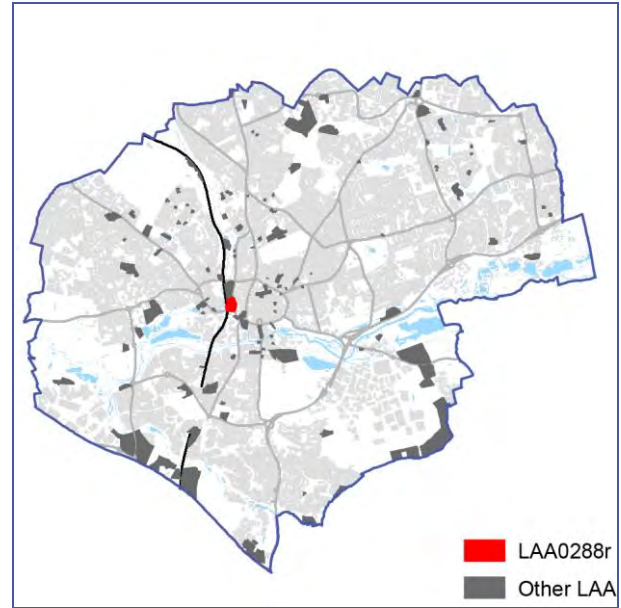


SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A
SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage ARCHAEOLOGICAL POTENTIAL HISTORIC ENVIRONMENT COMMENTARY SUMMARY Based on the sensitivity of the site in relation to relevant heritage assets, the HIA rates the potential development capacity of the site as very low closest to the Scheduled Monument (Northampton Castle and precincts), low within its immediate proximity and the around Postern Gate; and medium to the northern part beyond the railway station. Since parts of the site have very low development potential, potential significant negative effects (--) exist in relation to this SA objective. The HIA identifies scope to improve connectivity with the town centre; open up St Andrew's Road to increase urban permeability and open up views to heritage assets where possible.	--
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land Site is identified by NBC's LAA as wholly previously developed land. Therefore, the site contains more than 1ha of brownfield land.	++
SA15b: Avoid Loss of Greenfield Land Site does not contain any greenfield land.	0
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites Approximately two thirds of the site is located within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.	--?

LAA0288r Northampton Railway Station car park

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **21212**
 Yield (dw): **68**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
Northampton Railway Station is adjacent to the west of site and the site is within 500m of cycle routes. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 9/9a/9b (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2, 3, 4 and 8 (15 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	++
Site is within Northampton town centre. The site is also within 800m of local centres and within 2,000m of employment areas, including one adjacent to the north of site.	
SA3a: Proximity of Schools	++
Site is within 500m of Spring Lane Primary School. Approximately two thirds of the site (north-eastern part) is within 1,000m and the remainder within 2,000m of Northampton International Academy Secondary School.	
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Northampton Railway Station is adjacent to the west of site and the site is within 500m of cycle routes. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 9/9a/9b (10 min	

frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2, 3, 4 and 8 (15 min frequency Mon to Sat).

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

Site is within Northampton town centre. The site is also within 800m of local centres and within 2,000m of employment areas, including one adjacent to the north of site.

SA9a: Proximity of Designated Sites

0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

--

ARCHAEOLOGICAL POTENTIAL

HISTORIC ENVIRONMENT COMMENTARY

SUMMARY

Based on the sensitivity of the site in relation to relevant heritage assets, the HIA rates the potential development capacity of the site as very low closest to the Scheduled Monument (Northampton Castle and precincts), low within its immediate proximity and the around Postern Gate; and medium to the northern part beyond the railway station. Since parts of the site have very low development potential, potential significant negative effects (--) exist in relation to this SA objective. The HIA identifies scope to improve connectivity with the town centre; open up St Andrew's Road to increase urban permeability and open up views to heritage assets where possible.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

++

Site is identified by NBC's LAA as wholly previously developed land. Therefore, the site contains more than 1ha of brownfield land.

SA15b: Avoid Loss of Greenfield Land

0

Site does not contain any greenfield land.

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

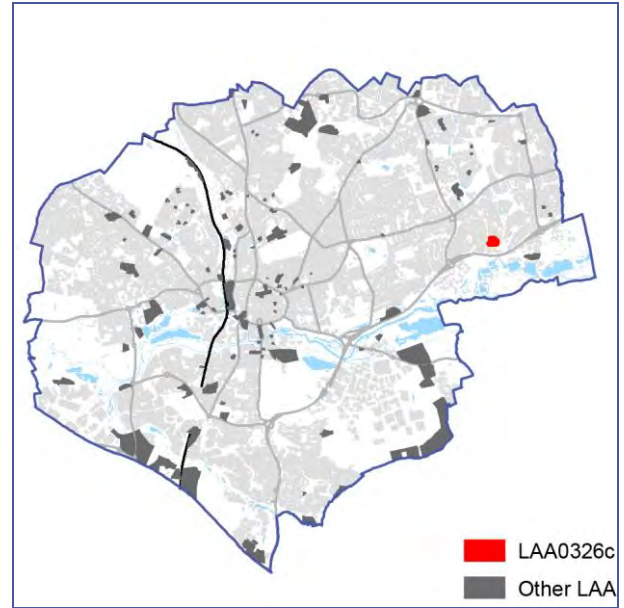
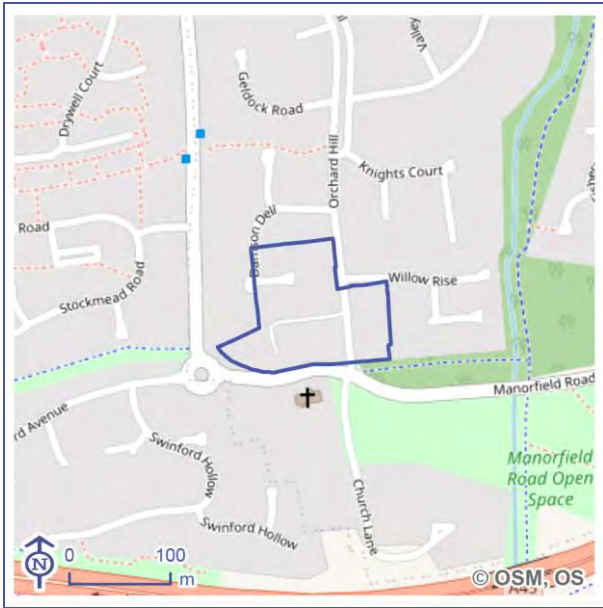
--?

Approximately two thirds of the site is located within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.

LAA0326c Orchard Hill

Site status: **Not allocated**
 Proposed use: **Employment**

Site area (m2): **14859**
 Yield (dw): **0**



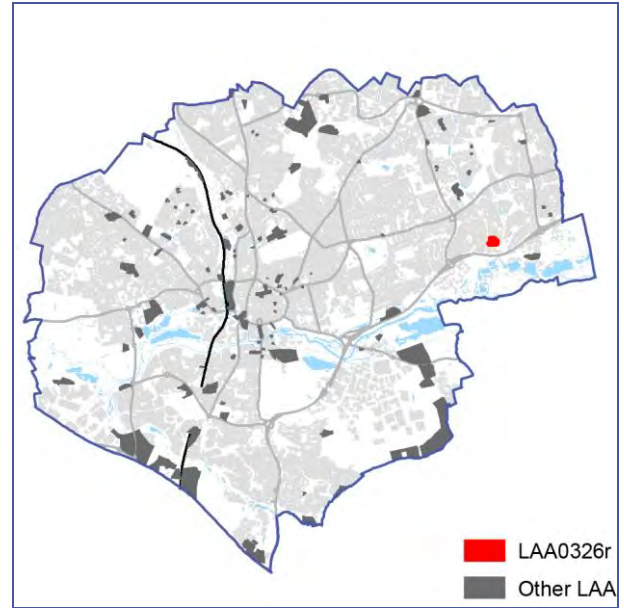
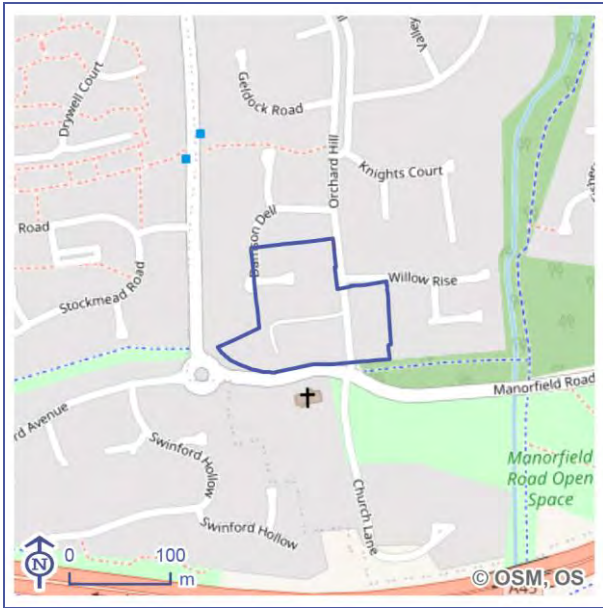
	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs Site is above 1ha.	++
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A
SA9a: Proximity of Designated Sites Site is within 3km of the Upper Nene Valley SPA, Ramsar Site and SSSI.	--

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	--
<p>ARCHAEOLOGICAL POTENTIAL The site is within an area which has potential for medieval settlement. To the south is All Saints Church II* with 14th century origins. The Priory is described as medieval manor house also with 14th century origins. To the west MNN21465 medieval activity was identified in the 1970's. Historic O/S refer to site of castle/remains of castle.</p> <p>HISTORIC ENVIRONMENT COMMENTARY Listed buildings on site - setting of LB's both on and adjacent to the site. The site is likely to be within an area of medieval settlement as demonstrated by the church, the manor house and the medieval finds. Little recent archaeological investigation has been undertaken and as such our information on the archaeological potential is limited. The open nature of the site forms part of the setting of the listed buildings as is the visual relationship between the buildings. and the historic village.</p> <p>SUMMARY The development of the site is likely to impact on the setting of the listed buildings and significantly disrupt their relationship with each other, resulting in harm to the heritage assets.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	+
<p>Site identified by NBC's LAA as wholly previously developed land and that part of the site has now been developed for housing. The remainder of the site yet to be developed contains up to 1ha of brownfield land.</p>	
SA15b: Avoid Loss of Greenfield Land	0
<p>Site identified by NBC's LAA as wholly previously developed land and that part of the site has now been developed for housing. The remainder of the site yet to be developed contains no greenfield land.</p>	
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA0326r Orchard Hill

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **14859**
 Yield (dw): **47**



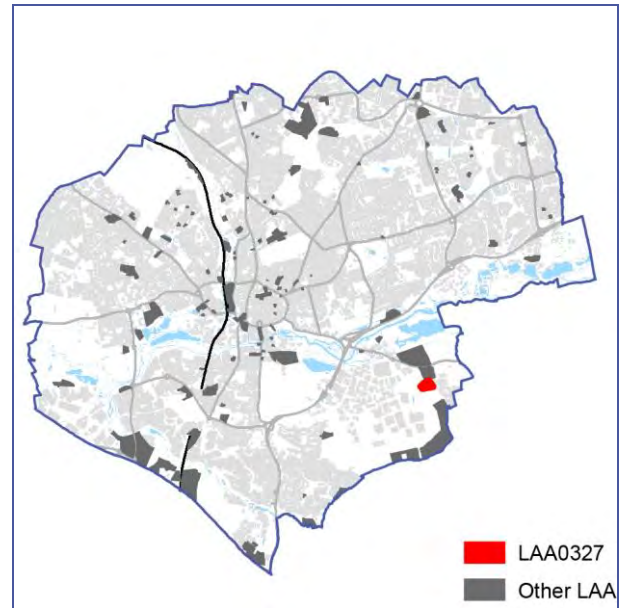
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
Site is located within 800m of local centres and within 2,000m of employment sites. It is noted that an employment area is located at the site which could be lost to development. However, if this employment land were to be lost the site would still be located within 2,000m of employment areas.	
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++

Site is located within 800m of local centres and within 2,000m of employment sites. It is noted that an employment area is located at the site which could be lost to development. However, if this employment land were to be lost the site would still be located within 2,000m of employment areas.

