



**West
Northamptonshire
Council**



Northampton Local Plan Part 2 2011 – 2029 Adopted March 2023

FOREWORD

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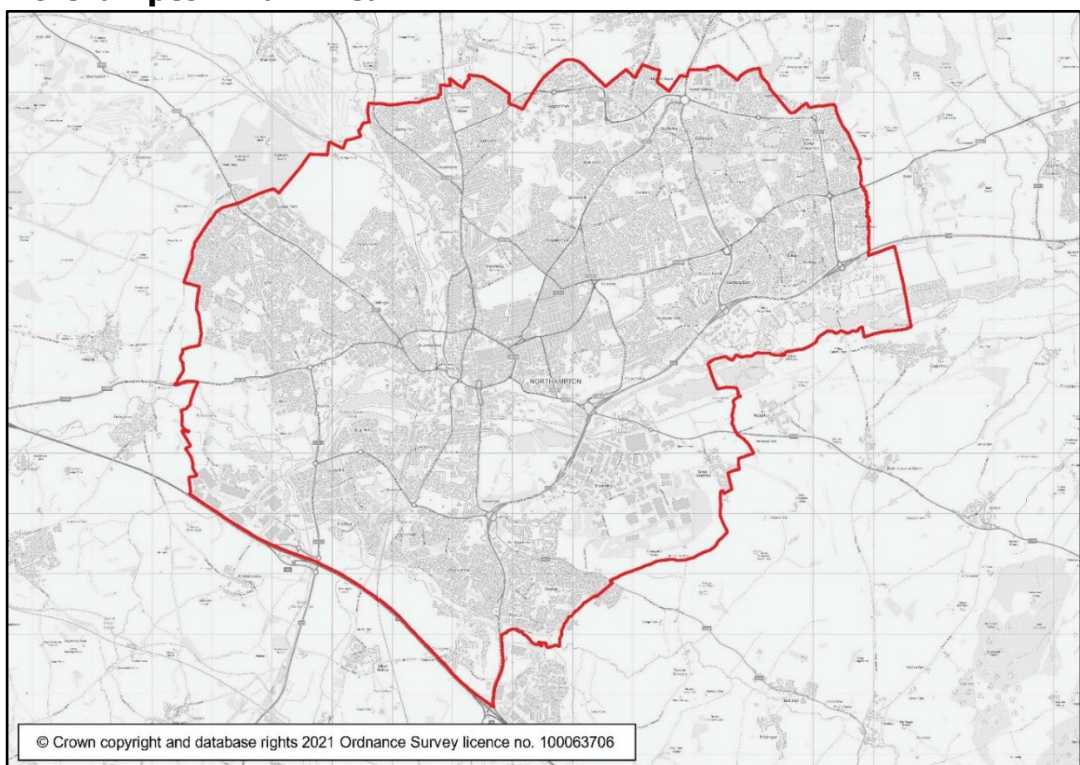
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1. CHAPTER 1: INTRODUCTION AND POLICY CONTEXT

1.1 Planning Policy Context

- 1.1.1. West Northamptonshire Council has prepared a new Northampton Local Plan Part 2, which will cover the area of Northampton (see Figure 1) for the period up to 2029. The Plan (LPP2) will be in conformity with the West Northamptonshire Joint Core Strategy Local Plan Part 1 (WNJCS) which was adopted in 2014.

Figure 1: Northampton Plan Area



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

- 1.1.3. The Plan also reflects the importance of climate change in the UK and how planning can have an impact on reducing emissions. Northampton Borough Council declared a climate emergency in June 2019. Northampton Borough Council was committed to making Northampton carbon neutral by 2030. This Plan forms a key part of the framework to address climate change including mitigation and adaptation.
- 1.1.4. This Plan forms part of the Development Plan for Northampton. The Development Plan is the basis upon which planning applications will be determined unless there are material considerations which indicate otherwise. The statutory Development Plan for Northampton consists of:
- West Northamptonshire Joint Core Strategy Local Plan Part 1
 - Northampton Local Plan Part 2
 - "Made" Neighbourhood Plans, which currently include the Duston Neighbourhood Plan, Spring Boroughs Neighbourhood Plan, Great Houghton Neighbourhood Plan and Growing Together Neighbourhood Plan
- 1.1.5. The National Planning Policy Framework makes it clear that the local plan needs to be reviewed every 5 years and that development which accords with an up-to-date Plan should be approved. Any proposed development that conflicts with an up-to-date plan should be refused unless material considerations indicate otherwise. Therefore, it is important for local planning authorities to have up to date Local Plans to ensure that development is progressed in an acceptable and sustainable manner.
- 1.1.6. 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.

Plan Preparation Process

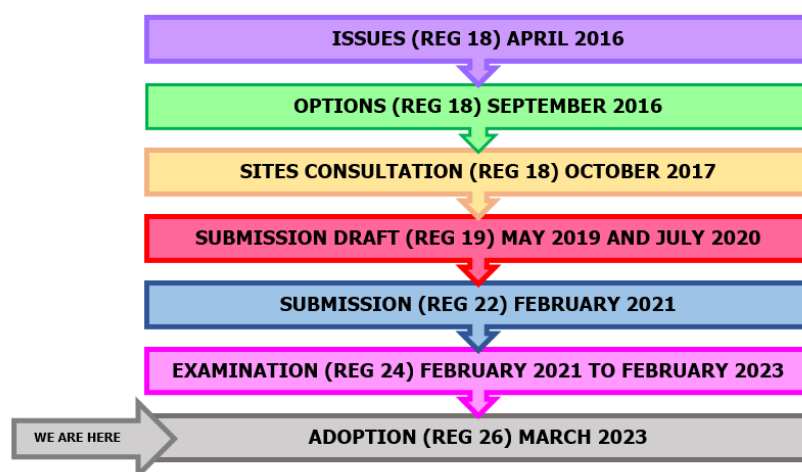
- 1.1.7. The National Planning Policy Framework sets out the requirements for the preparation of the local plan. Plans must be prepared in accordance with legal and procedural requirements and be sound. Plans are sound if they are:
- Positively prepared – provide a strategy which will, as a minimum, meet as much as possible of the area's objectively assessed needs and is informed by agreements with other authorities, so that unmet need for neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development

- Justified – an appropriate strategy, taking into account the reasonable alternatives and based on proportionate evidence
- Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground
- Consistent with national policy – enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework

1.1.8. In delivering the Local Plan, the Council completed some key stages of the plan preparation process. The Issues, Options and Sites consultations were undertaken in 2016 – 2017, which provided the Council with information and evidence on the key issues that the Local Plan needs to address, and how, in addition to delivering the requirements set out in the West Northamptonshire Joint Core Strategy. In May 2019, the Council prepared a Submission Draft for public consultation, containing policies and proposals which the Council intended to submit to the Secretary of State. 93 respondents made comments. These comments were considered and it was decided that elements of the Plan needed to be strengthened, through the inclusion of new policies and new sites. In addition, changes were made to the Planning Practice Guidance in relation to what constitutes a “deliverable” housing site and it was agreed that the sites allocated in the Plan needed to be reviewed against the new set of criteria. It was decided that another round of consultation was appropriate prior to submission. This occurred in the summer of 2020 and the plan was submitted in 2021 and examined in 2021 – 2023.

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

Figure 2: Key stages of the Northampton Local Plan



- 1.1.10. Following the hearings, Main and Further Modifications consultations conducted as part of the examination process, the Council has updated the Plan to take into account matters raised. This version of the Plan incorporates all of the changes which were essential to enable the Plan to be adopted.

Duty to Cooperate / Statement of Common Ground

- 1.1.11. The Localism Act 2011 introduced the requirement for the “Duty to Cooperate” (DTC). Section 33A was therefore inserted into the Planning and Compulsory Purchase Act 2004. This Act placed a legal duty on all local planning authorities, county councils, local enterprise partnerships and “prescribed bodies” (as defined by the regulations) to engage constructively, actively and on an ongoing basis, to maximise the effectiveness of local plan preparation relating to strategic cross boundary matters.
- 1.1.12. In regulation 4 of the Town and Country Planning (Local Planning) Regulations 2012, the bodies prescribed for the purposes of meeting the above legal duty are listed. In publishing its consultation documents for the Northampton Local Plan Part 2 to date, the Council has consulted all those included in the list of prescribed bodies.
- 1.1.13. In addition, the Council worked closely with partners in the former Daventry District, Northamptonshire County and South Northamptonshire Councils in preparing the West Northamptonshire Joint Core Strategy Local Plan Part 1. The Council also worked closely and engaged with the partners above and the former Wellingborough Borough, East Northamptonshire and Kettering Councils (which now form North Northamptonshire Council), throughout the preparation of the Northampton Local Plan Part 2.

Sustainability Appraisal and Habitats Regulations Assessment

- 1.1.14. In line with legislative requirements, each successive stage in the production of the LPP2 has been the subject of a sustainability appraisal (SA). The Plan therefore conforms to the requirements set out in the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC) and ensures that the potential impacts of the plan, from an environmental, economic and social perspective, are taken into account throughout the process.
- 1.1.15. The SA has been updated at each stage of consultation on the Northampton LPP2 including at the Options stage (September 2016), Sites consultation (October 2017), an assessment of the reasonable alternatives in 2018 to inform the Proposed Submission (1st Round) and again in 2020

for the Proposed Submission (2nd Round). To ensure the Plan has been assessed comprehensively, the SA was updated (in June and November 2022) to take into account the Proposed and Further Modifications resulting from the examination.

- 1.1.16. Northampton contains part of the Upper Nene Gravel Pits Special Protection Area (SPA), which is a European designation for the conservation of natural habitats. The Upper Nene Valley Gravel Pits is also a Ramsar site. The Council is legally bound to carry out a Habitats Regulations Assessment (HRA) (Directive 92/43/EEC) to assess the impacts of the Local Plan proposals against the conservation objectives of the SPA.
- 1.1.17. The HRA has also been updated as the LPP2 has moved through the above stages of consultation. It was updated in June and November 2022 to take account of the Proposed and Further Modifications resulting from the examination.

Previous Consultations

- 1.1.18. The Council has undertaken consultations in accordance with the requirements set out in the Town and Country Planning (England) Regulations 2012. These consultations also conform to the Council's Statement of Community Involvement, which seeks to inform and encourage participation in the evolution of the Plan.
- 1.1.19. In summary, the following consultation exercises have been completed:
- **Issues consultation** – this is the first stage of the plan preparation process and consultation took place in May/ June 2016. The public were consulted on the scope and the key issues the new Local Plan Part 2 should address.
 - **Options consultation** – this forms the second stage of the plan preparation process which confirmed that Northampton needs to deliver 18,870 new homes by 2029 and that a positive and proactive approach will be needed towards planning for new homes and jobs. Also of importance is the need to balance growth requirements against the need to protect and enhance the built and natural environment. This consultation took place between September and November 2016.
 - **Sites consultation** – the purpose of consulting on this third stage of the plan preparation process was to gather views on the potential future uses of sites to deliver the strategy and development required in the West Northamptonshire Joint Core Strategy, which forms Part

1 of the Local Plan. Consultation took place in October and November 2017.

- **Proposed Submission Consultation (Round 1)** – the Council consulted on the policies and development allocations which it intended to submit to the Planning Inspectorate. This took place in May/ June 2019. It was concluded that there were a number of modifications to be made to the local plan, as well as the formulation of new policies. A second round of proposed submission consultation was considered necessary to allow people the opportunity to comment on these changes prior to the plan's submission to the Planning Inspectorate.
- **Proposed Submission Consultation (Round 2)** – The Council consulted on the policies and development allocations which it intended to submit to the Planning Inspectorate. This took place from June to September 2020.
- **Examination** – The Plan was submitted to the Planning Inspectorate in February 2021 and hearings took place in November 2021. As a part of the examination process a Main Modifications consultation took place in June 2022. A Further Main Modifications consultation took place in November 2022. The Examination concluded in February 2023.

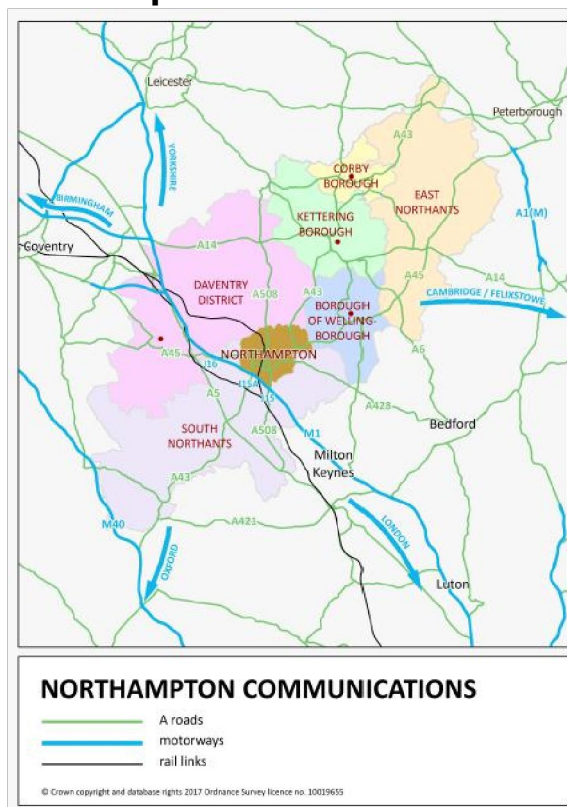
2. CHAPTER 2: NORTHAMPTON NOW

2.1. Profile of Northampton

Overview and Population

- 2.1.1. With a population of 225,100 in 2018, Northampton is the largest town in England. Planned expansion has led to the population figure reaching above 200,000 and the town continues to grow and maintain its role as a major employment, retail and residential centre within Northamptonshire.
- 2.1.2. Northampton is located in West Northamptonshire and centrally within Northamptonshire, covering an area of approximately 80 square kilometres. It is the main town in Northamptonshire (see Figure 3) and, particularly since its designation as a New Town in 1965, has absorbed several surrounding villages.

Figure 3: Northampton Communications



- 2.1.3. As of December 2018, at least 63.1% of Northampton's residents are between the age of 16 and 64, which is the same rate the East Midlands and Great Britain¹. 32.6% have NVQ Level 4 and above, this is lower than

¹ https://www.nomisweb.co.uk/reports/lmp/la/1946157159/subreports/pop_time_series/report.aspx?

the rate for East Midlands and Great Britain at 33.2% and 39.3% respectively. 6.6% do not have any qualifications, and this is also lower than the East Midlands (8.1 %) and Great Britain (7.8 %) averages.

Topography and hydrology

- 2.1.4. Northampton is located within a shallow “bowl” adjacent to the River Nene. It is surrounded by higher land, which rings the town, including Glassthorpe Hill (141m above sea level) to the west, Coneybury Hill (approximately 120m above sea level) and the Pitsford Ridge (approximately 125m above sea level). Within the town, there are three main areas of higher ground. These are to the south of the Nene Valley, the eastern edge of the town and the area around the former University campus towards the northern edge of the town.
- 2.1.5. The town is also located at the confluence of the River Nene and its tributary the Brampton Nene, which flows south into the Nene from Pitsford Reservoir. Smaller streams also influence the topography and hydrology of the town, including Dallington brook and the Wootton Stream, which flows into the Nene from the south. The Billing Brook, Ecton Brook and Sywell Bottom flow south into the Nene on the eastern side of the town.

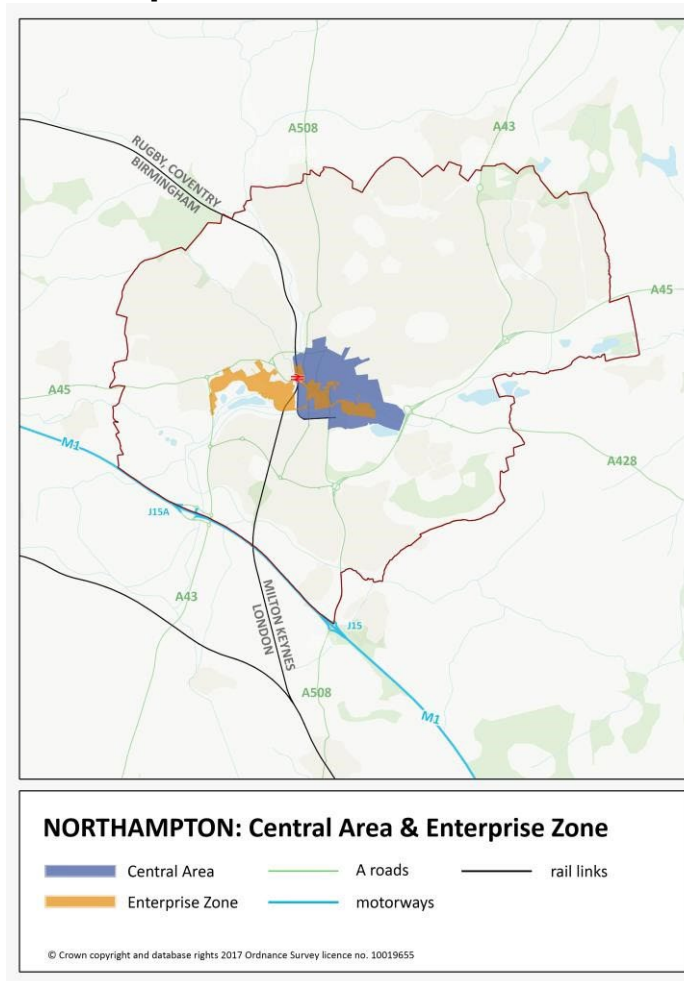
Geology

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

Central Area and Town Centre

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

Figure 4: Northampton Central Area



- 2.1.8. These include the consolidation and relocation of the University of Northampton to its new premises (Waterside Campus) in Bedford Road, the development of the University's student accommodation in St John's Street, the opening of a new bus station in the town centre, the development of a new railway station building and the development of a new Premier Inn hotel in St John's Terrace. Also of significance is the University of Northampton's Innovation Centre, located close to the railway station, offering 42 flexible office units, a cafe and conference space.
- 2.1.9. Northampton Town Centre is a regional shopping centre and remains the main retail and services centre within Northamptonshire. A recent study concluded that Northampton town centre, its district and its local centres are performing well in spite of the closures of national chains like BHS and Marks and Spencer. This is attributed to the wide-ranging shops and services currently available in these centres which cater for Northampton's population and its catchment. It is also evident that people from outside Northampton do visit the town centre.

- 2.1.10. The town centre currently accommodates the indoor retail units of the Grosvenor Centre, Market Walk and the Ridings Arcade. It has an outdoor market area, the largest in England. There are tourist attractions within the Cultural Quarter, which centres around a creative cluster in the area around Derngate/ Guildhall Road. The Royal & Derngate theatre, Northampton Film House cinema and a major new extension to the Northampton Museum and Art Gallery creating new galleries/ teaching facilities/ retail area are major attractions within the Cultural Quarter. The Northampton Museum and Art Gallery is home to the world famous Shoe Collection, a collection of national importance. 78 Derngate commemorates the works of Charles Rennie Mackintosh. Conversion of the Vulcan Works into a managed workspace for around 100 businesses within the Cultural Quarter will support job creation over the plan period. Also, NN Contemporary Art space occupies 9 Guildhall Road in the Cultural Quarter, providing art space for artists at all stages of their careers.
- 2.1.11. Northampton has 3 professional sports grounds, Northampton Saints Rugby at Franklins Gardens, Northampton Town Football at PTS Academy Stadium and Northamptonshire County Cricket in Abington. They attract visitors and sports fans, as well as publicising venues for hire for special events (such as weddings, birthdays and entertainment).

Housing

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

Table 1: Housing completions and delivery in Northampton (2011 – 2021)

	JCS Requirement 2011 – 2021	Actual Housing Completions (Net Additions)	Delivery of Dwellings compared to the requirement
Total dwellings	11,236	6,957	-4,279

- 2.1.13. Northampton's house prices² continue to be higher on average than properties within the East Midlands, but lower than the United Kingdom

² Land Registry House Price Index

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

average. Its relatively higher average compared to the rest of the areas within the East Midlands could be attributed to its accessibility to both London and Birmingham as well as Milton Keynes.

Table 2: House Price Comparisons in UK, East Midlands and Northampton

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

Economy

- 2.1.14. Northampton has high levels of employment, with 118,800 people in employment by March 2019³. This equates to 83.7% of Northampton's economically active population. This is above the East Midlands level of 79% and Great Britain at 78.7%. Situated within the wider Oxford – Milton Keynes – Cambridge Corridor, Northampton is an important centre for high performance engineering and high-end shoe manufacturing as well as being highly represented in business administrative and support services, financial and insurance activities, storage and distribution and manufacturing. Major employers include Barclaycard, Cosworth, Panasonic UK Ltd, Travis Perkins, Avon, Carlsberg UK and Nationwide Building Society.
- 2.1.15. Northampton's importance as a centre for employment is reflected in the fact that overall there was a net inflow of about 12,000 commuters to the area for travel to work in 2011 (an inflow of 39,545 people to work in Northampton and an outflow of 27,442)⁴.

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

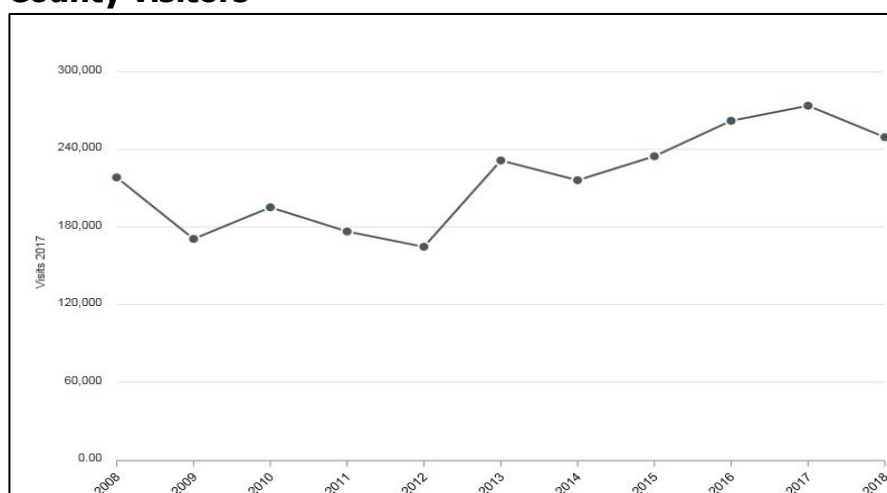
⁴ WU03UK – Location of usual residence and place of work by method of travel (Office of National Statistics, Census 2011)

- 2.1.16. Northampton has an Enterprise Zone, which was designated in August 2011. Since its designation, over 5,000⁵ new jobs have been created and significant regeneration schemes have taken place. These include the development of the new bottling/ canning plant at Carlsberg, the expansion of Cosworth, the completion of the redeveloped railway station and the completion of a new campus for the University of Northampton.
- 2.1.17. Over the last 25 years, the town centre has not seen the level of retail investment that would be expected for a centre of its size. Although there has been some small-scale retail investment, this has not addressed the needs of modern town centre retailers.⁶
- 2.1.18. Northampton, similarly to many of these other towns across the country, has seen vacancy rates and footfall data support the analysis above, with vacancy rates for the whole of the town centre area increasing from 12.7% in 2015 to 13.9% in 2019. Within the primary shopping area, this increase is even more pronounced increasing from 14.7% in 2015 through to 17.5% in 2019. Footfall has fallen by over 15% in the town centre over the past 3 years, from 24.5m in 2016 down to 20.6m in 2018.⁷

Tourism

- 2.1.19. Northampton has an opportunity to capitalise on tourism as part of the town centre's regeneration strategy. In Northamptonshire, the number of visitors in 2018 was 249,460⁸. Although this represented a fall of 8.9% from 2017, the average length of stay increased by 1.7% and the average spend per visit also increased by 36.22%.

Figure 5: County visitors



⁵ Northampton Borough Council Regeneration (November 2019)

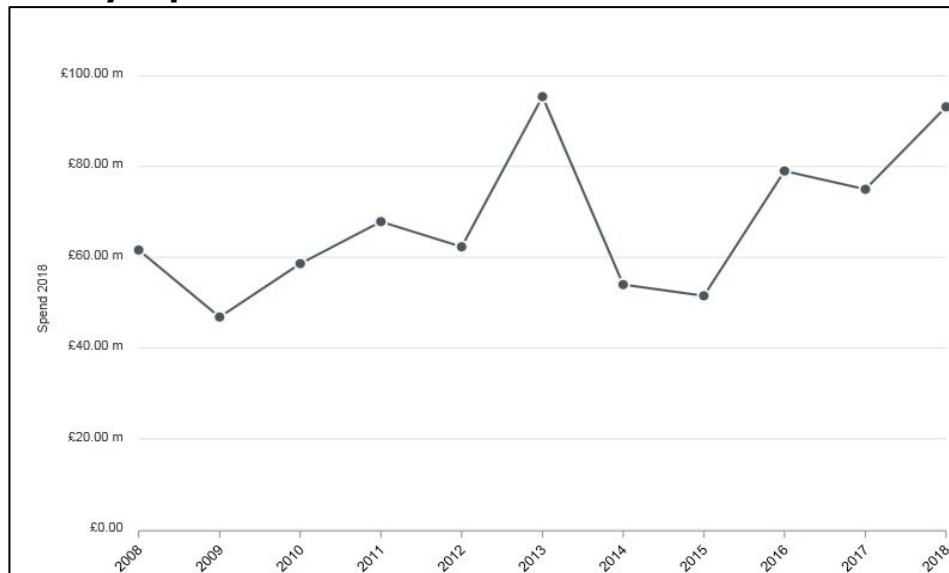
⁶ Northampton Town Centre Masterplan Cabinet Report, October 2019

⁷ Northampton Town Centre Masterplan Cabinet Report, October 2019

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

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

Figure 6: County expenditure on tourism



- 2.1.21. To support any future requirements associated with the tourism, visitor and cultural sectors, a hotel study⁹ was commissioned by Northampton Borough Council to provide an assessment of the future potential for hotel development in Northampton to inform the Northampton Local Plan Part 2.
- 2.1.22. Northampton is served by 24 hotels (1,670 letting rooms) with budget/limited service (55%), 3* and 4* (22%). This includes the Premier Inn which opened in the town centre in December 2015. Northampton has fewer hotel bedrooms than the comparator towns and cities of Leicester, Milton Keynes and Reading.

Table 3: Northampton Hotel Supply (May 2016)

NORTHAMPTON HOTEL SUPPLY – MAY 2016						
Category/ Standard of Hotel	Northampton Town Centre		Edge of Town Locations		Northampton Borough	
	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms
4 star			2	259	2	259
4 star Inn			1	19	1	19
Boutique					0	0
3 star	1	146	3	206	4	352
Upper-tier Budget			1	126	1	126
Budget	3	320	8	460	11	780
Lower grade	2	63			2	63
Serviced Apartments/Aparthotel	1	10	1	29	2	39
Conference centre			1	32	1	32
Total	7	539	17	1131	24	1670

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

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

Table 4: Northampton Hotel Performance 2013 – 2015

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

Notes

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

- 2.1.24. Corporate demand is set to increase significantly given the planned office development and employment growth in the Enterprise Zone. Substantial growth is also expected in the contractor business (mainly budget and lower priced unbranded hotels given the scale of construction work). There is therefore scope for growth in residential conference business – the market remains constrained by the lack of 3 / 4-star hotel bedroom availability on Tuesday and Wednesday nights, and Northampton's limited supply of 4 star hotels with good conferencing facilities.
- 2.1.25. The study alluded to on-going events that generate demand for hotel accommodation. These include the sporting events associated with rugby, football and cricket which will continue to have a positive impact on the town's larger hotels and conference venues at these sports grounds to attract weekend association conferences, exhibitions and events. Silverstone will continue to be a key driver for weekend business for Northampton hotels. The proposed Silverstone Motor Sport World attraction could however provide a new draw that Northampton hotels can use to attract weekend leisure break stays. Events at Santa Pod Raceway will continue to generate demand for some budget and unbranded hotels in Northampton. Other events influencing demand for accommodation are the Alive@Delapre concerts, Northampton Balloon Festival and concerts at MK Bowl.

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

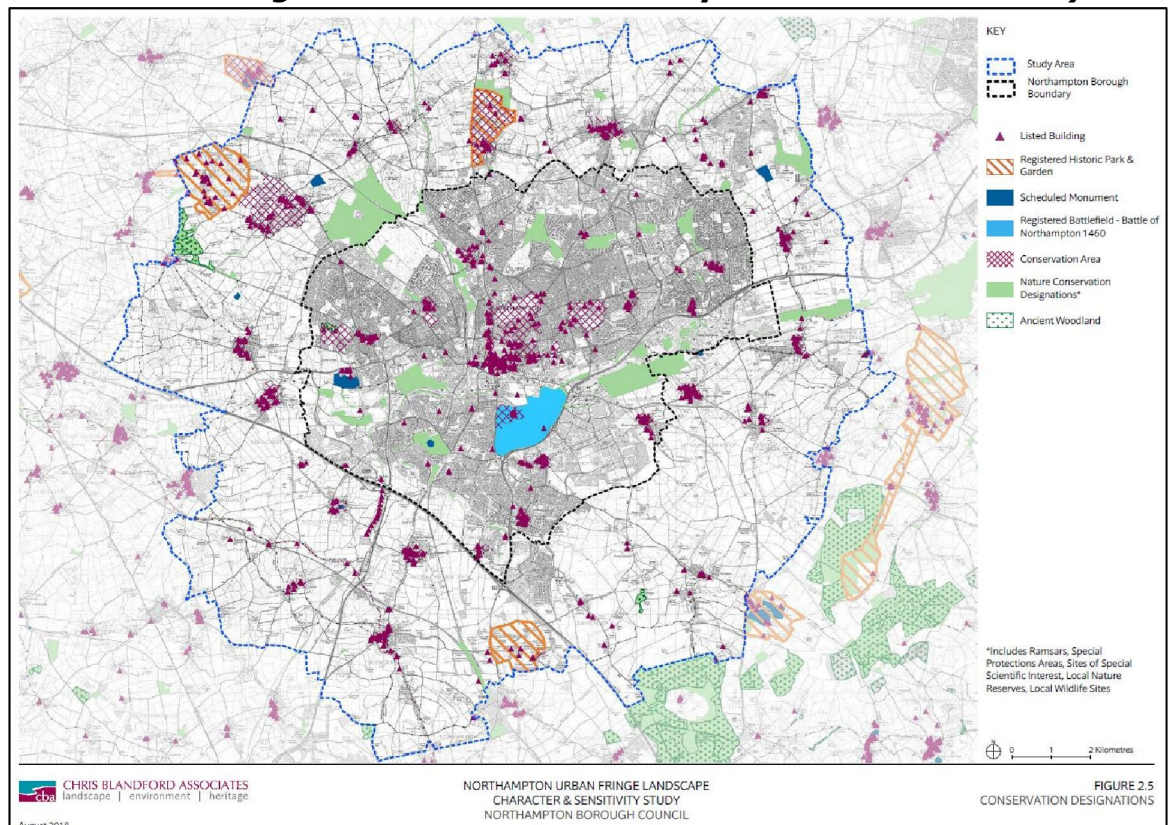
Table 5: Northampton projected requirements for new hotel development 2016 - 2029

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

Heritage and historic landscapes

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

Figure 7: Heritage and Historic Landscapes in Northampton¹⁰ (Crown Copyright and database rights 2018 Ordnance Survey Licence no 10019655)



Green Infrastructure, Open Space and Leisure

- 2.1.28. Northampton currently has over 1,600 hectares of parks, open spaces and other green areas that provide a network that both supports biodiversity as well as providing ecosystem services. Together with the River Nene, these natural and man-made corridors provide valuable natural and historic assets which are of great importance for sustaining and enhancing biodiversity. In addition, parts of Northampton also accommodate the Upper Nene Valley Gravel Pits Special Protection Area (also a Ramsar site) and six Local Nature Reserves.
- 2.1.29. These assets do vary in terms of their distribution, quality and accessibility and opportunities remain for connections and linkages to be improved. Furthermore, green and open spaces can be added and the green infrastructure network can be made more complete.
- 2.1.30. In addition, Northampton also has significant leisure provision, including commercial leisure centres, such as the centres run by the Leisure Trust (Danes Camp, Lings Forum, Mounts Bath, Cripps), cinemas (at Vue Sol

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

Central and Cineworld Sixfields), various private gyms, indoor and outdoor sports facilities and playing pitches (for example the Old Northamptonians / Old Scouts / Casuals rugby clubs) and the Nene White Water Rafting Centre in Bedford Road. Northampton also has a marina at Becket's Park, which is ideally placed within the national canal network providing all the necessary facilities for boat users.

Transport and Movement

- 2.1.31. 80% of people who work in Northampton live in Northampton, with the majority of travel to work trips being less than 5km¹¹. 61% of these journeys are made by car adding almost 59,000 trips on the road network. The trips made to places outside Northampton are to a number of locations, including Milton Keynes, with public transport journeys presently only making up 4% of these inter-urban trips. Northampton has a high level of car ownership, which is the dominant mode of travel.
- 2.1.32. Northampton benefits from a range of key strategic highway network connections including three junctions of the M1 (Junctions 15, 15A and 16). The A43 links to the M40 Motorway linking Oxford and the south of England and the A14 at Kettering and the A45 trunk road runs through the town from the M1 providing links to Wellingborough, Rushden and the A14 at Thrapston. Work is taking place to upgrade Junctions 13 to 16 of the M1 to a "smart" motorway with additional capacity.
- 2.1.33. Northampton is served by one modern and central railway station, which is on the Northampton loop of the West Coast Main Line. The station was redeveloped and opened in 2015 to accommodate increasing passenger demand. It is located within 10 minutes' walk of the town centre. It is served by London Northwestern Railway train services to both London and Birmingham New Street, with some services continuing to Liverpool, Crewe and Rugeley. There are three trains per hour each to London Euston and Birmingham New Street, off peak, Monday to Saturday which makes both cities accessible from Northampton.
- 2.1.34. Northampton has access to Birmingham International Airport, London Luton Airport and East Midlands Airport. Luton and East Midlands Airport can be reached within a one-hour car journey and Birmingham International can also be accessed by direct train. There are other airports which are accessible to those living in Northampton, such as Heathrow and Gatwick, which are within 2 – 2 ½ hours by train or car.

¹¹ West Northamptonshire Joint Core Strategy Local Plan (Part 1)

- 2.1.35. Northampton's strategic location makes it attractive for logistics and distribution, as well as head office functions.
- 2.1.36. Northampton has a network of local bus services as well as interurban bus and coach services. Most local bus services radiate from the North Gate bus station, in the town centre. The station was opened in 2014, having moved from its previous location at Greyfriars. Stagecoach operates most of the local services and National Express coaches run from Victoria Street.
- 2.1.37. Northampton accommodates around 10,000 car parking spaces which are formed of over 20 private and public surface and multi storey car parking facilities.

