded for employment purposes without justification.</u> Loss of safeguarded employment land without justification. No new employment floorspace within 5 years of LPP2 adoption.	Consider barriers to implementation. Review evidence and consider review.	Splitting the indicator into two: one to cover safeguarding and one to cover delivery of new employment opportunities is more meaningful.
143	<u>Support the delivery of new employment sites outside the safeguarded areas as promoted in Policy 17a and Policy 18</u>	<u>New employment to be delivered on the sites identified for allocation and on suitable windfall sites</u>	17A, 18		SA6	LPA/developers/business owners	<u>No new employment floorspace approved annually</u>	Consider barriers to implementation. Review evidence and consider review	Splitting the indicator into two: one to cover safeguarding and one to cover delivery of new employment opportunities is more meaningful.
148	Number of planning permissions for major residential applications that include Major residential developments securing community facilities, sports	<u>All major residential developments M</u> meet <u>criteria and standards set out in Policies 23, 24 and 28</u>	24	22, 23, 25, 28	SA3, SA4, SA5	Developers / LPA	>20% of permissions failing to meet standards <u>Permissions granted contrary to policy</u>	Identify barriers to implementation with developers. Consider evidence and	To ensure monitoring criteria are aligned with the purpose of the policy

	facilities, playing pitches and public open space							potentially review policy. Consider barriers to implementation. Further discussions with developers	
149	Open Space 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	Contingency can't be implemented
150	Maintain high environmental health standards for new development	Objections from Environmental Health team	6	5	SA8, SA12, SA13	Developers / LPA	Design that creates immediate Environmental Health concerns	Consider barriers implementing designs that are satisfactory from an Environmental Health perspective.	The measure does not relate to a policy of this plan, therefore, should be deleted
151	Obesity levels	Lower level by 5% per year on year	6	20	SA8	PHE / NCC WNC	Obesity levels increasing	Review strategy to do this	There is no justification for the 5%
151	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	No longer required. Policy 20 is recommended for deletion.
152	Supporting and safeguarding University of Northampton Waterside Campus	Planning permissions granted for development that leads to enhancements to already permitted scheme	10		SA6	University of Northampton/LPA	No permissions granted for delivery of enhancements within 5 years of adoption of plan	Identify barriers to delivery with developer such as viability issues	Provide clarity that the indicator relates to enhancements through the planning system
153	Sustaining and enhancing existing green and blue infrastructure and supporting the creation of new green and blue infrastructure	Housing developments of 15 or more dwellings Major developments to deliver or contribute to projects identified in Northampton Green Infrastructure Plan	27	28 and 29A and 29B	SA9	Developers / LPA / NCC	No new green or blue infrastructure projects delivered within 5 years of adoption of the LPP2	Consider barriers to implementation. Consider DM practices. Consider review of policy.	To reflect modification of policy 27 to include 'blue' infrastructure