<p>SA9a: Proximity of Designated Sites</p> <p>The site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI.</p>	<p>--</p>
<p>SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space</p>	<p>N/A</p>
<p>SA11a: Impact on Cultural Heritage</p> <p>ARCHAEOLOGICAL POTENTIAL The site is within an area which has potential for medieval settlement. To the south is All Saints Church II* with 14th century origins. The Priory is described as medieval manor house also with 14th century origins. To the west MNN21465 medieval activity was identified in the 1970's. Historic O/S refer to site of castle/remains of castle.</p> <p>HISTORIC ENVIRONMENT COMMENTARY Listed buildings on site - setting of LB's both on and adjacent to the site. The site is likely to be within an area of medieval settlement as demonstrated by the church, the manor house and the medieval finds. Little recent archaeological investigation has been undertaken and as such our information on the archaeological potential is limited. The open nature of the site forms part of the setting of the listed buildings as is the visual relationship between the buildings. and the historic village.</p> <p>SUMMARY The development of the site is likely to impact on the setting of the listed buildings and significantly disrupt their relationship with each other, resulting in harm to the heritage assets.</p>	<p>--</p>
<p>SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)</p>	<p>-?</p>
<p>SA13a: Source Protection Zone (SPZ) or Contaminated Land</p>	<p>-?</p>
<p>SA14a: Flood Risk from Rivers</p>	<p>0</p>
<p>SA14b: Flood Risk from Groundwater</p>	<p>0</p>
<p>SA14c: Flood Risk from Surface Water</p>	<p>-</p>
<p>SA15a: Prioritise Use of Brownfield Land</p> <p>Site identified by NBC's LAA as wholly previously developed land and that part of the site has now been developed for housing. The remainder of the site yet to be developed contains up to 1ha of brownfield land.</p>	<p>+</p>
<p>SA15b: Avoid Loss of Greenfield Land</p> <p>Site identified by NBC's LAA as wholly previously developed land and that part of the site has now been developed for housing. The remainder of the site yet to be developed contains no greenfield land.</p>	<p>0</p>
<p>SA15c: Avoid Loss of High Quality Agricultural Land</p>	<p>0</p>
<p>SA15d: Avoid Sterilisation of Mineral Resources</p>	<p>0</p>
<p>SA15e: Avoid Risk from Land Instability</p>	<p>0</p>
<p>SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites</p>	<p>0</p>

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **36485**
 Yield (dw): **115**



SA1a: Housing Provision

NBC has estimated a capacity of 115 dwellings for this site.

SCORE
++

SA2a: Access to Sustainable Transport

Site is within 500m of cycle routes. The site is also within 500m of bus stops however these are not served by bus stops with at least a 15 minute frequency during weekday peak travel times.

-

SA2b: Proximity of Services and Facilities

Site is within 2,000m of an employment area.

+

SA3a: Proximity of Schools

Site is More than 500m from a primary school and more than 2,000m away from a secondary school.

--

SA4a: Proximity of Healthcare Facilities

Site is more than 800m from a healthcare facility

-

SA4b: Proximity of Open Space and Leisure Facilities

Site is within 800m of open spaces, including Brackmills Country Park located to the south-west of the site.

+

SA4c: Exposure to Low Air Quality and Noise

Site is not within an AQMA or within 50m of an 'A' road, motorway, railway line, or industrial area.

0

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre

Site is outside of Northampton town centre.

0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
Site is within 500m of cycle routes. The site is also within 500m of bus stops however these are not served by bus stops with at least a 15 minute frequency during weekday peak travel times.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	+
Site is within 2,000m of an employment area.	
SA9a: Proximity of Designated Sites	--
Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI. In addition, the majority of the site contains sub-optimal supporting habitat for the Golden Plover population of Upper Nene Valley Gravel Pits.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Development of this site would lead to loss of greenfield land that is not designated open space.	
SA11a: Impact on Cultural Heritage	--
<p>ARCHAEOLOGICAL POTENTIAL Excavations in the adjacent area have identified extensive Iron Age, Romano British and Saxon activity which are likely to extend into this area.</p> <p>HISTORIC ENVIRONMENT COMMENTARY The N & W areas have identified Ridge & Furrow. Part of the N and East boundaries border the Great Houghton Conservation Area and in proximity to LB's. Setting of these heritage assets will be a principle consideration. Informal footpath across site. Historic mapping shows building on north boundary which may have been associated with the Rectory - LB. Not clear if this survives in any form. Possible prehistoric, Romano British activity. HLC - other known archaeological.</p> <p>SUMMARY Development of this site has potential to result in the coalescence of the built up area with Great Houghton, impacting adversely on the village character and therefore the CA. The appraisal identified is current detachment from the built up area as part of its special interest. The site has potential to be archaeologically sensitive.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
It appears unlikely from 2011 Census data and layout of road network that a significant number of car commuters from the area of this site would be likely to pass through an AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
Site is not within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	0
None of the site falls within a groundwater flood risk area of level 'moderate' or above.	
SA14c: Flood Risk from Surface Water	0
None of the site falls within a 1 in 100 year surface water flood risk area.	
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
Site is wholly located within an area of Grade 3 (Good to Moderate) agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	0
None of the site falls within a Minerals Safeguarding Area or minerals extraction Conflict Consultation Buffer.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of Category C, D or E Ground Instability.	

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

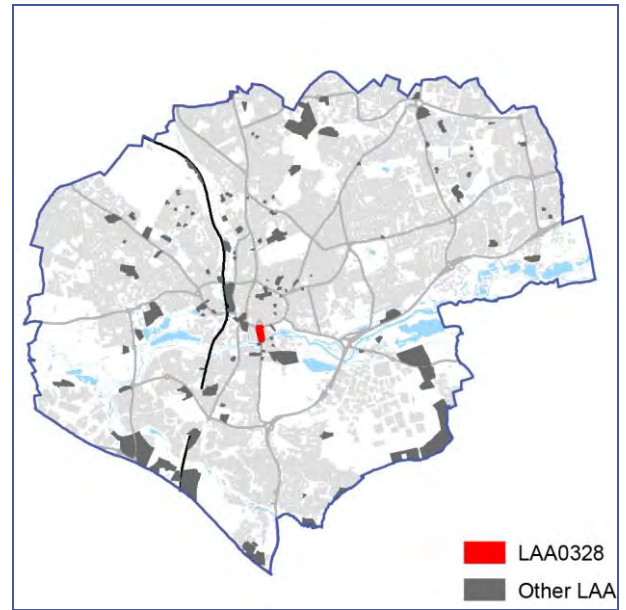
--?

The western quarter of the site is located within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.

LAA0328 Cattle Market Road

Site status: **Allocated**
 Proposed use: **Employment**

Site area (m2): **13066**
 Yield (dw): **0**



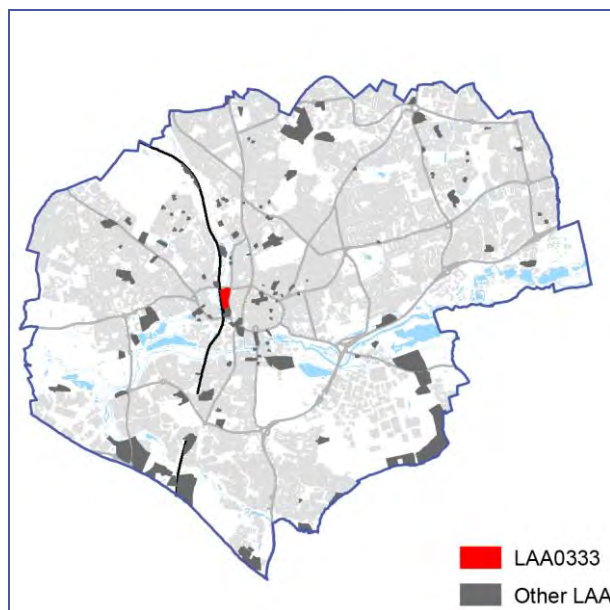
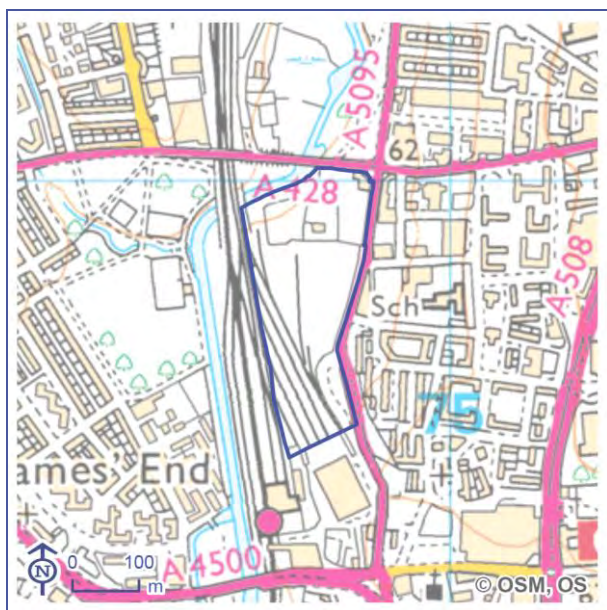
	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport	++
Site is within 2,000m of a railway station and within 500m of cycle routes. The site is also within 500m of bus stops including those served by routes 2 (15 minute frequency Mon-Sat) and route 19 (12 minute frequency Mon-Fri and 15 minute frequency in summer vacation).	
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	++
Site is above 1ha.	
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 2,000m of a railway station and within 500m of cycle routes. The site is also within 500m of bus stops including those served by route 2 (15 minute frequency Mon-Sat) and route 19 (12 minute frequency Mon-Fri and 15 minute frequency in summer vacation).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A

SA9a: Proximity of Designated Sites	-
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	-
<p>ARCHAEOLOGICAL POTENTIAL No known archaeological sites or in the vicinity. Site developed</p> <p>HISTORIC ENVIRONMENT COMMENTARY The former Latimer and Crick building and Southbridge are included on the current local list. Malt Shovel PH occupies part of site and has done since 1883.</p> <p>SUMMARY This is an important historic route into the town and surviving assets need to be retained and their setting respected.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	--
The majority of the site (approx. 70%) is located within Flood Zone 3 with the remainder located within Flood Zone 2.	
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	++
Site contains more than 1ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	0
Site does not contain any greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA0333 Northampton Railway Station (railfreight)

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **56788**
Yield (dw): **200**



SA1a: Housing Provision

NBC has identified a capacity of 200 dwellings for this site.

SCORE

++

SA2a: Access to Sustainable Transport

Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 16 (10 min frequency Mon to Sat), and 2, 3, 4, 8 and 21 (15 min frequency Mon to Sat).

++

SA2b: Proximity of Services and Facilities

Site is within 2,000m of employment areas and within 800m of local centres.

++

SA3a: Proximity of Schools

Site is within 300m of Spring Lane Primary School and within 2,000m of Northampton International Academy.

++

SA4a: Proximity of Healthcare Facilities

Site is within 800m of a healthcare facility.

+

SA4b: Proximity of Open Space and Leisure Facilities

Site is within 800m of open spaces, including Victoria Park located on the western side of the railway. The Site is also within 800m of Mount Baths Leisure Centre.

++

SA4c: Exposure to Low Air Quality and Noise

Site is within 50m of A Roads to the north and east. Site is also within 50m of a railway line to the west.

-

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre	+
The site is located within Northampton town centre. The site is predominantly brownfield, therefore development of the site for residential use would not result in the loss of commercial and retail uses within the town centre, but would contribute to the provision of a range of homes within the town centre.	
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 16 (10 min frequency Mon to Sat), and 2, 3, 4, 8 and 21 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 2,000m of employment areas and within 800m of local centres.	
SA9a: Proximity of Designated Sites	0
Site is not in proximity to any designated biodiversity or geodiversity site.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Online research and aerial imagery indicates development of this site would lead to loss of greenfield land to the north-west of the site, which is not designated open space.	
SA11a: Impact on Cultural Heritage	-
ARCHAEOLOGICAL POTENTIAL	
HISTORIC ENVIRONMENT COMMENTARY	
SUMMARY	
Based on the sensitivity of the site in relation to relevant heritage assets, the HIA rates the potential development capacity of the site as medium to the southern part (i.e. the part closest to Northampton Castle and precincts Scheduled Monument and listed Postern Gate) and high to the northern part. Since parts of the site only have medium development potential, potential minor negative effects (-) exist in relation to this SA objective. The HIA identifies scope to improve connectivity with the town centre; open up St Andrew's Road to increase urban permeability and open up views to heritage assets where possible.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	--?
It appears likely from 2011 Census data and layout of the road network that a significant number of car commuters from the area of this site would pass through the Zone 2 Victoria Promenade AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
Central parts of the site contains contaminated land.	
SA14a: Flood Risk from Rivers	-
The majority of the site is located within Flood Zone 2. In addition, a small part of the site (approx. 10%) is located within Flood Zone 3.	
SA14b: Flood Risk from Groundwater	-
The majority of the site is located within an area of 'moderate risk' to Groundwater Flooding. The remainder of the site is within areas of 'negligible', 'low risk' and 'very low risk' to groundwater flooding.	
SA14c: Flood Risk from Surface Water	-
Parts of the site (<50%) are within a 1 in 100 year surface water flood risk area.	
SA15a: Prioritise Use of Brownfield Land	++
Site contains more than 1ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site contains more than 1ha of greenfield land to the north-west of the site.	
SA15c: Avoid Loss of High Quality Agricultural Land	0
Site contains less than 1 hectare of agricultural land of Grade 4 or higher quality.	

SA15d: Avoid Sterilisation of Mineral Resources

0

None of the site falls within a Minerals Safeguarding Area or minerals extraction Conflict Consultation Buffer.

SA15e: Avoid Risk from Land Instability

0

None of the site contains areas of Category C, D or E Ground Instability.