Low Emissions Travel

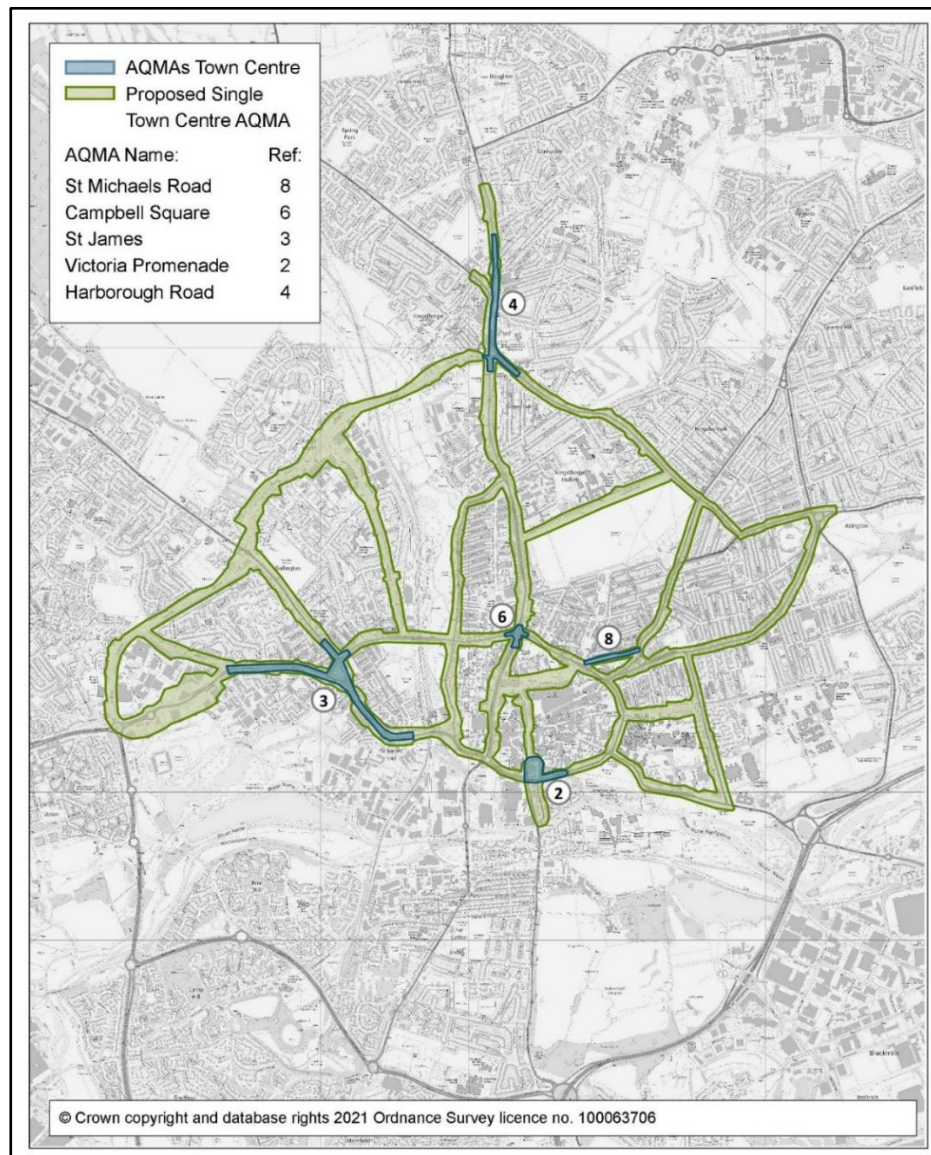
- 2.1.38. There is a movement towards more sustainable forms of travel which will include the increasing use of electric and hybrid vehicles for private, public and business related journeys. This is complemented by a decrease in use of petrol and diesel vehicles. This will result in the reduction of carbon emissions, improvement to air quality and the encouragement of more environmentally friendly forms of travel.
- 2.1.39. The Council's Low Emission Strategy¹² (LES) aims to improve air quality and health across Northampton by reducing vehicle emissions through the accelerated take up of cleaner fuels and technologies and the implementation of mitigation measures in new developments. Evidence for the strategy found that whilst levels of nitrogen dioxide have improved in some areas of Northampton, concentrations of NO₂ and particulate matter, specifically PM10s, at key locations have remained elevated over the last decade and at some locations, concentrations have increased. This has resulted in the declaration of Air Quality Management Areas.
- 2.1.40. There are currently 7 Air Quality Management Areas in Northampton. These are areas which exceed the Government's air quality objective and where there is relevant exposure to the public. It is the intention to amalgamate all the central AQMAs into one large AQMA covering the town centre to promote consistency in applying the LES. The proposed Town Centre AQMA is shown in Figure 8.
- 2.1.41. The predominant cause of elevated levels of NO₂ and particulate matter is road transport emissions. The emissions from different vehicle types have a varying significance, depending on the location. The LES quoted examples from buses, considered to be a significant contributor in the inner

¹² Northampton Low Emission Strategy 2017 – 2025 (Northampton Borough Council, December 2017)

urban area and on arterial routes, whereas heavy and light goods vehicles are a significant contributor on trunk roads. Cars (especially diesel) play a significant role in all areas.

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


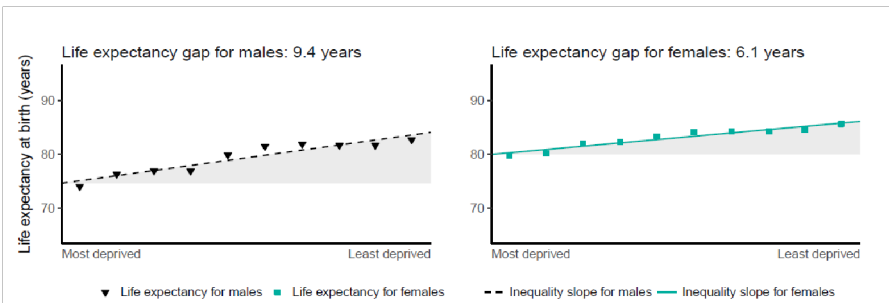
Figure 8: Proposed Town Centre Air Quality Management Area



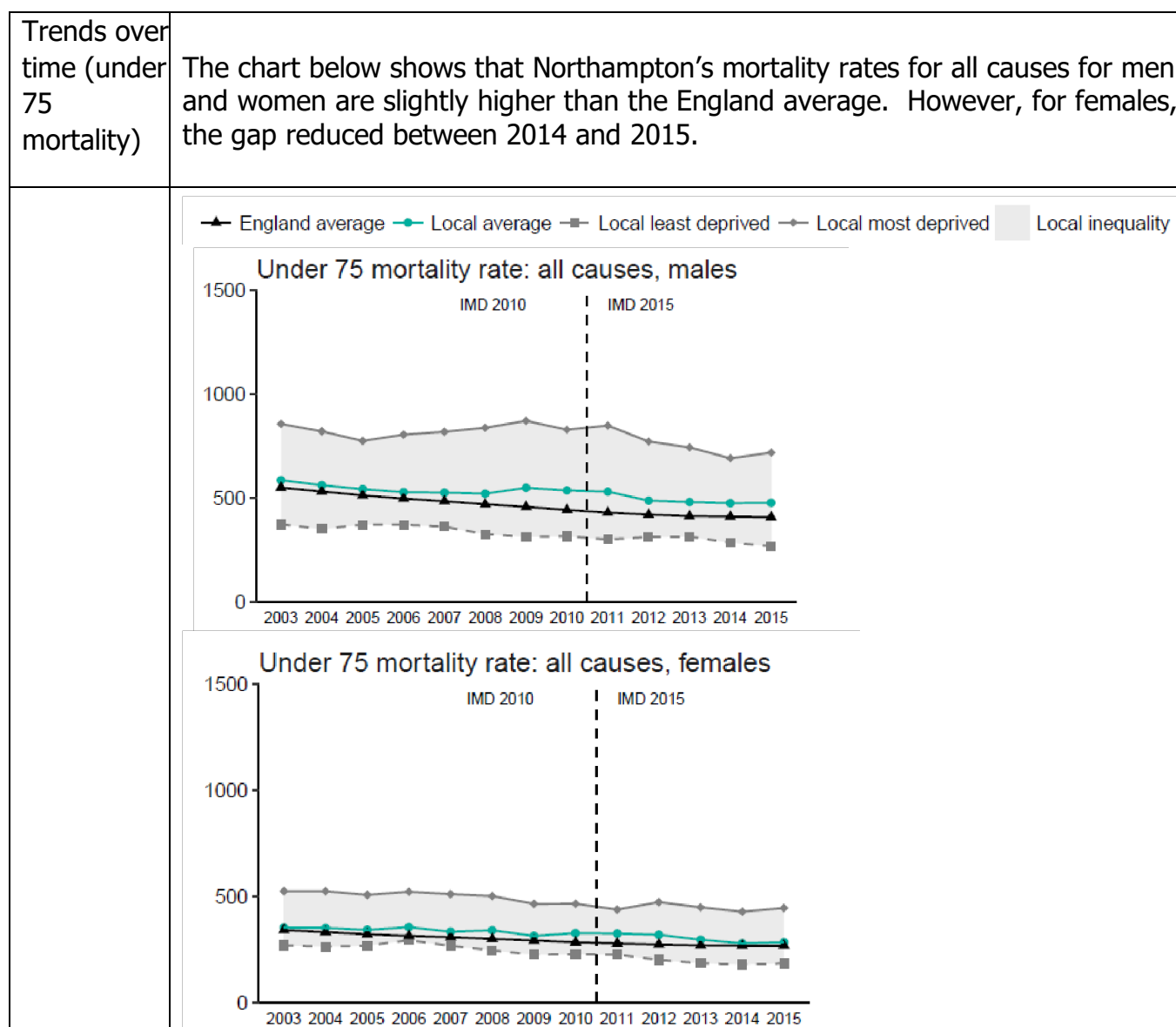
Health and Wellbeing

2.1.43. Northampton faces significant challenges in relation to health and wellbeing. In July 2018, Public Health England¹³ published the Northampton District Local Authority Health Profile which illustrates this.

Table 6: A Summary of Public Health England's Population Profile for Northampton July 2018

Overview	The health of people in Northampton is varied compared with the England average. Around 16% (7,400) of children live in low income families, which is slightly higher than the Northamptonshire average of 14% (19,300).
Child Health	In year 6, 20.8% (467) of children are classified as obese in Northampton which is slightly higher than the Northamptonshire average of 19.4% (1,376).
Adult Health	The rate of alcohol related harm hospital stays in 907 per 100,000 population, which is above the average for England. This represents 1,879 stays per year. This is slightly higher than the hospital stays for Northamptonshire at 766.
Life expectancy	<p>The charts below show that Northampton has a larger gap in life expectancy for males and females compared to Northamptonshire.</p> <p>Northampton</p>  <p>Northamptonshire</p> 

¹³ Public Health England Northampton profile July 2018



- 2.1.44. Other data from Public Health England¹⁴ indicates that, in 2015-17, the life expectancy for males in Northampton is 78.5 years, which is lower than figures for the East Midlands (79.4 years) and England (79.6 years). For females, life expectancy is 82.5 years in Northampton, which is worse than the figures for the East Midlands (82.9 years) and England (83.1 years). As well as being, in general, lower than averages for the region and England, male life expectancy in Northampton is also 10.2 years lower in the most deprived area than it is in the least deprived. The equivalent figure for female life expectancy is 6.6 years.

¹⁴ Public Health England, September 2019 -

<https://fingertips.phe.org.uk/profile/healthprofiles/data#page/1/gid/1938132696/pat/6/par/E12000004/ati/101/are/E07000154/iid/90366/age/1/sex/1>

- 2.1.45. Figures from 2017/18 indicate that 68.1% of Northampton's population is classified as overweight or obese. 22.7% of children in school reception year were classified as overweight, rising to 33.7% in Year 6. Public Health England figures indicate that, for schoolchildren, the recent trend has been for these percentages to rise.
- 2.1.46. There is a need to ensure that Northampton is better equipped to deal with meeting people's health requirements, particularly in light of its growing population. Within Northampton, there are a range of public and private health facilities including Northampton General Hospital, GP surgeries, dentists, pharmacists and other health care providers.

2.2. Key Challenges and Opportunities for Northampton

Challenges

Climate change

- 2.2.1. In common with the rest of the United Kingdom, Northampton has to face the challenge of climate change. The implications of climate change nationally and internationally are well known. Government guidance, set out in the NPPF requires planning to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability, improve resilience, encourage the re-use of existing resources and support the renewable and low carbon energy and associated infrastructure.
- 2.2.2. To deal with these challenges locally and, in the context of the strength of public opinion, Northampton Borough Council declared a Climate Emergency in Northampton in 2019. Northampton Borough Council was committed to a target of making Northampton carbon neutral by 2030. West Northamptonshire Council is committed to achieving New Zero carbon emissions on all council operations by 2030 and those of residents and businesses by 2045.

Housing delivery

- 2.2.3. An important challenge for Northampton is the delivery of homes, including affordable housing, to meet the identified need for existing and future Northampton residents. It is becoming increasingly challenging to deliver the number of dwellings required within an area that is compact, extensively built-up and has competing priorities.
- 2.2.4. The Government, through the 2019 NPPF, has made it clear that the local plan has an important role in supporting the Government's objective to significantly boost the housing supply and that the needs of groups with

specific housing requirements are to be addressed. The West Northamptonshire Joint Core Strategy identifies a provision of 18,870 new homes to be built within Northampton from 2011 to 2029. Evidence shows that Northampton does not have a 5 year housing land supply, though Northampton passed the Government's Housing Delivery Test in February 2020.

Deprivation and health

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

Competing priorities

- 2.2.6. Northampton has nationally important heritage assets including the former grounds of Northampton Castle, Delapre Abbey, the Queen Eleanor Cross, the Battlefield and local Churches, including St Peter's Church and the Holy Sepulchre (one of only four round churches in the country), plus conservation areas and other important listed buildings. These heritage assets provide valuable resources to the town, not just from a historic and architectural point of view but also from an economic perspective through tourism. It is therefore a challenge for Northampton to deliver homes and jobs, but without impacting adversely on the survival of these assets.
- 2.2.7. Equally important are the vast numbers of open spaces and green infrastructure in Northampton, which provide residents and visitors with health benefits, as well as education in nature conservation matters. These include the Local Nature Reserves, Abington Park, the Racecourse, and various green spaces and recreational areas located within Northampton. Ongoing pressure to deliver houses and jobs means that some of the spaces which are assessed as being less valuable could be lost, and the issue of balance and meeting competing priorities is challenging.

Opportunities

Brownfield Land and the Enterprise Zone

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

- Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination
- Refer to the Environment Agency's Guiding principles for land contamination for the type of information that we require in order to assess risks to controlled waters from the site – the local authority can advise on risk to other receptors, such as human health
- Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed
- Refer to the contaminated land pages on gov.uk for more information

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

Economic Opportunities

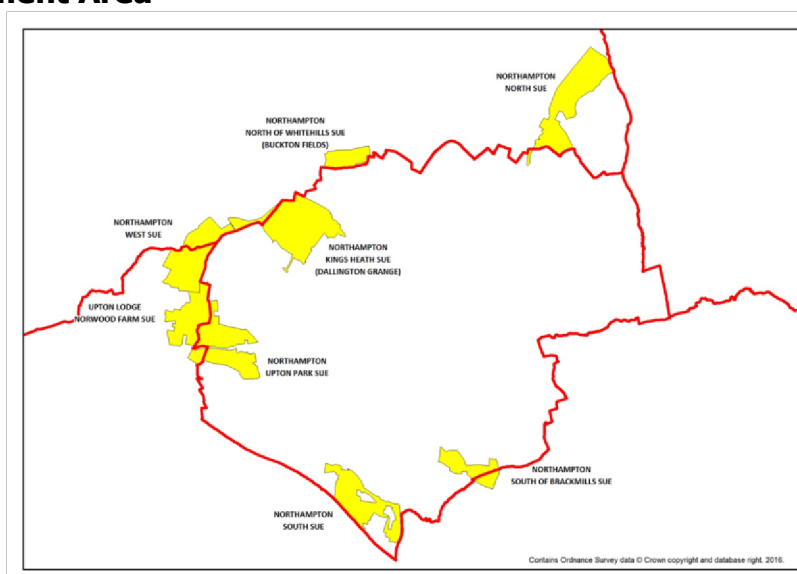
2.2.10. There is a further economic development opportunity in developing a coordinated approach to emphasise the historic identity of Northampton, its heritage assets, open spaces and opportunities to repurpose the town centre. This could help to attract investment from relocating businesses,

improve rates of business tourism and build Northampton's attractiveness for wider tourism as well as injecting new life into the town centre by welcoming wide ranging new roles including more cultural and leisure related services. In addition, the River Nene also contributes positively to Northampton's economy. The marina is an integral part of the Becket's Park area and enables waterway users to have a safe place to stay. Its connectivity to the town centre means that waterway users can contribute to the economy of the town for leisure, retail and/or cultural reasons. In addressing these opportunities, the Local Plan helps to deliver priorities set out in the Northampton Economic Growth Strategy 2020-2025, May 2020.

Sustainable Urban Extensions

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

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



Strategic Rail Opportunities

- 2.2.12. As part of efforts to ensure that Northampton can play a full role in the development of the Oxford – Cambridge Corridor, West Northamptonshire Council is seeking to maximise opportunities to increase the connectivity and range of destinations served by rail. Outside Northampton, work has started on construction of High Speed 2 (HS2), which will provide a high-speed rail link between London and Birmingham initially, with a later

phase proposed to link further to Leeds and Manchester. An advantage of HS2 for Northampton, which the Council supports, is that this offers potential to release capacity on the West Coast Main Line (WCML), with the possibility that new service patterns could be introduced, perhaps including fast, long-distance services calling at Northampton, increasing the range of destinations available. Network Rail is investigating opportunities for these new service patterns, including the provision of “open access” services.

- 2.2.13. Preparatory work is also underway for East West Rail, linking Oxford with Cambridge. With the Council’s active support as part of the East West Rail Consortium, England’s Economic Heartland (the local subnational transport body) is pressing for Network Rail’s work on releasing capacity on the WCML to consider the opportunity to develop direct services on the Northampton – Milton Keynes – Aylesbury - High Wycombe – Old Oak Common axis, as well as destinations beyond, further widening the range of rail connections for Northampton. It should be noted that the East – West Rail Phase 1 western section is complete (Oxford to Bicester) and Phase 2 central section was approved by the Secretary of State for Transport on 4 February 2020 allowing main construction work to start. <https://www.networkrail.co.uk/running-the-railway/railway-upgrade-plan/keyprojects/east-west-rail/>
- 2.2.14. A further opportunity to improve links from the north to Northampton and more widely to the Oxford – Cambridge Corridor is presented by the possibility of providing new transport links along the alignment of the former Northampton to Market Harborough railway line. This is potentially an important contribution to wider growth aspirations associated with the Oxford – Cambridge Corridor, as well as opening up possibilities to connect with services for East Midlands Airport.

3. CHAPTER 3: VISION AND OBJECTIVES

3.1. Vision

- 3.1.1. The Vision provides an indication of what Northampton would be like by 2029, not just in terms of its physical landscape, but also how its role in meeting the needs of residents, investors and visitors will have evolved.
- 3.1.2. This Vision draws on the version included in the West Northamptonshire Joint Core Strategy but has been amended to reflect the characteristics that are more particular and current to Northampton. The Vision also takes into account the comments submitted in earlier Local Plan consultations.

Vision

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

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

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

important for people's health and wellbeing, whilst being protected and enhanced where appropriate.

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

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

3.2. Strategic Objectives

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

3.2.2. The objectives are:

Objective 1 – High quality design and Place Shaping

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

Objective 2 – Housing

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

Objective 3 – Supporting the town centre

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

Objective 4 – Economic advantage

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

Objective 5 – Specialist business development

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

Objective 6 – Heritage

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

Objective 7 – Protecting and building communities

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

Objective 8 – Public Health

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

Objective 9 – Educational attainment

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

Objective 10 – Green Infrastructure

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

Objective 11 – Connections

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

Objective 12 – Climate change

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

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

Objective 13 – Infrastructure and Development

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

4. CHAPTER 4: SUSTAINABLE DEVELOPMENT

4.1. Overview

- 4.1.1 An aim of this local plan is to ensure that the growth requirements for Northampton are met in a sustainable manner. This means that Northampton's needs, including those for housing, jobs, retail and leisure, should be met in such a way as not to adversely impact on its built and natural environmental assets.
- 4.1.2 Sustainable development has three dimensions – economic, social and environmental. This is reflected in the National Planning Policy Framework and the West Northamptonshire Joint Core Strategy. This Plan's policy for the presumption in favour of sustainable development takes those policies into account.

POLICY SD1: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

- A. When considering development proposals in Northampton, the Council will maintain a positive and flexible approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively, and be sufficiently flexible, with applicants jointly to find solutions and respond to rapid change. This means that sustainable development proposals will be approved and developments that improve the economic, social and environmental conditions of the area can be secured
- B. Planning applications that accord with the policies in this Local Plan (and, where relevant, with other development plan policies) will be approved without delay, unless material considerations indicate otherwise.
- C. Where there are no policies relevant to a planning application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise. The Council will take into account whether there are any adverse impacts of granting permission which would significantly and demonstrably outweigh the benefits, when assessed against the National Planning Policy Framework

Delivering WNJCS:

Policy SA (Presumption in favour of Sustainable Development)

5. CHAPTER 5: QUALITY OF NEW DEVELOPMENT

5.1. Place Making and High-Quality Design Principles

- 5.1.1 Good design is fundamental to the creation of high-quality places in which to live and work. Good design is indivisible from good planning. High quality places are formed from the combination of well-designed buildings and spaces with good connections between them, that can endure, are distinctive, and can allow communities to flourish, are environmentally sustainable and connect physically and socially with the surrounding area. As such, good design is key to achieving sustainable development. It is for this reason that the Local Plan Part 2 contains robust and comprehensive policies that set out the quality of development that will be expected. High quality and sustainable design can also deliver benefits for healthy living by supporting more active lifestyles, providing places for social interaction, and enabling interaction with nature, which all help benefit physical and mental health. 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. Well designed and built homes and, commercial buildings and neighbourhoods also have legacy benefits as they often retain their general appeal, value and marketability throughout their lifetime. New residents and businesses are more likely to take pride of place and support efforts to help maintain and invest in the buildings and neighbourhoods if they are of high-quality design and build at the outset.
- 5.1.2 The integration of high-quality design with existing development need not be at the expense of innovation.
- 5.1.3 Northampton has a rich and distinctive built and natural environment which helps to give Northampton its identity. However, the Northampton Urban Design Appraisal 2016 identifies that Northampton's local distinctiveness has not always been positively incorporated into developments because of a lack of attention to design quality. By conserving and complementing the best of Northampton's built and natural environment, through high quality design, the town will become a more attractive, inclusive, healthy place for people to live and work, and be more attractive to businesses wishing to invest in Northampton.
- 5.1.4 Accordingly, policies in this Plan must ensure that a distinct sense of place and high environmental quality is incorporated into new development.
- 5.1.5 All development should be well designed and of a high quality, meeting urban design principles outlined in The Design Companion for Planning and

Placemaking¹⁵, Active Design, the National Design Guide¹⁶ and the National Model Design Code. The Council also believes that meeting Building for a Healthy Life criteria helps achieve urban design principles. Building for a Healthy Life (BfHL) is a national standard for well-designed homes and neighbourhoods. 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). The Council supports the use of this guidance to help structure pre-application discussions with applicants.

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

POLICY Q1: PLACEMAKING AND DESIGN

- A. Development should be designed to promote and contribute to good placemaking through high quality, beautiful and sustainable design which encourages the creation of a strong, locally distinctive sense of place by:
- i. Being well designed for the intended use(s), attractive and adaptable to future requirements throughout its life
 - ii. Incorporating a mix of easily accessible facilities for day to day living that enables community interaction and cohesion, or by providing easy and inclusive access to those facilities nearby
 - iii. Creating healthy environments that prioritise people walking and cycling to reach local facilities and facilitate recreation.
 - iv. Responding to and enhancing locally distinct townscape, landscape and historic environment characteristics
 - 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

¹⁵ Design Companion for Planning and Placemaking (Urban Design London 2017)

¹⁶ National Design Guide (Ministry of Housing, Communities & Local Government, 2019)

- vi. Sustaining, protecting and enhancing heritage and natural environment assets, including non-designated assets and setting and those included on Local Lists as well as those already statutorily protected. Additionally, future development must not leave these assets vulnerable to risk and, wherever possible, should promote the use, understanding and enjoyment of the historic and natural environments as an integral part of good placemaking
- 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
- viii. Including attractive, safe and inclusive high quality public realm incorporating features such as public art as an opportunity to reinforce and enhance legibility, character and local distinctiveness
- ix. Incorporating mixed-use buildings, taking amenity into account
- x. Ensuring plans for long-term maintenance are in place

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

- i. Have full regard to the needs for security and crime prevention, with crime prevention measures incorporated into the site layout and building design
- ii. Ensure residents' privacy and adequate levels of sunlight and daylight
- iii. Incorporate Design Coding (in the case of major developments) to ensure consistency of design approach
- iv. Ensure that buildings are designed to be resilient in the future taking into account the impacts of climate change
- v. Ensure that buildings' form, massing and façades create character and visual interest
- vi. Use high quality and durable materials
- vii. Include windows and active frontages overlooking the public realm
- viii. Use passive design principles where appropriate
- 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
- x. Incorporate green roofs and living walls into the building design where possible
- xi. Ensure that public, open or green spaces are overlooked by houses to ensure that they are safe spaces; and
- xii. Ensure that new streets are tree lined unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate.

- 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 Healthy Life commendation, or an equivalent standard.
- D. Small scale developments (for 10 dwellings or less) including infill, corner plot and backland development, should ensure continuity in the way the buildings enclose and relate to the street. Small scale developments should respect their context and take the available opportunities to enhance their surroundings.

Delivering WNJCS:

Policy C2 (New Developments)

Policy N1 (The Regeneration of Northampton)

5.2 Amenity and Layout

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

POLICY Q2: AMENITY AND LAYOUT

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

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

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

Delivering WNJCS:

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

Policy H2 (Affordable Housing)

Policy H5 (Managing the Existing Housing Stock)

Policy N2 (The Regeneration of Northampton)

5.3. Climate Change, Sustainable Design and Construction

- 5.3.1. Climate change in the future is expected to increase frequency and intensity of extreme weather events. The response to climate change is one of the greatest challenges facing the country. The National Planning Policy Framework sets out that the planning system should support the transition to a low carbon future, in a changing climate and support renewable and low carbon energy, by taking a proactive approach to mitigating and adapting to climate change.
- 5.3.2. Northampton is experiencing shorter, milder winters, but increasing incidents of extreme weather events, the most notable of these include the Easter floods of 1998. More recently, parts of Northampton suffered from surface water flooding in 2018. Northampton Borough Council was committed to making Northampton carbon neutral by 2030. West Northamptonshire Council is committed to achieving Net Zero carbon emissions on all council operations by 2030 and those of residents by 2045.
- 5.3.3. The core principles of sustainable design and construction are reflected in a number of policies within the WNJCS. In particular Policy S10 seeks to

reduce the impact of climate change through sustainable development principles. WNJCS Policy S11 seeks greater energy efficiency in the building construction stage and the implementation of low carbon and renewable energy.

- 5.3.4. In the light of the Council's climate change ambitions this Local Plan must ensure that Northampton develops in the most sustainable way possible. This means delivering our social, economic and environmental aspirations without compromising the environmental limits of Northampton for current and future generations. For this to be achieved, development proposals must embrace sustainable development principles, including minimising their environmental impact.
- 5.3.5. This section of the Plan addresses the challenge of mitigating and adapting to climate change, and other resource management issues. Climate change mitigation focuses on designing new communities and buildings to be energy and resource efficient, using renewable and low carbon energy generation and promoting patterns of development that reduce the need to travel by less environmentally friendly modes of transport. Climate change adaptation focuses on ensuring that new developments and the wider community are adaptable to changes in climate. For Northampton, climate change may involve an increase in the urban heat island (UHI) effect due to increasing temperatures, and an increase in flooding, both from rivers and from surface water after periods of intense rainfall. Policies are included to address these points.
- 5.3.6. Following the Government's housing standards review which rationalised the large number of codes, standards, rules, regulations and guidance and subsumed the Code for Sustainable Homes into Building Regulations, the Council cannot implement the Code for Sustainable Homes in full. However, the Council can set and apply policies which ensure compliance with national standards. Policy H4 of the WNJCS set out that residential development must be designed to provide accommodation that meets the requirements of the Lifetime Home Standards.
- 5.3.7. The Government is working towards the implementation of Future Homes, a new set of standards for residential development which, by amending Part L of the Building Regulations, should dramatically improve the energy performance of new dwellings.
- 5.3.8. 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 Q3 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. A Sustainability Statement may also include Embodied Carbon Construction Calculations and whole-life costing in design and procurement processes. Sustainable design and construction takes into account the resources used in construction, the environmental, social and economic impacts of the construction process and how buildings are designed and used.

- 5.3.9. The choice of sustainability measures and how they are implemented may vary substantially from development to development. In addition to the criteria set out in Policy Q3 Sustainability Statements should also address how they meet the other sustainability-related policies set out in this Plan.
- 5.3.10. There are two scales of renewable energy. It may take the form of building integrated schemes or micro-renewable installations and larger scale strategic projects or infrastructure schemes. As Northampton is a predominantly urban area, the renewable energy potential for Northampton is more likely to consist of Solar PV. These are versatile with deployment possible in a wide range of locations including on domestic and commercial buildings. The UK has seen a significant level of solar PV deployment over recent years and with the major sustainable urban extensions planned for Northampton there is a real potential for detailed design to optimise passive solar gain and, where appropriate, integrated photovoltaics. Also the majority of new buildings are now being designed to maximise the potential for roof top solar gain.
- 5.3.11. The greatest reductions of CO₂ will be achieved by reducing energy use and improving energy efficiency but also increasing the proportion of energy from renewable energy. The potential energy resource from renewable technologies in Northampton can make a contribution to reducing carbon emissions from fossil fuels.

POLICY Q3: CARBON REDUCTION, COMMUNITY ENERGY NETWORKS, SUSTAINABLE DESIGN AND CONSTRUCTION, AND WATER USE

- A. Applications for major development, including redevelopment of existing floorspace, must include a Sustainability Statement submitted with their planning application, setting out their approach to the following issues:
 - i. Adaptation to climate change
 - ii. Carbon reduction
 - iii. Water management

- iv. Site waste management
- v. Use of materials
- vi. How the proposals meet all other policies in this plan that relate to sustainability including:
 - a. Biodiversity and ecology;
 - b. Land, water, noise and air pollution;
 - c. Transport, mobility and access;
 - d. Health and wellbeing;
 - e. Culture, heritage and the quality of the built form

All development proposals should:

- i. Where possible, incorporate decentralised energy networks
 - ii. Ensure that new buildings and refurbishment of existing building stock adopt sustainable construction methods
 - iii. Actively promote energy efficiency and use of renewable energy sources where there is an opportunity to do so.
- B. For residential development, proposals should demonstrate that dwellings meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, as set out in Building Regulations Part G2. Water reuse and recycling and rainwater and stormwater harvesting and other suitable measures should be incorporated wherever feasible to reduce demand on mains water supply.

Delivering WNJCS:

Policy S10 (Sustainable Development Principles)

Policy S11 (Low Carbon and Renewable Energy)

- 5.3.12. The Council is committed to tackling climate change by reducing energy consumption and thereby reducing carbon emissions, through the process of sustainable development and design and the encouragement of the use of low carbon energy technologies such as solar technology on all suitable developments.
- 5.3.13. The Environment Agency considers that the area served by Anglian Water, which includes Northampton, is an area of serious water stress. On the recommendation of Anglian Water, Policy Q3 includes a requirement for new residential development to achieve the optional higher water efficiency standard set out in Building Regulations.

5.4. Healthy and Inclusive Communities

- 5.4.1. An important part of wider efforts to achieve sustainable development is to ensure that communities are healthy and inclusive. There are substantial disparities in health and wellbeing between different parts of Northampton. As part of a wider approach across the health and local government sectors, local plans can play an important role in working to address these disparities and to improve people's health.
- 5.4.2. Locally, Northamptonshire's Joint Health and Wellbeing Strategy 2016-2020¹⁷ highlights matters that are specific to the county such as the rapid growth in the number of people aged 70 or over and the relatively high proportion of the population aged under 16 years. It makes it clear that health deprivation is concentrated in urban areas such as Northampton. It sets out a range of measures to reduce health inequalities, some of which can be addressed by local plans. For example, in encouraging people to take responsibility for their health and make informed choices, the strategy has an objective to create spaces, facilities and infrastructure to enable people to make healthier choices by, for example, improving access to leisure facilities, guiding planners on how to help in creating healthy weight and food environments, and reviewing the licensing of unhealthy establishments. Another priority of the strategy is to create an environment for all people to flourish, with objectives to ensure that people have access to leisure spaces, green and natural spaces, recreational facilities and community assets that promote health and wellbeing as well as improving walking, cycling and public transport as part of an integrated transport infrastructure.
- 5.4.3. Northampton Borough Council's Corporate Plan 2018-2020¹⁸ had a strategic priority to achieve resilient communities and one of the ways it sets out to achieve this was to ensure that mechanisms were put in place to guarantee inclusion.
- 5.4.4. The Council continues to work with healthcare providers, partners and the National Health Service to:
- Ensure the provision of additional and appropriately configured health and social care facilities;
 - Identify the anticipated primary care needs of local communities;
 - Identify the capacity needs of local communities; and
 - Meet the healthcare needs of local communities
- 5.4.5. Planning can assist in creating environments that support and encourage healthy lifestyles and also in identifying and securing facilities needed for

¹⁷ https://www3.northamptonshire.gov.uk/councilservices/health/health-and-wellbeingboard/Documents/NCC149648_Health_Wellbeing_Board_Report_A4_24pp_AW2_NoBleed-Singles.pdf

¹⁸ <https://www.northampton.gov.uk/downloads/file/10585/corporate-plan-2018-2020>

the health and care system. 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:

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

5.4.6. In order that Health Impact Assessments are proportionate to the scale of a scheme, and hence its potential impacts, with its partners, the Council has developed a Rapid Health Impact Assessment tool for assessing likely health impacts of development proposals of up to 100 dwellings. It has been designed in such a way as to help meet the objectives of local strategies and plans to improve health and wellbeing including the Northamptonshire Joint Health and Wellbeing Strategy. Applicants for

major development schemes of up to 100 dwellings are strongly encouraged to use this tool to support their proposals and demonstrate compliance with Policy Q4. Applicants for developments over 100 dwellings will need to complete a full Health Impact Assessment.

POLICY Q4: HEALTH AND WELLBEING

- A. The health and wellbeing of communities will be maintained and improved by requiring major development to demonstrate, through an appropriate health impact assessment, that it will contribute to creating an age friendly, healthy and equitable living environment through:
 - i. Creating an inclusive built and natural environment;
 - ii. Promoting and facilitating active and healthy lifestyles;
 - iii. Preventing negative impacts on residential amenity and wider public safety from noise, ground instability, ground and water contamination, vibration and air quality;
 - iv. Providing access for all to health and social care facilities;
 - v. Promoting access for all to green spaces, sports facilities, play and recreation opportunities in accordance with the standards set out in Policy ENV2 of this Plan; and
 - vi. Use of design tools such as Building for a Healthy Life (BfHL)
- B. The Council will support the provision of health facilities to accommodate primary and secondary needs in accessible locations which contribute towards health and wellbeing.