154	Development on different types of open space <u>All new major developments to meet standards set out in Policy 28</u>	Development on land identified as surplus in the Open Space, sport and recreation study. <u>Maintaining the qualitative and quantitative standard of open space.</u>	27 <u>28</u>	28-27 , <u>29A and 29B</u>	SA10	LPA /-planning policy	Development on land that has been identified as having a deficit of open space. <u>Approval granted where qualitative and quantitative standards are not met.</u>	Consider why this is happening with DM. Review evidence.	To better reflect objective of policy 28
154	Biodiversity net gain	Major All developments must offset and secure a net gain in biodiversity	<u>29A</u>	<u>27, 29B</u>	SA9	Developers/LPA	Loss of biodiversity <u>Any approval for development that does not result in a net gain in biodiversity</u>	Identify with developers and DM why net increase in biodiversity is not achievable and consider viability.	To reflect modifications to policy 29A
155	Progress towards delivering sustainable schemes identified in Policy 34, and aligned to Policy 32 <u>Development meeting criteria set out in Policies 32 and 34.</u>	Delivery of sustainable schemes identified in Policy 34 and aligned to Policy 32 <u>transport measures and schemes in accordance with Policies 32 and 34.</u>	32, 34	2, 5	SA2, SA3, SA4	Developers / LPA /-NCC	No progress towards delivery of new schemes within 5 years of adoption of LPP2 <u>Approval granted for development that is not in accordance with Policy 32 and / or Policy 34</u>	Consider barriers to implementation. Consider review of CIL.	To better reflect objectives of Policies 32 and 34.
156	Progress towards NCC's modal shift objectives as set out in Policy 32	5% reduction in share of private car trips across existing developments, and 20% reduction from all new development	32	6	SA2, SA4, SA8	Developers / LPA	Less than 5% and 20% reductions in modal shift being achieved	Travel to work surveys to understand why modal shift is not happening. Review Travel Plans and why they are not being implemented. Understand barriers such as suitable infrastructure/ services to allow for modal shift	Contingency can't be implemented
157	Compliance with measures set out in Policy 5	All units in major development will be required to demonstrate how they are increasing	5	3 <u>2</u>	SA8, SA12, SA13, SA16	Developers / LPA (development management)	<u>Planning permission granted where compliance has not been demonstrated</u>	Identify barriers to delivery with developers and DM. Consider	

	Development complies with Policy 5	efficiency in line with policy 5 All applications for major development should include a sustainability statement demonstrating how they meet the criteria set out in Policy 5.					Low adoption of measures identified through granted major planning applications	whether viability is an issue.	
158	Development is in accordance with Policy 7 (flood risk and water management) manages flood risk	No applications granted contrary to flood management documents referenced in Policy 7 and associated criteria, unless there is reasoned justification and appropriate mitigation	7		SA14	Developers / LPA (DM) / planning policy / EA	Permissions granted contrary to advice, without reasoned justification and appropriate mitigation	Discussions with partner organisations, developers and DM. Identify with developers what are the barriers to implementation	To update monitoring criteria in line with changes to Policy 7.
158	Development ensures access to water supply and drainage infrastructure, includes SUDs and provides surface water attenuation to the design standard for the Upper Nene Catchment	All new development ensures access to water supply and drainage infrastructure, includes SUDs and provides surface water attenuation to the design standard for the Upper Nene Catchment, unless there is reasoned justification and appropriate mitigation	7		SA14	Developers / LPA / EA	Permissions granted contrary to policy, without reasoned justification and appropriate mitigation	Identify with developers what are the barriers to implementation	To update monitoring criteria in line with changes to Policy 7.
158	Increase in number of electric vehicle charging points All new dwellings in major residential development should include EVCPs in accordance with Policy 32	All new dwellings in residential major development should have EVCPs Increase in number of electric vehicle charging points	32 35	5	SA8, SA12	Developers / LPA / NCC (DM) / planning policy / EA	No annual increase in EVCP installations Permissions granted contrary to policy	Discussions with partner organisations, developers and DM. Identify with developers what are the barriers to implementation	To ensure this aspect of Policy is monitored appropriately
158	Parking standards	To meet Northampton car motor vehicle and cycle parking standards	35	4	SA12	Developers / NCC / LPA	Planning applications consented which exceed are not in accordance with car motor vehicle parking standards and fail to	Discussions with DM and developers to reduce occurrences	To ensure this aspect of Policy is monitored appropriately

							provide suitable and safe cycle parking	<u>Identify with developers what are the barriers to implementation</u>	
159	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	<u>37</u>	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/ <u>Government grants</u>	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.	To identify additional potential sources of funding