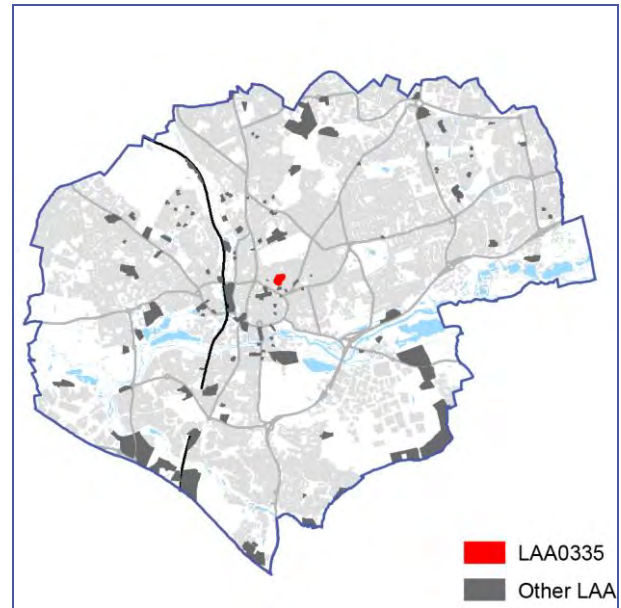
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

--

The northern half of the site is within 300m of an active or committed waste management facility.

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **8763**
 Yield (dw): **42**

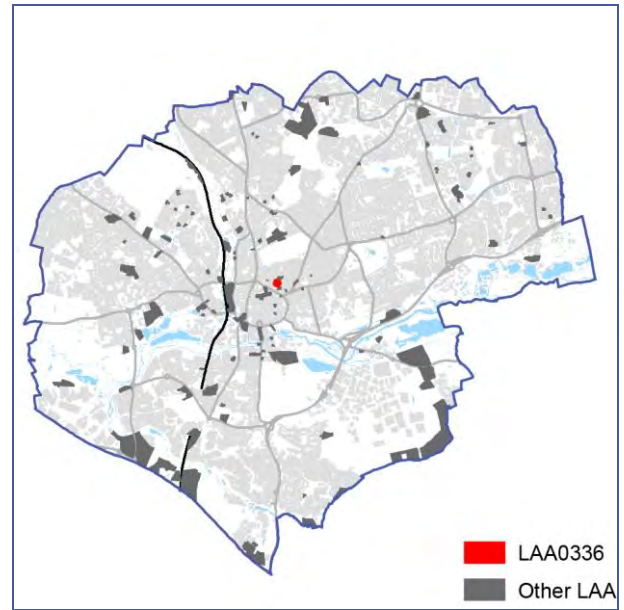


	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
Approximately half of the site (northern part) is within 500m of cycle routes. The site is also within 2,000m of Northampton Railway Station and within 500m of several bus stops, including those served by bus routes 19 (12 min frequency Mon to Sat at peak times) and 4, 8 and 21 (15 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	++
Site is within 2,000m of employment areas and within 800m of local centres.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	++
Site is within 800m of open spaces, including The Racecourse located to the north of the site. The site is also within 800m of Mounts Baths Leisure Centre.	
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Approximately half of the site (northern part) is within 500m of cycle routes. The site is also within 2,000m of Northampton Railway Station and within 500m of several bus stops, including those served by bus routes 19 (12 min frequency Mon to Sat at peak times) and 4, 8 and 21 (15 min frequency Mon to Sat).	

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 2,000m of employment areas and within 800m of local centres.	
SA9a: Proximity of Designated Sites	--
Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL</p> <p>Site formerly of terraced housing associated with B&S industry - demolished sometime after 1937. LCA identifies other known archaeological. Possible of alignment of town walls identified in the southern sector of the site. The south western portion of the site may contain the remains of the civil war defences MNN 135138.</p> <p>HISTORIC ENVIRONMENT COMMENTARY</p> <p>Boundary of Boot & Shoe conservation area borders three sides of the site. LB's within vicinity . CA appraisal will need to be taken into consideration. The site benefits from Full PP to south for retail development and to the N O/L pp for housing but neither have been commenced. View N to TA centre is important. There is potential for a development proposal to better reveal heritage assets. Character of conservation area and setting of LB will be important considerations.</p> <p>SUMMARY</p> <p>The form of development has the potential to impact on the character of the conservation area and therefore would need to respect the acknowledged character as identified in the appraisal and management plan. An inappropriate development form would result in harm to the heritage assets.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **3170**
 Yield (dw): **14**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities Site is within 800m of open spaces, including Holy Sepulchre Churchyard to the west of the site.	++
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++
SA9a: Proximity of Designated Sites	--

Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

?

ARCHAEOLOGICAL POTENTIAL

Site formerly of terraced housing associated with B&S industry - demolished sometime after 1937. LCA identifies other known archaeological. Possible of alignment of town walls identified in the southern sector of the site. The south western portion of the site may contain the remains of the civil war defences MNN 135138.

HISTORIC ENVIRONMENT COMMENTARY

Boundary of Boot & Shoe conservation area borders three sides of the site. LB's within vicinity . CA appraisal will need to be taken into consideration. The site benefits from Full PP to south for retail development and to the N O/L pp for housing but neither have been commenced. View N to TA centre is important. There is potential for a development proposal to better reveal heritage assets. Character of conservation area and setting of LB will be important considerations.

SUMMARY

The form of development has the potential to impact on the character of the conservation area and therefore would need to respect the acknowledged character as identified in the appraisal and management plan. An inappropriate development form would result in harm to the heritage assets.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

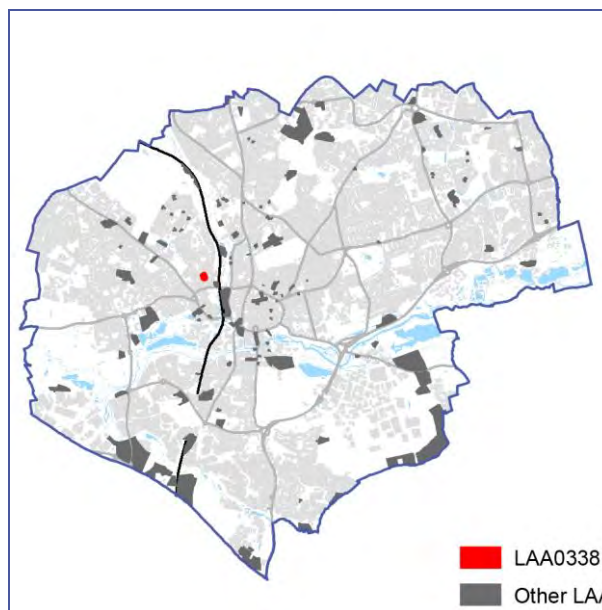
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA0338 Countess Road

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **3925**
 Yield (dw): **68**



■ LAA0338
 ■ Other LAA

SA1a: Housing Provision

SCORE

+

SA2a: Access to Sustainable Transport

++

The site is located within 500m of a national cycle route and bus stops served by routes 8 and 31 (15 min frequency Mon to Sat). The site is also located within 2,000m of Northampton railway station.

SA2b: Proximity of Services and Facilities

++

The site is located within 800m of the town centre and local centres and is within 2,000m of employment sites.

SA3a: Proximity of Schools

++

The site is located within 500m of St James Church of England Voluntary Aided Primary School and the eastern part of the site is within 1,000m of Northampton International Academy.

SA4a: Proximity of Healthcare Facilities

-

SA4b: Proximity of Open Space and Leisure Facilities

+

SA4c: Exposure to Low Air Quality and Noise

0

SA5a: Reduce Crime

0

SA6a: Economical Growth and Availability of Jobs

0

SA7a: Location Relative to Town Centre

0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport

++

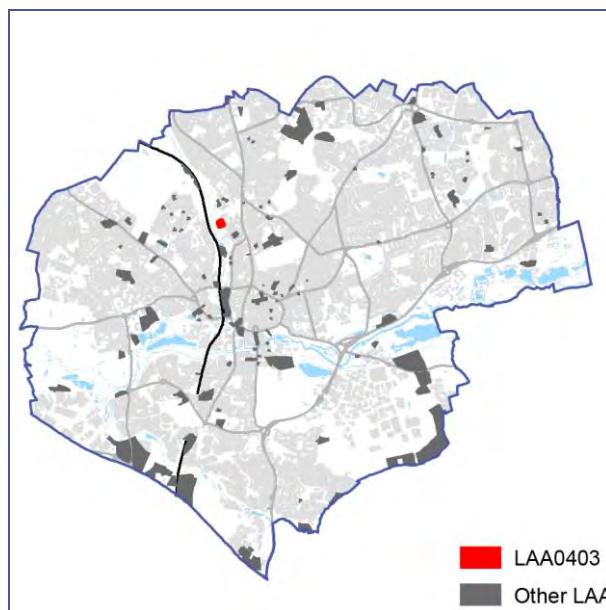
The site is located within 500m of a national cycle route and bus stops served by routes 8 and 31 (15 min frequency Mon to Sat). The site is also located within 2,000m of Northampton railway station.

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is located within 800m of the town centre and local centres and is within 2,000m of employment sites.	
SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL ENN 103909 Boot and Shoe Factory Lyttleton Road. HISTORIC ENVIRONMENT COMMENTARY Boot & Shoe factory on site and its heritage value needs to be considered. Retain.. ENN 103910 Watermill Survey ? The brook which runs through the site was likely a principle consideration for the location of the factory providing a ready supply of water for the boot and shoe factory which dates from 1907. SUMMARY The retention of the show factory within a development proposal will enable the historic industry to be celebrated and bring a related building back into use. Loss of the building will destroy the historic significance of the site.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	--
The majority of the site is located within Flood Zone 3.	
SA14b: Flood Risk from Groundwater	--
The site falls within an area at 'very high' risk to groundwater flooding.	
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	++
The site contains more than 1ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA0403 Allotments Studland Road

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **7151**
Yield (dw): **23**



SA1a: Housing Provision

SCORE

+

SA2a: Access to Sustainable Transport

++

The site is located within 500m of cycle routes and the majority of the site is located within 500m of bus stops that are served by routes 4 (15 min frequency Mon to Sat) and 19 (12 minute frequency Mon to Sat at peak times). The south of the site is also located within 2,000m of Northampton railway station.

SA2b: Proximity of Services and Facilities

++

The site is located within 2,000m of employment sites and is within 800m of a local centre.

SA3a: Proximity of Schools

-

SA4a: Proximity of Healthcare Facilities

+

SA4b: Proximity of Open Space and Leisure Facilities

+

SA4c: Exposure to Low Air Quality and Noise

0

SA5a: Reduce Crime

0

SA6a: Economical Growth and Availability of Jobs

0

SA7a: Location Relative to Town Centre

0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport

++

The site is located within 500m of cycle routes and the majority of the site is located within 500m of bus stops that are served by routes 4 (15 min frequency Mon to Sat) and 19 (12 minute frequency Mon to Sat at peak times). The south of the site is also located within 2,000m of Northampton railway station.

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

The site is located within 2,000m of employment sites and is within 800m of a local centre.

SA9a: Proximity of Designated Sites

-

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

--

The site is partially located on Studland Road allotments and on Kingsthorpe Nature Reserve. Development would lead to loss of part of the allotments and nature reserve.

SA11a: Impact on Cultural Heritage

-

ARCHAEOLOGICAL POTENTIAL

No known archaeological sites within the plot however the HER identifies a possible Romano British site to the south.

Archaeological potential unknown. MNN6383.

HISTORIC ENVIRONMENT COMMENTARY

Historic mapping shows predominantly agricultural landscape. Spring shown at centre of site, truncated by 1925. HLC - other known archaeological. The site forms part of a green finger of land in the Brampton valley reaching from the heart of the town, north to Brampton heath and offers an important link between assets.