Delivering WNJCS:

Policy RC1 (Delivering Community Regeneration)

Policy RC2 (Community Needs)

5.5. Flood Risk and Water Management

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

- 5.5.2. The Environment Agency has an overview of flooding from all sources and is the lead on flooding from main rivers, reservoirs and the sea. West Northamptonshire Council (WNC) is the lead local flood authority (LLFA) and is responsible for the coordination and management of flood risk from surface water and ground water. Since the adoption of the West Northamptonshire Core Strategy, two further documents have been introduced to assist in the reduction of flood risk. The Northamptonshire Flood Toolkit provides details on the relevant agencies and their responsibilities.¹⁹
- 5.5.3. 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. 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.
- 5.5.4. In addition, NCC published its Local Standards and Guidance for Surface Water Drainage (SUDs) in Northamptonshire²⁰. The guide is a living document, which is updated regularly with new emerging information. The Guide is designed to assist developers in the design of a surface water drainage system in order to meet the required local standards and to support local planning authorities in considering drainage proposals for new developments. Developments are required to consider flood risk, mitigate and where possible reduce flooding. Brownfield sites are required to reduce discharge of surface water from the site by 40%. This betterment is likely to be increased in the near future to a reduction to greenfield run off rates in line with restrictions placed on discharge of surface water sewers by Anglian Water from brownfield sites into Anglian Water owned surface water sewers.
- 5.5.5. 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 demonstrate compliance with the surface water hierarchy. Anglian Water's SUDs Adoption handbook and the water sector Design and Construction Guidance sets out the circumstances in which SUDs features would be adopted by Anglian Water.
- 5.5.6. SUDS should be multi-use rather than set aside solely for the purpose of water storage. Building for a Healthy Life states that well designed multi-

¹⁹ <https://www.floodtoolkit.com>

²⁰ <https://www.floodtoolkit.com/wp-content/uploads/2017/09/Local-Standards-for-publication-v1.3September-2017.pdf>

functional sustainable drainage may incorporate play and recreational opportunities.

POLICY Q5: FLOOD RISK AND WATER MANAGEMENT

- A. All proposals must demonstrate that they will assist in the management of flood risk, ensure flood risk is not increased elsewhere and provide flood risk reduction / betterment. Proposals must have regard to relevant guidance for flood risk management and standards for surface water produced by the Lead Local Flood Authority and Anglian Water (or successor documents).
- B. For all development:
 - i. Suitable access must be provided and maintained for water supply and drainage infrastructure
 - ii. Sustainable drainage systems must be incorporated into the design
- C. Surface water attenuation should be provided to the design standard for the Upper Nene Catchment (through Northampton and within the Nene catchment upstream of Northampton) i.e. a 0.5% probability (1 in 200 chance of occurring in any given year) event plus climate change.

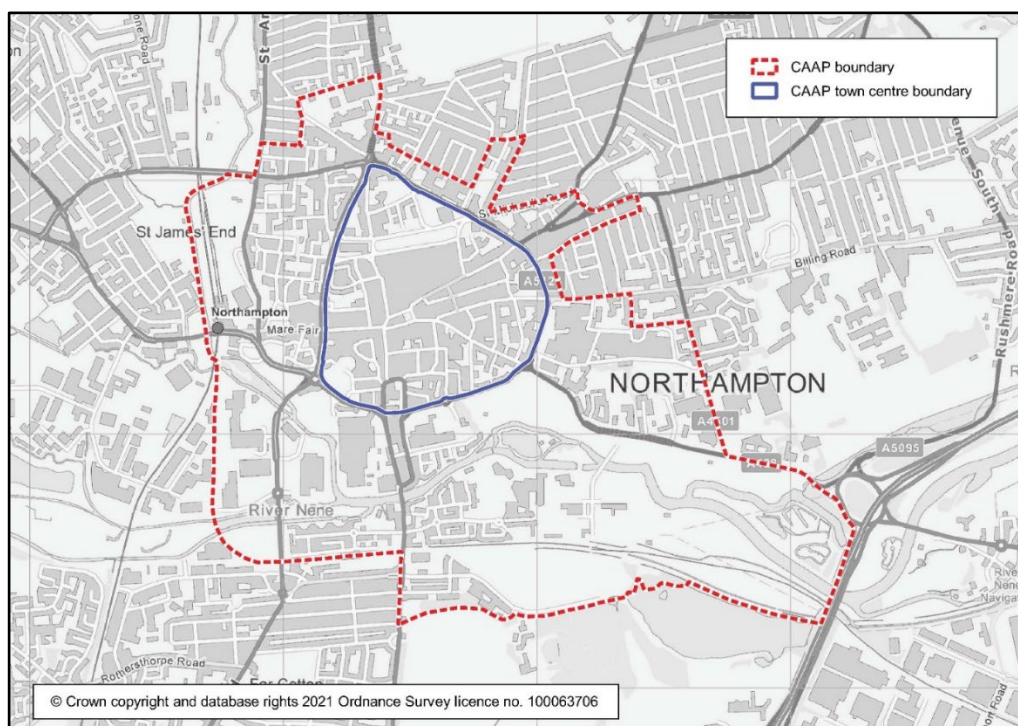
**Delivering WNJCS:
Policy BN7 (Flood Risk)**

6. CHAPTER 6: NORTHAMPTON REGENERATION STRATEGY

6.1. The role of the Town Centre

- 6.1.1. Local Plans continue to play a key part in supporting the role that town centres perform at the heart of the communities and this is emphasised in the current National Planning Policy Framework (NPPF). The superseded 2012 NPPF sought to support town centres to generate local employment, and promote beneficial competition within and between town centres. However, there is now a degree of recognition that the role of town centres may be changing due to the nationwide changes associated with changing spending patterns and the impact of technology on shopping behaviours.
- 6.1.2. Planning policies should therefore take a positive approach towards town centre growth, management and adaptation. This emphasises the critical point that the roles of town centres are changing and the plan needs to provide a degree of flexibility which will allow the town centre to adapt accordingly and grow in accordance with the needs of the investors, visitors and residents. Northampton town centre has opportunities and the potential to adapt to these changes. There are opportunities for growth within development sites including the former Greyfriars Bus Station. The potential exists to capitalise on the town centre's heritage, cultural offer, the Enterprise Zone, proximity to bus and train stations and the existence of a University within the Central Area.
- 6.1.3. Northampton's Central Area incorporates the town centre and its immediate surroundings (see Figure 10).
- 6.1.4. The West Northamptonshire Joint Core Strategy identified the town centre as a regional town centre, stating that Northampton is the largest urban area and the main commercial, administrative, cultural and retail centre for Northamptonshire.
- 6.1.5. The Joint Core Strategy adds that Northampton has a particular influence across Northamptonshire and due to its size, function and location in the national context, the town will continue to generate and attract in-migration. Joint Core Strategy Policy N1 states that the regeneration of Northampton will be supported by a range of measures including a focus on Northampton's town centre and Central Area for office, retail, leisure and service development providing high quality urban design and public realm and protecting its heritage assets and historic character.

Figure 10: The Central Area and the Town Centre boundaries



- 6.1.6. Northampton's Retail and Leisure Study²¹ concluded that Northampton town centre is, on the face of it, performing well, with a strong leisure sector. It is particularly well provided for in terms of retail, leisure and financial/ business services, which have grown substantially as a proportion of the centre's units and floorspace since 2010, responding to changing shopper demands for a centre that seems to cater well for to both the resident population and the wider region. As a primary designated centre within Northamptonshire and a Regional Town Centre, Northampton is ideally placed to respond to the ever-evolving retail market and changing shopping habits. However, it also notes that the town centre faces particular challenges in terms of the loss of large retailers, vacancies being concentrated in certain areas and consisting of large units and that the town would benefit from improvements to the public realm with suggestions for further branding areas that currently appear somewhat disconnected.
- 6.1.7. The study also recommended that the Council continues to support the town centre's cultural activities, leisure and retail services to accommodate its changing role to a more experience-focused destination. This is in light of the general trend for future town centres which is heading towards a

²¹ Northampton Retail and Leisure Study, Nexus Planning, (September 2018)

more flexible, mixed-use offer, with a particular focus towards leisure and “experience” based trips. The study added that retail shopping is expected to remain an important function of centres but will evolve into more of an ancillary offer, with stores operating as curated showrooms and exhibition spaces offering information and advice to complement online shopping with both click-and-collect and home delivery providing an “omni channel” retail experience.

- 6.1.8. Northampton town centre, and the Central Area do, however, have a number of opportunities. They accommodate some very important heritage assets that give the town centre a distinctive identity, including the Scheduled Monument relating to the former Northampton Castle, several conservation areas and a number of listed buildings. The recent move of the University of Northampton to a new campus close to the town centre means that there is a new sector of potential consumers now using the town centre. Opportunities also exist to turn the town centre into a connected centre with high-speed broadband facilitating new ways of working and doing business.
- 6.1.9. In the light of the above, Northampton town centre has the opportunity to recast itself as a historic town centre with attractive places to work, live and spend leisure time rather than trying to compete with the more traditional large scale retail offer at Central Milton Keynes and Rushden Lakes.

6.2. Central Area Regeneration

- 6.2.1. The West Northamptonshire Joint Core Strategy acknowledges the importance of the town’s Central Area in accommodating a variety of town centre uses such as offices, retail and leisure as well as providing homes. In particular, the Northampton Waterside Enterprise Zone is considered to be the area that will act as a catalyst to accelerate growth and regeneration opportunities.
- 6.2.2. The Retail and Leisure Study recommended that the Local Plan allocate a range of suitable sites to meet the scale and type of development likely to be needed over the next 10 years. Sites like the former Greyfriars bus station, Market Walk and Sol Central were considered to have potential for development and refurbishment. It was recommended that any future Masterplan or strategy should assess the potential for delivery and occupation of these sites for retail and alternative uses. The Study also recognised that residential development often plays an important role in ensuring the vitality of town centres and therefore encourages this use on appropriate sites. In addition, economic growth in the town centre will

also attract and retain a greater number of graduates²². A strategy which actively promotes and supports investment in regeneration will contribute to the attraction of the town centre and subsequent growth in student retention.

- 6.2.3. Within the town centre and the wider Central Area, there are prime sites which provide opportunities to deliver a range of town centre uses as well as provide additional housing to meet local housing needs. The Central Area has six designated Conservation Areas - St Giles, Holy Sepulchre, All Saints, Derngate, Billing Road and the Boot and Shoe Quarter. There are also other heritage assets which will need to be taken into account when considering development proposals.
- 6.2.4. In addition, West Northamptonshire Council, with its partners on the Northampton Forward board (an informal partnership made up of South East Midlands LEP, University of Northampton, private business representatives, Northamptonshire Chamber of Commerce and Northampton Town Centre Business Improvement District), has decided to take action in addressing the challenges facing the town. The strategic objectives are identified in the consultation process are:
- a. Addressing an over reliance on retail
 - b. Infrastructure challenges
 - c. Safety concerns of residents
 - d. Poor quality commercial space
 - e. Poor quality of public realm
 - f. Levels of vacant units
 - g. Increasing footfall and activity
 - h. Locate alternative housing sites
- 6.2.5. Building on some of the recommendations of the Retail and Leisure Study, Northampton Forward has produced a Masterplan covering the town centre, and the main gateway route into the town centre from the west. The Masterplan identifies a series of catalyst projects, within long term strategic objectives, which are intended to set the tone for the future direction of Northampton's town centre. It identifies challenges in terms of vacancy rates for shop units, now over 15%, the relatively high proportion of discount / value retailers (34%), low levels of high-quality office space in the town centre, low levels of residential and office uses in the town centre and a recent survey identifying the town centre as having the sixth most unhealthy high street in the country²³. This Masterplan is being used to bid for the Future High Street Fund which, if successful, will

²² The Great British Brain Drain (Centre for Cities, November 2016)

²³ Health on the High Street – Royal society for public health, 2018

secure the funding necessary to meet the aims for the town centre. The consultation on the plan concluded that stakeholders are broadly supportive of the proposed changes.

6.2.6. The town centre masterplan focuses on 5 opportunity areas:

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

6.2.7. Policies RS1 and RS2, below, set the context the context for proposals across the town centre and the wider Central Area.

POLICY RS1: SUPPORTING NORTHAMPTON TOWN CENTRE'S ROLE

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

Delivering WNJCS:

Policy N1 (the regeneration of Northampton)

Policy N2 (Northampton Central Area)

POLICY RS2: REGENERATION OPPORTUNITIES IN THE CENTRAL AREA

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

- i. Northampton Railway Station – any proposals should conform to Policy A1 this Local Plan

- ii. Four Waterside – any proposals should conform to Policy A6 of this plan
- iii. St Peter’s Way –any proposals should conform to Policy A6 of this plan
- iv. Ransome Road – to the south of the University of Northampton Waterside campus. Any proposals should conform to Policy A5 of this Local Plan.

Delivering WNJCS:

Policy N1 (the regeneration of Northampton)

Policy N2 (Northampton Central Area)

6.3. University of Northampton

- 6.3.1. The University of Northampton’s Waterside campus, which opened in September 2018, is located in the Northampton Waterside Enterprise Zone, covering an area of around 20 hectares alongside the River Nene and is within 10 minutes’ walk of the town centre. A relatively new university, Northampton University was formed in 1999 by an amalgamation of a number of training colleges and gained full University status in 2005. Originally based on two campus sites, the new University campus draws all its facilities onto a single, more accessible location, bringing with it over 12,000 students. The presence of the relocated University is likely to be influential in the direction of the economic growth of the town centre and its wider area.
- 6.3.2. The Waterside campus provides not just teaching facilities at all levels from undergraduate degrees to doctorate qualifications, it also has facilities which will support students, staff and students’ families through the provision of a hotel, student accommodation and sports facilities. The University, its staff, students and their families therefore make a positive cultural and economic impact on Northampton and its surrounding areas. It has been reported that the institution as a whole has created a £290m boost to the County of Northamptonshire and generated more than 2,700 jobs.²⁴
- 6.3.3. The University plays a crucial role in ensuring that Northampton produces graduates with the right skills to contribute towards the town’s economy. However, it will also have a major role in attracting investment through housing growth and employment opportunities. Under the outline planning permission, there is approval for up to 35,000 sq.m of commercial (B1) floorspace on the north-eastern part of the site.

²⁴ <https://www.northampton.ac.uk/news/new-jobs-for-northamptonshire-residents-thanks-to-watersidecampus/>

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

POLICY RS3: SUPPORTING AND SAFEGUARDING THE UNIVERSITY OF NORTHAMPTON WATERSIDE CAMPUS

The role and contribution of Northampton University will be supported through the safeguarding of the site for education and ancillary purposes. Any enhancements to the existing facilities, and improved connectivity to the town centre, will be welcomed provided the schemes meet the other requirements of this Plan.

**Delivering WNJCS:
Policy E6 (Education, Skills and Training)**

6.4. Tourism and Hotels

- 6.4.1. Northampton will capitalise on the tourism sector as part of its town centre strategy supporting the needs generated by the sector, primarily in the accommodation sector. Northampton has a number of facilities which are not just tourist attractions. Some also perform a role in community facility provision, for example, offering venues for special occasions.
- 6.4.2. This principle is embedded in the West Northamptonshire Joint Core Strategy Policy E7, which supports proposals for tourism, visitor and cultural developments provided certain criteria are met. It applies the sequential test by requiring attractions and facilities of a significant scale to be located firstly within town centres, then edge of town centres and then at other locations.
- 6.4.3. The Hotel Study²⁵ concluded that Northampton could prioritise full service, international brand 3 and 4-star hotels with conference, banqueting and leisure facilities, to help in attracting major national and international companies to the Enterprise Zone and to develop Northampton as a conference destination.

²⁵ Hotel Study (Hotel Solutions, 2016)

POLICY RS4: MANAGING HOTEL GROWTH

- A. Proposals for new hotel development including aparthotels and serviced apartment complexes will be supported in the following locations:
 - i. Within the town centre boundary as defined in the Policies Map
 - ii. Within the Enterprise Zone boundary as defined in the Policies Map
- B. Hotel proposals in other parts of the plan area will be the subject of the sequential test.

Delivering WNJCS:

Policy E7 (Tourism, Visitor and Cultural Industries)

6.5. Regeneration in Areas outside the Central Area

- 6.5.1. The West Northamptonshire Joint Core Strategy acknowledges that a combination of factors including the regeneration and reuse of previously developed land and sustainable urban extensions will add high calibre housing, local services and facilities as well as sustainable transport connections to the town centre. It adds that Northampton will be a major regional and cultural economic driver for a wider area. Northampton's regeneration is expected to be supported by a range of measures including a focus on the town centre for commerce, leisure, service and heritage as well as addressing pockets of deprivation in areas such as Spring Boroughs, Kings Heath and Northampton East.
- 6.5.2. The Retail and Leisure Study recommended that where suitable and viable town centre sites are not available for main town centre uses, the Local Plan should allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre.
- 6.5.3. In addition to development opportunities identified through the local plan, Neighbourhood Plans also include policies to address deprivation and encourage regeneration. So far, four Neighbourhood Plans have been made. They are the Duston Neighbourhood Plan (made 2015), the Spring Boroughs Neighbourhood Plan (made 2016) and the Growing Together Neighbourhood Plan (made 2018) and Great Houghton Neighbourhood Plan (made 2022).

- 6.5.4. The eight Sustainable Urban Extensions within Northampton (some of which straddle the boundary of the plan area) which have been allocated in the Joint Core Strategy with a view to delivering housing requirements as well as address the shortage of education, support the establishment of local facilities including retail for day to day needs and employment, as well as open spaces.
- 6.5.5. 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). This policy has now been superseded by Policy RS5 and Policy CRC1 of this Local Plan because:
- Policy RS5 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
 - Policy CRC1 (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.

POLICY RS5: DEVELOPMENT OF MAIN TOWN CENTRE USES

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

Delivering WNJCS:
Policy N1 (The Regeneration of Northampton)

7. CHAPTER 7: RESIDENTIAL

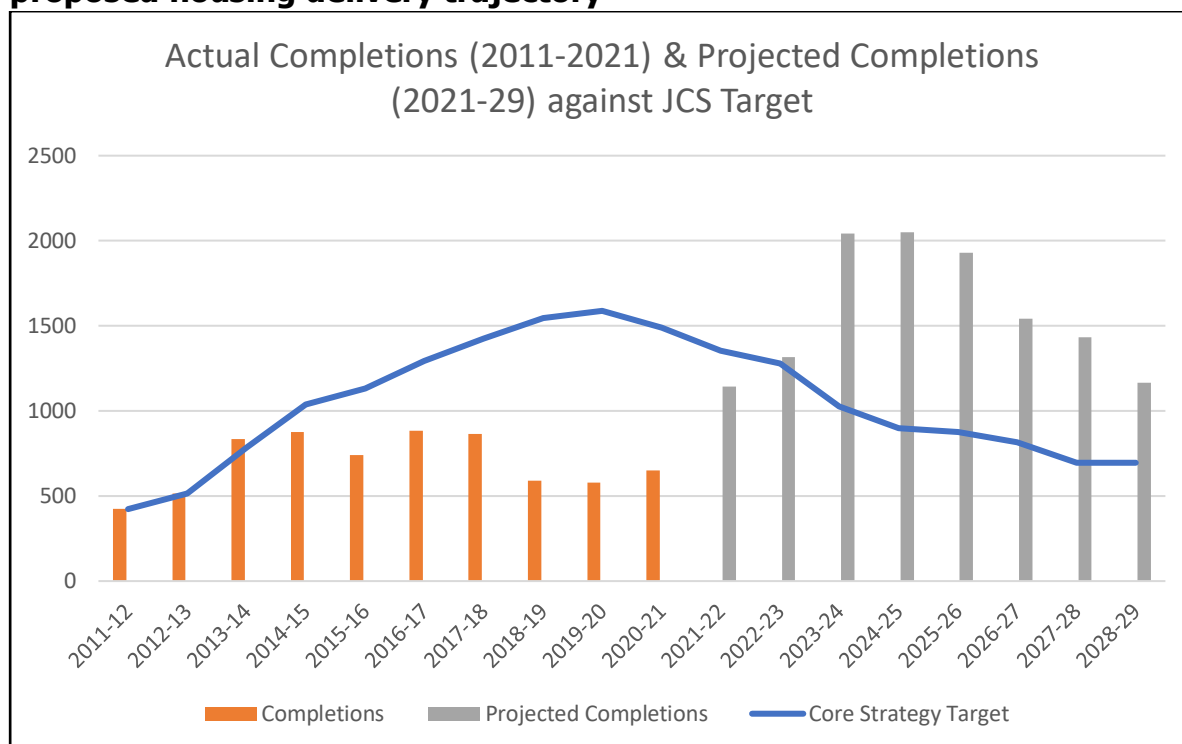
7.1. Housing Delivery

Current Provision

- 7.1.1. 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 from 2011 to 2029 at about 18,870 dwellings. 7,073 of these dwellings (37%) are set to be provided in the Sustainable Urban Extensions (SUEs) allocated in the JCS. By 1st April 2021, 6,957 dwellings had been delivered, against a JCS requirement to allocate sufficient sites (allowing for windfall) to accommodate 11,236 new dwellings in Northampton by that time. The number of dwellings delivered by 1st April 2021 falls some 4,279 units short of the delivery trajectory²⁶ set out in the JCS (see Table 7).
- 7.1.2. 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. Graph 1 illustrates this persistent under-delivery against the JCS proposed housing delivery trajectory. Table 7 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 7 shows that 2,624 dwellings will be delivered after that date.

²⁶ West Northamptonshire Joint Core Strategy (adopted 2014)

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



- 7.1.3. 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).

Table 7: Housing commitments (including Joint Core Strategy allocations), proposed allocations and windfall

	JCS requirement 2011- 2021	Net completions 2011- 2021	Delivery of dwellings compared to JCS requirement
Total dwellings	11,236	6,957	-4,279

Site name	Status as at 1 st April 2021	Dwellings completed as at 1 st April 2021	Remaining capacity to 1 st April 2029	Remaining capacity forecast to be delivered after 1 st April 2029
N5 (Northampton South SUE)	Under construction N/2013/1035 (outline permission) and N/2017/1566 Reserved matters for phase 1 – 349 dwellings approved	0	1,000	0
N6 (Northampton South of Brackmills)	Under construction N/2013/0338 (appeal allowed), N/2017/1369 and N/2019/0048	0	911	204
N7 (Northampton Kings Heath SUE – Dallington Grange)	Not implemented. N/2014/1929 (live application)	0	950	2,050
N9 (Northampton Upton Park SUE)	N/2011/0997 (outline approval for up to 1,000 dwellings) N/2018/0426 (reserved matters in progress for 860 dwellings)	4	856	0
N9A (Northampton Upton Lodge SUE)	N/2017/0091 (live application for 1,400 dwellings)	33	1,115	370

Source	Net additional dwellings
Completions	6,957
Existing commitments as at 1 st April 2021	1,889
Windfall allowance	1,800
Sustainable Urban Extensions	4,832
Allocations	3,821
Total	19,299

7.1.4. Sites have been allocated in this Plan to deliver about 3,821 new dwellings. Appendix A shows the trajectory for sites allocated in the Local Plan Part 2, which excludes the SUEs and sites already committed through planning approvals. The sites below are allocated on the Policies Map for housing and residential-led mixed use development.

POLICY HO1: RESIDENTIAL AND OTHER RESIDENTIAL LED ALLOCATION

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)
0171	Quinton Road	14	Policy Q5 - Flood risk and Water Management
0174	Ransome Road Gateway	24	Policy Q5 Policy ENV6 BN5 of the West Northamptonshire Joint Core Strategy BN9 of the West Northamptonshire Joint Core Strategy
0193	Former Lings Upper School, Birds Hill Walk	60	
0195	Hunsbury School, Hunsbury Hill	38	
0204	The Farm, Hardingstone	55	Policy ENV5 Policy ENV6 BN5 of the West Northamptonshire Joint Core Strategy
0288	Northampton Railway Station car park	280	Policy A1 Policy ENV6 BN5 of the West Northamptonshire Joint Core Strategy
0333	Northampton Railway Station (railfreight)	188	Policy Q5 Policy A1 Policy ENV6 BN5 of the West Northamptonshire Joint Core Strategy
0335	Chronicle and Echo North	42	Policy ENV6 BN5 of the West Northamptonshire Joint Core Strategy
0338	Countess Road	68	
0629	British Timken	121	

0719	Car garage workshop, Harlestone Road	35	BN9 of the West Northamptonshire Joint Core Strategy
0720	Ryland Soans garage, Harlestone Road	62	BN9 of the West Northamptonshire Joint Core Strategy
0767	Spencer Street	25	Policy Q5
0903	Hawkins Shoe Factory, Overstone Road	105	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>
0910	379 Harlestone Road	14	
0932	Site 1 Southbridge Road	45	Policy Q5
0933	Site 2 Southbridge Road	28	Policy Q5
1006	Pineham	80	Policy Q5
1007	Land south of Wooldale Road, east of Wootton road	16	Policy Q5
1010	Land at St Peter's Way/ Court Road/ Freeschool Street	5	Policy ENV6 BN5 of the West Northamptonshire Joint Core Strategy
1013	University of Northampton Park Campus	585	
1014	University of Northampton Avenue Campus	170	
1022	Belgrave House	122	BN9 of the West Northamptonshire Joint Core Strategy
1025	Land to the west of Towcester Road	230	BN9 of the West Northamptonshire Joint Core Strategy
1026	Eastern land parcel, Buckton Fields	14	BN9 of the West Northamptonshire Joint Core Strategy
1036	Derwent Drive garage site, Kings Heath	5	
1048	Stenson Street	2	Policy Q5
1049	Land off Arbour Court, Thorplands garage block	6	
1052	Land rear of garages in Coverack Close	13	
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	
1096	Land off Mill Lane	14	Policy ENV6

			BN5 of the West Northamptonshire Joint Core Strategy	
1098	The Green, Great Houghton	800 (A minimum of 225 of which will be provided within the plan period)	Policy A3 Policy ENV5 Policy ENV6 BN5 of the West Northamptonshire Joint Core Strategy	
1100	Hill Farm Rise, Hunsbury Hill (50% of the site)	80	Policies ENV3 and ENV4 Policy A7	
1102	Site east of Towcester Road	60	Policies ENV3 and ENV4	
1104	Watering Lane, Collingtree	265 (A minimum of 200 of which will be provided within the plan period)	BN9 of the West Northamptonshire Joint Core Strategy	
1107	Former Abington Mill Farm, land off Rushmere Road	125	Policy Q5 Policies ENV3 and ENV4 Policy ENV5 Policy A8	
1108	Former Dairy Crest depot, Horsley Road	35		
1109	Mill Lane	6	Policy ENV6 BN5 of the West Northamptonshire Joint Core Strategy	
1113	Greyfriars	400 (delivery could be post plan period)	BN9 of the West Northamptonshire Joint Core Strategy Policy A4	
1114	Cedarwood Nursing Home, 492 Kettering Road	31		
1117	133 Queens Park Parade	8		
1123	83-103 Trinity Avenue	9		
1124	41 – 43 Derngate	31	Policy ENV6 BN9 of the West Northamptonshire Joint Core Strategy	
1126	5 Primrose Hill	6	Policy ENV6 BN9 of the West Northamptonshire Joint Core Strategy	

1131	The Leys Close, 39 Mill Lane	<u>3</u>	Policy ENV6 BN9 of the West Northamptonshire Joint Core Strategy
1133	Eastern District Social Club	5	Policies ENV3 and ENV4
1134	St John's Railway Embankment	12	Policies ENV3 and ENV4
1137	Wootton Fields	74	
1139	Ransome Road	230 (A minimum of 207 of which will be provided within the plan period)	Policy A5 Policy ENV6 BN5 of the West Northamptonshire Joint Core Strategy
1140	Land north of Milton Ham	224	BN9 of the West Northamptonshire Joint Core Strategy
<u>1144</u>	Land to the west of Northampton South Sustainable Urban Extension	361 (A minimum of 90 of which will be provided within the plan period)	BN9 of the West Northamptonshire Joint Core Strategy
Delivering WNJCS: Policy S3 (Scale and Distribution of Housing Development) Policy S4 (Northampton Related Development Area)			

7.2. Type and Mix of Housing

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

7.3. Affordable housing

- 7.3.1. JCS Policy H1 sets criteria for the density, mix and type of dwellings for Northampton. Since the adoption of the WNJCS, further housing market evidence, to supplement and update the West Northamptonshire Strategic

Housing Market Assessment that informed the Joint Core Strategy has been commissioned and reported. Crucially, the West Northamptonshire Housing Market Evidence report²⁷ (WNHME) concluded that 33.45% of housing need from 2016 to 2029 needed to be affordable housing and that any losses from current stock would increase the number of affordable dwellings needed by an equivalent amount. On this basis, there is no reason to change the stipulation in JCS Policy H2 that, for Northampton, the proportion of affordable housing required on developments of 15 or more units should be 35%.

7.4 Housing Mix

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

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

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

7.5. Self-build and custom build housing

- 7.5.1. 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. 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

²⁷ West Northamptonshire Joint Planning Unit – Housing Market Evidence 2017, Opinion Research Services

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 HO2._

7.6. Specialist Housing

- 7.6.1. When planning for specialist housing for older people and people with disabilities, it is important that it provides an environment where residents can care for themselves, retain independence for as long as possible and have a security of tenure.
- 7.6.2. The Housing Market Evidence shows that, across West Northamptonshire, the number of people aged 65 or over is expected to equate to about half of the overall housing growth. Most of these people will be local and many will want to stay in their existing homes. However, there will be a demand among some of these people, as they get older, for more accessible housing. Furthermore, it is anticipated that a third of the increase in households in West Northamptonshire will include at least one person aged 65 or over.
- 7.6.3. In part, these needs can be addressed by ensuring a proportion of new dwellings meet the optional accessibility standards of either M4(2) accessible and adaptable dwellings or M4(3) wheelchair user dwellings to help ensure that certain forms of specialist accommodation are provided. The Housing Market Evidence recommends that a minimum of 4% of all market housing and 8% of affordable housing be built to wheelchair user Building Regulations standard (M4(3)). In addition, national guidance allows the application of M4(2) wheelchair accessible homes only where the Local Authority is responsible for allocating or nominating a person to live in that dwelling.
- 7.6.4. The West Northamptonshire Housing Market Evidence²⁸, the County's Joint Strategic Needs Assessment (JSNA) work, and modelling toolkits²⁹ show that for Northampton, the following provision is required to meet the needs of older people:

²⁸ Study of housing and support needs of older people across Northamptonshire (Northamptonshire Councils and CCGs), (Three Dragons and Associates, March 2017)

²⁹ <https://www.poppi.org.uk/> - Projecting Older People Population Information

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

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

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

Table 9: Specialist housing requirements

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

- 7.6.5. Accordingly, a significant proportion of new dwellings will need to be built to Building Regulations Part M Category 2 and 3 standards. 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. The Housing Market Evidence recommends that a minimum of 4% of all market housing and 8% of all affordable housing be built to M4(3) of the Building Regulations. However, Planning Practice Guidance sets out that the requirement for 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.

POLICY HO2: TYPE AND MIX OF HOUSING

- A. In order to deliver a choice of homes and help create sustainable, inclusive and mixed communities, provision will be made for a range of housing to support the needs and requirements of different households.
- B. Proposals for 10 or more new dwellings should demonstrate how the mix of tenure, type and size of housing proposed on sites will reflect the Council's latest evidence of housing need and market demand and contribute towards meeting the varied needs of different households including single person households, couples, families with children, older people, people with disabilities and people wishing to build their own homes.

Self-build and custom build housing

- C. On sites of more than 100 dwellings, 3% of the total number of plots should be provided as serviced plots for self and custom build to contribute towards meeting the evidenced demand for self-build and custom build housing in Northampton. Serviced plots of land for self-build and custom build housing will also be supported on other allocated sites or permitted windfall sites where, overall, this would not result in an over-provision of this type of housebuilding when compared to the Council's supply / demand balance.
- D. Plots which have remained vacant for 12 months after the installation of roads and utilities, sufficient to make them serviced plots, can revert to other forms of housing provision if 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.
- E. The Council will support proposals for self-build and custom build housing which include the creation of low cost and affordable housing.

Specialist and Accessible Housing

- F. The Council will support schemes that provide specialist accommodation that promotes independent living. Such schemes are particularly supported in areas with easy access to services and facilities, including public transport and retail and service centres. Proposals should be designed in a manner which will meet the specialised nature and care requirements of prospective occupiers.
- G. To meet the needs of Northampton's residents and to deliver dwellings capable of meeting their occupants' changing circumstances over their lifetime, an appropriate proportion of residential development, based on the latest available evidence, must be designed to meet the requirements of Building Regulations Part M4(2) (Accessible and adaptable dwellings) or its successor standard.
- H. 4% of all new market dwellings 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) standards, or their successor, to enable wheelchair adaptability and accessibility.
- I. 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.

Delivering WNJCS:

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

Policy H2 (Affordable Housing)

7.7. Houses in Multiple Occupation

- 7.7.1. Houses in multiple occupation (HMOs) continue to contribute towards Northampton's housing supply and perform a vital role within the community. This sector provides accommodation primarily for people who are seeking short to medium term lettings including students, young professionals seeking work opportunities but not necessarily a commitment to a mortgage, deprived social groups who are unable to afford their own homes and international migrants. The West Northamptonshire Joint Core Strategy is clear that the Council will need to make provision for a variety of housing requirements including HMOs.
- 7.7.2. For Northampton, there are a range of contributory factors that impact on the demand for HMOs. Northampton is a university town, has employment opportunities tied to logistics/ distribution centres and industrial estates and is relatively close to London for key workers and professionals to commute. In addition, there is increased demand for private rented housing from individuals and families. The relocation of the University of Northampton to its Waterside campus has resulted in a shifting in geographical demand for HMOs.
- 7.7.3. Evidence shows that over-concentrations of HMOs can lead to detrimental social, economic, cultural and environmental conditions, leading to adverse impacts on local neighbourhood characteristics³⁰. These include increased noise levels, parking issues and litter, all of which can have a negative impact on people's health and wellbeing. There are also concerns associated with the impact on the community mix, following changes of use from dwellinghouses to HMOs, whereby there is a perception that there are fewer families living permanently within the streets. Parts of Northampton, such as areas within Semilong, Abington, Delapre and Far Cotton have experienced these adverse impacts³¹.
- 7.7.4. To address this, the Council has introduced Article 4 Directions to regulate the proliferation of high concentrations of HMOs. In areas with Article 4

³⁰ A Study of Houses in Multiple Occupation Policy (Loughborough University, November 2018)

³¹ Interim Planning Policy Statement on Houses in Multiple Occupation, NBC November 2014 and Cabinet Report on Article 4 Directions, NBC March 2017

Directions, planning permission is required for the change of use from dwellinghouses to houses in multiple occupation for 3 – 6 unrelated people. Normally, these changes of use are permitted development, which mean that such conversions can be undertaken without the need for planning approval. A Supplementary Planning Document on houses in multiple occupation was adopted in November 2019, which provides details, amongst others, on the requirement to determine planning applications against a specified threshold.