APPENDIX 4 - Modifications to Appendix B – Superseded Policies

a. NORTHAMPTON LOCAL PLAN 1997

Saved Policy Number in Adopted Northampton Local Plan	Saved Policy Title in Adopted Northampton Local Plan	Replacement Policy Number in this Plan, as proposed to be modified	Replacement Policy title in this Plan, as proposed to be modified	Commentary
E7	Skyline <u>development</u>	2 /3	Placemaking /and Design	NLP policy title corrected. Policy number and title updated
E20	New development (design)	2 /3 , 4	Placemaking /and Design; <u>Amenity and Layout</u>	Policy number and title updated. Reference to additional policy
E29	Shopping environment: new or replacement shop fronts	2 /3	Placemaking /and Design	Policy number and title updated.
E30	Shop front: external security protection	2 /3	Placemaking /and Design	Policy number and title updated.
E36	Advertisement hoardings: express consent	2 /3	<u>Placemaking and</u> Design	
H10	Other housing development: backland development	2 /3 , <u>4, 14</u>	Placemaking /and Design; <u>Amenity and Layout</u> ; <u>Type and mix of housing</u>	Policy number and title updated. Reference to additional policies
H14	Residential development, open space and children's play <u>area facilities</u>	28	Providing Open Spaces	NLP policy title corrected.
H18	Extensions	2 /3 , 4	Placemaking /and Design; <u>Amenity and Layout</u>	Policy number and title updated.
H21	Conversion to flats	2 /3 , 4	Placemaking /and Design; <u>Amenity and Layout</u>	Policy number and title updated.

H23	Conversion to flats	2/3, 4	Placemaking /and Design; Amenity and Layout	Policy number and title updated.
H24	Conversion to flats	2/3, 4	Placemaking /and Design; Amenity and Layout	Policy number and title updated.
H31	<u>Cumulative effect</u>	<u>2</u>	<u>Placemaking and Design</u>	To correct an omission
B7	Brackmills: height considerations	2/3	Placemaking /and Design	Policy number and title updated.
B9	Pineham and Milton Ham: landscaping zone	2/3	Placemaking /and Design	Policy number and title updated.
B11	Milton Ham: height considerations	2/3	Placemaking /and Design	Policy number and title updated.
B14	Development for non-business uses in business areas	2/3	Placemaking /and Design	Policy number and title updated.
B20	Working from home	2/3	Placemaking /and Design	Policy number and title updated.
B31	Environmental impact business development: new locality	2/3	Placemaking /and Design	Policy number and title updated.
B32	Environmental impact of business development: amelioration	2/3	Placemaking /and Design	Policy number and title updated.
B33	Environmental impact of business development: hazardous development	2/3	Placemaking /and Design	Policy number and title updated.
T12	Development requiring servicing	2/3, 4	Placemaking /and Design /; <u>Amenity and Layout</u>	Policy number and title updated.
T22	Provision for people with a disability	2/3, 4	Placemaking /and Design /; <u>Amenity and Layout</u>	NLP policy title corrected. Policy number and title updated.
R5	Town centre: change of use			Replaced by CAAP
R6	Town centre: primary shopping frontages			Replaced by CAAP
R7	Town centre: secondary frontages			Replaced by CAAP
R15	Car showrooms	2/3, 4	Placemaking /and Design /; <u>Amenity and Layout</u>	Policy number and title updated.
D4	Crow Lane (north): business or leisure	<u>17A</u>	Not suitable for Employment allocations	The site was incorrectly referred to as not being suitable for allocation. The site has been allocated for employment in this Plan
D22	Angel Street/ Bridge Street: retail or office		Not required — built	Replaced by CAAP
D23	Castle Yard, St Andrew's Road: residential or business, safeguard future position of north-west bypass	38	Development Allocations	Replaced by CAAP
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)	Replaced by CAAP
D27	Lower Mounts: car park and leisure/ residential	38	Development Allocations	Replaced by CAAP
D28	St Andrew's Street: residential and retail		Not required — various changes have taken place within the area	Replaced by CAAP
D29	St John's car park: residential, leisure and parking		Not required — part of the site has been developed	Replaced by CAAP
D30	British gas land, St Peter's Way: mix of leisure, retail and		Not required — site developed	Replaced by CAAP