SUMMARY

The site is green field and, whilst it has been used for allotments, the site has potential from an archaeological point of view.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

-

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

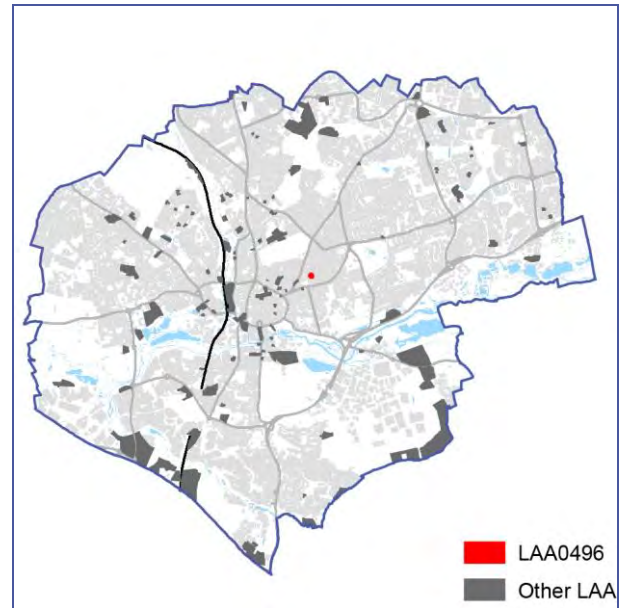
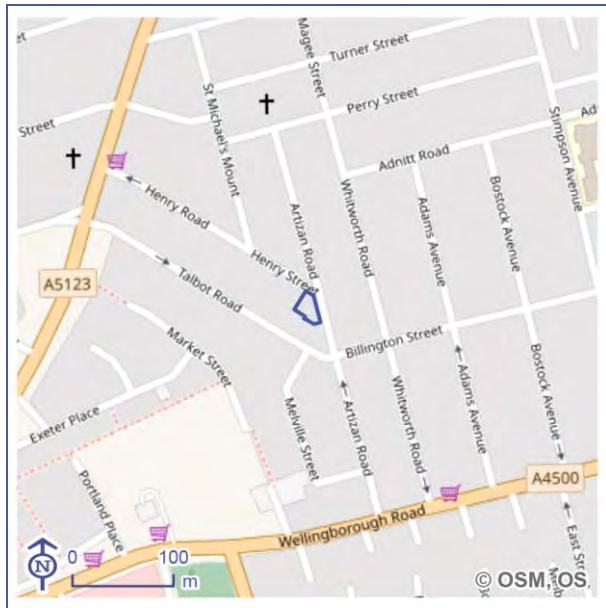
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA0496 57 Artizan Road

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **469**
 Yield (dw): **10**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
The site is located within 500m of cycle routes and bus stops served by routes 1 and 16 (10 min frequency Mon to Sat), and 2, 8 and 21 (15 min frequency Mon to Sat). The site is also located within 2,000m of Northampton railway station.	
SA2b: Proximity of Services and Facilities	++
The site is located within 800m of the town centre and local centres and 2,000m of employment sites.	
SA3a: Proximity of Schools	++
The eastern half of the site is located within 500m of Barry Primary School and is also within 1km of Northampton School for Boys.	
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
The site is located within 500m of cycle routes and bus stops served by routes 1 and 16 (10 min frequency Mon to Sat), and 2, 8 and 21 (15 min frequency Mon to Sat). The site is also located within 2,000m of Northampton railway station.	

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

The site is located within 800m of the town centre and local centres and 2,000m of employment sites.

SA9a: Proximity of Designated Sites

--

The site is located within 2km of the Upper Nene Valley Gravel Pits SPA and Ramsar site.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

-

ARCHAEOLOGICAL POTENTIAL

Boot & Shoe factory. HLC - too large scale to tell.

HISTORIC ENVIRONMENT COMMENTARY

Former Boot & Shoe factory forms part of a cluster making a positive contribution to the character of the CA. Formed part of B&S survey. Significant three storey corner building, part of character of CA. Assumed building will be retained. HLC - other known archaeological. Listed in the Boot 7 Shoe survey.

SUMMARY

The Boot & Shoe factory makes a positive contribution to the locality and character of the CA and therefore should be retained. Sensitive conversion required.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

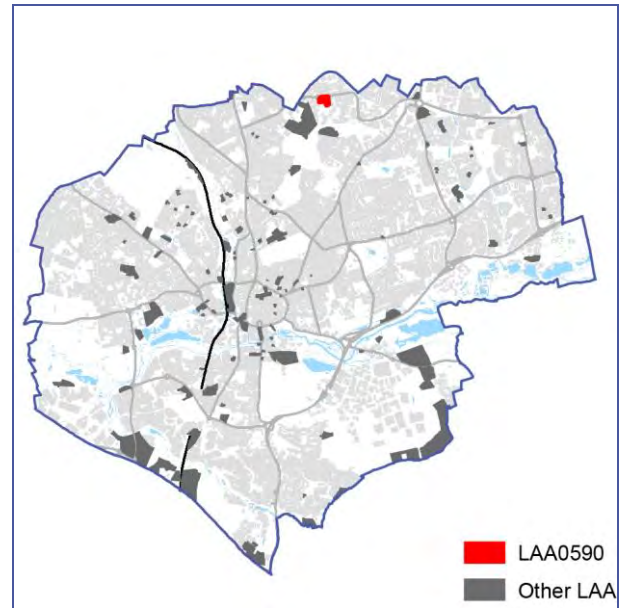
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA0590 Nationwide Building Society (adjacent car park)

Site status: **Not allocated**
 Proposed use: **Employment**

Site area (m2): **20754**
 Yield (dw): **0**



	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	++
Site is above 1ha.	
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

--

Site identified by NBC's LAA as wholly greenfield land. Development of site will lead to loss of all or part of Kings Park Road Natural/Semi-natural Open Space.

SA11a: Impact on Cultural Heritage

+

ARCHAEOLOGICAL POTENTIAL

Set within the former Moulton Park, a medieval deer park. Very little archaeological investigation carried out in this area. The archaeological potential is unknown but will have been damaged by the construction of the industrial estate.

HISTORIC ENVIRONMENT COMMENTARY

Moulton Park MNN137022. There is significant tree cover on the south east portion of the site which is likely associated with the Moulton Deer Park and therefore is historically significant. Historic mapping also shows the potential of the remains of a portion of a historic footpath across the site.

SUMMARY

Little of the historic features of the site remain, however there is opportunity to retain what does remain within a development proposal.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

0

Site does not contain any brownfield land.

SA15b: Avoid Loss of Greenfield Land

--

Site contains more than 1ha of greenfield land.

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

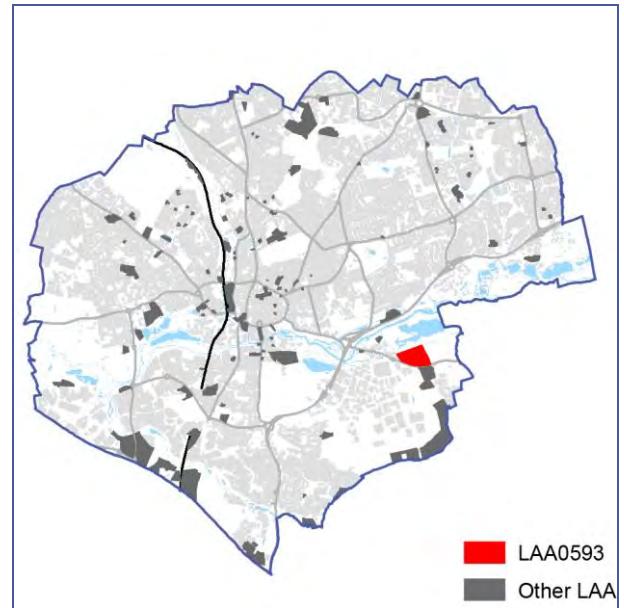
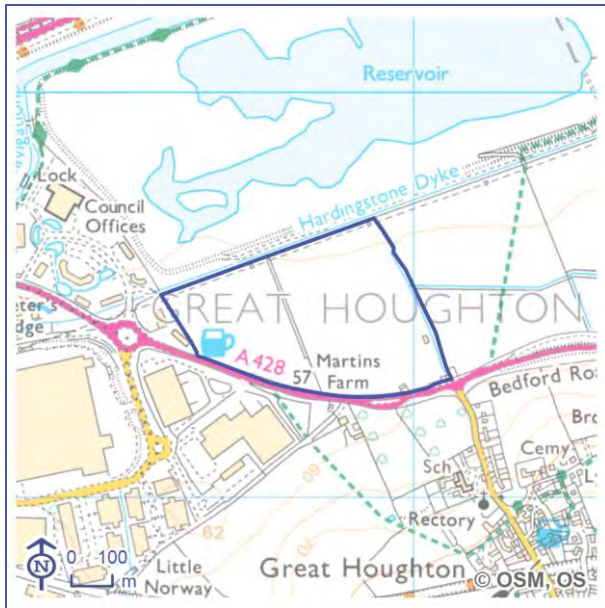
--?

Site is wholly within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.

LAA0593 North of Bedford Road

Site status: **Not allocated**
 Proposed use: **Employment**

Site area (m2): **198946**
 Yield (dw): **0**



	SCORE
<p>SA1a: Housing Provision Location of employment sites within the Borough assumed to not directly affect achievement of this objective.</p>	0
<p>SA2a: Access to Sustainable Transport The west of the site is within 500m of cycle routes. The site is also located within 500m of bus stops but these are not served by routes with at least a 15 minute frequency during weekdays. The site is not within 2,000m of a railway station.</p>	+
<p>SA2b: Proximity of Services and Facilities</p>	N/A
<p>SA3a: Proximity of Schools Location of employment sites within the Borough assumed to not directly affect achievement of this objective.</p>	0
<p>SA4a: Proximity of Healthcare Facilities Site is located within 100m of residential receptors to the southeast of the site.</p>	-?
<p>SA4b: Proximity of Open Space and Leisure Facilities</p>	N/A
<p>SA4c: Exposure to Low Air Quality and Noise</p>	N/A
<p>SA5a: Reduce Crime Location of employment sites within the Borough assumed to not directly affect achievement of this objective.</p>	0
<p>SA6a: Economical Growth and Availability of Jobs Site is more than 1ha.</p>	++
<p>SA7a: Location Relative to Town Centre Site is outside of Northampton town centre.</p>	0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
The west of the site is within 500m of cycle routes. The site is also located within 500m of bus stops but these are not served by routes with at least a 15 minute frequency during weekdays. The site is not within 2,000m of a railway station.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A
SA9a: Proximity of Designated Sites	--
The site is located adjacent to the Upper Nene Valley Gravel Pits SPA/Ramsar and SSSI and the Hardingstone Flood Storage Area LWS. In addition, the site contains optimal supporting habitat for Golden Plover.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Development of this site will lead to loss of greenfield land that is not designated as open space.	
SA11a: Impact on Cultural Heritage	--
<p>ARCHAEOLOGICAL POTENTIAL Ridge and furrow within the area. It lies adjacent to areas of known archaeological activity such as that identified in advance of the construction of the Decathlon building. The potential for archaeological activity is unclear. The adjacent areas contain archaeological activity. MNN13299 Ridge and furrow identified in Open Fields project Once part of a larger area. HLC - Other known archaeological.</p> <p>HISTORIC ENVIRONMENT COMMENTARY Historic O/S shows agricultural landscape and it remains undeveloped - greenfield site. Development of the site has potential to impact on the setting of the Great Houghton Conservation Area - the appraisal identifies its current detachment from the built up area as part of its special interest.</p> <p>SUMMARY Development of this site has potential to result in the coalescence with Great Houghton Village, impacting adversely on the character and setting of the village. The appraisal identified its current detachment from the build up area as part of its special interest.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	--?
It appears likely from 2011 census data and the layout of the road network that a significant number of car commuters from the site would pass through the Zone 2 Victoria Promenade AQMA and Zone 5 A45 London Road AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
The site is not within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	-
The majority of the site falls within an area at 'moderate' risk to groundwater flooding. The remainder of the site falls within areas at 'negligible', 'low' and 'very low' risk to groundwater flooding.	
SA14c: Flood Risk from Surface Water	-
A small proportion of the site (<50%) falls within a 1 in 100 year surface water flood risk area.	
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
The site is entirely greenfield and so contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
The site contains more than 1ha of Grade 3 (Good to Moderate) agricultural land in the south of the parcel. The remainder of the site contains Grade 4 (Poor) agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	--?
Site is wholly within a Sand and Gravel Safeguarding Area.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of Category C, D or E Ground Instability.	

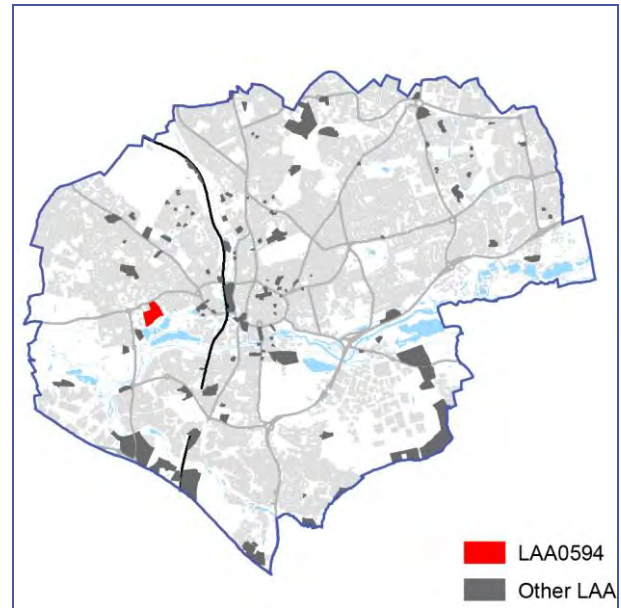
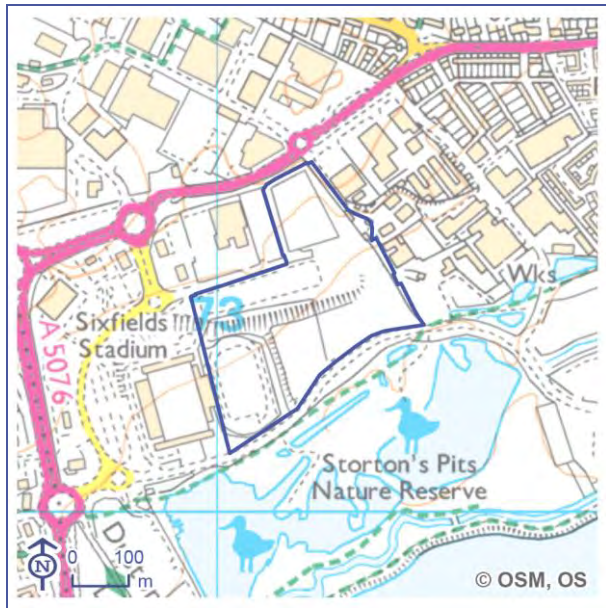
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

--?