- 7.7.5. A study³² on HMOs has confirmed that, to effectively plan for the distribution of HMOs, and to regulate the possible formation of new over-concentrations, a new and more stringent saturation threshold of 10% of dwellings within a 50-metre radius should be adopted. The study also recommended a blanket Article 4 Direction across the former Borough.

POLICY HO3: DELIVERING HOUSES IN MULTIPLE OCCUPATION

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

Delivering WNJCS:

Policy H1 (Housing Density and Mix and Types of Dwellings)

³² Houses in Multiple Occupation (Loughborough University, November 2018)

8. CHAPTER 8: ECONOMY

8.1. The Local Economy

- 8.1.1. Northampton is the County's main employment area. Situated in the East Midlands, with immediate access to the M1 motorway, the town is a strategic location for logistics and distribution with wider Northamptonshire playing a key role in sectors such as motorsports, research into Artificial Intelligence and autonomous vehicles³³. Northampton is also positioned within the Oxford to Cambridge Arc which is home to some of the UK's most productive and fast-growing cities, and an area of significant economic potential as outlined by central Government³⁴.
- 8.1.2. Geographically, Northampton is strategically located and is easily accessible to the majority of UK cities within a 4-hour drive time. The town is also well connected by rail with regular train services from Northampton Station to both London and Birmingham which both can be reached within the hour. Luton, Birmingham and Heathrow airports are all within an hour and a half drive.
- 8.1.3. Northampton is home to a range of major employers including headquarters for large companies like Barclaycard, Cosworth, Carlsberg UK, Panasonic UK Ltd, Nationwide Building Society, Avon Cosmetics and Mahle Powertrain and GE Precision Engineering. It also has an Enterprise Zone (see Figure 11), designated in 2011, with just under 64,000sq.m of new built development since its creation. By 2018, approximately 2,000 new jobs had been created within the Enterprise Zone.
- 8.1.4. Northampton sits within the South-East Midlands Local Enterprise Partnership (SEMLEP) area. The key sectors considered by SEMLEP to be strong are high performance technology, next generation transport, manufacturing and advanced technology, logistics and creative/ cultural, with some of these high performance technology firms located in the Enterprise Zone.
- 8.1.5. In 2017 the National Infrastructure Commission³⁵ prepared a report, 'Partnering for Prosperity' which considered the economic potential of the Cambridge – Milton Keynes – Oxford Arc. The report highlighted the importance of the Arc in relation to the concentration of research,

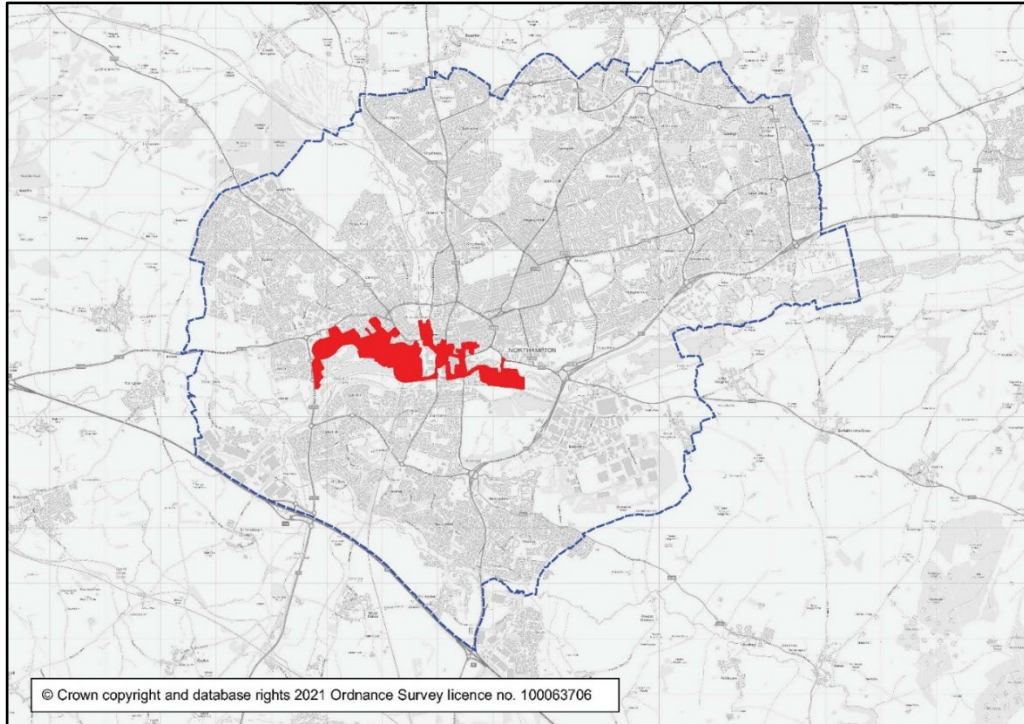
³³ South East Midlands Local Industrial Strategy - <https://www.semlep.com/industrial-strategy/>

³⁴ <https://www.gov.uk/government/publications/the-oxford-cambridge-arc-government-ambition-and-jointdeclaration-between-government-and-local-partners>

³⁵ Partnering for Prosperity: a new deal for the Cambridge-Milton Keynes-Oxford Arc (National Infrastructure Commission, November 2017)

innovation and technology firms within it, noting that Northampton in particular is a centre for high performance engineering. In March 2019 the Government restated its commitment, alongside local partners, to long term economic and housing delivery across the Arc.

Figure 11: Northampton Waterside Enterprise Zone



- 8.1.6. In the Centre for Cities 'Cities Outlook 2019'³⁶, Northampton came sixth in the rankings of cities with the highest start-up rate for businesses (per 10,000 population, 2017). In the rankings for cities with the highest number of businesses (per 10,000 population, 2017), Northampton came tenth and in relation to net private sector jobs growth, Northampton was first with an increase of 6.7% between 2016 and 2017.
- 8.1.7. This level of confidence in Northampton was strengthened by the development of the new University of Northampton campus in the Enterprise Zone, which opened in September 2018. Town centre regeneration schemes, ranging from the development of the Innovation Centre, the new Northampton Station and the St Johns student accommodation, have all contributed towards securing job creation and retention for Northampton across a wide range of sectors.
- 8.1.8. The construction, transport and storage, professional, and scientific and technical industries each make up 14% of the registered businesses within Northampton. Of businesses in Northampton, 79% employ 0 to 4 people,

³⁶ <https://www.centreforcities.org/wp-content/uploads/2019/01/19-01-28-Cities-Outlook-2019-Full.pdf>

28% have a turnover of £50,000 to £99,000 and 31%, a turnover between £100,000 and £249,000³⁷.

- 8.1.9. The latest Government data³⁸ shows that nearly 80% of Northampton's population aged 16 – 64 were in employment (July 2018 to June 2019), which is slightly higher than the East Midlands and national averages. This means that Northampton's jobs market is relatively healthy, however, ongoing support for creating the right number and quality of jobs is required in order to ensure that Northampton's residents can continue to have access to jobs. In terms of educational attainment, the number of people with qualifications at NVQ Level 4 and above is 32.6%, which is slightly less than the East Midlands and national average.
- 8.1.10. Property market evidence shows that the distribution and general industrial sectors remain the main thrust of the commercial market in Northampton, with the office market weaker in comparison³⁹. Class B uses (offices, general industrial, storage and warehousing) provide a substantial proportion of Northampton's employment, but an increasing proportion of employment occurs in other uses, such as retail, leisure and the construction industry⁴⁰. The ongoing demand for the more traditional employment land within the B Use Classes Order therefore needs to continue to be accommodated to ensure that there is a balance in the economy in terms of job supply across the sectors.
- 8.1.11. In May 2020, the Council adopted the Northampton Economic Growth Strategy 2020-2025. Its priorities are:
- Supporting innovators, entrepreneurs and social enterprise
 - Creating a 21st century Town Centre
 - Maximising the economic benefits of culture and heritage
 - Raising Northampton's profile
 - Employers at the heart of the skills system
 - Northampton as a digital town
 - Effective and efficient infrastructure
 - Supporting our key sectors
 - Tackling the Climate Emergency
- 8.1.12. The policies in this Plan support those priorities.

8.2. Safeguarding Development

³⁷ UK Business: activity, size and location (Office of National Statistics, 2019)

³⁸ <https://www.nomisweb.co.uk/reports/lmp/la/1946157159/report.aspx#tabempunemp>

³⁹ Northampton Employment Land Study (NBC/ PBA February 2018)

⁴⁰ NOMIS

- 8.2.1. The Council places significant weight on supporting economic growth and productivity, which accords with Government guidance and the vision and objectives of the West Northamptonshire Joint Core Strategy. Comprehensive assessments and reviews of each employment site were undertaken to assess whether the allocated land for employment use in the previous adopted Local Plan should be safeguarded. To maintain a balance of employment provision in the local economy, it is important to continue to support the retention of sites which accommodate the distribution and general industrial market sectors. At the same time, there is a need to continue to promote focused growth in the office sector to ensure that there is a balance in the provision of jobs across all key employment sectors.
- 8.2.2. It is acknowledged that there will be ancillary uses which will need to be provided on site to support the employees including childcare provision and gyms. Where there is justification for these to be provided, and it can be demonstrated that there are no existing facilities or that existing facilities are not sufficient, then they are considered to be suitable and likely to be supported. 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.

POLICY EC1: SAFEGUARDING EXISTING EMPLOYMENT SITES

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

- i. Safeguard all existing employment sites, including the Enterprise Zone, as shown on the Policies Map, for employment use within the office, general industrial and warehousing and distribution sectors. Employment generating uses which are ancillary to and/ or support the above employment sectors will also be supported if evidence associated with need is provided.
- ii. Support the change of use to alternative non-employment-generating uses only if evidence can be provided to demonstrate that the existing use and other employment-generating uses are no longer viable. Evidence to be supplied includes details of active marketing undertaken over a continuous

period of 12 months which shows that the site has been actively and extensively marketed for employment use and that no suitable interest has been expressed.

Delivering WNJCS:

Policy S7 (Provision of Jobs)

Policy S8 (Distribution of Jobs)

Policy E1 (Existing Employment Areas)

Policy E2 (New Office Floorspace)

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

Policy E8 (Northampton Junction 16 Strategic Employment Site)

8.3. Supporting Job Creation and Retention

- 8.3.1. The West Northamptonshire Joint Core Strategy requires the creation of around 28,500 jobs over the plan period to 2029 to ensure that there is a balance between labour supply and housing growth. Northampton is expected to deliver the majority of new jobs in West Northamptonshire. In safeguarding the existing Northampton employment sites, there will be ongoing opportunities for extensions, intensification, redevelopments and churn.
- 8.3.2. The West Northamptonshire Joint Authorities Annual Monitoring Report 2017/18 concluded that as a whole West Northamptonshire now provides significantly more employee jobs than at the time of the recession in 2008, with all local authority areas showing gains in employment. The overall net gain of 21,500 jobs indicates that the West Northamptonshire area as a whole is on track to deliver the overall target of 28,000 additional jobs by 2029. The report adds that the 2017 data shows particularly significant increases in jobs compared to 2016 for Northampton (+11,000). If this trend continues, Northampton will be in a better position to contribute further to the creation of jobs in West Northamptonshire.
- 8.3.3. 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 and 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.

8.3.4. 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.

8.3.5. 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.

POLICY EC2: EMPLOYMENT ALLOCATIONS

The following sites are allocated for employment use. Other policies of particular relevance in this plan (non-exhaustive) are indicated.

Reference	Address	Area (Ha)	No. of jobs (indicative)	Relevant Policies (Non-exhaustive)
LAA0167	Tanner Street	0.38	500*	Policy A6 Policy Q5 Policy ENV6
LAA0594	Sixfields East	10.18	871	Policy ENV3 Policy ENV4
LAA0598	Car Park, Victoria Street	0.63	286	Policy ENV6
LAA0615	Crow Lane	2.92	94	Policy Q5
LAA0818	St Peters Way		*	Policy Q5 Policy ENV6 Policy A6
LAA0870	Sixfields, Upton Way	2.17	170	Policy Q5

LAA0931	Sites in Green Street	0.5	*	Policy A6 Policy ENV6
LAA1005	North of Martins Yard	1.4	194	Policy A2 Policy ENV3 Policy ENV4
LAA1101	Land at Waterside Way	0.98	445	Policy ENV3 Policy ENV4 Policy ENV5
LAA1112	Milton Ham	9.88	494	Policy Q5 Policy ENV3 Policy ENV4

(*) these job numbers apply to LAA0818, LAA0167 and LAA0931

Delivering WNJCS:

Policy S7 (Provision of Jobs)

Policy S8 (Distribution of Jobs)

Policy E2 (New Office Floorspace)

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

Table 10: Net job changes in West Northamptonshire⁴¹

	Daventry	Northampton	South Northamptonshire	West Northamptonshire
2008	38,500	125,000	29,000	192,500
2009	35,000	120,500	28,500	184,000
2010	34,500	122,500	28,500	185,500
2011	35,500	122,500	28,500	186,500
2012	34,000	121,500	28,500	184,000
2013	35,500	123,000	29,000	187,500
2014	35,500	125,000	31,000	191,500
2015	38,000	124,000	33,000	195,000
2016	40,500	128,000	33,000	201,500
2017	42,000	136,500	34,500	213,000
2018	43,000	135,500	36,500	215,000
2019	42,500	134,500	35,000	212,000
Change 2008 - 2019	+4,000	+9,500	+6,000	+19,500

⁴¹ West Northamptonshire Joint Annual Monitoring Report (2017/18)

- 8.3.6. To support net job creation, it is important to ensure that employment schemes outside the designated employment sites, but which are compatible with their surrounding uses, are considered positively. For example, mixed uses which generate jobs can operate in residential areas and/ or in neighbourhood parades. These can be supported because they provide locally based employment which could reduce the need for travelling, whilst contributing towards jobs growth. This accords with the Government's aspiration to ensure that planning policies are flexible enough to accommodate needs not anticipated in the plan including allowing new and flexible working practices.
- 8.3.7. In addition, the active promotion of training opportunities and apprenticeships with local employers will be encouraged. This will increase the skills of Northampton's workforce and secure the retention of workers, as well as students who choose to pursue higher education, within the locality.
- 8.3.8. New employment related developments within the safeguarded employment sites and the Waterside Enterprise Zone will be positively welcomed. There is some employment land within these safeguarded sites that has the capacity to deliver more employment growth. These sites include land within:
- Northampton Town Centre including land at FOUR Waterside
 - Brackmills Industrial Estate
 - Swan Valley and Pineham
 - Moulton Park
 - Lodge Farm
 - Crow Lane

POLICY EC3: SUPPORTING NEW EMPLOYMENT DEVELOPMENTS AND SCHEMES OUTSIDE SAFEGUARDED SITES

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

- i. The site has been comprehensively assessed and is consistent with other relevant policies in this plan and other development plan documents, and the proposed uses and associated employment activities can be carried out without causing harm to adjoining land uses and occupiers, including residential amenity. 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.

- ii. The site can demonstrate good accessibility by walking, cycling and public transport.

Delivering WNJCS:

Policy S7 (Provision of Jobs)

Policy S8 (Distribution of Jobs)

Policy E1 (Existing Employment Areas)

Policy E2 (New Office Floorspace)

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

Policy E8 (Northampton Junction 16 Strategic Employment Site)

9. CHAPTER 9: HIERARCHY OF CENTRES, RETAIL AND COMMUNITY SERVICES

9.1. Hierarchy of Centres

- 9.1.1. Retail provision remains one of the dominant themes of discussion in the last few years, as town centres continue to experience higher rates of vacancies, national retailers have been closing down stores or going out of business and customer have shown increased propensity to shop online. The challenges set by online retailing are substantial.
- 9.1.2. Evidence⁴² suggests that the high street is no longer solely driven by retail offerings. The growth in the food and beverage sector is a significant change in UK high streets as town centres adapt to the changing way that people live, socialise, eat and shop. There is also an increase in the number of multi-faceted stores, for example, clothing shops that have barbers and vape shops that serve coffee. It is increasingly recognised that town centres and high streets across the UK need to reshape their role and become more of a hub for the community, incorporating leisure, entertainment, office space, health uses and housing.
- 9.1.3. Northampton has a compact town centre which performs a regional role within Northamptonshire. Apart from retail, other uses, including residential, offices and leisure have an important role to play towards ensuring the vitality and viability of the town centre. In addition to the town centre, Northampton's retail hierarchy has District Centres at Weston Favell and Kingsthorpe and Local Centres at St James End, Far Cotton, Wellingborough Road (Abington) and Kettering Road (Kingsley). These centres are shown on the policies map. The Retail and Leisure Study concluded that vacancies in the town centre, despite having fallen since 2010, give rise to some concern given their spatial concentration.
- 9.1.4. There are also around 60 neighbourhood centres providing for day-to-day needs and substantial areas of out-of-town shopping at Sixfields, Riverside, St James Retail Park and Mereway which are not in the retail hierarchy. The Retail and Leisure Study concluded that 40% of resident spend is in out of centre locations.

9.2. New Retail Provision

⁴² Northampton Retail and Leisure Study (Nexus Planning, October 2018)

- 9.2.1. The Council aims to maintain and enhance the vitality and viability of Northampton's town centre, district centres and local centres. Focusing investment in Northampton's existing centres will help to promote their economic prosperity as well as help to ensure that economic activity takes place in the most sustainable locations easily accessible by modes of travel other than the private car.
- 9.2.2. The Retail and Leisure Study⁴³ includes a health assessment of all the centres designated through the West Northamptonshire Joint Core Strategy. Aside from the town centre, the designated centres are:
- Weston Favell District Centre
 - Kingsthorpe District Centre
 - Kettering Road Local Centre (Kingsley)
 - St James Local Centre
 - Far Cotton Local Centre
 - Wellingborough Road Local Centre
- 9.2.3. The assessments found these centres, including the town centre, to be healthy. It concluded that each district and local centre has a role and function that complements the town centre. Wellingborough Road, for example, has a strong leisure position including restaurants and bars which allow it to function as an ancillary leisure destination, particularly given its proximity to the town centre. Both Weston Favell and Kingsthorpe District Centres continue to perform well, the former having low vacancy rates and the latter being strong on convenience goods. The Plan needs to ensure that the roles and functions of these centres continue to be supported and enhanced.
- 9.2.4. The study also identified the quantitative capacity for new convenience and comparison floorspace across Northampton over the plan period, using information available on expenditure and current market shares from the resident population within the study area. The following table shows the conclusion in terms of retail capacity which needs to be reflected in the local plan:

Table 11: Retail floorspace capacity

Year	Convenience goods floorspace capacity (sq.m)		Comparison goods floorspace capacity (sq.m)	
	Min	Max	Min	Max
2018	2,700	3,400	-2,300	-3,100

⁴³ Northampton Retail and Leisure Study (Nexus Planning, September 2018)

2021	4,200	5,300	-1,900	-2,600
2025	5,800	7,400	1,200	1,700
2029 (plan period)	7,000	8,900	5,300	7,300
2036	8,900	11,300	12,900	17,600

- 9.2.5. The retail provision figures set out in Policy CRC1 for convenience floorspace and comparison floorspace reflect the maximum figures to 2029 set out in Table 11 above.

Primary Shopping Area

- 9.2.6. The Retail and Leisure study recommended a slight reduction to the Primary Shopping Area (PSA) so that retail could focus on the areas of highest footfall and attractiveness. This reduction will allow other complementary town centre uses, such as office space and residential units, to occupy areas closer to the centre that are currently underperforming and suffering from a high number of vacancies, increasing footfall and ensuring a consistent customer base.
- 9.2.7. It was stressed that any applications for retail developments above the locally set threshold and outside of the designated primary shopping area would need to be considered in accordance with the sequential approach and retail impact assessment methodology.

9.3. Retail Impact Assessment

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

POLICY CRC1: NEW RETAIL DEVELOPMENTS AND RETAIL IMPACT ASSESSMENT

- A. The Council will support the provision of about 8,900 sq.m net of convenience retail floorspace 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.

Retail Hierarchy:

Regional Town Centre	Northampton town centre
District Centres	Weston Favell Kingsthorpe
Local Centres	St James End Far Cotton Wellingborough Road (Abington) Kettering Road (Kingsley) Local Centres provided within SUEs

- B. The Council will support proposals which meet the following criteria:
- Will deliver retail firstly in the Primary Shopping Area, followed by the Town Centre as shown on the Policies Map. Priority will be given to additional comparison retail in the town centre. If no suitable, viable and available sites exist in the centres identified in this policy (taking account of reasonable flexibility in the format of the proposal), then proposals for sites in the District and Local Centres, as shown on the Policies Map, will be considered. It is not accepted that specific classes of goods cannot be sold from in-centre locations. Developments will need to demonstrate flexibility in their operational requirements in terms of their form.
 - Any retail proposals on sites outside centres in the retail hierarchy will be required to demonstrate compliance with the sequential approach to site selection. For those proposals exceeding 500 square metres gross floorspace, it will have to be demonstrated that the proposal will not have an unacceptable impact on existing centres in the retail hierarchy through the preparation of a Retail Impact Assessment.
 - Within the defined Primary Shopping Area, development proposals should provide an active frontage and be open for business during the day.

- C. Change of use of vacant units into alternative main town centre uses or residential use will be supported if evidence shows that there is a continuous period of vacancy and marketing for 12 months and that there are no realistic prospects of the unit being occupied for its previous use.

Delivering WNJCS:
Policy S2 (Hierarchy of Centres)
Policy S9 (Distribution of Retail Development)

9.4. Residential Development on Upper Floors

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

POLICY CRC2: RESIDENTIAL DEVELOPMENT ON UPPER FLOORS

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.

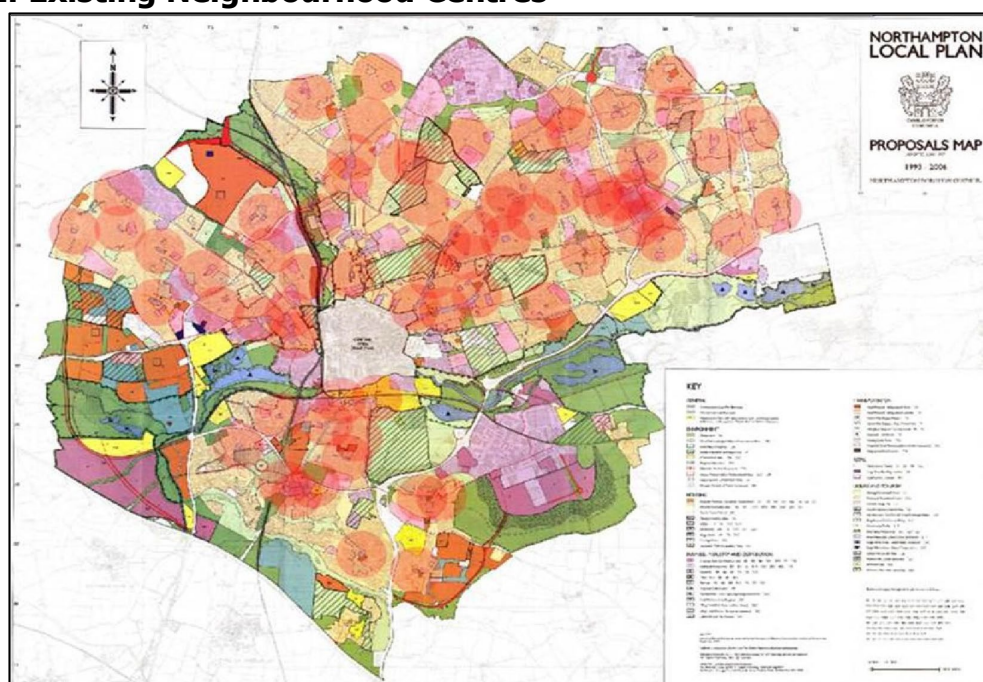
Delivering WNJCS:
Policy S2 (Hierarchy of Centres)

9.5. Neighbourhood Centres

- 9.5.1. In addition to ensuring that Northampton is better equipped to deal with meeting people's health requirements, the Local Plan also has an important role to play in achieving a much healthier lifestyle and an inclusive community.
- 9.5.2. There are around 60 neighbourhood parades in Northampton which cater for the day to day needs of the local community. They are smaller in size than the local centres defined through the West Northamptonshire Joint Core Strategy. However, they vary in terms of success, sizes, occupancy and facilities.

- 9.5.3. These parades predominantly accommodate shops and services which cater for people's day to day needs such as a small convenience store, newsagent, hairdressers, a hot food takeaway and a post office. Some also include community facilities and leisure such as a pub.
- 9.5.4. These centres perform a variety of roles including promoting social interaction and supporting a healthier lifestyle. They provide a valuable service to the people living nearby within their catchment, supporting community links as well as providing services for less mobile members of the community. These local facilities also promote sustainable living, allowing people to walk to these centres. In Northampton, the majority of the residential areas are located within 400m of a neighbourhood parade. The Chartered Institution of Highways and Transportation guidance⁴⁴ states that 400m (5 minutes' walk) would be an acceptable walking distance to a neighbourhood centre and 800m (10 minutes' walk) would be the maximum.

Figure 12: Existing Neighbourhood Centres



- 9.5.5. It is accepted that these shops and services, whilst operating as individual businesses, are very much affected by the prospect of the whole parade⁴⁵. These parades build relationships with their communities and know their market well. There is therefore a need to be both flexible and responsive, allowing businesses to use spaces innovatively and respond to changing needs.

⁴⁴ Retail and Neighbourhood Centres Study, NBC/ Peter Brett Associates 2014)

⁴⁵ Parades to be proud of: Strategies to support Local Shops (CLG, June 2012)

POLICY CRC3: NEIGHBOURHOOD CENTRES

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

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

Delivering WNJCS: Policy RC2 (Community Needs)

9.6. Sports Facilities, Playing Pitches and Community Facilities

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

Sports Facilities

- 9.6.2. Studies show that sports facilities and playing pitches which are used by the community not only promote health and wellbeing but also foster a sense of community. It is therefore important for sufficient facilities to be provided to serve the community and be delivered early and on time.
- 9.6.3. A study⁴⁶ was commissioned to forecast the future needs for sports facilities up to 2029. The approach to this assessment and the development of the recommendations reflected guidance from Sport England (2014). The study assessed all the sports facilities in

⁴⁶ Planning the future of open space, sport and recreation in West Northamptonshire – Part 2 Sports Facilities (Nortoft, February 2018)

Northampton including sports halls, swimming pools, athletics grounds, squash courts, golf and tennis courts. It also assessed village and community halls as well as leisure facilities. This study took into consideration the population increase in the Northampton Related Development Area as well as the cross-border movement of people to take part in sport. The study concluded that the sports facilities should be retained and enhanced to ensure that the needs of future communities in Northampton can be met. For the purposes of the policy, “sports facilities” cover sports halls, swimming pools, health and fitness, athletics, squash, gymnastics, bowls, tennis, golf, village and community halls, cycling, netball, judo, countryside and water sports, rowing, canoeing and orienteering.

Playing Pitches

- 9.6.4. Further evidence dealing specifically with playing pitches was also commissioned⁴⁷ to better understand the supply and demand for grass and artificial pitches used by communities across Northampton, including the Sustainable Urban Extensions and the wider West Northamptonshire area. Examples of playing pitches in Northampton include those in secondary schools (such as Northampton School for Boys, Northampton High School and Malcolm Arnold), as well as the larger grounds within Northampton such as Northampton Town Football Club and the Old Northamptonian sports ground which are used for rugby, football and cricket. The study notes that artificial grass pitches are becoming an increasingly important element of pitch sport provision. In addition, some pitches can also be shared between the different sports. The study concluded that there is a significant shortfall of smaller playing pitches in Northampton but there is surplus capacity of larger (senior) pitches. It adds that there should be sufficient secure and accessible pitch space to meet all of the future demand but this will depend on some senior sites to be remarked and reused for minis and youth teams. For the purposes of policy, the term “playing pitches” covers football, cricket, rugby union, hockey, baseball, rugby league and gaelic football.

POLICY CRC4: SPORTS FACILITIES AND PLAYING PITCHES

- A. Sports facilities and playing pitches, should be safeguarded from development unless:

⁴⁷ Planning the future of open space, sport and recreation in West Northamptonshire – Part 2 3 Playing Pitch Strategy (Nortoft, March 2018)

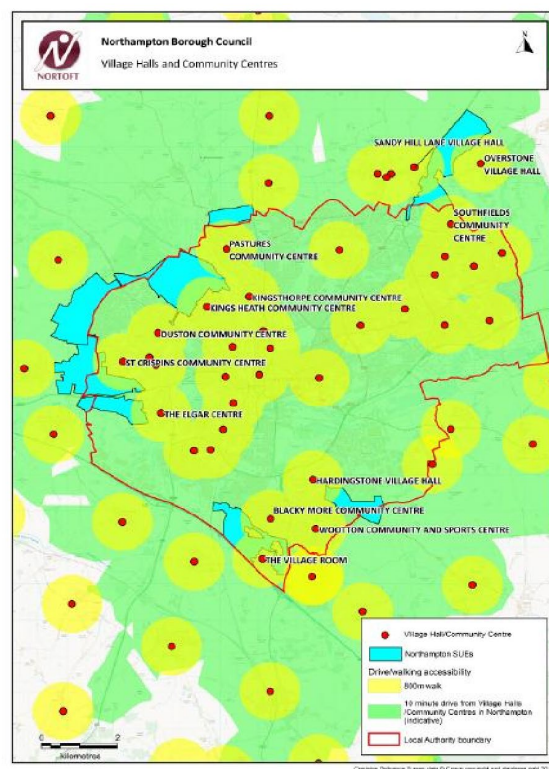
- i. An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - ii. The loss resulting from the proposed development would be replaced by an equivalent or better provision in terms of quantity and quality in a suitable location; or
 - iii. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use
- B. Development resulting in the loss of an existing sports related community facility, which is well used and valued, will only be acceptable in the following circumstances:
- i. Adequate alternative provision exists within 800m (10 minutes) walking distance; and
 - ii. All reasonable efforts have been made to preserve the facility but it has been demonstrated that it would not be economically viable or feasible
- C. Proposals for major developments are expected to have regard to the recommendations provided in 'Sports facilities for West Northamptonshire' report and Part 3 of the 'Planning the future of open space, sport and recreation in West Northamptonshire – Playing Pitch Strategy' or subsequent updates.

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

Community Facilities

- 9.6.5. Northampton's growing population will result in an increasing demand for community facilities including doctor's surgeries, health centres and places of worship. It has already been mentioned that some community facilities, such as village halls and community centres, are designed to be multi-purpose and can be used for sports.
- 9.6.6. There are currently more than 34 village or community halls in Northampton (see figure 13 below). All of Northampton's residents have access to at least one village or community hall within 10 minutes' drive time. Many people have access within 10 minutes' walking time (800m catchment). These multi-use centres are easily accessible and are both sustainable and beneficial to communities. It is essential that these facilities are retained, unless there are clear justifications for their loss. The Fields in Trust guidelines recommend that the loss of a community facility would only be acceptable if there is an alternative facility within 800m or within 10 minutes' walk⁵⁶.

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

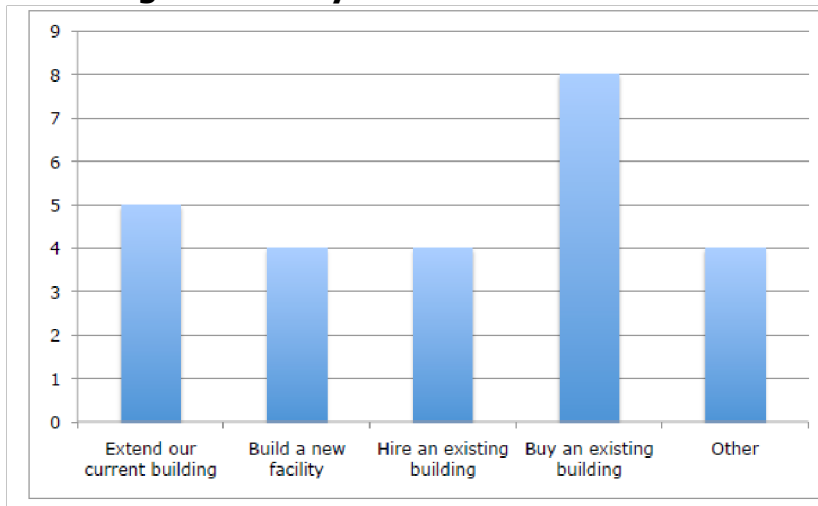


- 9.6.7. The Built Facilities Study⁴⁸ notes that new community centres are proposed in the West Northamptonshire Joint Core Strategy for Sustainable Urban Extensions for Kings Heath, Northampton West and Northampton North. It is important for new facilities to be delivered in a timely manner.
- 9.6.8. Northampton's faith communities play an important role in the voluntary and community sector, providing, amongst other things, local and neighbourhood facilities and support for those in need. Key to delivering these roles is the availability of places of worship. Evidence commissioned⁴⁹ concluded that the various faith groups who responded to the survey (25 in total) have various approaches to meeting this requirement (see figure 14). The study concluded that there is a substantial demand for new facilities amongst faith groups with 48% stating that they needed additional space or facilities.

⁴⁸ Northampton Open Space, Sport and Recreation Study – Part 2 (Nortoft, March 2018)

⁴⁹ Northampton Faith Communities Profile and Places of Worship Audit and Needs Assessment (CAG, June 2013)

Figure 14: Meeting community needs



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

POLICY CRC5: COMMUNITY FACILITIES

- 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:
- are located where the property / site is accessible by public transport and other sustainable transport modes including walking and cycling
 - contribute positively to the well-being and social cohesion of local communities, and
 - do not result in any significant adverse impact on the residential amenity of the area including impacts associated with noise and traffic.
- B. Development resulting in the loss of a community facility, which is well used and valued, will only be acceptable in the following circumstances:
- Adequate alternative provision exists within 800m (10 minutes) walking distance; and
 - All reasonable efforts have been made to preserve the facility but it has been demonstrated that it would not be economically viable or feasible

9.7. Childcare Provision

- 9.7.1. Children benefit from social, physical and cognitive development and outcomes helping them to prepare for school. Evidence shows that attending high quality early education has a lasting impact on social and behavioural outcomes.
- 9.7.2. A number of major housing projects have either started or are due to start in the period to 2029. It is assumed that these housing developments will lead to an increase in the population locally, increasing the demand for childcare. The Childcare Act 2006 puts a duty on Local Authorities to provide sufficient childcare for working parents or parents who are studying or training for employment and to ensure there are early years funded education places for all eligible children up to compulsory school age.
- 9.7.3. The Northamptonshire Childcare Sufficiency Assessment (Interim Jan 18) outlines that there is currently sufficient provision across the country for 2, 3 and 4 year olds that are entitled to free places and that this is sufficient for the next two years. However, there are areas which have a surplus of these childcare places. This is attributed to parents not choosing a childcare place near to where they live but instead, choosing providers close to their workplaces. In Northamptonshire, take up of free entitlement place is below the national rate. Northampton has the highest number of children eligible for 2 years funding (75%) but has the lowest take up (60%). The Assessment concluded that there seems to be sufficient capacity across the County as a whole. However, with the requirement to deliver a high number of dwellings in Northampton, it is anticipated that there will be impacts on childcare provision.