	employment with a minor element of housing			
D31	Victoria Street car park: office and car parking	38	Development Allocations	Replaced by CAAP
D32	Western island, Lady's Lane	38	Development Allocations	Replaced by CAAP
D33	Wellington Street: office and retail	-	Not required. Not allocated in the Central Area Action Plan	Replaced by CAAP
D35	York Road: business or residential	-	Not required. Not allocated in the Central Area Action Plan	Replaced by CAAP

b. CENTRAL AREA ACTION PLAN 2013

Saved Policy Number in Central Area Action Plan	Saved Policy Title in Central Area Action Plan	Replacement Policy Number in this Plan, as proposed to be modified	Replacement Policy title in this Plan, as proposed to be modified	Commentary
1	Promoting design excellence	2 <u>3</u> , 4	Placemaking and Design ; Amenity and Layout	Policy number and title updated
2	Tall buildings	2 <u>3</u> , 4	Placemaking and Design ; Amenity and Layout	Policy number and title updated.
3	Public realm	2 <u>3</u> , 4	Placemaking and Design ; Amenity and Layout	Policy number and title updated.
15	Office and business use	17 <u>17A</u> , 18	Safeguarding Existing Employment Sites; Employment Allocations ; Supporting New Employment Developments and Employment Schemes Outside Safeguarded Sites	Updated to include new Policy 17A.
17	Grosvenor Centre redevelopment	13, 17A, 38/42	Residential and Other Residential Led Allocation Employment Development Allocations ; Greyfriars	Updated to include new Policy 17A (Victoria Street Car Park allocation) and delete reference to Policy 38.
19	Castle Station	13 , 39	Policy Implemented Residential and Other Residential Led Allocation Northampton Railway Station (LAA0288), Railfreight and Adjoining Sites (LAA0333)	Housing element of previous policy as it applies to LAA0288 superseded in new policy.
23	Upper Mounts / Great Russell Street <i>Checking if housing element has been completed and, if so, delete</i>	38 <u>13</u>	Development Allocations Residential and Other Residential Led Allocation	Updated as a result of changes to policy structure of Plan.

25	The Waterside	38 2	Development Allocations Placemaking and Design	Correction
26	The Waterside: Brampton Branch St Peter's Way	38 <u>17A</u>	Development <u>Employment</u> Allocations	Updated Policy reference.
27	The Waterside: Southbridge West	38	Mostly developed. Remaining sites covered by Development Allocations.	
28	The Waterside: Avon / Nunn Mills / Ransome Road	<u>10, 13, 17, 43</u>	Policy implemented <u>Supporting and</u> <u>Safeguarding the University</u> <u>of Northampton Waterside</u> <u>Campus; Residential and</u> <u>Other Residential Led</u> <u>Allocation; Safeguarding</u> <u>Existing Employment Sites;</u> <u>Ransome Road (LAA1139)</u>	Correction
29	The Waterside: Becket's Park	38, 13, 27, 28	Development Allocations Residential and Other Residential Led Allocation; Sustaining and Enhancing Existing, and Supporting the Creation of, Northampton's Green Infrastructure; Providing Open Spaces	Policy number and title updated. Correction.
33	Freeschool Street	38 <u>13, 44</u>	Development Allocations Residential and Other Residential Led Allocation; Sites in Tanner Street, Green Street, St Peter's Way and Freeschool Street (LAA0167 / 0818 / 0931 / 1010)	Policy number and title updated. Correction.

Insert new section as follows:

c. WEST NORTHAMPTONSHIRE JOINT CORE STRATEGY 2014

<u>Policy Number in</u> <u>West</u> <u>Northamptonshire</u> <u>Joint Core Strategy</u>	<u>Policy Title in West</u> <u>Northamptonshire</u> <u>Joint Core Strategy</u>	<u>Replacement Policy</u> <u>Number in this</u> <u>Plan</u>	<u>Replacement Policy</u> <u>title in this Plan</u>
<u>N2</u>	Northampton Central Area	<u>12</u>	<u>Development of</u> <u>Main Town Centre</u> <u>Uses</u>
		<u>19</u>	<u>New Retail</u> <u>Developments and</u> <u>Retail Impact</u> <u>Assessment</u>