The majority of the site (western part) is located within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.

Site status: **Allocated**
 Proposed use: **Employment**

Site area (m2): **101832**
 Yield (dw): **0**



	SCORE
<p>SA1a: Housing Provision Location of employment sites within the Borough assumed to not directly affect achievement of this objective.</p>	0
<p>SA2a: Access to Sustainable Transport Site is within 2,000m of Northampton Railway Station and within 500m of bus stops, including those served by bus route 19 (12 min frequency Mon to Sat at peak times). The majority of site is also within 500m of cycle routes, with the exception of the north-easternmost corner of site.</p>	++
<p>SA2b: Proximity of Services and Facilities</p>	N/A
<p>SA3a: Proximity of Schools Location of employment sites within the Borough assumed to not directly affect achievement of this objective.</p>	0
<p>SA4a: Proximity of Healthcare Facilities Site is not adjacent to or within 100m of existing sensitive receptors.</p>	0
<p>SA4b: Proximity of Open Space and Leisure Facilities</p>	N/A
<p>SA4c: Exposure to Low Air Quality and Noise</p>	N/A
<p>SA5a: Reduce Crime Location of employment sites within the Borough assumed to not directly affect achievement of this objective.</p>	0
<p>SA6a: Economical Growth and Availability of Jobs The site is above 1ha.</p>	++
<p>SA7a: Location Relative to Town Centre Site is outside of Northampton town centre.</p>	0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 2,000m of Northampton Railway Station and within 500m of bus stops, including those served by bus route 19 (12 min frequency Mon to Sat at peak times). The majority of site is also within 500m of cycle routes, with the exception of the north-easternmost corner of site.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A
SA9a: Proximity of Designated Sites	-
The majority of site, with the exception of the north-easternmost and north-westernmost parts of the site, is within 250m of locally designated biodiversity or geodiversity sites. These include the Storton's Pits LNR, Storton's Gravel Pits LWS and Duston Mill Meadow LWS.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Site identified by NBC's LAA as partially previously developed land which could therefore be redeveloped at this site. The majority of the site (southern part) is a former landfill site and therefore considered undeveloped, even though it is unclear as to whether the site was restored in compliance with development management procedures. Therefore, development of this site could result in some loss of greenfield land.	
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL Duston Roman town. The archaeological investigation carried out in part this area has identified the potential for Roman activity. The recent construction and development will have had an impact on survival but it shouldn't be discounted. Much of the southern portion of the site is currently undeveloped.</p> <p>HISTORIC ENVIRONMENT COMMENTARY Duston Roman town southern extent. Partially investigated by J Williams 1970-79. The EUS Duston shows the areas which were investigated. These identified a Roman settlement, road and cemetery. ENN103405, MNN115547</p> <p>SUMMARY The potential of this site is not currently known.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
It appears unlikely from 2011 Census data and layout of road network that a significant amount of car commuters to the area of this site would be likely to pass through an AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
Parts of site are within areas of contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	0
None of the site falls within a groundwater flood risk area of level 'moderate' or above.	
SA14c: Flood Risk from Surface Water	-
Parts of the site (>50%) are within 1 in 100 year surface water flood risk areas. These are primarily confined to the southwest of the site.	
SA15a: Prioritise Use of Brownfield Land	++
Site identified by NBC's LAA as partially previously developed land. Therefore, the site contains more than 1ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site identified by NBC's LAA as partially previously developed land. Therefore, the site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
The eastern part of site contains Grade 3 (Good to Moderate) agricultural land. Therefore, the site contains more than 1ha of Grade 3 (Good to Moderate) agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	-?
Southern half of site is within a Sand and Gravel Safeguarding Area.	

SA15e: Avoid Risk from Land Instability

-

Parts of the west of site contain Grade C Ground Instability. The remainder of site contains Grade B Ground Instability.

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

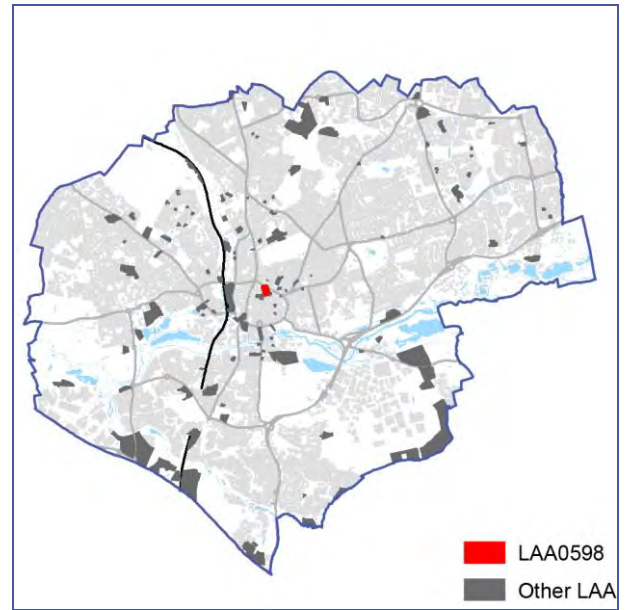
--

Site is wholly within 300m of an active or committed waste management facility. It is noted that a waste management facility present in the north of site and may be lost due to development on this site. However, if this facility were to be lost due to development on this site, the majority of site, with the exception of the northernmost and westernmost parts, would still be located within 300m of active or committed waste management facilities.

LAA0598 Car Park, Victoria Street

Site status: **Allocated**
 Proposed use: **Employment**

Site area (m2): **6251**
 Yield (dw): **0**



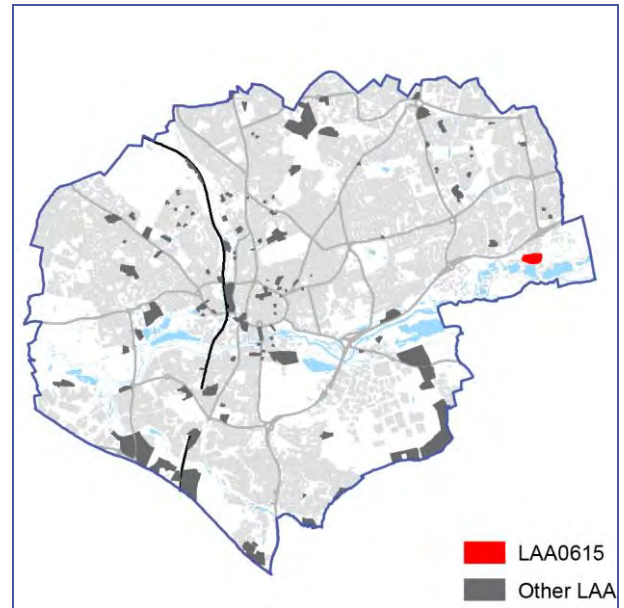
	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 16 (10 min frequency Mon to Sat), 2, 3, 4, 8 and 21 (15 min frequency Mon to Sat), and 19 (12 min frequency Mon to Sat at peak times).	
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	+
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 16 (10 min frequency Mon to Sat), 2, 3, 4, 8 and 21 (15 min frequency Mon to Sat), and 19 (12 min frequency Mon to Sat at peak times).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	-
ARCHAEOLOGICAL POTENTIAL	
HISTORIC ENVIRONMENT COMMENTARY	
SUMMARY	
The site is considered to have medium sensitivity towards the surrounding heritage assets. According to the HIA, particular attention ought to be given to the views of Holy Sepulchre Church and the Civic buildings, alongside potential buried archaeological evidence. Based on the sensitivity, the site could accommodate medium density development with carefully considered contextual architecture. Since the site has capacity for medium density development, potential minor negative effects (-) are identified in relation to this SA objective. The HIA identifies scope to enhance the significance of the Civic buildings and the Holy Sepulchre Church.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA0615 Crow Lane North

Site status: **Allocated**
Proposed use: **Employment**

Site area (m2): **29178**
Yield (dw): **0**

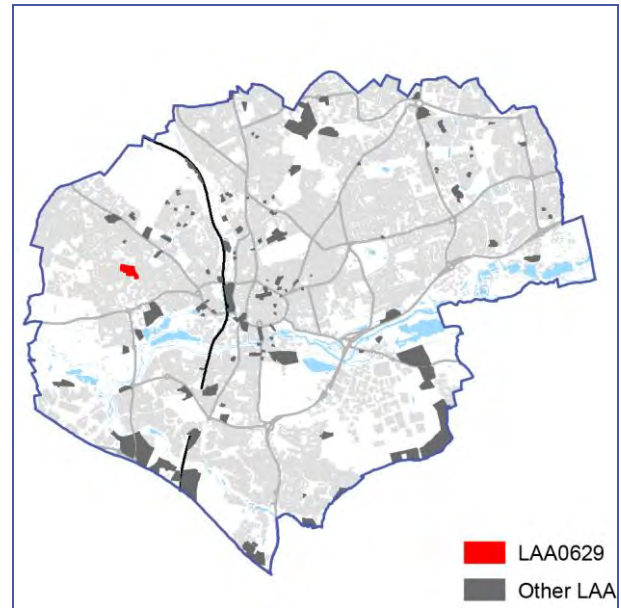


	SCORE
<p>SA1a: Housing Provision Location of employment sites within the Borough assumed to not directly affect achievement of this objective.</p>	0
<p>SA2a: Access to Sustainable Transport Site is within 500m of cycle routes. It is noted that the site is also within 500m of bus stops, however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.</p>	-
<p>SA2b: Proximity of Services and Facilities</p>	N/A
<p>SA3a: Proximity of Schools Location of employment sites within the Borough assumed to not directly affect achievement of this objective.</p>	0
<p>SA4a: Proximity of Healthcare Facilities The site is not located within close proximity to existing sensitive receptors such as houses, schools or hospitals however, the site is located close to the Billing Aquadrome Holiday Park. As the exact use of the site is unknown the effects on this are uncertain. Therefore it is judged that development at the site could have minor negative uncertain effects "-?" with regard to this SA Objective.</p>	-?
<p>SA4b: Proximity of Open Space and Leisure Facilities</p>	N/A
<p>SA4c: Exposure to Low Air Quality and Noise</p>	N/A
<p>SA5a: Reduce Crime Location of employment sites within the Borough assumed to not directly affect achievement of this objective.</p>	0
<p>SA6a: Economical Growth and Availability of Jobs Site is above 1ha.</p>	++
<p>SA7a: Location Relative to Town Centre Site is outside of Northampton town centre.</p>	0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
Site is within 500m of cycle routes. It is noted that the site is also within 500m of bus stops, however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A
SA9a: Proximity of Designated Sites	--
Site is located within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Site identified by NBC's LAA as wholly greenfield. Development of site could lead to loss of greenfield land not designated as open space.	
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL The archaeological activity identified to the northwest and south east of the study area suggests that there is a high potential for archaeological activity.</p> <p>HISTORIC ENVIRONMENT COMMENTARY MNN4510 A Roman pottery scatter has been noted and to the north Roman pottery and shallow ditches were discovered during pipe-laying in 1972. MNN916 An area of Iron Age and Roman settlement was identified during gravel digging from 1956 onwards. A number of kilns, as well as kiln furniture, were also identified.</p> <p>SUMMARY The heritage potential of the site is currently not known.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
It appears unlikely from 2011 census data and layout of road network that a significant number of car commuters from the area of this site would be likely to pass through an AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
Site is not within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	--
The majority of the site (>50%) is within Flood Zone 3. A small part of the site, along the eastern edge is within Flood Zone 2.	
SA14b: Flood Risk from Groundwater	-
The site is wholly within an area at 'Moderate Risk' to groundwater flooding.	
SA14c: Flood Risk from Surface Water	-
Parts of the site (<50%) is within a 1 in 100 year surface water flood risk area. These risk areas are predominantly in the south of the site.	
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site identified by NBC's LAA as wholly greenfield. Therefore, site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--
The site is wholly located within an area of Grade 2 agricultural land therefore, the site contains more than 1ha of Grade 2 (very good) agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	--?
The site is wholly within a Sand and Gravel Safeguarding Area.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of Category C, D or E Ground Instability.	
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--
Part of the site (south-east corner) is located within 300m of an active or committed waste management facility.	

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **58318**
 Yield (dw): **138**



SA1a: Housing Provision

NBC has estimated a capacity of 138 dwellings for this site.

SCORE
++

SA2a: Access to Sustainable Transport

Site is within 500m of cycle routes and within 500m of bus stops, however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.

+

SA2b: Proximity of Services and Facilities

The site is located within 800m of local centres and 2,000m of an employment site.

++

SA3a: Proximity of Schools

The east of the site is located within 500m of Chiltern Primary School and Hopping Hill Primary School, and the site is within 2km of The Duston School.

+

SA4a: Proximity of Healthcare Facilities

The site is located within 800m of a doctors surgery.

+

SA4b: Proximity of Open Space and Leisure Facilities

The site is located within 800m of Duston Sports Centre and open spaces including Mendip Road Playing Field and Bants Lane Allotments.