POLICY CRC6: CHILDCARE PROVISION

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

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

Delivering WNJCS: Policy RC2 (Community Needs)

9.8. Burial Space and Provision

- 9.8.1. Northampton's population has grown significantly from 212,500 (2011) to 225,500 (2016). This growth is set to continue, with the West Northamptonshire Joint Core Strategy's target of 18,870 homes to be delivered in Northampton by 2029. This means that demand for burial space and cremations will also increase over the plan period, highlighting the need to plan for future requirements. Evidence shows that there are changing representations of faith communities in Northampton and this will need to be reflected in the future provision of burial space.⁵⁰
- 9.8.2. Northampton accommodates mainly large burial sites which are owned and managed by the Council, including Towcester Road cemetery and Kingsthorpe Cemetery, and a private crematorium. In addition, several churches also provide some burial/ interment capacity, but space is very limited and insufficient to cater for need. This Plan therefore aims to ensure that sufficient land is allocated and safeguarded to meet the identified requirements for burial space. A study commissioned by the Council⁵¹ concluded that, by 2029, there will be a deficit of burial space capacity of 4,011 plots. It is therefore important that the deficit is addressed in this plan.

⁵⁰ Northampton Faith Communities Profile and Places of Worship Audit and Needs Assessment (CAG, June 2013)

⁵¹ Northampton Burial Space Need and Provision Study (Enzygo, 2018)

POLICY CRC7: SITES FOR BURIAL SPACE

- A. To meet the need for future burial spaces, the following sites, as indicated on the Policies Map, are allocated for this use:
 - i. Land adjoining Kingsthorpe cemetery
 - ii. Land adjoining Dallington cemetery
 - iii. Land adjoining Towcester Road cemetery
- B. When considering any proposals for extensions, consideration should be given to securing the enhancement of the roles that burial grounds play in the wider community, including its greenspace / amenity / ecological and heritage values. Opportunities to improve the provision to accommodate the requirements of religious groups and people of no religion, such as washing facilities, should also be included in any design considerations.
- C. Ecological assessments should be carried out ahead of any applications on these sites due to local wildlife sites and habitats present / in close proximity to the sites. Proposals for extended cemeteries should result in a net gain in biodiversity.

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

10. CHAPTER 10: BUILT AND NATURAL ENVIRONMENT

10.1. The Natural Environment

Green and blue infrastructure

- 10.1.1. The National Planning Policy Framework (NPPF) defines Green Infrastructure (GI) as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of ecosystem services and quality of life benefits for local communities. Green infrastructure includes assets such as parks, open spaces, playing fields, woodlands, churchyards, field boundaries, archaeological sites, street trees, allotments and private gardens. Blue infrastructure provides the same benefits as GI and includes streams, ponds, canals and other water bodies. The Green Infrastructure framework, including blue infrastructure provides a range of ecosystem services which provide benefits to Northampton. This Plan provides further guidance on the detailed requirements for the creation, enhancement and management of green infrastructure, in line with the requirements set out in the West Northamptonshire Joint Core Strategy and associated Infrastructure Delivery Plan.
- 10.1.2. In Northampton the environmental and historic features have provided a rich green and blue infrastructure legacy of historic parks like Delapre and the Racecourse, amenity green spaces set in the framework of places where people live and work, natural and semi natural landscapes including Kingsthorpe Nature Reserve and green / blue corridors like the River Nene, Grand Union Canal and Brampton Valley Way. Other places of note include allotments such as Berrywood Road, play areas and teen facilities such as Radlands Plaza Skate Park and places for quiet reflection like the grounds of the Holy Sepulchre.
- 10.1.3. Green Infrastructure provides a range of benefits including opportunities for sustainable movement by cycle or on foot, positive impacts on the health and wellbeing of residents and visitors, quality environments that attract investment in terms of housing and jobs, as well as perform important functions relating to the natural environment, climate change, mitigation and adaptation.
- 10.1.4. Northampton's Green Infrastructure provides a range of benefits and contributes to:

- the protection, conservation, enhancement, management of and net gain in biodiversity resources by reducing fragmentation and increasing and enriching species diversity
- improving connectivity and access by linking natural assets and encouraging modal shift to walking and cycling
- better community and public health by improving air quality and open-air surroundings to encourage outdoor activity which lowers stress levels and improves mental and physical health and well-being
- the protection, conservation, enhancement and management of historic landscapes, archaeological and built heritage assets and their settings
- climate change adaptation through water management, reducing the impact of flooding, higher temperatures, drier summers and counteracting the heat island effect
- the development and delivery of ecosystem services

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

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

POLICY ENV1: SUSTAINING AND ENHANCING EXISTING, AND SUPPORTING THE CREATION OF, NORTHAMPTON'S GREEN INFRASTRUCTURE

- A. New developments must ensure that existing green and blue infrastructure assets will be protected, managed, maintained and connected to enhance their multi-functionality.
- B. All major housing and commercial developments will be expected to deliver and / or contribute to the green and blue infrastructure projects. Applications must be accompanied by a site-specific green and blue infrastructure strategy and /or plan to illustrate how green and blue 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.

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

Delivering WNJCS:

Policy S10 (Sustainable Development Principles)

Policy BN1 (Green Infrastructure Connections)

Policy BN2 (Biodiversity)

Policy BN3 (Woodland Enhancement and Creation)

Policy BN8 (The River Nene Strategic River Corridor)

10.2. Open Space, Sport and Recreation

- 10.2.1. The National Planning Policy Framework (2019) recognises that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities. Alongside other Green Infrastructure assets, areas of open space, and sports and recreation land provide an important community function and can make a significant contribution to health and wellbeing.
- 10.2.2. Northampton has 21 designated parks, over 200 amenity green spaces, over 85 natural or semi natural areas, over 100 children or young people equipped play spaces, 22 allotment sites and 43 cemeteries and churchyards⁵². Figure 16 provides a snapshot of their locations within Northampton. Together, these provide around 1,396 hectares of open spaces contained within the Local Level Green Infrastructure Network, identified in the Northampton Green Infrastructure Plan⁵³. There is a significant variation in the distribution, quality, accessibility and connectivity of these open spaces.
- 10.2.3. The Open Space, Sport and Recreation Study⁵⁴ (OSSR) outlined the baseline of open spaces in Northampton, determined the classification and set the quality, quantity and accessibility standards for Northampton. The types were based on the guidance set in Planning Policy Guidance 17

⁵² Open Space, Sport and Recreation Study (Northampton Borough Council, with technical evidence supplied by Nortoft, March 2018)

⁵³ Northampton Green Infrastructure Plan (Fiona Fyfe Associates, 2016)

⁵⁴ Open Space, Sport and Recreation Study (Northampton Borough Council, with technical evidence supplied by Nortoft, March 2018)

(PPG17) which is still used to inform revised audit and needs assessment. The classification of types is set out below.

Figure 15: Open space classification for Northampton

Parks and Gardens (P&G)	Urban parks, country parks and formal gardens, open to the general public providing opportunities for informal recreation and community events
Amenity green space (AGS)	Informal recreation and green spaces in and around housing, with a primary purpose of providing opportunities for informal activities close to home or work
Natural/ semi natural space (NSN)	Woodlands, scrubland, orchards, grasslands (eg meadow and non-amenity grassland), wetlands and river corridors, nature reserves and brownfield land with a primary purpose of wildlife conservation and biodiversity
Play provision for children and young people (CYP)	Equipped play areas with the primary purpose of providing opportunities for play, physical activity and social interaction involving both children and young people
Allotments (ALL)	Allotments providing opportunities for people to grow their own produce
Cemeteries and churchyards (C&C)	Private burial grounds, local authority burial grounds and disused churchyards
Civic spaces	Including civic and market square and other hard surfaced community areas designed for pedestrians

- 10.2.4. It is essential that these facilities are maintained and increased as studies have shown that the provision of green and open spaces can have positive effects on health and wellbeing⁵⁵.
- 10.2.5. Based on the Open Space study undertaken jointly by consultants and Northampton Borough Council, standards have been derived to ensure that the requirements of the future residents are catered for when new development proposals are considered. The formulae for calculating these standards are set out in the Planning Obligations Supplementary Planning Document 2013. Any updates to the SPD will incorporate the formulae.
- 10.2.6. 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

⁵⁵ Green Space and Health (Parliamentary Office of Science & Technology, POSTnote 538 October 2016)

Areas of Conservation. SANGS need to be suitably designed for recreation, accessible and usually provide circular footpaths. As set out in Policy ENV2, the provision of a SANG may meet or contribute to the provision of other types of open space.

POLICY ENV2: PROVIDING OPEN SPACE

- A. New major developments must ensure that open spaces defined on the Policies Map are sustained or enhanced.
- B. Major developments will be required to contribute to open space provision as per the standards below.

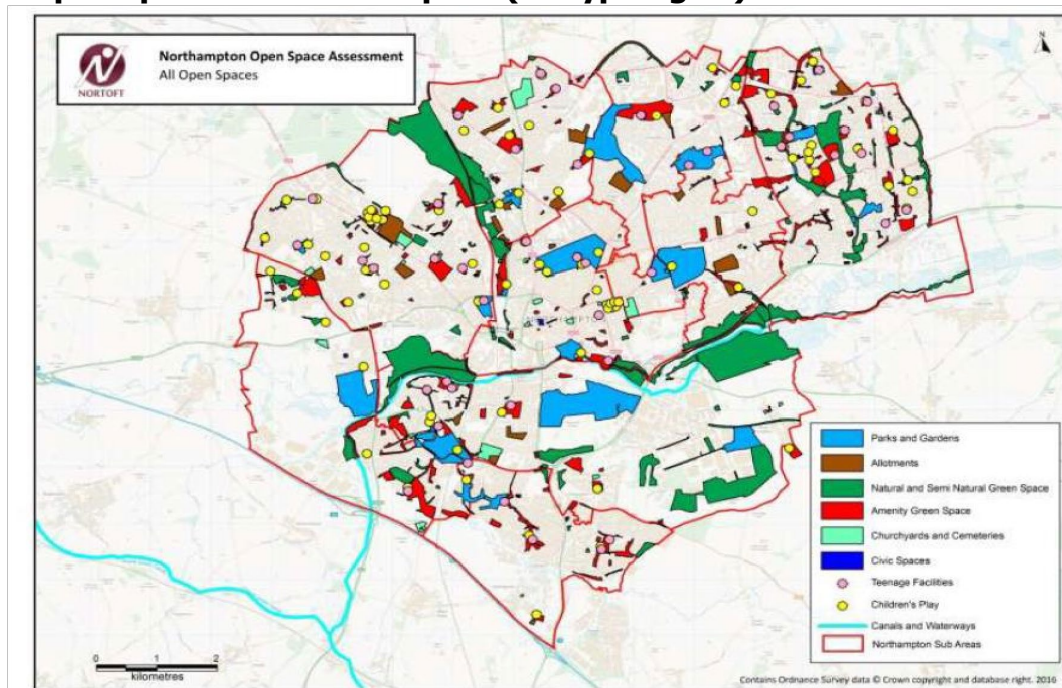
Open space type	Planning standards for new development		
	Quantity per population	Accessibility	Quality
Parks and gardens	1.43ha per 1,000	710m walk	Green Flag ⁵⁶ standard in association with the Local Quality Vision statement
Amenity green space	1.45ha per 1,000	480m walk	Green Flag Standard
Natural and Semi Natural Green Space	1.57ha per 1,000	720m walk	Green Flag Standard
Children's Play and provision for young people	0.25ha per 1,000 of Designated Equipped Playing Space including teenage provision	400m walk for teenage LEAP 1,000m walk for NEAP 1,000m walk for teenage facilities	New LEAPs and NEAPs should meet the Fields in Trust ⁵⁷ standards as relevant to the individual site. New youth provision should reflect current best practice, and also take into account the needs expressed by young local people.
Allotments	0.36ha per 1,000	1,000m walk	Allotments should be secure with gates and fencing providing

⁵⁶ <https://www.greenflagaward.org/>

⁵⁷ <https://www.fieldsintrust.org/>

			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.		Green Flag Standard
Cemeteries and closed churchyards	Specific to the locality. No set standard required.		Green Flag Standard
<p>C. Where standards cannot be met on site, developers are required to contribute towards off site provision.</p> <p>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.</p>			
<p>Delivering WNJCS: Policy S10 (Sustainable Development Principles) Policy BN1 (Green Infrastructure Connections) Policy BN2 (Biodiversity) Policy BN3 (Woodland Enhancement and Creation) Policy BN8 (The River Nene Strategic River Corridor)</p>			

Figure 16: Open spaces in Northampton (all typologies)



10.3. Biodiversity and Geodiversity

- 10.3.1. Northampton is predominantly an urban area, however, it is rich in biodiversity and accommodates the Upper Nene Valley Gravel Pits Special Protection Area (SPA), which is also a Ramsar site and Site of Special Scientific Interest, six Local Nature Reserves and 48 Local Wildlife Sites as well as a number of parks, open spaces and plentiful greenspaces. All of these sites are valuable natural and historic assets which contribute to the biodiversity (number, variety and variability of living organisms) and geodiversity of Northampton as well as the health and wellbeing of residents and visitors through accessibility to the natural environment.
- 10.3.2. Of international importance, in terms of biodiversity, are the Clifford Hill Gravel Pits, which form part of the Upper Nene Valley Gravel Pits SPA. Located to the south-east of Northampton and being of international importance for migrating birds, the site is also designated as a Site of Special Scientific Interest and a Ramsar Site. The SPA is afforded specific protection which is outlined in Policy ENV5 to ensure that it is not adversely affected by new development.
- 10.3.3. Northampton is also home to priority habitats and species such as calcareous grasslands at Bradlaugh Fields and Kingsthorpe Meadows, and the biodiversity network along the River Nene and its associated wetlands, grasslands and tributaries, in particular at the Brampton Arm.

- 10.3.4. The 2015 Northamptonshire Biodiversity Supplementary Planning Document provides guidelines for planning applicants, policy makers and decision makers within partner authorities, and should be referred to (or its subsequent updates) when preparing or considering a proposal. Biodiversity maps for Northampton can be found on the West Northamptonshire Council website, as well as through the Northamptonshire Biodiversity Records Centre.

POLICY ENV3: SUPPORTING AND ENHANCING BIODIVERSITY

- A. The Council will require all development proposals to provide a net gain in biodiversity through the creation or enhancement of habitats by:
 - i. Incorporating and enhancing existing biodiversity features on and / or off-site;
 - ii. Consolidating, developing and enhancing functionality of ecological networks including those beyond the Local Plan's boundary; and
 - iii. Managing, monitoring and maintaining biodiversity within a development.
- 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.
- 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.
- D. Development that does not achieve biodiversity net gain, and fragments habitats and links will be refused.

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

POLICY ENV4: NATURE CONSERVATION

- 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 removed.
- 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.
- 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:
 - 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.
 - 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.
 - 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 Northampton's wider biodiversity network.

Delivering WNJCS: Policy BN2 (Biodiversity)

10.4. Upper Nene Valley Gravel Pits Special Protection Area

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

wetland sites of international importance (Ramsar sites) and is a Site of Special Scientific Interest (SSSI).

- 10.4.2. The Upper Nene Gravel Pits Special Protection Area (SPA) Supplementary Planning Document⁵⁸ (SPD) was adopted by West Northamptonshire Council in November 2021 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 has also been adopted (March 2022) for the Upper Nene Valley Gravel Pits SPA which is appended to the above SPD.
- 10.4.3. Since the adoption of the WNJCS, Natural England has continued to monitor visitor pressure on the SPA. Evidence⁵⁹ 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. 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.
- 10.4.4. Mitigation may involve:
- Development of and implementation of habitat and access management plans within the SPA
 - Improvement of existing greenspace and recreational routes
 - Provision of suitable alternative natural greenspace and recreational route
- 10.4.5. Other significant adverse effects such as loss or fragmentation of habitats and change to water quality can also arise from development. 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. As such developers should engage early with Natural England regarding their proposals. For example, for sites in close proximity to the SPA, consideration should be given to phasing the construction period, whereby the most intensive/ noisy part of development avoids the sensitive winter season (1st October – 31st March inclusive).

⁵⁸ Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (Northampton Borough Council, August 2015)

⁵⁹ Natural England consultation response (June 2016)

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

POLICY ENV5: UPPER NENE VALLEY GRAVEL PITS SPECIAL PROTECTION AREA

Developments that are likely to have significant effects alone or in combination on the Upper Nene Valley Gravel Pits Special Protection Area must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoid or mitigate where impacts are identified.

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.

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.

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 Suitable 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.

Other adverse effects could include the loss or fragmentation of functionally linked land, non-physical disturbance (noise, vibration or light), and impacts due to water runoff. 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.

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.

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

Delivering WNJCS:

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

10.4. Heritage and Historic Landscapes

- 10.4.1. Heritage assets, which can range from landscapes and historic street patterns to modest tombstones, make a positive contribution to the character of a place. Their protection and enhancement can stimulate regeneration, resulting in economic and environmental benefits derived in part from people's capacity to access, enjoy and learn. They are a finite non-renewable resource which can be irreparably damaged by insensitive change to the asset or its setting.
- 10.4.2. For Northampton, they are a valuable resource which tell the story of the town, enabling people to appreciate how the town developed and evolved over time as well as the experiences encountered by residents at that specific time. For example, Delapre Abbey and Delapre Park provide a whole host of historical information. Delapre Abbey, built in 1145, accommodates one of only two Cluniac nunneries ever built in England. The funeral cortege of the body of Queen Eleanor, wife of King Edward I, stopped in only 12 places as it made its way from Lincoln to Westminster. One of the 12 places was Northampton, where the Eleanor Cross now stands. This is one of only three surviving Eleanor Crosses and was erected in the 1290s.
- 10.4.3. The four town centre conservation areas contain architectural and historical assets which are of significance to Northampton. Included in one of the conservation areas is the town's Market Square, which has remnants dating back to the late 17th century.
- 10.4.4. Northampton has over 500 listed buildings, 21 conservation areas, 7 scheduled ancient monuments and a Registered Battlefield. The Council is also collating a list of non-designated heritage assets that will be assessed against an agreed set of criteria and which are supported by an independent panel. The protection and appropriate management of these assets will assist in ensuring they survive and contribute towards sustaining the character and local distinctiveness of Northampton.

- 10.4.5. There is a need to set out a positive strategy for the conservation, enjoyment and enhancement of the historic environment as mentioned in Government guidance. The most appropriate way of managing heritage assets is to have a thorough understanding of the historic significance of the asset(s) and their setting, as well as the wider context of which they form part. This will assist in informing how development proposals are to be considered. All proposals should be developed consistent with guidance from Historic England and heritage best practice.
- 10.4.6. Northampton's geography and historic development has provided a legacy of over 1,670 ha of parks, open spaces and other green areas. The natural and manmade corridors along and following the River Nene are valuable natural and historic assets of great importance for biodiversity, as well as the town's legacy of historic private and civic landscapes. Examples include Abington Park, Delapre Park, Hunsbury Hill Country Park and the Racecourse. Added to these are the Special Protection Area/ Ramsar site at the Upper Nene Valley Gravel Pits, 6 Local Nature Reserves, over 50 Local Wildlife Sites, over 70 potential wildlife sites and 8 Geological sites. Collectively, these provide a diverse assembly of green spaces which contribute to Northampton's local character and sense of place.
- 10.4.7. A study⁶⁰ commissioned by the Council articulates the role that these urban fringe landscapes play in terms of:
- Recognising the intrinsic value of landscape in their own right, and also landscapes that make a strong contribution to the historic significance and setting of historic assets
 - Opportunities for helping to protect and enhance local landscape distinctiveness through mitigation of development led change and appropriate land management practices
 - Opportunities for restoring areas where the landscape character has been eroded or compromised by inappropriate or insensitive past development

POLICY ENV6: PROTECTION AND ENHANCEMENTS OF DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS

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

⁶⁰ Northampton Urban Fringe Landscape Character & Sensitivity Study (Chris Blandford Associates, November 2018)

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

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

Delivering WNJCS:

Policy BN5 (The Historic Environment and Landscape)

11. CHAPTER 11: MOVEMENT

11.1. Overview

- 11.1.1. The transport network within and connecting to Northampton requires developing in the form of enhancement and expansion in order to accommodate the growing demand, but in a way that is consistent with addressing the target of achieving carbon neutral development and the need to encourage people to have active lifestyles as part of the drive towards improved public health.
- 11.1.2. A range of transport schemes have been identified by the Council, the Highway Authority and transport providers which will evolve over the Local Plan period. The West Northamptonshire Joint Core Strategy also provides strategic policies which support the retention and enhancement of strategic connections (rail, roads and water) and sets out the requirements to achieve modal shift and mitigate the impacts of developments on the highway network.
- 11.1.3. The Council will support planned growth and existing development with appropriate transport infrastructure, including for sustainable modes of travel and safety improvements. The Council will work together with the highway authority, National Highways, public transport operators, developers and other relevant bodies to design and fund improvements to transport infrastructure where these are necessary to support growth or to improve existing centres, employment areas and community facilities (see Appendix C).
- 11.1.4. The Northamptonshire Transportation Plan⁶¹ sets out the County Council's policies, objectives and vision for transport in Northamptonshire up to 2026. It is supported by a range of specialist strategy documentation which as a whole form the Local Transport Plan for Northamptonshire. The LTP has six main objectives including the creation of a transport system that supports and encourages growth and plans for the future impacts of growth, whilst successfully providing benefits for the County. Also, they aim to ensure that people have the information and options available to enable them to choose the best form of transport for each journey that they make.
- 11.1.5. The Northampton Low Emission Strategy (NLES; 2017-2025) sets out an integrated, long-term plan to improve air quality. It aims to achieve a

⁶¹ Northamptonshire Transport Plan: Fit for Purpose (Northamptonshire County Council, 2012)

reduction in vehicle emissions by accelerating the uptake of cleaner fuels and technologies. The Plan considers what needs to be done to shape the places where we live and work, how we travel and the choices we make so that low emission travel becomes part of life.

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

11.2. Managing Northampton's Transport and Movement

Delivering Sustainable Transport

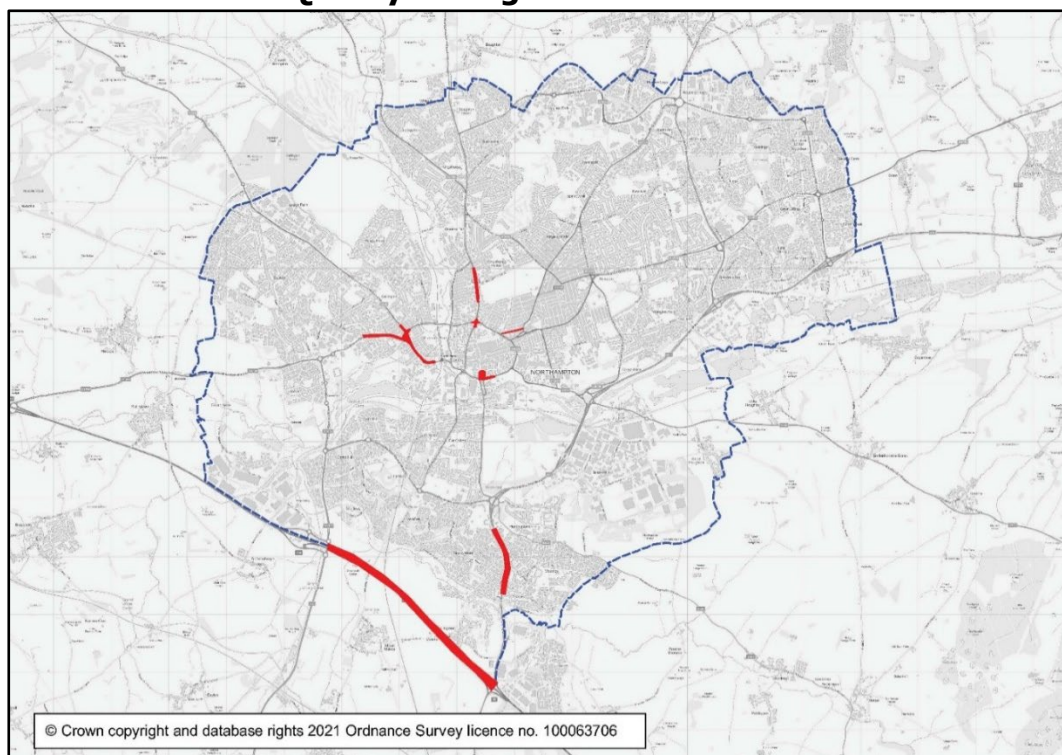
- 11.2.1. In line with Government guidance and the strategic policies contained in the West Northamptonshire Joint Core Strategy, the potential impacts of development on transport networks need to be addressed, such as an increase in noise for nearby residents and a negative impact on air quality. It is important to manage the impacts of growth, promoting opportunities for utilising sustainable modes of movement including supporting public transport provisions (trains, buses and taxis), and walking and cycling routes. These need to be considered alongside appropriate mitigation associated with the environmental impacts of traffic and transport infrastructure.
- 11.2.2. New developments are also expected to contribute to Northamptonshire's modal shift objectives, which are a 5% reduction in the share of private car trips across existing developments and a 20% reduction in the share of private car trips from all new developments.
- 11.2.3. The Council's Low Emission Strategy⁶² (LES) aims to improve air quality and health across Northampton by reducing vehicle emissions through the accelerated take up of cleaner fuels and technologies and the implementation of mitigation measures in new developments. Evidence for the strategy found that whilst levels of nitrogen dioxide have improved in some areas of Northampton, concentrations of NO₂ and particulate matter (specifically PM 10s) at key locations have remained elevated over the last decade and at some locations, concentrations have increased resulting in declarations of Air Quality Management Areas. Northampton Borough

⁶² Northampton Low Emission Strategy 2017 – 2025 (Northampton Borough Council, December 2017)

Council revoked two Air Quality Management Areas designations where NO₂ levels have improved.

- 11.2.4. There are currently seven Air Quality Management Areas (see Figure 17). These are areas which exceed the Government's air quality objective and where there is relevant exposure to the public. West Northamptonshire will also undertake a detailed assessment of current and future air quality to 2025, taking into account predicted traffic growth in Northampton. In addition, the Council is working on the development of a new town centre air quality management area which is planned to cover the central area of the town and the inner parts of the main arterial routes and Kingsthorpe. It is anticipated that this will ultimately replace five of the seven current AQMAs.
- 11.2.5. New developments are also expected to contribute to increasing the number of plug-in vehicle re-charging points as set out in the LES.
- 11.2.6. Facilities for walking, cycling and public transport and the charging of electric vehicles should be designed into schemes in an integrated manner at the start of the design process.

Figure 17: Locations of Air Quality Management Areas



POLICY MO1: DESIGNING SUSTAINABLE TRANSPORT AND TRAVEL

- 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).
- B. Developments should be designed to incorporate, demonstrate and achieve the following sustainable travel principles:
 - i. To promote, improve and encourage active lifestyles and health and wellbeing
 - ii. To promote modal shift away from and reduce car usage
 - iii. To improve accessibility by, and usability, of sustainable transport modes including public transport
 - 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
 - v. To secure a high-quality design of the street scene which creates a safe, secure and pleasant environment
 - vi. To upgrade and improve the existing street scene
 - 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
 - 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
- 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.
- D. 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.

11.3. Securing Highway Safety

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

POLICY MO2: HIGHWAY NETWORK AND SAFETY

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

- i. There would be no unacceptable impacts on highway safety and that the residual cumulative impacts on the road network are not severe. All development proposals that generate a significant number of traffic movements must be accompanied by a Transport Assessment or Transport Statement; and
- ii. They are designed to allow safe and suitable means of access and site operation.

11.4. Managing an effective network

- 11.4.1. The West Northamptonshire Joint Core Strategy is clear that West Northamptonshire's strategic road and rail connections have made the area economically attractive. To ensure that the network remains efficient and capable of serving future demand, improvements need to be supported and carefully managed. Mitigation is key to ensure that capacity is enhanced without having unacceptable consequences.
- 11.4.2. 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

& and Northampton Station Corridor improvements, the North West Relief Road, the Northern Orbital Route, the Northampton Growth Management Scheme affecting the A45 and the dualling of the A43 from Northampton to Kettering. In addition, a number of strategic opportunities have been identified that have the potential to improve the range of destinations served by direct trains from Northampton and to improve access between cities to the north of Northampton, Northampton and the wider Oxford-Cambridge Corridor.

- 11.4.3. 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. 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.
- 11.4.4. A safeguarded corridor between Brackmills and 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. 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.
- 11.4.5. Through the Road Investment Strategy, the UK government has allocated a ring-fenced £100 million for an Air Quality Fund available through to 2021 for Highways England to help improve quality on its network and improve air quality. The Council has designated an AQMA along the M1 corridor and will be working in partnership with Highways England to implement measures to reduce the impact of emissions from the motorway traffic on the affected communities.
- 11.4.6. 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 Northampton. Developments will be supported where the developer can demonstrate that they do not have a severe transport impact, that they promote sustainable forms of travel and they include sufficient mitigation measures.

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

POLICY MO3: TRANSPORT SCHEMES AND MITIGATION

- A. The routes of the former Northampton to Market Harborough and Northampton to Brackmills railway lines, as shown on the Policies Map may be investigated for future transport use in a local plan review.
- B. Proposals for schemes which are likely to cause pollution or likely to result in exposure to sources of pollution or risks to safety will need to demonstrate that they provide opportunities to minimise and where possible reduce pollution issues that are a barrier to achieving sustainable development and healthy communities.
- C. Proposals for future transport schemes must state how they will contribute to lowering emissions and contribute to the aim of achieving net-zero emissions by 2030.
- 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 in line with table 10 of the Northampton Low Emission Strategy 2017 (or the appropriate part of a successor document) namely:
 - i. Implementation and operation of Clean Air Zones (CAZ) or Low Emission Zone
 - ii. Development of Ultra-Low emissions Hubs and Corridors
 - iii. Northampton Electric Vehicle Plan
 - iv. Cycling Hubs
 - v. Plugged-in development and demonstration schemes
 - vi. Infrastructure for low emission, alternative fuels including refuse collection services

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

11.5. Parking

- 11.5.1. The Government states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Northamptonshire County Council adopted a Supplementary Planning Document for Parking in 2016, which has been used to determine planning applications. This has now been replaced by the Northampton Parking Standards Supplementary Planning Document produced by Northampton Borough Council.
- 11.5.2. The design of new developments will also need to change to accommodate the move towards electric vehicles, the requirement for increasing modal shift, to improve the quality of the environment and improve people's quality of life. New developments and extensions to existing developments will need to ensure they make provision for electric vehicle charging and associated infrastructure.
- 11.5.3. Subject to all other relevant local plan policies and material considerations, planning permission will be granted for proposals that meet the relevant adopted parking standards and any replacement standards formulated over the plan period. These standards include car parking, disabled parking, garage parking, visitor parking, cycle parking and storage and provision for deliveries and emergency parking. New residential and commercial developments will be required to cater for the provision and use of electric and hybrid vehicles.

POLICY M04: PARKING STANDARDS

New development must meet adopted parking standards and have regard to the principles set out in the Parking Standards SPD. Proposals for transport schemes and major new developments should also provide a car parking management strategy.

Delivering WNJCS:

Policy N12 (Northampton's Transport Network Improvement)

12. CHAPTER 12: INFRASTRUCTURE

12.1. Overview

- 12.1.1. Northampton's population growth will create an increase in the demand for key infrastructure. The Council will continue to work in partnership with adjacent councils, infrastructure providers and developers in order to assess, plan, deliver and implement the provision of the required infrastructure needed in Northampton.
- 12.1.2. The range of Infrastructure required to support and manage growth could include transport, telecommunications, water supply, sewage treatment and sewerage, flood risk and energy. As Northampton is required to accommodate 18,870 net additional dwellings and contribute to the delivery of 28,000 net additional jobs up to 2029, there will be a need to address current infrastructure deficiencies as well as planning to accommodate these proposed levels of development up to 2029.
- 12.1.3. The West Northamptonshire Infrastructure Delivery Plan⁶³ contains details on strategic infrastructure items required to deliver growth. Summary tables showing lists of infrastructure requirements, covering transport, health, libraries and education, can be found in Appendices C to H. The infrastructure that is required to serve the current and future needs of Northampton including developments that have been granted planning permission can be delivered and provided through a variety of organisations and mechanisms including Central Government, Highways England, South-East Midlands Local Enterprise Partnership (SEMLEP) and developer contributions.

12.2. Electronic Communications

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

⁶³ Infrastructure Delivery Plan (West Northamptonshire Joint Planning Unit, 2017)

- 12.2.2. Provision of electronic communications across Northampton to existing and new development is also critical to supporting continued economic development in Northampton and the wider Oxford to Cambridge Arc. There is a particular need to provide full fibre broadband and improved mobile connectivity including increasing coverage of 4G and enabling 5G access. The provision of high-quality broadband will also be important in supporting new ways of working such as flexible hours and working from home, helping to reduce pressure on the highway network and associated issues such as poor air quality.
- 12.2.3. 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 IFS1 ensures that in-building broadband infrastructure is connected to infrastructure provided in the vicinity. Developers will need to ensure that they have explored the connection with communications providers. This will be a conversation that needs to take place between the developer and providers at various points through the development process, starting from the earliest design and planning and on into the construction phase.

POLICY IFS1: ELECTRONIC COMMUNICATION NETWORKS

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

12.3. Healthcare

- 12.3.1. The Northamptonshire Healthcare Foundation Trust provide care for the population of Northamptonshire. They deliver many of the NHS services that are provided outside of a hospital and within the community which include physical, mental health and speciality services.
- 12.3.2. The main local acute NHS Trust hospital is the Northampton General Hospital which serves West Northamptonshire and provides specialist cancer services for people living in Northamptonshire, North

Buckinghamshire and South Leicestershire. There are several private healthcare facilities in Northampton as well, including St Andrew's Hospital, which provides specialist mental healthcare.

- 12.3.3. Evidence shows that some existing health care and wellbeing facilities are already short of capacity and will require expansion and also there will be the requirement for the creation of new health and wellbeing facilities. A large amount of development is proposed within Northampton and on the edges of Northampton as part of the planned sustainable urban extensions.
- 12.3.4. Developer contributions for health care and well-being facilities and related provision will be sought and expected from developers and will be achieved through the use of Section 106 Agreements and CIL payments for the provision of improvements, extensions and the creation of new health care facilities to meet the needs of the occupants of a development.

12.4. Education

- 12.4.1. West Northamptonshire Council is the Local Education Authority and is required to provide a sufficiency of school places to meet the needs of all children of school age that are located within its boundary. Northamptonshire County Council produced a School Organisation Plan which covers a five-year period and the current plan covers the period 2018 to 2023.
- 12.4.2. 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. The majority of new schools delivered in Northampton will be free schools.
- 12.4.3. The funding provision for new school places is provided through a number of mechanisms including from the Government, the Education, Skills and Funding Agency and through securing funding from developers via Section 106 Agreements and the Community Infrastructure Levy where schools are a result of housing growth. 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 in order to mitigate

the development, where it is to be located and the associated cost. 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.

12.5. Libraries

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

12.6. Infrastructure Delivery

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

POLICY IFS2: INFRASTRUCTURE DELIVERY AND CONTRIBUTIONS

- A. Major development proposals will be required to contribute towards the delivery of and where necessary provide land / suitable sites for any new infrastructure associated with and resulting from the scheme.
- B. These need to be funded and delivered in a timely manner. Where proposals have an impact on existing infrastructure, resulting in the need for enhancements, developers will be required to positively contribute towards its delivery.
- C. Applications for infrastructure will be required to identify and mitigate any possible impacts upon the environment. Construction activities should be kept to the minimum area required and restoration of the site must occur post-construction. Where applicants cannot demonstrate appropriate mitigation measures, the decision maker should consider imposing requirements or obligations on any consent.
- D. Funding provision will be sought from a number of mechanisms including from developer contributions and the Community Infrastructure Levy.

Delivering WNJCS:

Policy INF1 (Approach to Infrastructure Delivery)

Policy INF2 (Contributions to Infrastructure Requirements)

13. CHAPTER 13: SITE SPECIFIC ALLOCATIONS AND POLICIES

13.1. Development Plan Allocations

- 13.1.1. This plan makes allocations for housing and employment use in policies HO1 and EC2. For most of the allocations, sufficient guidance on requirements for planning applications is provided by the policies 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.

13.2. Site Specific Policies

Northampton Railway Station, Railfreight and adjoining sites (LAA0288 And LAA0333)

- 13.2.1. Northampton's railway station currently accommodates a new two storey station building, provision for taxis and a temporary decked car park. To the north, the site is currently used for railfreight and further north is a small business area, and a café and lorry park. Also within the site is a scheduled monument and a listed building, which form part of a range of heritage assets within and surrounding the site. The southern half of the site is located within the Enterprise Zone.
- 13.2.2. To the north and south of the site are employment areas, and to the east is Spring Boroughs. To the west are a residential area and a park. The site is within 10 minutes' walk of Northampton town centre.
- 13.2.3. With a new railway station, there is an opportunity to capitalise on the site's location for development to meet future passenger requirements as well as housing and commercial development needs. Network Rail has indicated that subject to the provision of a suitable replacement site to accommodate railfreight activities, this opens up the potential for the residual railway land to be developed. There is potential to consider a comprehensive and integrated development on this whole site, capitalising on its sustainable location on a rail network, close to the town centre and supporting modal shift. Its location also provides an opportunity for high density development to be delivered.
- 13.2.4. The railway station also needs to be able to accommodate additional services including those that may arise as a result of opportunities relating to released capacity on the West Coast Main Line, including fast, long-

distance services, East West Rail services and potential transport links to the north via the route of the former Northampton to Market Harborough railway.

- 13.2.5. Parts of the northern section are at moderate risk of groundwater flooding.
- 13.2.6. The Council commissioned a Heritage Impact Assessment⁶⁴ which looked at key development sites. The railfreight site is considered to have low/medium sensitivity, providing an opportunity for medium to high-capacity development within its boundary. The station car park site is considered to have high/medium sensitivity to the south and medium sensitivity to the north. The site therefore has an opportunity for medium capacity development within the northern portion and low capacity within the southern development. In addition, given the high probability of archaeological remains within the site, development should only be progressed after appropriate archaeological investigation is undertaken, and that it accords to a mitigation strategy as agreed with the Northamptonshire archaeologist and Historic England. Deep foundations such as piling may not be appropriate especially in the south of LAA0288 where they may impact upon the Castle and pre-Castle remains. Foundation position and depth may also need to be carefully considered in the northern part of LAA0288 and LAA0333 where deep cut features survive.
- 13.2.7. 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.

**POLICY A1: NORTHAMPTON RAILWAY STATION (LAA0288),
RAILFREIGHT AND ADJOINING SITES (LAA0333)**

- A. The existing Northampton Railway Station building and associated buildings, platforms, tracks, infrastructure, security measures, car parking and associated services and facilities will be safeguarded to ensure that the provision of current and future accessible passenger railway services to and from Northampton will be met. This will also continue to contribute towards an increased modal shift towards rail usage whilst supporting the

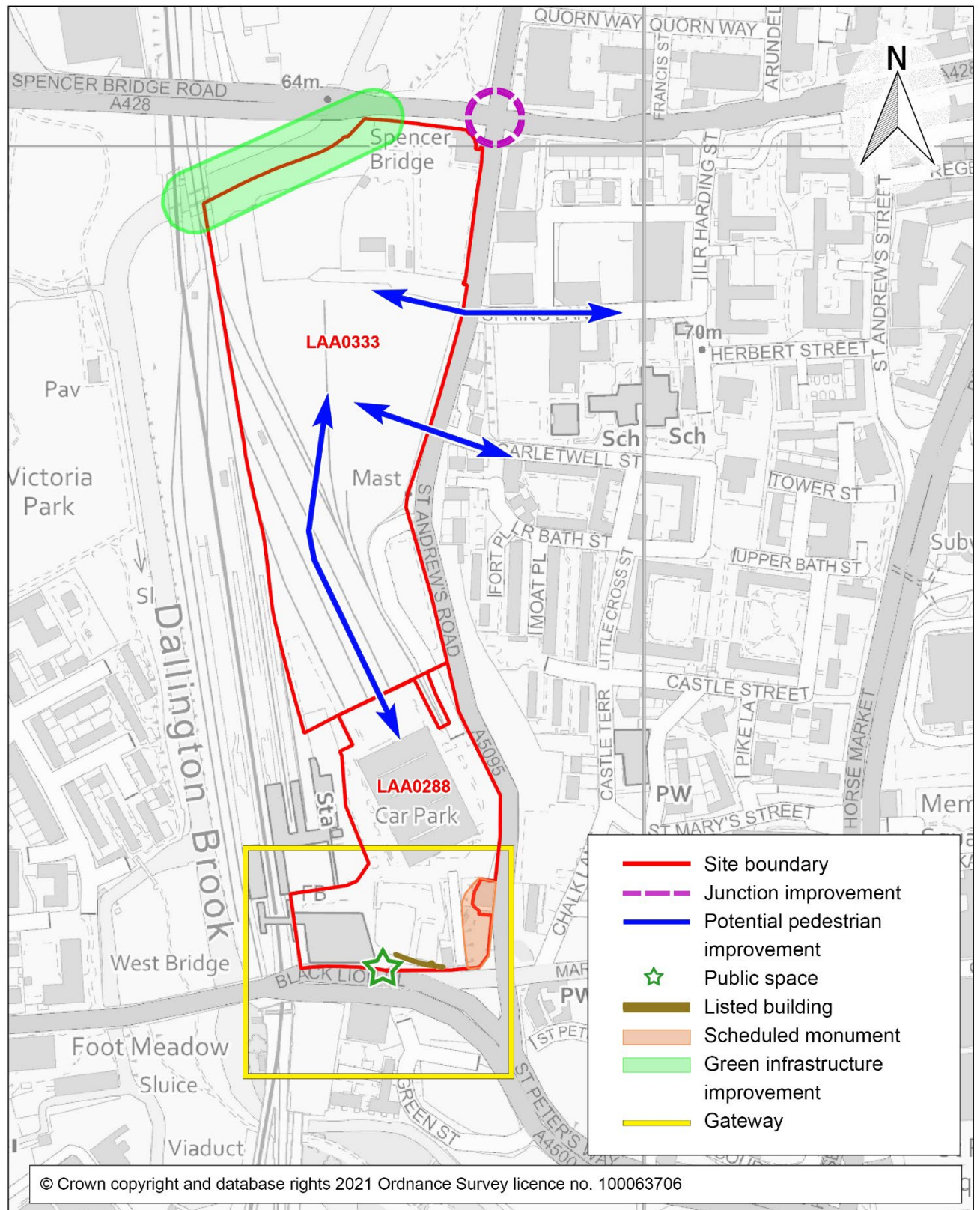
⁶⁴ Heritage Impact Assessment (Iceni, June 2020)

provision of on site and related employment. These safeguarded areas will include safeguarded road accessibility to allow for 24-hour servicing and emergency access to Northampton Railway Station via St Andrew's Road.

- B. Subject to compliance with other policies in this plan and material considerations, proposals to provide additional capacity to facilitate improved passenger railway services at Northampton station will be supported.
- C. To secure the protection, enhancement and enjoyment of the character and setting of the adjacent listed building and its two adjoining listed walls that are located within the existing railway station site, public realm will be created between the heritage assets and the station building as shown in Figure 18. Any proposal should result in an improvement to the sense of arrival to the town centre.
- D. The development of a permanent and secure multi-storey car park on the Northampton Railway Station site with access to the main railway station building will be supported in order to create sufficient on-site car parking, bicycle and motorcycle parking to cater for the future growing demand of rail usage.
- E. On site LAA0288, the Council will support the delivery of mixed-use development including a multi-storey car park, offices, residential and ancillary Class E uses.
- F. On site LAA0333, the Council will support the delivery of about 188 dwellings, subject to analysis of capacity, on the residual areas not required for commercial and/ or passenger rail services. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS).
- G. Development proposals will need to provide details of how the accessible natural greenspace is to be provided at the northern end of the site. New development will also need to provide a contribution towards providing a woodland stepping-stone (a connected habitat) to the north of the site.
- H. There are opportunities to improve water flow around the site by reducing surface-water runoff and introducing areas of floodplain to reduce the risk of flooding, absorb water and reduce sediment run-off through the introduction of Sustainable Drainage Systems (SuDS).
- I. The following design principles are to be incorporated into any master planning and/ or planning application proposals for the two sites:

- i. A high-quality development that preserves and enhances the significance and appreciation of the former castle site, its designated components and their setting. Design and capacity will be informed by detailed archaeological investigations and assessments in advance of development.
 - ii. Development across the whole area needs to be considered in an integrated manner
 - iii. This high-quality development must secure permeability within the site for pedestrians and cyclists
 - iv. Improved and safe connectivity, including direct pedestrian routes, with the Spring Boroughs area and the town centre will need to be created. This will improve the relationship between the site and the town centre
 - v. Opportunities should be explored for development to enhance the site's relationship to the Brampton Arm of the River Nene.
- J. Both development proposals need to demonstrate how they are contributing to improvements in air quality in the surrounding area. Also there are opportunities to improve the water quality, particularly at the northern boundary of site LAA0333.
- K. Any proposal forwarded for this site should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.
- L. Any proposal should include the safeguarding of suitable access for the maintenance of foul drainage infrastructure.

Figure 18: Development Principles for Northampton Railway Station (LAA0288) and Railfreight Sites (LAA0333)



Martin's Yard Extension (LAA1005)

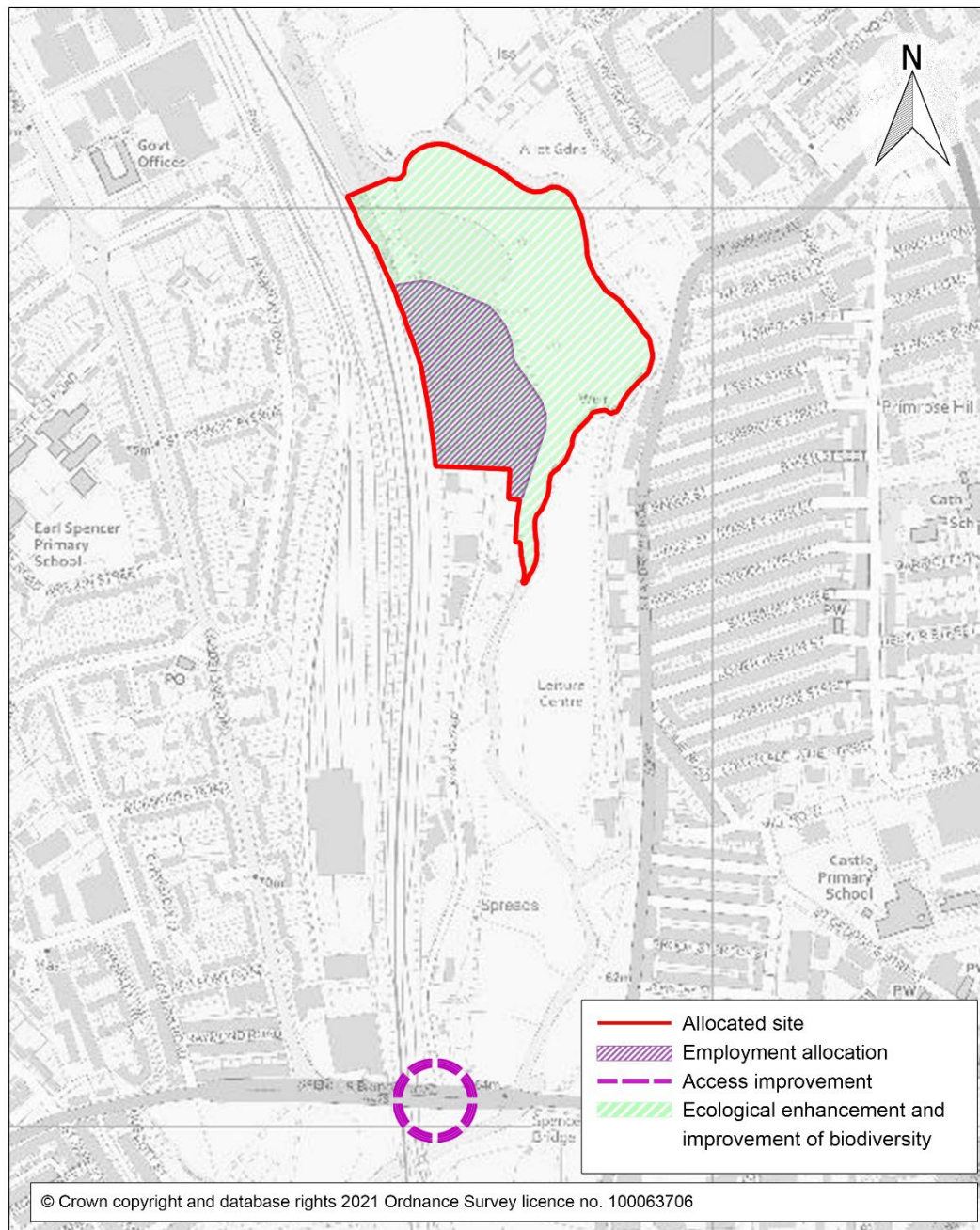
- 13.2.8. Martin's Yard is an employment area which is predominantly occupied by local light engineering, waste disposal and recycling companies. They provide a valuable service for the local community, and there are very few areas which offer these services in Northampton. There are ongoing requirements from existing and interested occupiers to expand and invest in the area. Its expansion will contribute towards meeting demand as well as modernise the area and improve the ecological value of the residual land not required for employment.
- 13.2.9. The area which is proposed for extension is a vacant site of around 1.4ha, which was previously used for landfill. It contains superficial deposits of clay, silt and gravel. It is currently scrubland and marshland, and is dominated by semi-improved grassland and scrub containing Japanese knotweed and disturbed ground. It is located within a Local Wildlife Site and the Brampton Valley Arm of the sub regional Green Infrastructure corridor. There needs to be careful management for the lifetime of the development to ensure that the LWS does not become degraded. To the north is the Kingsthorpe Local Nature Reserve.

POLICY A2: MARTIN'S YARD EXTENSION (LAA1005)

- A. The Council supports the extension of the Martin's Yard employment area for employment purposes to meet local demand, subject to the following criteria and principles shown in Figure 19:
- i. The extension for employment use will be restricted to the area shown.
 - ii. A transport assessment will be undertaken to assess the ability of the existing highway and access to adequately cater for the existing and proposed development.
 - iii. Ecological and green infrastructure enhancements and net biodiversity gains need to be delivered in the area shown or in the site's vicinity, taking into account its location within the Brampton Valley Arm and located immediately south of the Kingsthorpe Local Nature Reserve. There are opportunities to provide woodland stepping-stones (a connected habitat) adjacent to the site.
 - iv. A landscape barrier will be required between the employment area and the residual land.
 - v. The layout of the development should be designed to take into account any existing sewers and water mains within the site.

- vi. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS).
 - vii. Any application must demonstrate how it will improve water quality in the surrounding area.
- B. Any proposal forwarded for this site should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding

Figure 19: Development Principles for Land North of Martin's Yard (LAA1005)



The Green, Great Houghton (LAA1098)

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

agricultural land is relatively flat, and there are some electricity pylons across pockets of the site. 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.

- 13.2.11. The allocated site is within 3km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA) / Ramsar site. In accordance with the Upper Nene Valley Gravel Pits SPA Supplementary Planning Document and the West Northamptonshire Joint Core Strategy Policy BN4, development will need to demonstrate through the development management process that there will be no significant adverse effects on the integrity of the SPA and Ramsar site and the species for which the land is designated including the loss of supporting habitat. Development should be undertaken in a sensitive manner, ensuring that disturbance from construction and operational activities do not impact upon the SPA / Ramsar bird features.
- 13.2.12. The Heritage Impact Assessment concluded that the site has high/ medium sensitivity within its eastern portion and low/ medium sensitivity within its western portions. It was recommended that development should be set away from the south-western boundary of Great Houghton, and an undeveloped buffer zone between the proposed development and the existing settlement is advised. The HIA adds that within the buffer zone, opportunities for ecological enhancement should be established. Great Houghton Village commands an important elevated setting on the edge of Northampton and forms the skyline for many views south. There is potential for small scale development within the eastern portion of the site but these need to remain sensitive to the surrounding context and allow for greenspace to be retained. For the medium portion, the HIA concluded that medium and small new development could potentially be accommodated without eroding positive key features and characteristics identified to the east. Development on the site will almost certainly impact on the surviving below ground archaeological assets as they will sit just below the subsoil and cut into the natural deposits. It is recommended that a programme of archaeological investigation consisting of geophysical survey and targeted evaluation trenches take place to determining the presence/ absence, nature and extent of any such remains. This should inform a mitigation strategy for any subsequent development.
- 13.2.13. 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.

POLICY A3: THE GREEN, GREAT HOUGHTON (LAA1098)

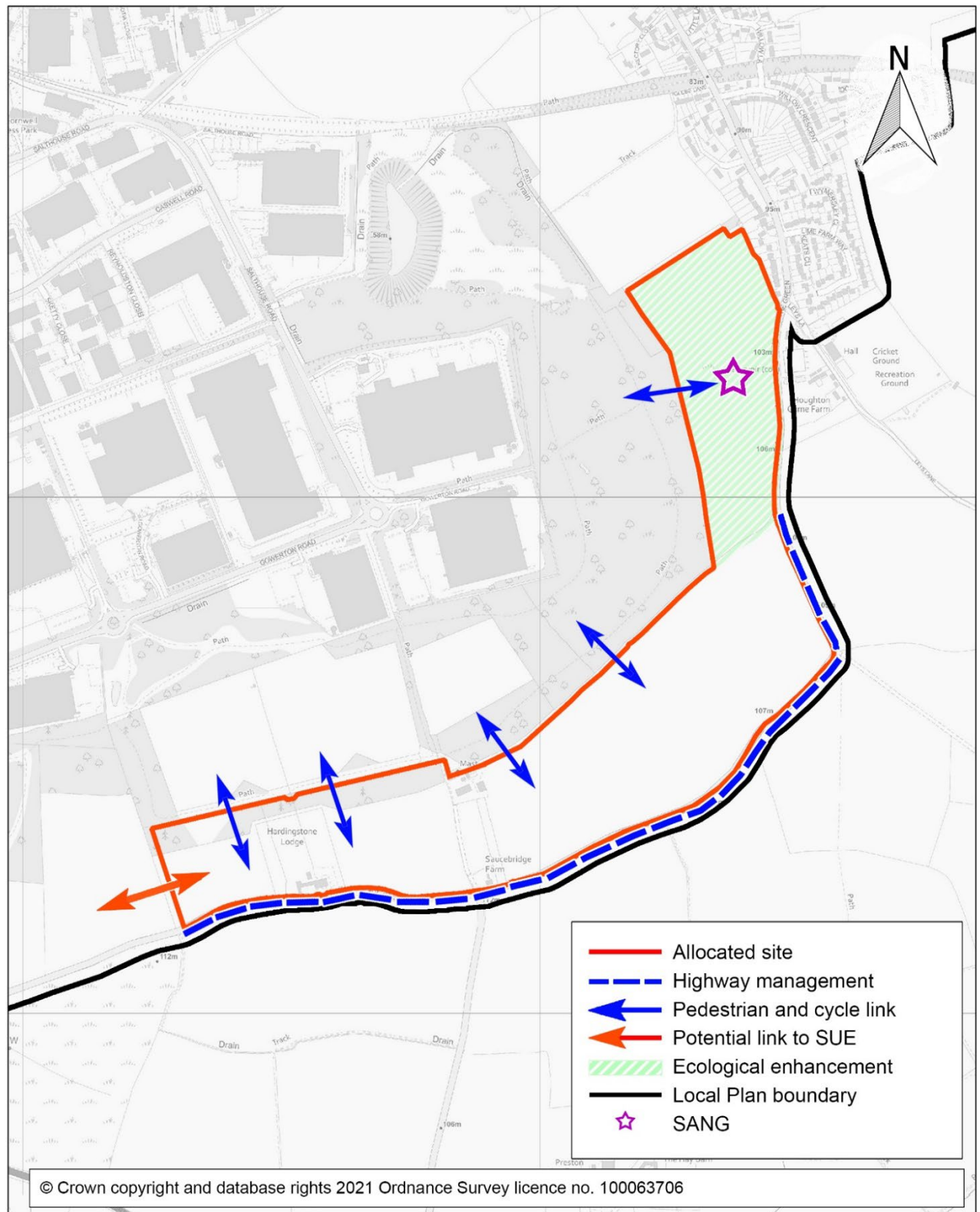
Housing development of about 800 dwellings will be supported at The Green, Great Houghton, subject to the following criteria being met:

- i. Winter surveys are undertaken to determine whether the site is used by over-wintering Golden Plover / Lapwing 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.
- ii. Development must adhere to Policy ENV5 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.
- iii. Schemes 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
- iv. Proposals 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 use 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.
- v. Proposals will be informed by air quality and noise impact assessments due to proximity to the Brackmills Industrial Estate
- vi. Applications on the site will need to be accompanied by an archaeological investigation that considers any archaeological potential on the site
- vii. 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 must assist in achieving the landscape vision for the site.
- viii. 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.

- ix. Subject to detailed assessment (including assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDs).
- x. The safeguarding of suitable access for the maintenance of foul drainage infrastructure is maintained.
- xi. A suitable Alternative Natural Greenspace (SANG) will be secured.
- xii. Proposals must be informed by a masterplan for the whole allocation which will be expected to:
 - a. 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
 - b. Provide suitable transport links to neighbouring developments, including neighbourhood centres and facilities
 - c. 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.
 - d. 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 areas to the west along The Green and towards Great Houghton as shown on Figure 20
 - e. Provide a SANG within the area identified in Figure 20 which provides the following:
 - Protection, enhancement and / or creation of habitats in line with other policies of this plan
 - Accessibility for residents' recreation including an off-lead dog walking area
 - A circular walking route around the SANG and eastern development area
 - 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.
 - Formal and informal open space
 - A SANG car park
 - If any part of the SANG is proposed off-site, the SANG will need to be adjoining the site.
- xiii. 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.

Figure 20: Development Principles for Land at The Green, Great Houghton (LAA1098)



Greyfriars (LAA1113)

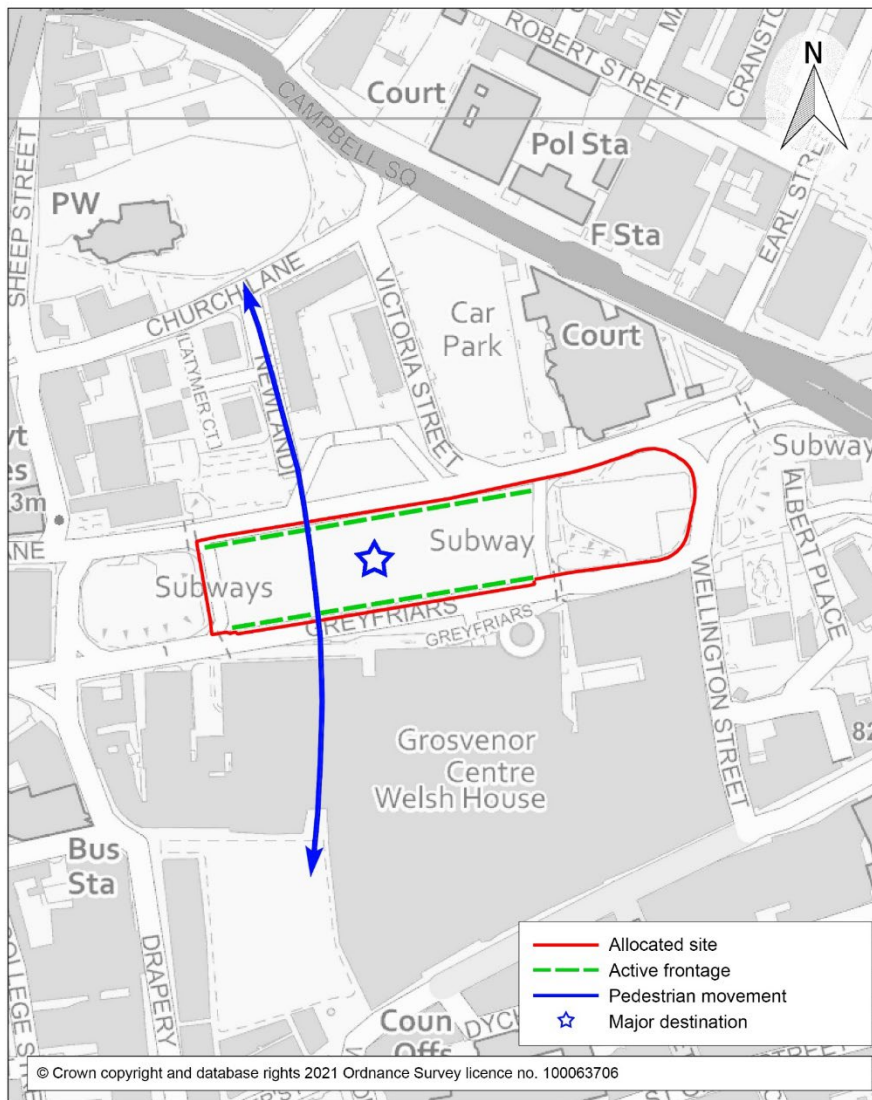
- 13.2.14. The Greyfriars site is located within the town centre boundary and is bounded by a range of mixed uses including employment and car parking facilities to the north, residential and commercial to the east, North Gate bus station and commercial to the west and south-west and predominantly retail and the Market Square further south. Its location within the town centre and the proposed extension to the Primary Shopping Area makes the site as ideal for a variety of mixed town centre uses as well as an element of residential use. The site is surrounded by numerous heritage assets primarily locally and Grade II listed. These include the Grade II listed Mounts Baths, the Grade I listed Church of the Holy Sepulchre to the north-west, and the Grade II listed 18th century buildings along Sheep Street. To the east of the site is the Quaker Meeting House and the former G T Hawkins Factory (part originally Hornby and West), both of which are Grade II listed buildings.
- 13.2.15. This vacant site was previously occupied by the bus station and adjoins the Grosvenor Centre retail development area. It can be accessed from Lady's Lane and Sheep Street. There are still pockets of contaminated land on the site. This site lies within close proximity to heritage assets in the All Saints Conservation Area and is therefore within the setting of this conservation area, as well as the Holy Sepulchre and Boot and Shoe Quarter conservation areas. Although the site can be accessed from the Grosvenor Centre, an opportunity exists to improve the connectivity and permeability of the site with its surrounding areas primarily to the north and south. The Heritage Impact Assessment 2020 also concluded that the site is likely to contain non-designated heritage assets in the form of below ground archaeological remains.

POLICY A4: GREYFRIARS (LAA1113)

- A. This key development site is available for a high density, high-quality mixed-use town centre development and residential use which complements, expands and seeks to enhance the current town centre offer and improve connectivity to the Market Square and the town centre.
- B. Any proposals should conform to the development principles shown in Figure 21 and will need to ensure that they:
 - i. Are of a high-quality design, using high quality materials which complement the surrounding area and public realm. The proposal should include the creation of key, unique landmark buildings that reflect the location of this site and Northampton town centre

- ii. Provide sympathetic design of an appropriate scale taking into account the historic character of Sheep Street together with improved, safe and well-lit pedestrian and cycle connectivity north / south and reinstate a building line in the missing gap to the north of Lady's Lane and to the south of Greyfriars. Pre-existing surface connections should also be reinstated
 - iii. Be outward looking towards maximising external active frontages particularly at ground floor level
 - iv. Ensure that new development is well related, sympathetic and responsive to the character and heritage assets of the surrounding areas
 - v. Given the density of the surrounding development and the slightly sloping nature of the topography of the area towards the river, any new development will need to ensure that the views into and from the site are taken into consideration
 - vi. Ensure the provision of appropriate levels of secure and safe vehicle parking which are consistent with parking requirements
 - vii. Ensure that new pedestrian links and public spaces are created to better connect the site to the town centre as a whole and to improve the visitor experience
- C. The layout of new development should be designed to take into account existing sewers and water mains within the site.
- D. Any application must demonstrate how it will reduce surface water run-off in the surrounding area.
- E. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run-off.
- F. Any application must demonstrate how it will improve air quality in the surrounding area.
- G. Any proposal forwarded for this site should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

Figure 21: Development principles for Greyfriars (LAA1113)



Ransome Road (LAA1139)

- 13.2.16. This site is located within an area which is and will be experiencing significant regeneration activity and change. It lies immediately to the south of the Enterprise Zone and is accessible to all the leisure activity and open spaces associated with the River Nene and its adjoining parks. The site is within 10 minutes' walk of the town centre and its Primary Shopping Area, and further opportunities exist to improve accessibility from University Drive.
- 13.2.17. The eastern section of the site is a Registered Battlefield site, and the southern and south-eastern boundaries border Delapre Park Conservation Area and its historic park. Development will need to be planned in a manner which respects the significance of these assets. To the north is

the safeguarded former railway line, and further north is the University of Northampton, Becket's Park and Midsummer Meadow which accommodates the Northampton marina and the Radlands Plaza skatepark.

- 13.2.18. There are areas of historic landfill and contamination on the site, particularly within the southern and eastern areas. These are primarily associated with the haulage industry, contamination from the previous engine sheds and depots, as well as earthworks. The site is also at moderate risk of groundwater flooding and is within Flood Zones 2 and 3.
- 13.2.19. The Heritage Impact Assessment (HIA) concludes that the site varies in its heritage sensitivities, with the eastern and southern sections being the most sensitive given their inclusion and proximity to the Registered Battlefield. To the north and west, the heritage sensitivity is considered to be low medium, with the least sensitive areas being the furthest from the battlefield boundary. The site was considered to have high capacity for development. The HIA adds that development on the site has potential to impact on the surviving below ground assets and that a programme of on site investigation would inform a strategy to mitigate the impact of development on any archaeological assets.

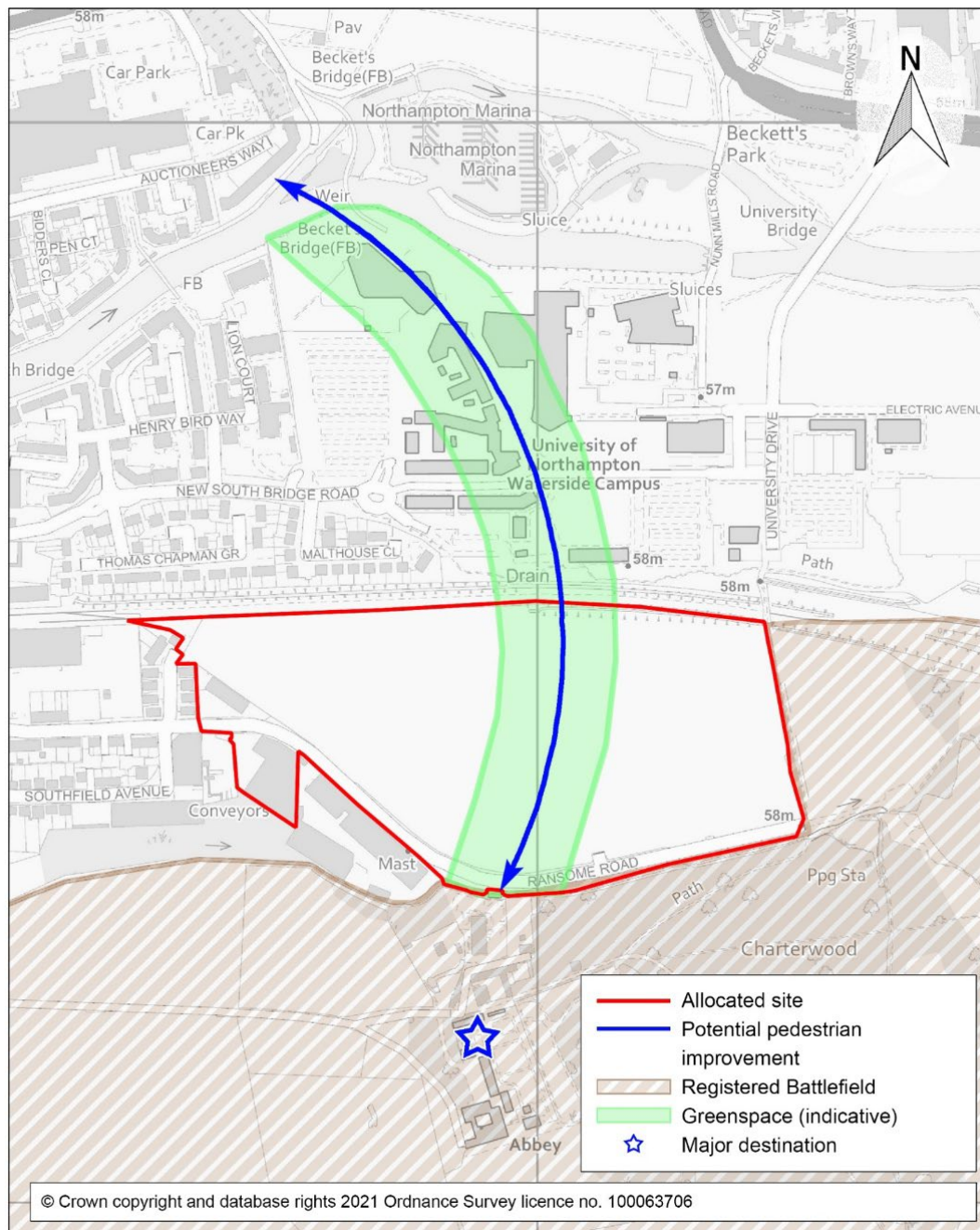
POLICY A5: RANSOME ROAD (LAA1139)

- A. Ransome Road will be developed for about 230 dwellings, with 207 dwellings to be provided in the plan period subject to analysis of capacity in a manner which is consistent with the diagram shown in Figure 22. Proposals need to include the following:
- i. Generally be two to four storeys in height, with taller buildings facing along the principal movement routes and the northern section of the site
 - ii. Deliver a green space with associated footpaths and cycle links to effectively link the site to Becket's Park and Delapre Park. Suitable access to Delapre Lake and Delapre Abbey and Park from Ransome Road is encouraged
 - iii. Respect the historic integrity and significance of on-site and nearby heritage assets. Appropriately address the site's location within and adjacent to the registered battlefield of the Battle of Northampton and also make an appropriate contribution to supporting its interpretation to the local area
 - iv. Any development should not compromise the integrity of the habitat to the north-east of the site
 - v. Incorporate appropriate measures to mitigate against flood risk both within the area and downstream of the sites, particularly taking

account of the role of Hardingstone Dyke and residual risk associated with River Nene fluvial flood defences.