++

SA4c: Exposure to Low Air Quality and Noise

Site is not within an AQMA or within 50m of an 'A' road, motorway, railway line, or industrial area.

0

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre	0
Site is outside of Northampton town centre.	
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
Site is within 500m of cycle routes and within 500m of bus stops, however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is located within 800m of local centres and 2,000m of an employment site.	
SA9a: Proximity of Designated Sites	0
Site is not in proximity to any designated biodiversity or geodiversity site.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	++
Site is identified by NBC's LAA as wholly previously developed land. Aerial imagery and online research indicates that the site is disused.	
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL The site was evaluated and no archaeological activity was identified.</p> <p>HISTORIC ENVIRONMENT COMMENTARY SNN105349 Archaeological Evaluation: British Timken Works, Main Road, Duston, Northampton ASC 2005. The Duston conservation area is in close proximity.</p> <p>SUMMARY Although scale and massing has potential to impact on the CA.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	--?
It appears likely from 2011 census data and layout of the road network that a significant number of car commuters from the site would pass through the Zone 3 St James' Road AQMA, Zone 6 Campbell Square AQMA and Zone 2 Victoria Promenade AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
The site is wholly located within an area of contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	0
None of the site falls within a groundwater flood risk area of level 'moderate' or above.	
SA14c: Flood Risk from Surface Water	-
A small proportion of the site (<50%) falls within a 1 in 100 year surface water flood risk area.	
SA15a: Prioritise Use of Brownfield Land	++
The site contains more than 1 ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	0
The site contains no greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	0
Site contains less than 1 hectare of agricultural land of Grade 4 or higher quality.	
SA15d: Avoid Sterilisation of Mineral Resources	0
None of the site falls within a Minerals Safeguarding Area or minerals extraction Conflict Consultation Buffer.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of Category C, D or E Ground Instability.	

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

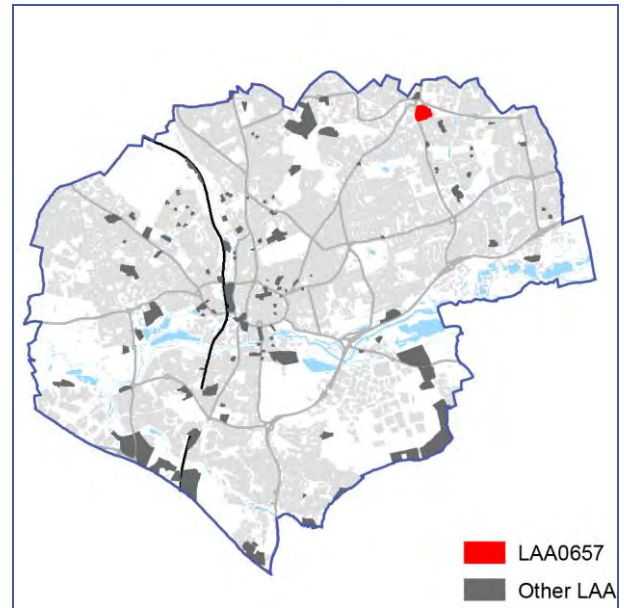
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None of the site falls within 300m of within an active or committed waste management facility, or industrial area in which the MWLP considers waste management uses to be acceptable.

LAA0657 Fraser Road

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **43662**
 Yield (dw): **140**



SA1a: Housing Provision

NBC has estimated a capacity of 140 dwellings.

SCORE
++

SA2a: Access to Sustainable Transport

The site is within 500m of a cycle route and within and within 500m of bus stops, including those served by routes 1 (10 min frequency Mon to Sat) and 2 (15 min frequency Mon to Sat).

+

SA2b: Proximity of Services and Facilities

The site is within 800m of a local centre and within 2,000m of an employment area.

++

SA3a: Proximity of Schools

The south-eastern half of the site is located within 500m of Thorplands Primary School and more than 1,000m from Weston Favell Academy.

+

SA4a: Proximity of Healthcare Facilities

Site is within 800m of a health care facility.

+

SA4b: Proximity of Open Space and Leisure Facilities

Site is within 800m of Thorplands park adjacent to the north-east of the site.

+

SA4c: Exposure to Low Air Quality and Noise

The A43 lies adjacent to the west of the site.

-

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre

Site is outside of Northampton town centre.

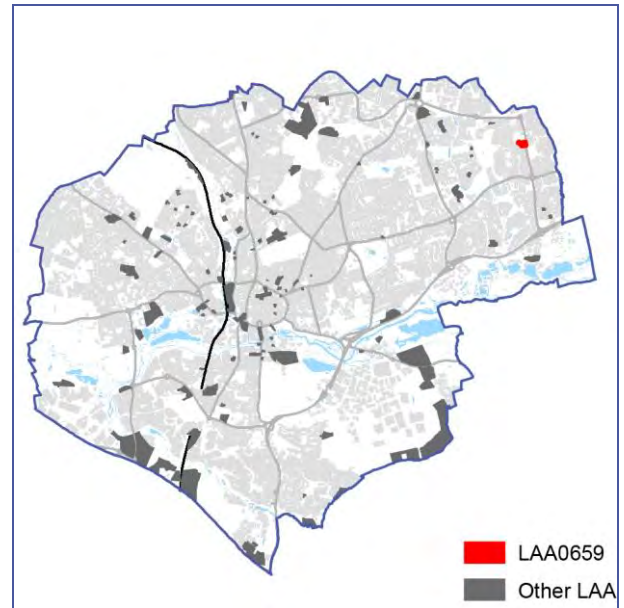
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SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
The site is within 500m of a cycle route and within and within 500m of bus stops, including those served by routes 1 (10 min frequency Mon to Sat) and 2 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is within 800m of a local centre and within 2,000m of an employment area.	
SA9a: Proximity of Designated Sites	0
Site is not in proximity to any designated biodiversity or geodiversity site.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
Redevelopment of this would lead to loss of part of Thorplands Park Amenity Green Space.	
SA11a: Impact on Cultural Heritage	-
ARCHAEOLOGICAL POTENTIAL	
Adjacent to an area of known Roman activity identified by excavation by Northamptonshire Archaeology in 2013. To the south west lies the site of a Roman building. This area has a high potential for archaeological activity. MNN 8140,104556 Unstratified Roman finds.	
HISTORIC ENVIRONMENT COMMENTARY	
Historic O/S shows a largely agricultural landscape with a building in the SW area which may had subsequently become 4 cottages. Unclear if any evidence of buildings remain. Tree cover significant and may justify a TPO.	
SUMMARY	
The site will be sensitive from a heritage point of view. The setting of the hexagonal cottages will be an important consideration. The site is archaeologically sensitive.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	--?
It appears likely from Census 2011 data and layout road network that a significant number of commuters are likely to pass through a number of AQMAs. These include Zone 2 Victoria Promenade and Zone 8 St. Michael's Road.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
Site is not within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	-
Approximately 1 quarter of the site (north-western part) is located within an area High Risk to groundwater flooding. The remainder of the site is located within areas at Negligible or Very Low Risk to groundwater flooding.	
SA14c: Flood Risk from Surface Water	0
A small proportion of the site <10% is located within an area at high risk from surface water flooding.	
SA15a: Prioritise Use of Brownfield Land	0
Aerial imagery and online research indicates the site has no brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
The Site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	0
Site contains less than 1 hectare of agricultural land of Grade 4 or higher quality.	
SA15d: Avoid Sterilisation of Mineral Resources	0
None of the site falls within a Minerals Safeguarding Area or minerals extraction Conflict Consultation Buffer.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of Category C, D or E Ground Instability.	
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--?
Approximately one third of the site (north-eastern part) is located within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.	

LAA0659 Great Meadow Road

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **8223**
 Yield (dw): **26**



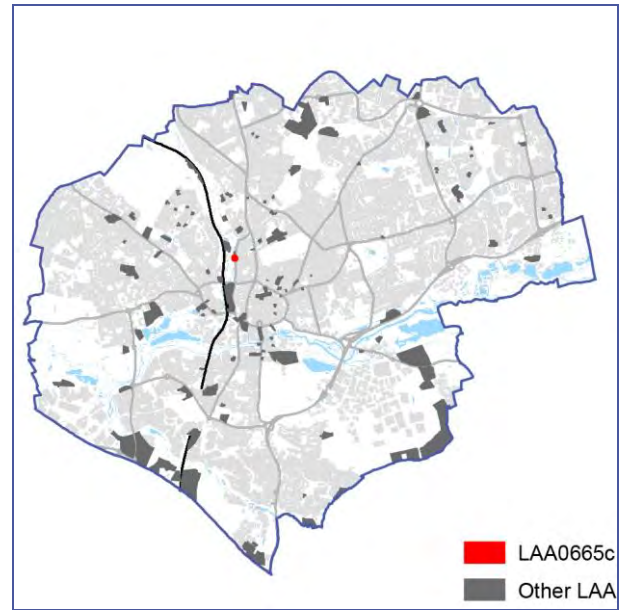
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
Site is within 500m of cycle routes and within 500m of several bus stops, including those served by bus routes 1 (10 min frequency Mon to Sat), 2 (15 min frequency Mon to Sat), and 21 (15 min frequency Mon to Fri).	
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 500m of cycle routes and within 500m of several bus stops, including those served by bus routes 1 (10 min frequency Mon to Sat), 2 (15 min frequency Mon to Sat), and 21 (15 min frequency Mon to Fri).	

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage ARCHAEOLOGICAL POTENTIAL Field walking identified Romano British pottery. HISTORIC ENVIRONMENT COMMENTARY ENN8785 Field walking Trinity Grammar School Archaeological Society. SUMMARY The heritage potential of the site is currently not known.	?
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA0665c 190-199 St Andrews Road

Site status: **Not allocated**
 Proposed use: **Employment**

Site area (m2): **1398**
 Yield (dw): **0**



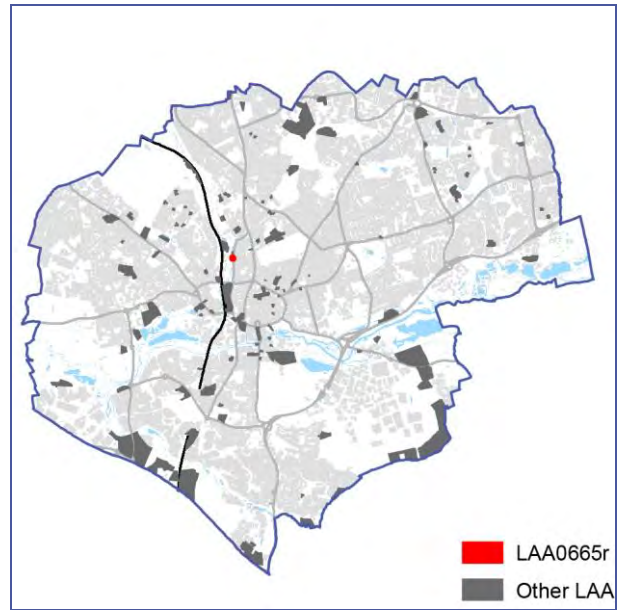
	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport	++
Site is within 2,000m of Northampton Railway Station and within 500m of cycle routes. The site is also within 500m of bus stops including those served by bus routes 16 (12min frequency Mon-Fri), 19 (12min frequency Mon to Fri), and 21 (15 min frequency Mon to Fri).	
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	+
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 2,000m of Northampton Railway Station and within 500m of cycle routes. The site is also within 500m of bus stops including those served by bus routes 16 (12min frequency Mon-Fri), 19 (12min frequency Mon to Fri), and 21 (15 min frequency Mon to Fri).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A

SA9a: Proximity of Designated Sites	-
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage ARCHAEOLOGICAL POTENTIAL None. HISTORIC ENVIRONMENT COMMENTARY MNN29592 Mill Race to the west. SUMMARY Whilst there is little on the site of historic significance, the location next to the Mill Race is and should be respected.	0
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	-
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites Site is wholly within 300m of an active or committed waste management facility.	--

LAA0665r 190-199 St Andrews Road

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1398**
 Yield (dw): **5**



SA1a: Housing Provision

SCORE
+

SA2a: Access to Sustainable Transport

Site is within 2,000m of Northampton Railway Station and within 500m of cycle routes. The site is also within 500m of bus stops including those served by bus routes 16 (12min frequency Mon-Fri), 19 (12min frequency Mon to Fri), and 21 (15 min frequency Mon to Fri).

++

SA2b: Proximity of Services and Facilities

Site is within 800m of local centres and within 2,000m of employment areas.

++

SA3a: Proximity of Schools

Site is within 500m of Castle Academy Primary School and within 1,000m of Northampton International Academy Secondary School.

++

SA4a: Proximity of Healthcare Facilities

+

SA4b: Proximity of Open Space and Leisure Facilities

+

SA4c: Exposure to Low Air Quality and Noise

-

SA5a: Reduce Crime

0

SA6a: Economical Growth and Availability of Jobs

0

SA7a: Location Relative to Town Centre

0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport

Site is within 2,000m of Northampton Railway Station and within 500m of cycle routes. The site is also within 500m of bus stops including those served by bus routes 16 (12min frequency Mon-Fri), 19 (12min frequency Mon to Fri), and 21 (15 min frequency Mon to Fri).