- vi. Design and capacity will be informed by detailed archaeological investigations and assessments in advance of any planning application being submitted.
- B. The layout of any development should be designed to take into account existing sewers and water mains within the site.
 - C. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run-off. Any proposal should also aim to contribute to improving water quality in the area.
 - D. Any development will be expected to contribute to provision of woodland and wet grass stepping-stones (connected habitats).
 - E. Any proposal forwarded for this site should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

Figure 22: Development principles for Ransome Road (LAA1139)



Sites within St Peter's Way and Tanner Street (LAA0167/ 0818/ 0931/ 1010)

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

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

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

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

POLICY A6: SITES IN TANNER STREET, GREEN STREET, ST PETER'S WAY AND FREESCHOOL STREET (LAA0167/ 0818/ 0931/ 1010)

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

In particular:

- i. Site 0818 St Peter's Way: this site is suitable for commercial development of medium capacity. Any development proposal on this site should seek to improve the connections to the surrounding area to include improved, safe pedestrian links to the town centre. Development

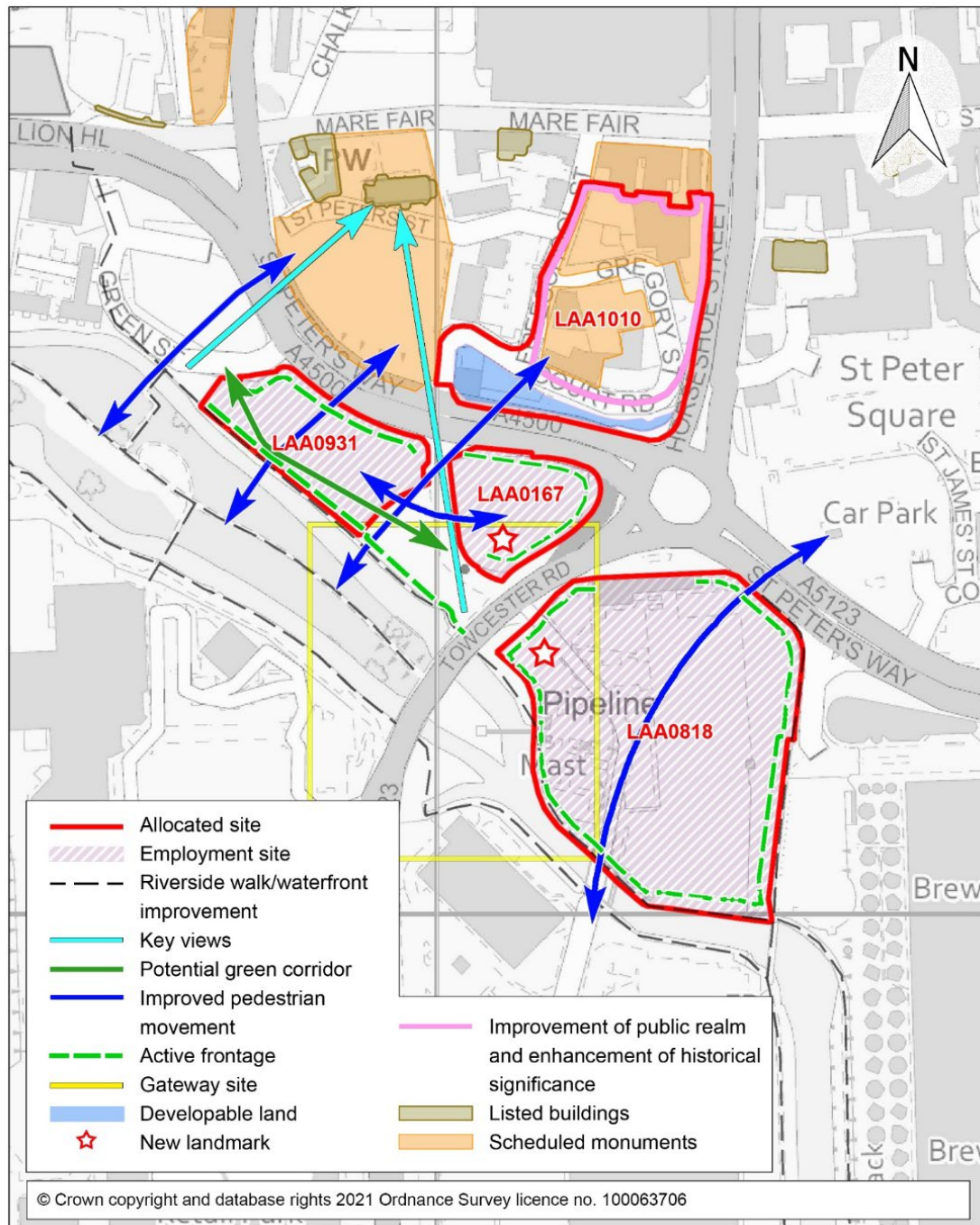
proposals will need to have special regard to the locally listed building within the vicinity, including the visibility of the building from the south-eastern and south-western approach.

- ii. Sites 0167 Tanner Street and 0931 Sites in Green Street: these sites are suitable for low/ medium density commercial development. Any proposals on these sites will need to provide for improved connections to green spaces, the river to the south-west and the town centre. The introduction of pedestrian access between these areas is encouraged.
- iii. Site 1010: no new development is permitted on the area designated as a Scheduled Ancient Monument and its immediate surroundings as shown on Figure 23 below. Only the southern part of the site is considered suitable for development, of about 5 dwellings. Any proposal that comes forward for this site should seek to better reveal the historic significance of the site and to reintroduce public realm to this location.

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

C. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDs).

Figure 23: Development principles for sites in Tanner Street, Green Street, St Peter's Way and Freeschool Street (LAA0167 / 0181 / 0931 / 1010)



Hill Farm Rise, Hunsbury Hill (LAA1100)

13.2.23. 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.

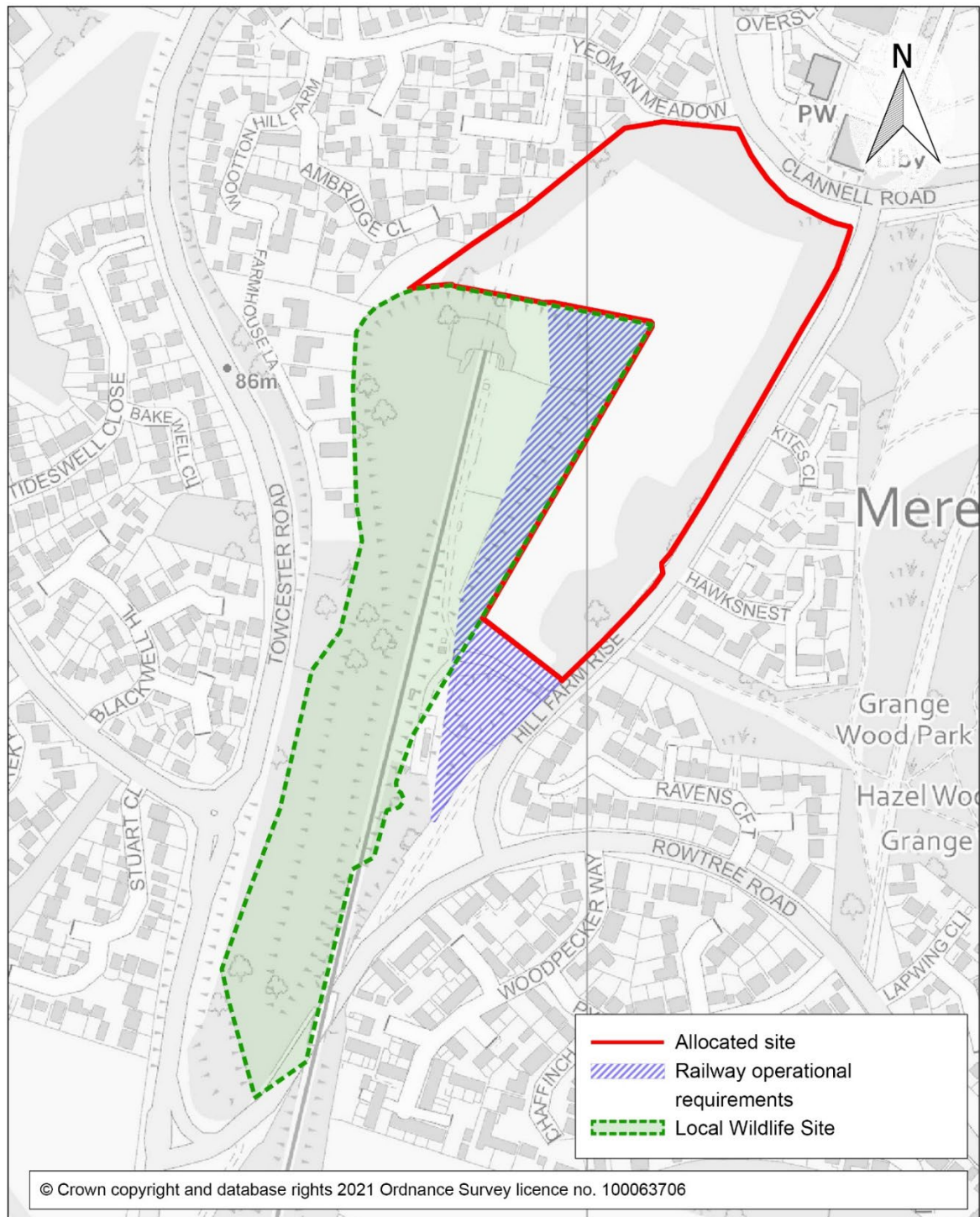
- 13.2.24. The site adjoins a railway line, which then runs in a tunnel (Hunsbury Hill tunnel) under part of the site. The railway forms part of the Northampton Loop Line of the West Coast Main Line. Also adjoining the site is an area which is used for railway operational purposes including access. In 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.
- 13.2.25. 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.

POLICY A7: HILL FARM RISE, HUNSBURY HILL (LAA1100)

Housing development of about 80 dwellings at Hunsbury Hill will be supported subject to the following criteria being met. Proposals will be required to:

- 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
- 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
- iii. ensure that the operational requirements of the rail network, including access, are retained within the area shown hatched on Figure 24
- iv. demonstrate, through the use of design and building materials, that adverse impacts from noise, particularly from the railway operations, will be reduced
- v. improve connectivity and accessibility to the Mereway neighbourhood centre to encourage walking and cycling
- vi. ensure that any proposal for this site is accompanied by a site-specific Flood Risk Assessment
- 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
- viii. prepare a detailed Transport Assessment that includes consideration of the impact of the scheme on the A45 and the M1.

Figure 24: Development principles for Hill Farm Rise (LAA1101)



Abington Mill Farm (LAA1107)

- 13.2.26. 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.

- 13.2.27. 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.
- 13.2.28. 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.
- 13.2.29. 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 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.

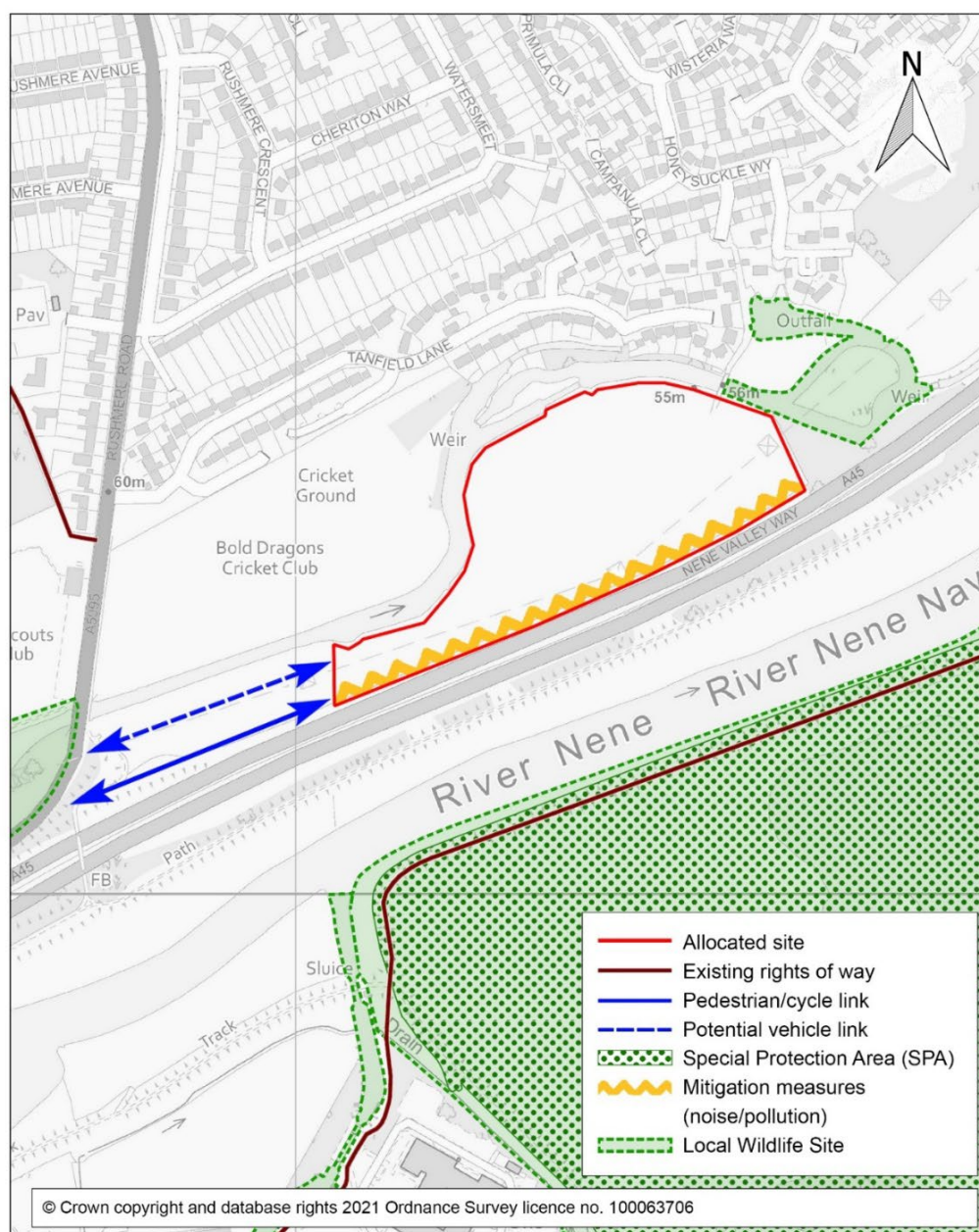
POLICY A8: ABINGTON MILL FARM (LAA1107)

- A. 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.
- B. Proposals will be required to:
 - i. Include measures to mitigate against the impacts of noise and pollution from the A45 dual carriageway
 - ii. Demonstrate that a safe and secure access from Rushmere Road can be provided in a manner that would pass the exceptions test
 - iii. Include a travel plan, to demonstrate how traffic matters will be mitigated against and managed along Rushmere Road and the Barnes Meadow Interchange
 - iv. 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
 - v. 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

- vi. Maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water runoff
- vii. 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.

Figure 25: Development principles for Abington Mill Farm (LAA1107)



14. CHAPTER 14: IMPLEMENTATION AND MONITORING FRAMEWORK

14.1. Introduction

- 14.1.1. Reviewing and monitoring are important and necessary parts of the plan led system. The Council is required to report on the progress of Local Plan preparation and to what extent Local Plan policies are being achieved as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. As such there is a duty to publish:
- Detail relating to the Local Plan(s) and supplementary planning documents outlined in the Local Development Scheme including: the title; timetable for production; progress towards meeting the identified milestones; details of adoption; and, if necessary, reasons for any delay;
 - Identification of Local Plan policies that are not being implemented, the reasons behind this and the steps the authority intends to take to rectify this situation;
 - Where a policy in a local plan specifies an annual number, or a number relating to any other period of net dwellings or net additional affordable dwellings, completed during the monitoring period and since the start of the plan period;
 - Details of any neighbourhood development order or neighbourhood development plans;
 - Summary details of CIL expenditure during the reported year; and
 - Details of any action taken under the duty to cooperate during the monitoring period.

14.2. Monitoring Framework

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

14.3. How will the Local Plan Part 2 be monitored?

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

14.4. Implementation

- 14.4.1. The policies in the Local Plan will be implemented to facilitate delivery of the spatial vision and strategic objectives. However, it is important to recognise that many other processes will influence their achievement, such as the implementation of other plans and strategies produced at the national and local levels, investment by the public, private and voluntary sectors and the actions of individual businesses and persons. The Plan is the key element in delivering the spatial vision and strategic objectives for Northampton, but it is not able to do this in isolation.
- 14.4.2. As a consequence, in order to deliver the proposed growth in Northampton in a sustainable manner, it will be necessary to form effective and ongoing working relationships with key delivery partners in both the public and private sectors, establish robust delivery mechanisms and capitalise on funding opportunities.
- 14.4.3. The Local Plan will have an important role in influencing and providing a positive framework for investment decisions. Ultimately, it will be investments by individual developers, businesses, and other organisations that will deliver the spatial vision and implement many of the policies within the Local Plan.

14.5. The Monitoring Indicators

- 14.5.1. Indicators are essential instruments for monitoring and evaluation. Indicators measure how far policies have gone towards meeting objectives, targets and delivering sustainable development, and provide the evidence required to know if policies have unintended consequences.
- 14.5.2. The Monitoring Framework for the Local Plan Part 2 will use both quantitative and qualitative indicators to assess policy

implementation. Quantitative, or statistical in nature, data will be used where policies promote or aim to manage additional development. For other policies contextual updates will be used to measure the impact of the policy.

- 14.5.3. Most of the indicators contained in the Monitoring Framework are easily accessible from sources of national statistics, regional or sub regional data sources, or from information held or collected within the Council and its partner organisations.
- 14.5.4. The indicators outlined in the Local Plan implementation and monitoring framework are set out below and are reflective of the table used within the West Northamptonshire Joint Core Strategy Monitoring Framework (Appendix 6) and should be read in conjunction with it. They offer an effective strategy for monitoring the implementation of the Local Plan's spatial strategy, objectives, policies and proposals. To be robust over the plan period and resilient to change, it will be necessary to periodically review these to respond to changes in the availability of information, and the effectiveness of specific indicators.
- 14.5.5. The Monitoring Framework is organised by objective, with each objective identifying the primary and secondary policies for its delivery. It also cross references to the relevant West Northamptonshire Joint Core Strategy policy and sustainability appraisal objective, which are listed at the end of the tables.
- 14.5.6. It is only the primary policy delivering the objective that will be monitored, and it is anticipated that only policies that require numerical monitoring will be recorded. In some cases, the Core Strategy policy will be the most appropriate policy to monitor and as identified in the West Northamptonshire Joint Core Strategy, the mechanisms for monitoring are already in place.
- 14.5.7. Where policies are required to meet standards e.g. flood risk or open space, it may be appropriate for only elements of a policy to be monitored.

Table 12: Implementation and Monitoring Framework							
Objective 1 – High quality design and place shaping							
Objective: To achieve high quality design that takes account of and improves local character and heritage and provides a safe, healthy and attractive place for residents, visitors and businesses.							
Policy numbers	Local Plan Part 2:		Q1, Q2, Q4, ENV1, ENV6, A2, A3, A4, A5, A6, A7, A8				
	West Northamptonshire Joint Core Strategy:		C5, RC1, BN1, BN5, N3, N4, N5, N6, N7, N8, N9, N9A, N11				
Indicator (and type)	Target	Main policy delivered	Additional policies delivered	SA Objective delivered?	Main agencies (for delivery) / Source (for monitoring data)	Trigger	Contingencies
Major new residential development capable of achieving a Building for a Healthy Life commendation	Applies to all residential development of ten dwellings or more	Q1	Q2	SA4, SA5, SA11	LPA Developers	Where relevant permissions granted that are not capable of achieving a Building for a	Consider barriers to implementation. Further discussions with developers.

						Healthy Life commendation.	
Maintenance	All major developments commit to long term maintenance plans / contributions to ensure that places remain attractive and retain character and heritage	Q1	Q2	SA1, SA6, SA7, SA13	LPA (DM) / Developers	>10% of major developments fail to implement long maintenance plans	Consider barriers to implementation. Speak with developers to understand viability issues Review policy

Objective 2 – Housing							
Objective: To provide a range of housing in sustainable locations, seeking to ensure all residents have access to a home they can afford (with a suitable standard of residential amenity), and that meets their needs.							
Policy numbers	Local Plan Part 2:		Q1, Q2, HO1, HO2, HO3, CRC2				
	West Northamptonshire Joint Core Strategy:		H1, H2, H3, H4, H6, N3, N4, N5, N6, N7, N8, N9, N9A, N11, RC1, RC2				
Indicator (and type)	Target	Main policy delivered	Additional policies delivered	SA Objective delivered?	Main agencies (for delivery) / Source (for monitoring data)	Trigger	Contingencies
Progress towards achieving a mix of dwelling types and tenures as identified in Policy HO2	All developments meet the thresholds in Policy HO2	HO2	Q1, Q2	SA2, SA4	LPA (DM) / Developers	Annual monitoring of permissions indicates that dwelling types, tenures and mixes are not in accordance with Policy HO2	Discuss with developers to understand viability issues. Consider evidence and update policy.

Progress towards housing delivery as set out in Policies HO1, A3, A4, A5, A6, A7, A8	Delivery of housing in accordance with the housing trajectory	HO1, A3, A4, A5, A6, A7 and A8		SA1	Developers – liaise on individual site trajectories. Monitoring data from DM and West Northamptonshire Joint Planning Unit	Annual monitoring of planning permissions and trajectories show +/- 25% of predicted rate of delivery over a 3 year rolling period	Review trajectories if necessary. Identify barriers To delivery: viability, infrastructure provision.
Concentration of HiMOs	No more than 10% of dwellings within a 50m radius of the application sites are HiMOs	HO3		SA2	LPA (DM) / Developers	Data from DM identifies concentrations of HiMOs Appeals	Identify reasons for approving HiMOs and alter policy.
<p>Note: The following is monitored via the West Northamptonshire Monitoring Framework (Pg.287 – 290)</p> <ul style="list-style-type: none"> • Plan period housing targets (5 year land supply) • Delivery of Sustainable Urban Extensions • Net additional dwellings per annum • New and converted dwellings on previously developed land • Net additional pitches – Gypsy and Traveller <p>Gross AH completions</p>							

Objective 3 – Supporting the Town Centre							
Objective: To drive the regeneration of Northampton's town centre and improve visitor and investor experience by making it the focus of social networking, where people have access to commerce, leisure and culture, heritage, wide ranging employment opportunities and retail options at the heart of Northamptonshire in an attractive environment. To improve accessibility into the town centre to increase its attractiveness as a destination of choice.							
Policy numbers	Local Plan Part 2:		RS1, RS2, RS4, RS5, CRC1				
	West Northamptonshire Joint Core Strategy:		S9, E7, N1, N10				
Indicator (and type)	Target	Main policy delivered	Additional policies delivered	SA Objective delivered?	Main agencies (for delivery) / Source (for monitoring data)	Trigger	Contingencies
Proposals and schemes contribute to range of retail, leisure and service-based offers in Northampton Town Centre	Delivery of schemes on identified sites within the town centre and central area in line with policy RS1.	RS1	RS2, RS4, RS5	SA7	LPA (DM and Regeneration) / Developers	No development within 5 years of adoption of LPP2.	Consider barriers to delivery such as viability, corporate mechanisms.

Vacancy rates	Number of planning approvals granted to vacant units for retail or for change of use in the town centre	CRC1	RS2, RS5	SA7, SA10, SA11	LPA (DM and Regeneration) / Developers. Surveys of shop occupancy levels	>20% of shops in primary shopping area are vacant	Consider new evidence and review of policy CRC1
Town centre footfall	Healthy footfall in Northampton Town Centre	RS1		SA3, SA7, SA11	LPA / Northampton Town Centre Manager	Declining annual footfall	Identify reasons why; further retail studies.
Retail development	To provide retail floorspace as set out in Policy CRC1	CRC1	RS2	SA3, SA7, SA11, SA13	Developers/ LPA (DM) / Northampton Town Centre Manager	Lack of planning permissions granted for retail within the town centre.	Identify barriers to development such as viability.

Objective 4 – Economic Advantage							
Objective: To strengthen and diversify Northampton's economy by taking advantage of our internationally well-placed location, strategic transport network and proximity to London and Birmingham. To capitalise on the opportunities offered by the Oxford to Cambridge Arc.							
Policy numbers	Local Plan Part 2:		EC1, EC2, EC3				
	West Northamptonshire Joint Core Strategy:		S7, S8, E1, E2, E3, E6				
Indicator (and type)	Target	Main policy delivered	Additional policies delivered	SA Objective delivered?	Main agencies (for delivery) / Source (for monitoring data)	Trigger	Contingencies
Protect safeguarded sites identified in Policy EC1	No net loss of safeguarded employment sites unless there is marketing evidence to justify the loss.	EC1	EC2, EC3	SA6	LPA / developers / business owners	Planning approvals on sites that are safeguarded for employment purposes without justification.	Consider barriers to implementation. Review evidence and consider policy review.

Support the delivery of new employment sites outside the safeguarded areas as promoted in Policy EC2 and Policy EC3	New employment to be delivered on the sites identified for allocation and on suitable windfall sites.	EC2, EC3		SA6	LPA / developers / business owners	No new employment floorspace approved annually.	Consider barriers to implementation. Review evidence and consider review.
<p>Note: The following is monitored via the West Northamptonshire Joint Core Strategy Monitoring Framework (Pg 279 – 281)</p> <ul style="list-style-type: none"> • 5-year employment pipeline • Net job growth 							

Objective 5 – Specialist business development							
Objective: To support and develop opportunities for specialist employment clusters and business development focused on a low carbon economy. To maximise the opportunities offered by a regenerated town centre and the Enterprise Zone.							
Policy numbers	Local Plan Part 2:		EC1, EC2				
	West Northamptonshire Joint Core Strategy:		S7, E3				
Indicator (and type)	Target	Main policy delivered	Additional policies delivered	SA Objective delivered?	Main agencies (for delivery) / Source (for monitoring data)	Trigger	Contingencies
Safeguard existing employment sites, including Waterside Enterprise Zone	Creation of new jobs within office, general industrial, warehousing and distribution.	EC1	EC2	SA6	Developers / LPA / SEMLEP	Use of SEMLEP figures. Loss of safeguarded employment land and identified lack of proposals on key employment	Identify barriers to employment development in key locations. Review evidence and possibly policy.
						Sites	

Development allocations	These are delivered over the plan period	A1, A2, A3, A4, A5, A6, A7, A8	A1, A2, A3, A4, A5, A6, A7, A8	SA1, SA4, SA5, SA13	Developers / LPA	Use of SEMLEP figures. Loss of safeguarded employment land and identified lack of proposals on key employment sites	Identify barriers to employment allocations. Review evidence and possibly policy.
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Objective 6 – Heritage							
Objective: To conserve, and where possible, enhance through carefully managed change, the heritage assets and their settings, and to recognise and elevate their role in providing a sense of place and local distinctiveness.							
Policy numbers	Local Plan Part 2:		RS2, ENV6, A1, A2, A3, A4				
	West Northamptonshire Joint Core Strategy:		BN5, N1				
Indicator (and type)	Target	Main policy delivered	Additional policies delivered	SA Objective delivered?	Main agencies (for delivery) / Source (for monitoring data)	Trigger	Contingencies
Development only allowed in accordance with Policy ENV6	Protect and enhance the historic environment	ENV6	RS2, A1, A2, A3, A4	SA11	Developers / LPA / Historic England	Appeal decisions that override Policy ENV6 New historic environment policy / guidance released	Consider barriers to adhering to Policy ENV6 Consider review of evidence base

Objective 7 – Protecting and building communities							
Objective: To ensure new development in urban areas actively supports and links new and existing communities physically and socially, to achieve social cohesion, maintain or improve the existing residential amenity and address the areas of deprivation identified in parts of Northampton.							
Policy numbers	Local Plan Part 2:		Q1, Q2, Q4, A5, RS1, RS2, RS4, HO1, CRC3, CRC4, CRC5, CRC6, ENV2, MO1, IFS2				
	West Northamptonshire Joint Core Strategy:		C2, C5, RC1, RC2, INF1				
Indicator (and type)	Target	Main policy delivered	Additional policies delivered	SA Objective delivered?	Main agencies (for delivery) / Source (for monitoring data)	Trigger	Contingencies
Major residential developments securing community facilities, sports facilities, playing pitches and public open space	All major residential developments meet criteria and standards set out in policies CRC4, CRC5, ENV2	CRC5	CRC3, CRC4, CRC6, ENV2	SA3, SA4, SA5	Developers / LPA	Permissions granted contrary to policy	Consider barriers to implementation. Further discussions with developers.

Creation of community facilities	Major development should provide facilities to meet the needs of that development	CRC5	CRC3, CRC4	SA8, SA9, SA11, SA13	Developers / LPA / WNC	Lack of facilities being delivered through major schemes	Identify barriers to implementation with developers. Consider evidence and potentially review policy.
<p>Note: The following is monitored via the West Northamptonshire Joint Core Strategy Monitoring Framework (Pg 272 -273):</p> <ul style="list-style-type: none"> • Number of planning permissions granted contrary to Northamptonshire Police Crime Prevention Design Advisors service and • % planning permissions for new residential and commercial development making adequate provision for community facilities and public open space. 							

Objective 8 – Public Health							
Objective: To promote healthier and safer communities by supporting the creation of and protecting shared facilities, improving connectivity and securing high quality design, and to maintain or improve the existing residential amenity.							
Policy numbers	Local Plan Part 2:		Q2, Q4, CRC4, CRC5				
	West Northamptonshire Joint Core Strategy:		S10, C1, C2, RC1, RC2, H4, N3, N4, N5, N6, N7, N8, N9, N9A, N11				
Indicator (and type)	Target	Main policy delivered	Additional policies delivered	SA Objective delivered?	Main agencies (for delivery) / Source (for monitoring data)	Trigger	Contingencies
Contextual indicator – health and quality of life indicators	Improved data on health via JSNA	Q4	Q2	SA4, SA5	NNC / LPA / developers	Worsening health statistics via JSNA	Consider evidence and barriers to built development that can help improve health. Consider revision of policies.

standards for new development	Health team					Environmental Health concerns	designs that are satisfactory from an Environmental Health perspective.
Obesity levels	Lower levels year on year	Q4		SA8	PHE / WNC	Obesity levels increasing	Review strategy

Objective 9 – Educational attainment							
Objective: To raise educational achievement and the skills base of our communities through supporting the development of our learning infrastructure and strengthening links between local businesses and local schools, Moulton and Northampton Colleges and the University of Northampton.							
Policy numbers	Local Plan Part 2:		RS3, IFS2				
	West Northamptonshire Joint Core Strategy:		E6				
Indicator (and type)	Target	Main policy delivered	Additional policies delivered	SA Objective delivered?	Main agencies (for delivery) / Source (for monitoring data)	Trigger	Contingencies
Supporting and safeguarding University of Northampton Waterside Campus	Planning permissions granted for development that leads to enhancements to already implemented scheme	RS3		SA6	University of Northampton / LPA	No permissions granted for enhancements within 5 years of adoption of plan	Identify barriers to delivery with developer such as viability issues.

Delivery of new schools / school places in suitable locations	To ensure new residential development is accompanied by educational infrastructure	IFS2		SA3	Developers, WNC, LPA, private / academy school suppliers	Lack of school places	Identify barriers such as land / suitable locations and viability issues with developers and WNC
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Objective 10 – Green Infrastructure							
Objective: To conserve natural habitats and species, provide net gains in biodiversity and enhance Northampton's Natural Capital and green infrastructure network by improving existing areas as well as incorporating and designing green infrastructure these into large scale major development.							
Policy numbers	Local Plan Part 2:		Q3, ENV1, ENV2, ENV3, ENV4, ENV5				
	West Northamptonshire Joint Core Strategy:		BN1, BN2, BN4, BN8				
Indicator (and type)	Target	Main policy delivered	Additional policies delivered	SA Objective delivered?	Main agencies (for delivery) / Source (for monitoring data)	Trigger	Contingencies
Sustaining and enhancing existing green and blue infrastructure and supporting the creation of new green and blue infrastructure	Major developments to deliver or contribute to projects identified in Northampton Green Infrastructure Plan	ENV1	ENV2, ENV3, ENV4	SA9	Developers / LPA	No new green or blue Infrastructure projects delivered within 5 years of adoption of LPP2	Consider barriers to implementation. Consider DM practices. Consider review of policy

All new major developments to meet standards set out in Policy ENV2	Maintaining the qualitative and quantitative standard of open space.	ENV2	ENV3, ENV4	SA10	LPA	Approval granted where qualitative and quantitative standards are not met.	Consider why this is happening with DM. Review evidence.
Biodiversity net gain	All developments must secure a net gain in biodiversity	ENV3	ENV4	SA9	Developers / LPA	Any approval for development that does not result in a net gain in biodiversity.	Identify with developers and DM why net increase in biodiversity is not achievable and consider viability.

Objective 11 – Connections							
Objective: To reduce the need to travel, shorten travel distances and make sustainable travel a priority and an attractive option across Northampton by maximising and promoting the use of alternative travel modes. In so doing, the Plan will promote the principle objectives of the Northampton Low Emissions Strategy, combat congestion, reduce carbon emissions and address social exclusion for those who do not have access to a private car. In addition, to ensure a much wider range of destinations will be accessible by direct railway services from Northampton, including some fast, long distance services.							
Policy numbers	Local Plan Part 2:		Q1, Q3, MO1, MO3				
	West Northamptonshire Joint Core Strategy:		C1, C2, C4, C5				
Indicator (and type)	Target	Main policy delivered	Additional policies delivered	SA Objective delivered?	Main agencies (for delivery) / Source (for monitoring data)	Trigger	Contingencies
Development meeting criteria set out in Policies MO1 and MO3	Delivery of sustainable transport measures and schemes in accordance with Policies MO1 and MO3.	MO1, MO3	Q1, Q3	SA2, SA3, SA4	Developers / LPA	Approval granted for development that is not in accordance with Policy MO1 and / or Policy MO3.	Consider barriers to implementation. Consider review of CIL

Objective 12 – Climate change							
Objective: To achieve the vision of Northampton as an environmentally sustainable town, where people will, over time, be able to make a transition to a low carbon lifestyle, demand for resources will be minimised and the impacts of climate change will be mitigated and adapted to by: <ul style="list-style-type: none"> • Securing radical reductions in carbon emissions • Promoting sustainable design and construction in all new development • Ensuring strategic development allocations are located and designed so as to be resilient to future climate change and risk of flooding • Encouraging renewable energy production in appropriate locations and • Ensuring new development promotes the use of sustainable travel modes 							
Policy numbers	Local Plan Part 2:		Q1, Q2, Q3, Q5, ENV3, ENV4, MO1, MO3, MO4				
	West Northamptonshire Joint Core Strategy:		S11, C1, C2, C5, H4, BN7A, BN7, BN9				
Indicator (and type)	Target	Main policy delivered	Additional policies delivered	SA Objective delivered?	Main agencies (for delivery) / Source (for monitoring data)	Trigger	Contingencies
Development complies with Policy Q3	All applications for major development should include a sustainability statement demonstrating how they meet	Q3	Q1	SA8, SA12, SA13, SA16	Developers / LPA	Planning permission granted where compliance has not been demonstrated.	Identify barriers to delivery with developers and DM. Consider whether viability is an issue.

	the criteria, unless there is reasoned justification and appropriate mitigation.						
Development manages flood risk	No applications granted contrary to flood management documents referenced in Policy Q5 and associated criteria, unless there is reasoned justification and appropriate mitigation.	Q5		SA14	Developers / LPA / EA	Permissions granted contrary to advice, without reasoned justification and appropriate mitigation.	Identify with developers what are the barriers to implementation.
Development ensures access to water supply and drainage infrastructure, includes SUDs and provides surface water attenuation to	All new development ensures access to water supply and drainage infrastructure, includes SUDs and provides surface water	Q5		SA14	Developers / LPA / EA	Permissions granted contrary to policy, without reasoned justification and appropriate mitigation	Identify with developers what are the barriers to implementation

the design standard for the Upper Nene Catchment	attenuation to the design standard for the Upper Nene Catchment, unless there is reasoned justification and appropriate mitigation						
All new dwellings in major residential development should include EVCPs in accordance with Policy MO1.	Increase in number of electric vehicle charging points.	MO1	Q3	SA8, SA12	Developers / LPA	Permissions granted contrary to policy.	Identify with developers what are the barriers to implementation.
Parking standards	To meet Northampton motor vehicle and cycle parking and standards	MO4	Q2	SA12	Developers / LPA	Planning consents which are not in accordance with motor vehicle parking standards and fail to provide suitable and safe cycle parking.	Identify with developers what are the barriers to implementation.

Objective 13 – Infrastructure and development							
Objective: To protect and enhance local services and to ensure social, physical, green and technology infrastructure is adequately provided to meet the needs of people and business in a timely and sustainable manner in response to regeneration and new development. To ensure that the relevant utilities are provided prior to occupancy.							
Policy numbers	Local Plan Part 2:		Q4, Q5, CRC4, CRC5, CRC6, CRC7, ENV1, ENV2, ENV5, MO1, MO2, MO3, IFS1, IFS2				
	West Northamptonshire Joint Core Strategy:		C1, C2, C5, BN1, BN7A, INF1, INF2				
Indicator (and type)	Target	Main policy delivered	Additional policies delivered	SA Objective delivered?	Main agencies (for delivery) / Source (for monitoring data)	Trigger	Contingencies
Provision of or contribution to infrastructure as set out in Policy IFS2	Major development should contribute towards infrastructure schemes in order to mitigate their development	IFS2	Q4, Q5, CRC4, CRC5, CRC6, CRC7, ENV1, ENV2, ENV5, MO1, MO2, MO3, IFS1	SA2, SA3, SA8, SA12, SA13, SA16	Developers / LPA / S106 monitoring / CIL / Government grants	Non delivery of key transport schemes, green infrastructure, school places and other infrastructure required to mitigate development.	Identify with developers and partners blocks to infrastructure delivery. Consider if viability is an issue.

Sustainability Appraisal (SA) Objectives

1. Help make suitable housing available and affordable according to the needs of Northampton's population.
2. Reduce the need to travel within, to and from Northampton by providing easy access to jobs, services and facilities and to sustainable travel alternatives to the car.
3. Provide easy access to primary and secondary schools by sustainable modes.
4. Improve the health and well-being of Northampton's residents, promoting healthy lifestyles and reduce health inequalities.
5. Reduce crime and the fear of crime in Northampton.
6. Facilitate the growth of Northampton's economy and the availability of jobs.
7. Maintain and strengthen the character and vitality of Northampton town centre.
8. Minimise Northampton's greenhouse gas emissions.
9. Protect and enhance Northampton's biodiversity and geodiversity.
10. Protect and enhance the quality and character of Northampton's landscape and townscape.
11. Conserve and enhance Northampton's historic environment, heritage assets and their settings.
12. Minimise air pollution in and around Northampton, particularly in the AQMAs.
13. Encourage sustainable water management.
14. Reduce the risk of flooding to people and property in Northampton.
15. Encourage the efficient use of land in Northampton and protect its soils and mineral resources.
16. Facilitate sustainable waste management.

GLOSSARY

Disclaimer

The Glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide to planning terminology and should not be used as a source for statutory definitions.

Affordable Housing

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/ or is for essential social workers); and which complies with one or more of the following definitions:

Affordable housing for rent: meets all of the following conditions (a) the rent is set in accordance with the Government's rent policy, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Built to Rent scheme (in which case the landlord need not be a registered provider) and (c) it includes provision to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

Starter Homes: is as specified in Sections 2 and 4 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision making. Where secondary legislation has the effect of limiting a householder's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative

affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Aged or veteran tree

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Air Quality Management Areas

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient Woodland

An area that has been wooded continuously since at least 1600 AD.

Appropriate Assessment

Under the habitat Regulations Assessment, stakeholders such as developers/ local authorities are required to undertake this assessment when a plan or project is likely to have an impact on any European Environmental conservation designations (for example, Special Protection Areas)

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Article 4 Direction

A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

Best and most versatile agricultural land

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity

The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

Birds and Habitats Directives

European Directives to conserve natural habitats and wild fauna and flora.

Blue infrastructure

Blue infrastructure refers to urban infrastructure relating to water.

Brownfield land

See previously developed land.

Brownfield land registers

Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulation 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Climate change adaptation

Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate change mitigation

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Coastal Change Management Area

An area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).

Community Forest

An area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations.

Community Infrastructure Levy

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. The funding goes towards provision of infrastructure to help mitigate the development.

Community Right to Build Order

An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Competent person (to prepare site investigation information)

A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

Conservation (for heritage policy)

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Decentralised energy

Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

Designated Heritage Asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Design code

A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Deliverable

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:

- a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- a. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

Developable

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Developer Contributions

Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or by directly providing facilities or works either on or off site.

Development Plan

This includes adopted Local Plans, Neighbourhood Plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

District Centre

A centre that provides a broad range of retail uses and a number of facilities to service the community, such as a group of shops including a supermarket or superstore and a range of non-retail services such as banks, building societies and restaurants as well as local public services such as a library and healthcare provision.

Ecological networks

These link sites of biodiversity importance.

Economic development

Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Ecosystem services

The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

Edge of centre

For retail purposes, a location that is well connected and up to 300 meters of the primary shopping area. For all other main town centre uses, a location within 300 meters of a town center boundary. For office development, this includes locations outside the town center but within 500 meters of a public transport interchange. In determining whether a site falls within the definition of edge of center, account should be taken of local circumstances.

Environment Agency

A public body responsible for protecting and improving the environment of England, protecting communities from the risk of flooding and managing water resources.

Environmental Impact Assessment

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

European site

This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Functionally Linked Land

Any land outside of the European designated site which is used by species that are qualifying interest features of that designated site

Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

Green Infrastructure

A strategically planned and delivered network of high quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Habitats Regulations Assessment

Under the Habitat Regulations 2010, where a plan or project (alone or in combination with other projects or plans) is likely to affect a European site or European Marine Site, a HRA is used to consider the impact on the integrity of the site and to identify measures that would avoid or reduce the impacts to an acceptable level.

Heritage Asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage Coast

Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Heritage Impact Assessment

A Heritage Impact Assessment (HIA) is a document that outlines the historic or archaeological significance of a building or landscape within its wider setting. It includes an outline of any proposed works, an assessment of their impact on the building or landscape and a mitigation strategy.

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record (HER)

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Housing Delivery Test

Measures net additional dwellings provided in a local authority area against homes requires, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.

Inclusive design

Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

Infrastructure Delivery Plan

This identified the necessary social, physical and green infrastructure required to support the new development proposed in the Joint Core Strategy for West Northamptonshire up to 2029. The document will be subject to monitoring and regular review.

Instrumentation operated in the national interest

Includes meteorological and climate monitoring installations, satellite and radio communication, defence and national security sites and magnetic calibration facilities operated by or on behalf of the Government, delegated authorities or for defence purposes.

Local Centre

A centre which includes a range of small shops and services of a local convenience nature, serving a small catchment. They might typically include a small supermarket, a newsagent, a sub post office, a pharmacy and a take-away.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Development Scheme

This sets out a programme for preparing local development documents.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Lead Flooding Authority

Local Lead Flood Authorities are Unitary or County Councils and are responsible for coordinating flood risk management in their area. They are responsible for managing the risk of flooding from surface water, groundwater and ordinary watercourses and lead on community recovery.

Northamptonshire County Council is the lead local flood authority (LLFA). Their responsibility is for the co-ordination and management of local flood risk involving flooding from surface water, ordinary watercourses and groundwater.

Local Nature Partnership

A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Nature Reserve

Sites of local biodiversity importance that are also important for local communities.

Local Plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Wildlife Site

Non-statutory designation comprising sites of substantial local importance for wildlife conservation which are identified by a partnership between the Wildlife Trust, local authorities, statutory nature conservation agencies, local naturalists, landowners and wildlife charities using national criteria which have been adapted for local use. Most are privately owned.

Main Town Centre Uses

Retail development (including warehouse clubs and factory outlet centers); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centers, indoor bowling centers, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Development

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise

provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Major Hazards

Major hazard installations and pipelines, licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

Minerals of local and national importance

Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including hydrocarbons), tungsten, kaolin, ball clay, potash and local minerals of importance to heritage assets and local distinctiveness.

Mineral Safeguarding Area

An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

National Planning Policy Framework

This document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

National Trails

Long distance routes for walking, cycling and horse riding.

Nature Improvement Areas

Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.

Neighbourhood Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood Plans

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Non-statutory nature conservation site

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).

Older people

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Omni-channel

Brands that sell across all channels, including branded websites, market places like Amazon and e-Bay, and social commerce like Facebook and Instagram.

Open space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building

A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Out of centre

A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town

A location out of centre that is outside the existing urban area.

People with disabilities

People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Permission in Principle

A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.

Planning condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation

A legal agreement entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Playing field

The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Playing pitches

Pitches for playing sports covering football, cricket, rugby, hockey, rugby league and baseball.

Pollution

Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity.

Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Previously Developed Land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development control procedures; land in built up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed structure have blended into the landscape.

Primary shopping area

Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

Priority habitats and species

Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites

Wetlands of international importance, designated under the 1971 Ramsar Convention. The Convention on wetlands is an intergovernmental treaty that provides framework for national action and international cooperation for the conservation and wise use of wetlands and their resources.

Renewable and low carbon energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

River Nene Regional Park

An independent community interest company creating a green infrastructure network of environmental projects along the River Nene.

Rural exception sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Safeguarding zone

An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.

A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, and may affect the ability to appreciate the significance or may be neutral.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interests. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site investigation information

Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.

Site of Specific Scientific Interest (SSSI)

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Social Infrastructure

Includes education, healthcare, sports facilities, cultural and community facilities.

South East Midlands Local Economic Partnership (SEMLEP)

This is a locally owned partnership between the local authorities and businesses. They are responsible for determining their local economic priorities and undertaking activities to drive economic growth and create local jobs.

Special Areas of Conservation

Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas

Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Sports facilities

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.

Stepping stones

Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Strategic Environmental Assessment

A procedure set out in the Environmental Assessment of Plans and Programmes Regulations 2004, which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. This accords with the European SEA Directive (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.

Strategic policies

Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Sustainability Appraisal

This examines the impacts of the JCS strategies/ policies against a large number of economic, social and environmental sustainability objectives. It also provides an indication of what measures may need to be taken to minimise/ eliminate any adverse impacts and promote sustainable development. The Planning and Compulsory Purchase Act requires an SA to be undertaken for all Local Plans throughout the plan making process.

Sustainable Urban Extensions

Planned expansion of a city or town that can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities and when developed at appropriate densities.

Supplementary Planning Documents (SPDs)

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Town Centre

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centre or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport Assessment

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport Statement

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travel Plan

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Veteran Tree

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Viability Study

An assessment of a proposed development to ensure all elements for the development, including required infrastructure and any required financial contributions can be successfully delivered in an economic context.

Wildlife Corridor

Areas of habitat connecting wildlife populations.

Windfall Sites

Sites not specifically identified in the development plan.

APPENDIX A: NORTHAMPTON HOUSING TRAJECTORY FOR SITES ALLOCATED IN THE LOCAL PLAN PART 2 (excluding Sustainable Urban Extensions)

Ref	Site Name	Yield in policy HO1	2020 / 21	2021 / 22	2022 / 23	2023 / 24	2024 / 25	2025 / 26	2026 / 27	2027 / 28	2028 / 29	TOTAL in policy HO1
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

Ref	Site Name	Yield in policy HO1	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	TOTAL in policy HO1
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

Ref	Site Name	Yield in policy HO1	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	TOTAL in policy HO1
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	5,215										3,821

APPENDIX B: SUPERSEDED POLICIES

Northampton Local Plan 1997

Saved Policies in the Adopted Northampton Local Plan 1997		Replacement Policy Number and Title in the Northampton Local Plan Part 2	
E7	Skyline development	Q1	Placemaking and Design
E9	Locally Important Landscape Area	ENV1	Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure
E20	New development (Design)	Q1, Q2	Placemaking and Design; amenity and layout
E26	Conservation Areas: development and advertisements	ENV6	Protection and enhancements of designated and non-designated heritage assets
E28	Use of upper floors and other commercial premises	CRC2	Residential development on upper floors
E29	Shopping environment: new or replacements shop front	Q1	Placemaking and Design
E30	Shop front: external security protection	Q1	Placemaking and Design
E35	Advertisements: in conservation areas	ENV6	Protection and enhancements of designated and non-designated heritage assets
E36	Advertisement hoardings: express consent	Q1	Placemaking and Design
H10	Other housing development: backland development	Q2, HO2	Placemaking and Design; Amenity and layout; Type and mix of housing
H11	Other housing development: commercial property in primarily residential areas	HO1	Residential and other residential led allocations
H14	Residential development, open space and children's play facilities	ENV2	Providing Open Spaces
H16	Housing for the elderly	HO2	Type and mix of housing
H17	Housing for people with disabilities	HO2	Type and mix of housing
H18	Extensions	Q1, Q2	Placemaking and Design; Amenity and Layout
H21	Conversion to flats	Q1, Q2	Placemaking and Design; Amenity and Layout

H23	Conversion to flats	Q1, Q2	Placemaking and Design; / Amenity and Layout
H24	Conversion to flats	Q1, Q2	Placemaking and Design; / Amenity and Layout
H26	Conversion to flats – floors above shops	CRC2	Residential Development on Upper Floors
H28	Hostels	RS4	Managing hotel growth
H29	Residential Institutions	HO2	Type and mix of housing
H30	Multiple occupation with a single dwelling	HO3	Delivering Houses in Multiple Occupation
H31	Cumulative effect	Q1	Placemaking and Design
H35	Childcare facilities	CRC6	Childcare Provision
B5	Development policies for proposed business areas: Brackmills, Milton Ham and Pineham	EC1	Safeguarding Existing Employment Sites
B6	Support services	CRC5, CRC6	Community facilities/ Childcare Provision
B7	Brackmills: height considerations	Q1	Placemaking and Design
B8	Northampton Cattlemarket	EC1	Safeguarding Existing Employment Sites
B9	Pineham and Milton Ham: landscaping zone	Q1	Placemaking and Design
B10	Pineham and Milton Ham	EC1	Safeguarding Existing Employment Sites
B11	Milton Ham: height considerations	Q1	Placemaking and Design
B14	Development for non-business uses in business areas	Q1	Placemaking and Design
B17	Use of land for open storage, salvage and recycling	EC3	Supporting New Employment Developments and Schemes Outside Safeguarded Sites
B19	Existing business premises in primarily residential area	EC1	Supporting New Employment Developments and Schemes Outside Safeguarded Sites
B20	Working from home	Q1	Placemaking and Design
B22	Small businesses: up to 200 sq.m	EC3	Supporting New Employment Developments and Schemes Outside Safeguarded Sites
B23	Repair and maintenance of vehicles	EC3	Supporting New Employment Developments and Schemes Outside Safeguarded Sites

B31	Environmental impact of business development: new locality	Q1	Placemaking and Design
B32	Environmental impact of business development: amelioration	Q1	Placemaking and Design
B33	Environmental impact of business development: hazardous development	Q1	Placemaking and Design
T11	Commercial uses in residential area	EC3	Supporting New Employment Developments and Schemes Outside Safeguarded Sites
T12	Development requiring servicing	Q1, Q2	Placemaking and Design; Amenity and Layout
T14	Public transport – rail corridors	MO1	Designing Sustainable Transport and Travel
T16	Taxi services	MO1	Designing Sustainable Transport and Travel
T22	Provision for people with a disability	Q1, Q2	Placemaking and Design; Amenity and Layout
R9	District and local centres: change of use from shops	CRC1	New Retail Developments and Retail Impact Assessment
R11	Shopping facilities/ local centre in major residential development	CRC1	New Retail Developments and Retail Impact Assessment
R15	Car showrooms	Q1, Q2	Placemaking and Design; Amenity and Layout
R16	Retail sales from petrol filling stations	CRC1	New Retail Developments and Retail Impact Assessment
R17	Retailing from industrial premises	CRC1	New Retail Developments and Retail Impact Assessment
L2	Community use of existing schools and colleges	CRC4, CRC5	Sports facilities and playing pitches / Community facilities
L10	Bradlaugh Fields	ENV1	Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure
L12	Motor sports and motorised water sports		Not required
L13	Local community facilities	CRC5	Community facilities
L24	Allotment gardens	ENV2	Providing Open Spaces
L25	Alternative use of allotment land	HO1	Residential and other residential led allocations
L26	Leisure proposals: site specific		Not required

D4	Crow Lane (north): business or leisure	EC2	Not suitable for allocation
D6	Delapre Abbey: office and conference centre	ENV6	Protection and enhancements of designated and non-designated heritage assets
D9	M1 Junction 15a/ A43: suitable for single development with high standard of building design with a landscaped setting		Development Allocations
D12	Land north-west of Kings Heath		Sustainable Urban Extension in the Joint Core Strategy
D13	Overstone Scout camping ground (off Billing Lane): residential or Public house/ hotel		Not required. Part of site now developed.
D16	St Edmunds Hospital: development guidelines given		Not required – under construction
D17	Southbridge area and power station site, Nunn Mills: residential, business and leisure		Not required – built
D20	Tweed Road (Pioneer Aggregates): development guidelines given	EC1	Safeguarding Existing Employment Sites

Central Area Action Plan 2013

Adopted Policies in the Central Area Action Plan 2013		Replacement Policy Number and Title in the Northampton Local Plan Part 2/ status update	
1	Promoting design excellence	Q1, Q2	Placemaking and Design; Amenity and Layout
2	Tall buildings	Q1, Q2	Placemaking and Design; Amenity and Layout
3	Public realm	Q1, Q2	Placemaking and Design; Amenity and Layout
4	Green infrastructure	ENV1, ENV2	Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure / Providing Open Spaces
5	Flood risk and drainage	Q5	Flood Risk and Water Management

6	Inner ring road	MO1, MO2, MO3	Designing Sustainable Transport and Travel / Highway network and safety / Transport schemes and mitigation
7	Bus interchange: Fishmarket		Policy implemented
8	Safeguarded public transport route	MO1, MO2, MO3	Designing Sustainable Transport and Travel / Highway network and safety / Transport schemes and mitigation
9	Pedestrian and cycle movement framework	MO1, MO2, MO3	Designing Sustainable Transport and Travel / Highway network and safety / Transport schemes and mitigation
10	Parking	MO4	Parking standards
11	Town Centre boundary	RS1, RS5, CRC1	Supporting Northampton Town Centre's role / Development of main town centre uses / New Retail Developments and Retail Impact Assessment
12	Definition of Primary Shopping Area	RS1, CRC1	Supporting Northampton Town Centre's role / New Retail Developments and Retail Impact Assessment
13	Improving the retail offer		Superseded by the NPPF (2019). No longer required
14	Meeting retail capacity	CRC1	New Retail Developments and Retail Impact Assessment
15	Office and business use	EC1, EC2, EC3	Safeguarding Existing Employment Sites; Employment Allocations; Supporting New Employment Developments and Schemes Outside Safeguarded Sites
16	Central Area living	HO1, HO2	Residential and other residential led allocations / Type and mix of housing
17	Grosvenor Centre redevelopment	HO1, EC2, A4	Residential and Other Residential Led Allocation; Employment Allocations; Greyfriars

18	Abington Street East	RS5, CRC1	Development of main town centre uses / New Retail Developments and Retail Impact Assessment
19	Castle Station	HO1, A1	Policy implemented Residential and Other Residential Led Allocation; Northampton Railway Station (LAA0288); Railfreight and Adjoining Sites (LAA0333)
20	St Johns		Policy implemented
21	Angel Street		Policy implemented
22	Bridge Street		Majority of the area affected by the policy now implemented
23	Upper Mounts/ Great Russell Street	HO1	Residential and Other Residential Led Allocation
24	Spring Boroughs		Not required. The site is covered by Spring Boroughs Neighbourhood Plan (made 2016)
25	The Waterside	Q1	Placemaking and Design
26	The Waterside: Brampton Branch St Peter's Way	EC2	Employment Allocations
28	The Waterside: Avon / Nunn Mills / Ransome Road	RS3, HO1, EC1, A5	Supporting and Safeguarding the University of Northampton Waterside Campus; Residential and Residential Led Allocation; Safeguarding Existing Employment Sites; Ransome Road (LAA1139)
29	The Waterside: Becket's Park	HO1, ENV1, ENV2	Residential and Residential Led Allocation; Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure; Providing Open Spaces
30	The Waterside: Nene Meadows	ENV1, ENV2	Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure / Providing Open Spaces

31	Market Square	RS1, RS2	Supporting Northampton Town Centre's role / Regeneration Opportunities in the Central Area
32	Drapery	RS1, RS5, CRC1	Supporting Northampton Town Centre's role / Development of main town centre uses / New Retail Developments and Retail Impact Assessment
33	Freeschool Street	HO1, A6	Residential and Residential Led Allocation; Sites in Tanner Street, Green Street, St. Peter's Way and Freeschool Street (LAA0167 / 0818 / 0931 / 1010)
34	Former Royal Mail Sorting Office		Policy implemented
35	Telephone Exchange, Spring Gardens	EC1	Safeguarding Existing Employment Sites
36	Infrastructure Delivery	IFS2	Infrastructure Delivery and Contributions

West Northamptonshire Joint Core Strategy 2014

Policy Number in West Northamptonshire Joint Core Strategy	Policy Title in West Northamptonshire Joint Core Strategy	Replacement Policy Number in this Plan	Replacement Policy title in this Plan
N2	Northampton Central Area	RS5 CRC1	Development of Main Town Centre Uses New Retail Developments and Retail Impact Assessment

APPENDIX C: NORTHAMPTON INFRASTRUCTURE REQUIREMENTS

Traffic Modelling and Analysis for Northampton Local Plan Part 2 (Northamptonshire County Council 2020)

Traffic modelling has been undertaken to examine the traffic impacts of the development proposed within the Local Plan Part 2.

The proposed development sites within this local plan were added to the baseline development included in the Northamptonshire Strategic Transport Model, which for West Northamptonshire (including Northampton) included all the sites included in the Joint Core Strategy and other consented sites.

While Northampton experiences very busy traffic in some areas, the network is coping reasonably well with the level of development that has been tested.

Overall the results do not indicate any of the proposed Local Plan Part 2 sites would have a severe impact on the network which would mean they would be unacceptable in transport terms in accordance with the National Planning Policy Framework. However, the Plan pursues policies which reduce the amount of travel by car.

Transport Assessments or Transport Statements will be required for development proposals, dependent on their size. These may indicate the need for localised improvement works, particularly around access to the site.

The modelling has, however, identified the following highway infrastructure improvements needed to accommodate the cumulative scale of growth proposed. Developer contributions will be sought towards their implementation.

1. Rowtree Road approach to the A45 Wootton Fields interchange – Junction improvements required to support Northampton South SUE.
2. Bedford Road, Newport Pagnell Road, The Green

To accommodate development at The Green, Great Houghton (site LAA1098) the following is required:

- Significant upgrading of The Green
 - Significant upgrading of the eastern Bedford Road approach to the Barnes Meadow roundabout to include widening of the river bridge. Highways England should be consulted on any works impacting the A45.
3. London Road / Cotton End Junction – Development off Ransome Road (sites LAA0174 and LAA1139) will be expected to provide improvements to this junction.

4. Barrack Road / St. Georges Avenue and Kingsthorpe Road / Balfour Road Junctions – Improvements to the Barrack Road / St. Georges Road, and Kingsthorpe Road / Balfour Road junctions required to support the development of Avenue Campus (site LAA1014).

APPENDIX D: TRANSPORT AND INFRASTRUCTURE SCHEDULE (Northampton and Northampton Related Development Area)

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton & Northampton Related Development Area							
T1	NRDA	A45/M1 Northampton Growth Management Scheme	NRDA	WNC/HE	2019 Start	£12.24m	Developer
T2/ T3	Northampton (West)	North-West Relief Road (A428 to A5199)	Northampton Kings Heath / Northampton West	Developer/WNC	2020 Start, 2022 complete	£35m	Developer/ SEMLEP/ WNC
T4	Northampton (West)	Sandy Lane Relief Road Phase 2 related to Upton Lodge Norwood Farm developments	Norwood Farm /Upton Lodge	Developer	2021	£7.59m	Developer/Grant Funded
T7	Northampton (West)	Kingsthorpe Corridor Improvements	Northampton (West)	WNC	2017 Start	£2.2m	WNC/ Developer/ Grant Funded
T9	NRDA	Plough Junction Improvements	Northampton St John's Area	WNC	Not known	£3m	Grant Funded
T12	NRDA	Bedford Road Bus Priority Improvements	Town Centre	WNC	Not known	£2.2m	WNC/ Developer
T13	NRDA	Wellingborough Road Bus Improvements	Northampton	WNC	Not known	£1.4m	WNC
T14	NRDA	Inter Urban Bus Service Improvement	Northampton	WNC	2010 ongoing	£1.2m	WNC
T15	NRDA	Cycle and Walking Routes, and Crossing	Northampton	WNC/ Sustrans	2010 ongoing	£14m	WNC/ Sustrans/ Developer
<u>T16 b</u>	<u>Northampton (North)</u>	<u>A43 Corridor Improvements: Phase 1 b – Round Spinney to Moulton roundabout</u>	<u>Northampton North SUE</u>	WNC	Completion expected in 2020	£14m	NEP/ NHB/ Developer/ Grant Funded
<u>T16 d</u>	<u>Northampton (North)</u>	<u>A43 Corridor Improvements: Phase 3 – Overstone Grange to Holcot/Sywell roundabout</u>	<u>Northampton North SUE</u>	WNC	2020 – 21	£20m	SEMLEP/ Developer/ WNC
T18	Northampton (North)	Local Multi Modal Interchange and Bus Route Improvement/Provision	Northampton North SUE	WNC	2015 ongoing	£2m	Developer
T19	Northampton (North)	Kettering Road Bus Priority	Northampton North SUE	WNC	2020 start	£1.5m	Developer/WNC/ Grant funded
T20	Northampton (North)	Walking and Cycling Improvement	Northampton North SUE	WNC	Not known	£0.34m	Developer
T21	Northampton (West)	Potential Junction Provision/ Improvements	Northampton West SUE	WNC	2020 start	Not known	Developer
T22	Northampton (West)	Bus Route Improvement	Northampton West SUE	WNC	2020 start	£1.8m	Developer

T23	Northampton (West)	Walking and Cycling Improvement	Northampton West SUE	WNC	Not known	£0.23m	Developer
Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
T24	Northampton (South)	Towcester Road Bus Priority related to Northampton South	Northampton South SUE	WNC	2019	£0.12m	Developer/ WNC
T25	Northampton (South)	Bus Route Improvement related to Northampton South	Northampton South SUE	WNC	Not known	£1.4m	Developer
T26	Northampton (South)	Walking and Cycling Improvement	Northampton South SUE	WNC	2019 start	£0.5m	Developer
T27	Northampton (South)	London Road Bus Priority	Northampton South of Brackmills SUE	WNC	2019 start	£2.7m	Developer/ WNC
T28	Northampton (South)	Bus Route Improvement	Northampton South of Brackmills SUE	WNC	2019 start	£1m	Developer
T29	Northampton (South)	Walking and Cycling Improvement	Northampton South of Brackmills SUE	WNC	2019 start	£0.5m	Developer
T30	Northampton (West)	Harlestone Road/Mill Lane Junction Improvements	Northampton Kings Heath SUE	WNC	2019 start	£3.7m	Developer
T31	Northampton (West)	Dallington to Kings Heath Road Improvements	Northampton Kings Heath SUE	WNC	2019 start	£3.6m	Developer
T32	Northampton (West)	Bus Route Improvement	Northampton Kings Heath SUE	WNC	2019 start	£4.3m	Developer
T33	Northampton (West)	Walking and Cycling Improvement	Northampton Kings Heath SUE	WNC	2019 start	£0.9m	Developer
T34	Northampton (North West)	Bus Route Improvement	Northampton North of Whitehills SUE	WNC	2019 start	£1.6m	Developer
T35	Northampton (North West)	Walking and Cycling Improvement	Northampton North of Whitehills SUE	WNC	2018 start	£2m	Developer
T36	Northampton (South)	Bus Route Improvement	Northampton Upton Park SUE	WNC	2019 start	£1.5m	Developer
T37	Northampton (South)	Walking and Cycling Improvement	Northampton Upton Park SUE	WNC	2019 start	£0.2m	Developer
T64	NRDA	Spencer Bridge Road Corridor Improvements	Wider Area	WNC	Not known	£3.5m	Not known
T66	NRDA	St James Mill Link Road	Northampton Waterside Enterprise Zone	WNC	2018 start	£2m	WNC / SEMLEP
Sub Total NRDA Transport Infrastructure Known Costs						£148.22m	

APPENDIX E: NORTHAMPTON GROWTH MANAGEMENT SCHEME (A45 Northampton Growth Management Scheme Projects)

A45 Northampton Growth Management Scheme Projects	Cost Est.
M1 Junction 15 Interchange	£2.31m
Wootton Interchange	£0.8m
Queen Eleanor Interchange	£1.49m
Brackmills Interchange	£1.32m
Barnes Meadow Interchange	£2.14m
Lumbertubs Interchange	£2.6m
Great Billing Interchange	£1.58m
Total	£12.24m

APPENDIX F: HEALTH INFRASTRUCTURE PROJECTS SCHEDULE

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton & Northampton Related Development Area (NRDA)							
H1	Northampton (South)	Contribution to improving Local Health Centres at Wootton Medical Centre and Grange Park Medical Centre	Northampton South, South of Brackmills SUEs, Avon Nunn Mills, Wootton Fields & Grange Park	NHSE/ NCCG	2014	£0.9m	Developer
H2	Northampton NRDA (West)	Contribution required to develop a minimum 9 GP practice within multi-purpose building located on Kings Heath SUE	Northampton Kings Heath SUE & Northampton West SUE	NHSE/ NCCG	2020-23	£3m	Developer/GPs
H3	Northampton NRDA (North/West)	Contribution towards Internal Refurbishment of existing GP practice	Northampton North of Whitehills SUE	NHSE/ NCCG	2020-23	£0.6m	Developer
H4	Northampton NRDA (North)	Contribution towards internal refurbishment to provide GP services to meet needs of increasing population	Northampton Kings Heath SUE & Northampton West SUE	NHSE/ NCCG	2020-23	TBC	Developer/GPs

APPENDIX G: PRIMARY EDUCATION

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
E3a	Northampton	One new three form entry Primary School at Norwood Farm	Norwood Farm	WNC	2022	£8m	WNC/ Developer
E3b	Northampton	One two form entry Primary School at Upton Lodge	Upton Lodge	WNC	2022	£6.5m	WNC/ Developer
E5	Northampton NRDA	New two form entry Primary School at Northampton South SUE	Northampton South SUE	WNC	2022	£7m	EFA/ Developer
E6	Northampton NRDA	New two form entry Primary School at Northampton South of Brackmills SUE	Northampton South of Brackmills SUE	WNC	2021	£7m	WNC/ Developer
E7	Northampton NRDA	Two x new two form entry Primary Schools at Northampton Kings Heath SUE	Northampton Kings Heath SUE	WNC	1 st by 2020	£14m	WNC/ Developer
E8	Northampton NRDA	New two form entry Primary School at Northampton Upton Park SUE	Northampton Upton Park SUE	WNC	2022	£7m	WNC/ Developer
E9	Northampton NRDA	New two form entry Primary School at Northampton North of Whitehills SUE	Northampton North of Whitehills SUE	WNC	2021	£7m	EFA/ Developer
E10	Northampton NRDA	Two new two form entry Primary Schools at Northampton North SUE. Half a form entry extension to Overstone Primary, and half a form entry to another local school.	Northampton North SUE	WNC	1 st by 2021/2	£15m	WNC/ Developer
E11	Northampton NRDA	Two new two form entry Primary Schools at Northampton West SUE	Northampton West SUE	WNC	2022	£14m	WNC/ Developer

APPENDIX H: SECONDARY EDUCATION

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
E16	Northampton NRDA	New Secondary School (located at Northampton Kings Heath SUE) 8 to 10 form entry	Northampton	WNC	2022 onwards	£30m	WNC/ Developer
E30	Northampton NRDA	New eight to ten form entry Secondary School to serve the South of Northampton	Northampton	WNC	2021	£10m	WNC/ Developer
E33	Northampton NRDA	Extensions to existing Schools in the Northampton Town Centre area totalling three forms of entry.	Northampton	WNC	2018/19	£8m	WNC/ Developer
E39	Northampton NRDA	New eight to ten form entry Secondary School in the North of Northampton (Moulton/ Overstone – Daventry Education area)	Northampton and Daventry	WNC	2020 onwards	£30m	WNC/ Developer
E40	Northampton NRDA	New eight to ten form entry Secondary School in the West of Northampton (Upton area)	Northampton	WNC	Post 2020	£30m	WNC/ Developer