++

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

Site is within 800m of local centres and within 2,000m of employment areas.

SA9a: Proximity of Designated Sites

-

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

0

ARCHAEOLOGICAL POTENTIAL

None.

HISTORIC ENVIRONMENT COMMENTARY

MNN29592 Mill Race to the west.

SUMMARY

Whilst there is little on the site of historic significance, the location next to the Mill Race is and should be respected.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

-

SA14b: Flood Risk from Groundwater

-

SA14c: Flood Risk from Surface Water

-

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

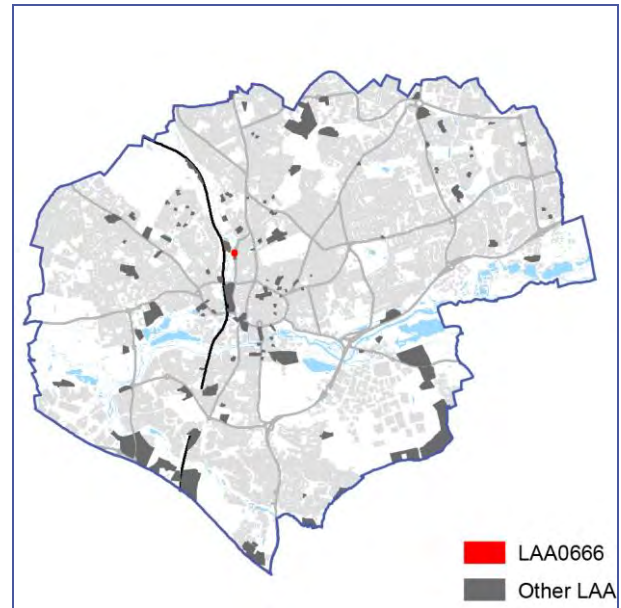
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

--

Site is wholly within 300m of an active or committed waste management facility.

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1629**
 Yield (dw): **22**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
The site is located within 2,000m of a railways station and within 500m of bus stops that are served by route 4 (15 min frequency Mon to Sat). The east of the site is also within 500m of cycle routes.	
SA2b: Proximity of Services and Facilities	++
The site is located within 800m of the town centre, within 800m of local centres and within 2,000m of employment areas.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
The site is located within 2,000m of a railways station and within 500m of bus stops that are served by route 4 (15 min frequency Mon to Sat). The east of the site is also within 500m of cycle routes.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is located within 800m of the town centre, within 800m of local centres and within 2,000m of employment areas.	

SA9a: Proximity of Designated Sites	-
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL None.</p> <p>HISTORIC ENVIRONMENT COMMENTARY MNN29592 Mill Race to the west.</p> <p>SUMMARY Whilst there is little on the site of historic significance, the location next to the Mill Race is and should be respected.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	-
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--
<p>The site is wholly located within 300m of an active or committed waste management facility.</p>	

LAA0672 Tunnel Hill Cottages, Rothersthorpe Road

Site status: **Not allocated**

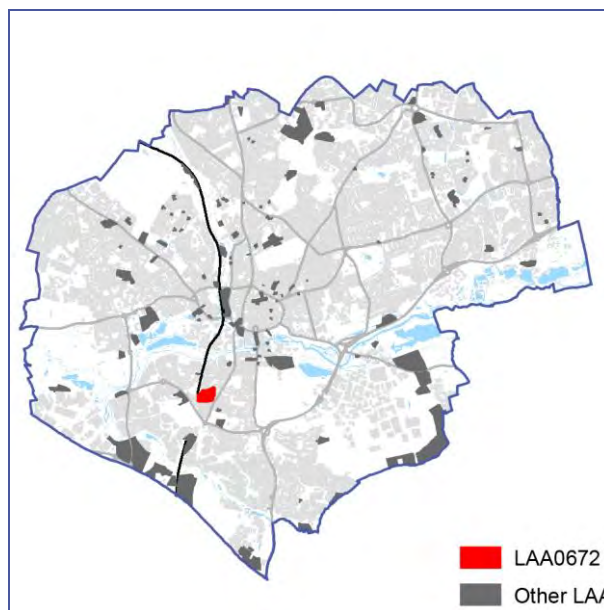
Site area (m2):

47460

Proposed use: **Residential**

Yield (dw):

139



SCORE

SA1a: Housing Provision

++

NBC has estimated a capacity of 139 dwellings for this site.

SA2a: Access to Sustainable Transport

++

Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of bus stops, including those served by bus route 3 (15 min frequency Mon to Sat).

SA2b: Proximity of Services and Facilities

++

North-eastern corner of site is within 800m of Northampton town centre. The site is also within 2,000m of employment areas within 800m of local centres.

SA3a: Proximity of Schools

++

Over half of the site (northeast and western parts) is within 500m of primary schools. Site is also within 1,000m of Abbeyfield Secondary School.

SA4a: Proximity of Healthcare Facilities

+

The majority of site, with the exception of part of the west of site, is within 800m of healthcare facilities.

SA4b: Proximity of Open Space and Leisure Facilities

++

Site is within 800m of open space and the southern fringe of site is within 800m of Danes Camp Leisure Centre.

SA4c: Exposure to Low Air Quality and Noise

0

Site is not within an AQMA or within 50m of an 'A' road, motorway, railway line, or industrial area.

SA5a: Reduce Crime

0

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

SA6a: Economical Growth and Availability of Jobs

0

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

SA7a: Location Relative to Town Centre	0
Site is outside of Northampton town centre.	
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of bus stops, including those served by bus route 3 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
North-eastern corner of site is within 800m of Northampton town centre. The site is also within 2,000m of employment areas within 800m of local centres.	
SA9a: Proximity of Designated Sites	-
Southwest corner of site is within 250m of the Hunsbury Hill Country Park LWS.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Site identified by NBC's LAA as wholly greenfield land which could therefore be lost due to development of this site.	
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL Romano-British well, probable romano-british settlement, reference to Banbury Lane No2 quarry, EH parks enhancement register, Camp Pit? - relates to hillfort. DBA 2003 Tunnel Hill farm. LCA identifies other know archaeological. Our records show that the area has been quarried potentially removing any archaeological remains.</p> <p>HISTORIC ENVIRONMENT COMMENTARY TPO in south east of site. There are no designated heritage assets in the vicinity, the cottages are later than the railway but may have an association wit the use of the land as allotments.</p> <p>SUMMARY There is limited historical potential with regard to this site.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
It appears unlikely from 2011 Census data and layout of road network that a significant amount of car commuters from the area of this site would be likely to pass through an AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
Part of the northeast of the site is within an area of contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	0
None of the site falls within a groundwater flood risk area of level 'moderate' or above.	
SA14c: Flood Risk from Surface Water	-
Parts of the site (<50%) are within 1 in 100 year surface water flood risk areas. These are primarily confined to the north-eastern corner, western edge and centre of site.	
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site identified by NBC's LAA as wholly greenfield land. Therefore, the site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
The majority of site, with the exception of the easternmost fringe, contains Grade 3 (Good to Moderate) agricultural land. Therefore, the site contains more than 1ha of Grade 3 (Good to Moderate) agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	0
None of the site falls within a Minerals Safeguarding Area or minerals extraction Conflict Consultation Buffer.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of Category C, D or E Ground Instability.	

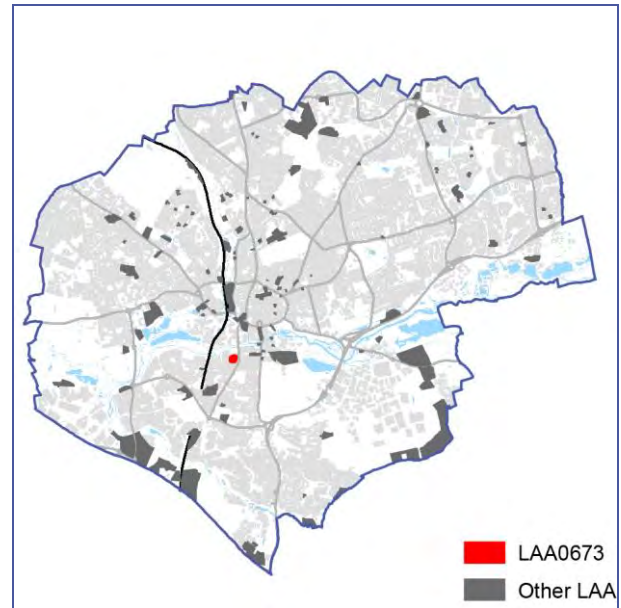
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

None of the site falls within 300m of an active or committed waste management facility, or industrial area in which the MWLP considers waste management uses to be acceptable.

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **4971**
 Yield (dw): **20**



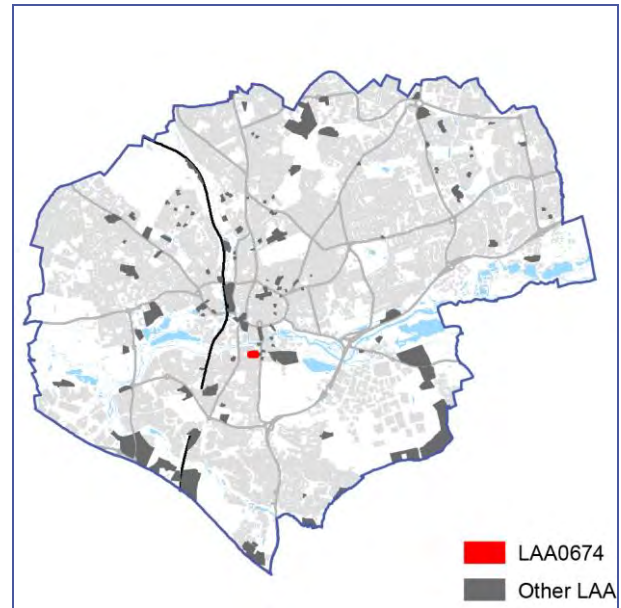
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
The site is within 500m of a national cycle route and bus stops served by route 2 which has a 15 minute frequency Monday to Saturday. The site is also located within 2,000m of Northampton railway station.	
SA2b: Proximity of Services and Facilities	++
The site is located within 800m of the town centre and a local centre, and is adjacent to an employment site.	
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
The site is within 500m of a national cycle route and bus stops served by route 2 which has a 15 minute frequency Monday to Saturday. The site is also located within 2,000m of Northampton railway station.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is located within 800m of the town centre and a local centre, and is adjacent to an employment site.	

SA9a: Proximity of Designated Sites	-
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	-
<p>ARCHAEOLOGICAL POTENTIAL Site developed. HLC - other known archaeological. HISTORIC ENVIRONMENT COMMENTARY School has existed on site since 1883 and includes the original buildings (non-designated asset). These buildings should be retained. Historically land may have formed part of grounds of manor House. West end fields Hardingstone Parish. One of the two medieval open field systems within the parish. In existence at least as early as 1583 and probably about 1220</p> <p>SUMMARY The school buildings offer context for the history of Far Cotton and retaining them will make a positive contribution to the locality.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	--
The site is wholly located within Flood Zone 3.	
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA0674 Depot Cotton End

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **7028**
 Yield (dw): **28**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
The site is located within 500m of a national cycle route and bus stops served by route 3 which has a 15 minute frequency Monday to Saturday. The site is also located within 2,000m of Northampton railway station.	
SA2b: Proximity of Services and Facilities	++
The site is adjacent to the town centre and a local centre and is within 2,000m of employment sites.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
The site is located within 500m of a national cycle route and bus stops served by route 3 which has a 15 minute frequency Monday to Saturday. The site is also located within 2,000m of Northampton railway station.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is adjacent to the town centre and a local centre and is within 2,000m of employment sites.	

SA9a: Proximity of Designated Sites

--

The site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar site and is also within 250m of the Grand Union Canal Local Wildlife Site.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

-

ARCHAEOLOGICAL POTENTIAL

Site partially developed but identification of burials in the adjacent site makes it more sensitive. Possible building recording of the LNWR shed. Archaeological potential unknown. HLC - other known archaeological.

HISTORIC ENVIRONMENT COMMENTARY

Railway land since 1883 with shed on N boundary shown on 1883 map (non-designated heritage asset) subsequent maps show gradual increase of buildings and tracks. West end fields Hardingstone Parish, one of the two medieval open field systems within the Parish. In existence at least as early as 1583 and probable about 1220. Shed related to the general industrial system that operated within and around the Cotton End area. Building recording of shed.

SUMMARY

There is potential for a development to enable further investigation which could assist in furthering our understanding of the site and the wider area. Development should respect the history of the site

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

SA14a: Flood Risk from Rivers

--

Apart from a small area in the centre of the site, the site is almost wholly located within Flood Zone 3.

SA14b: Flood Risk from Groundwater

-

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

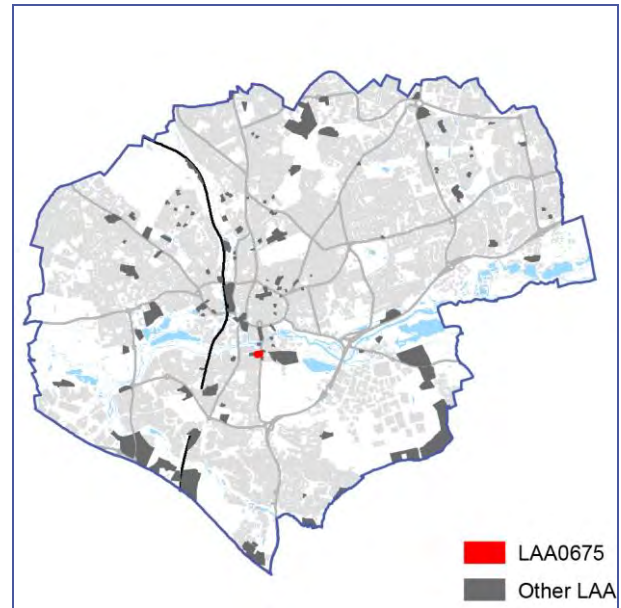
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA0675 GTMR Depot Cotton End East

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **3642**
 Yield (dw): **16**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
The site is located within 500m of a national cycle route and bus stops served by route 2 which has a 15 minute frequency Monday to Saturday. The site is also located within 2,000m of Northampton railway station.	
SA2b: Proximity of Services and Facilities	++
The site is located adjacent to the town centre and another local centre and is within 2,000m of employment sites.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
The site is located within 500m of a national cycle route and bus stops served by route 2 which has a 15 minute frequency Monday to Saturday. The site is also located within 2,000m of Northampton railway station.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is located adjacent to the town centre and another local centre and is within 2,000m of employment sites.	

SA9a: Proximity of Designated Sites

--

The site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar site and is within 250m of the Grand Union Canal Local Wildlife Site.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

-

ARCHAEOLOGICAL POTENTIAL

Site partially developed but identification of burials in the adjacent site makes it more sensitive. Archaeological potential unknown Undated inhumation. HLC - other known archaeological. Adjacent to the London- Derby Road. HLC - other known archaeological.

HISTORIC ENVIRONMENT COMMENTARY

Railway land since 1883 with shed on N boundary shown on 1883 map. Subsequent maps show gradual increase of buildings and tracks. West End fields Hardingstone Parish, Undated inhumations.

SUMMARY

There is potential for a development to enable further investigation which could assist in furthering our understanding of the site and the wider area. Development should respect the history of the site.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

--

The site is wholly located within Flood Zone 3.

SA14b: Flood Risk from Groundwater

-

SA14c: Flood Risk from Surface Water

-

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

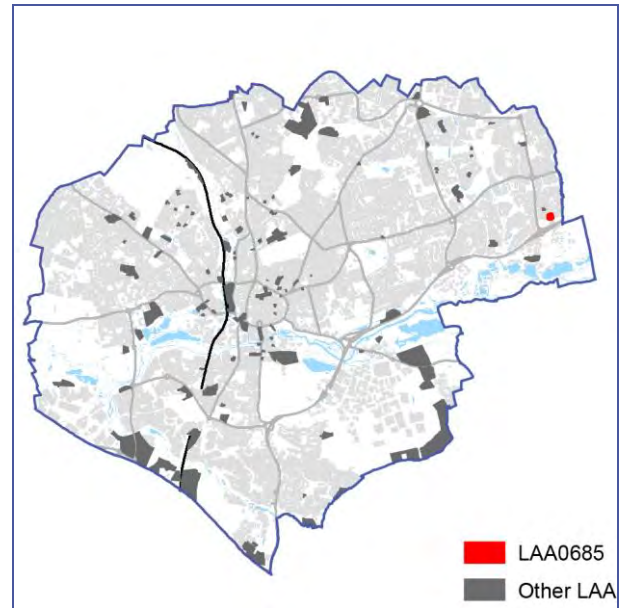
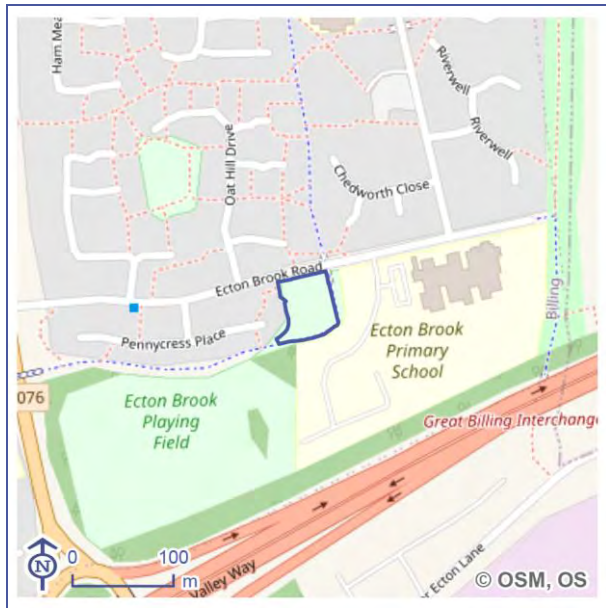
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

--

The site is located within 300m of an active or committed waste management site.

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **3035**
 Yield (dw): **12**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA9a: Proximity of Designated Sites Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSI. Approximately two thirds of the site	--

(western part) is within 250m of Ecton Brook Park LWS.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

--

Site is identified by NBC's LAA as wholly greenfield. Development of site would lead to loss of part of Ecton Brook Playing Fields Amenity Green Space.

SA11a: Impact on Cultural Heritage

0

ARCHAEOLOGICAL POTENTIAL

Albion Archaeology Ecton Brook Playing Fields, Great Billing Way, Northampton: Archaeological Field Investigation, 2016 in association with N/2015/1249 Planning permission (N/2015/1249) was granted by Northampton Borough Council for a housing development at Ecton Brook Playing Fields, off Great Billing Way, Northampton to the south of the site. The relatively sparse results indicate a low potential for activity in this area.

HISTORIC ENVIRONMENT COMMENTARY

SNN110642 Archaeological Investigation. ENN 108440 Koziminski, M., 2016, Ecton Brook Playing Fields, Great Billing Way, Northampton: Archaeological Field Investigation, 2016 Further work took place but report not available.

SUMMARY

The historic significance of the site is limited.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

-

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

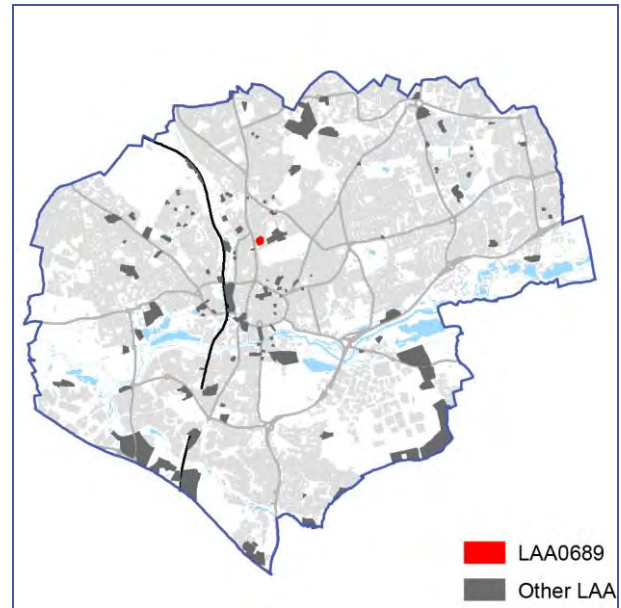
--

Approximately 20% of the site (south western corner) is within 300m of an active or committed waste management facility.

LAA0689 Nene Enterprise Centre, Freehold Street

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **3624**
 Yield (dw): **14**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of a number of several bus stops, including those served by bus routes 16 (12 min frequency Mon-Fri), 21 (15 min frequency Mon to Fri) and 19 (12 min frequency Mon to Fri and 15 min frequency during university summer vacation).	
SA2b: Proximity of Services and Facilities	++
Site is within 800m of a number of local centres. The site is also located within 2,000m of several employment areas, including one adjacent to the northwest of site. It is noted that the site partially contains an employment area that could be lost to development on the site. However, if this were lost the site would still be within 2,000m of employment areas.	
SA3a: Proximity of Schools	++
Approximately half the site (eastern part) is within 500m of Malcolm Arnold Preparatory School. The entire site is within 1,000m of Malcolm Arnold Academy Secondary School.	
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of a number of several bus stops, including those served by bus routes 16 (12 min frequency Mon-Fri), 21 (15 min frequency	

Mon to Fri) and 19 (12 min frequency Mon to Fri and 15 min frequency during university summer vacation).

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

Site is within 800m of a number of local centres. The site is also located within 2,000m of several employment areas, including one adjacent to the northwest of site. It is noted that the site partially contains an employment area that could be lost to development on the site. However, if this were lost the site would still be within 2,000m of employment areas.

SA9a: Proximity of Designated Sites

0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

?

ARCHAEOLOGICAL POTENTIAL

HISTORIC ENVIRONMENT COMMENTARY

SUMMARY

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

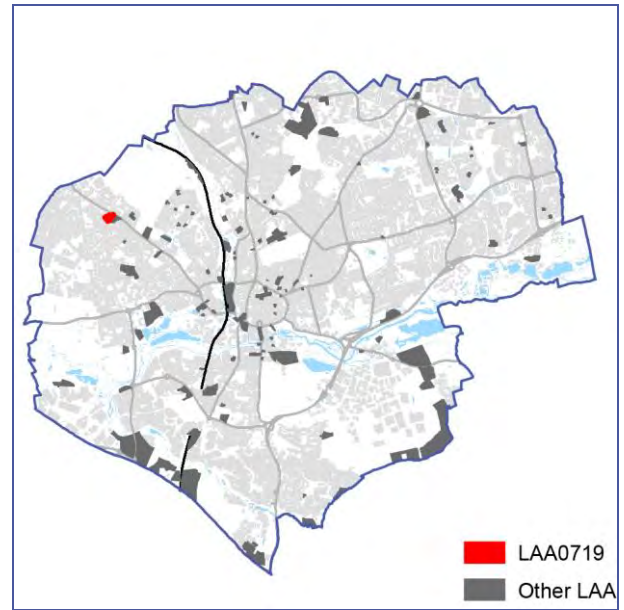
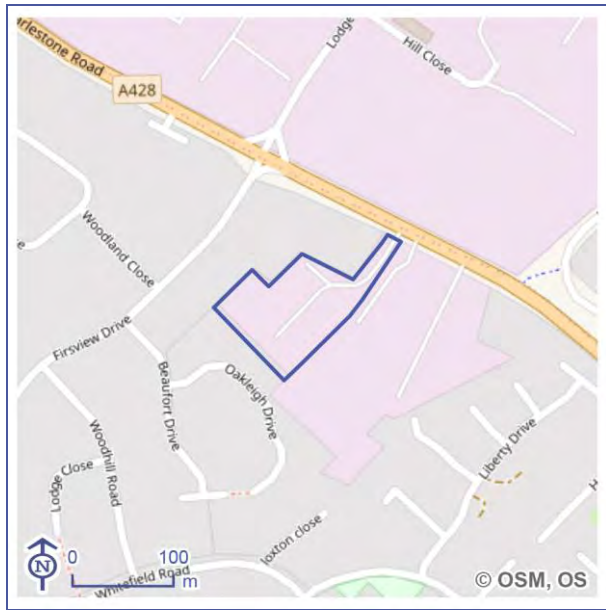
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA0719 Car Garage Workshops, 409 Harlestone Road

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **10896**
 Yield (dw): **35**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
The site is within 800m of local centres. The site is also within 2,000m of employment areas, including one across the road to the north of site. It is noted that the site partially contains an employment area that could be lost to development on the site. However, if this were lost the site would still be within 2,000m of employment areas.	
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	++
Site is within 800m of Duston Sports centre and a number of open spaces.	
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is within 800m of local centres. The site is also within 2,000m of employment areas, including one across the road to the north of site. It is noted that the site partially contains an employment area that could be lost to development on the	

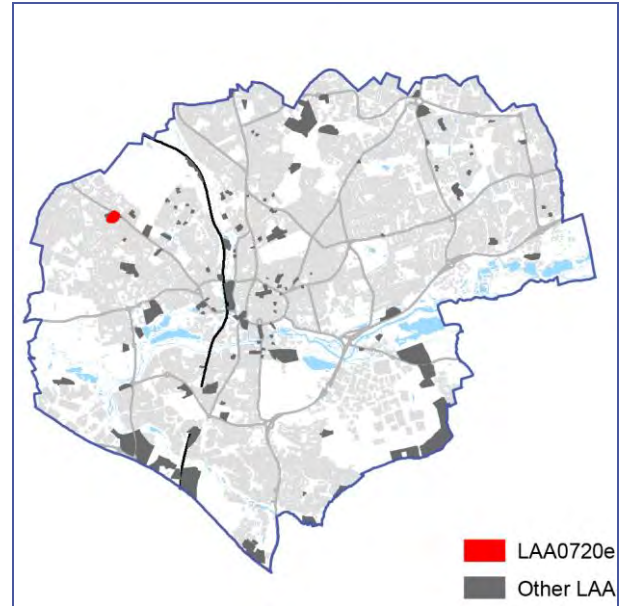
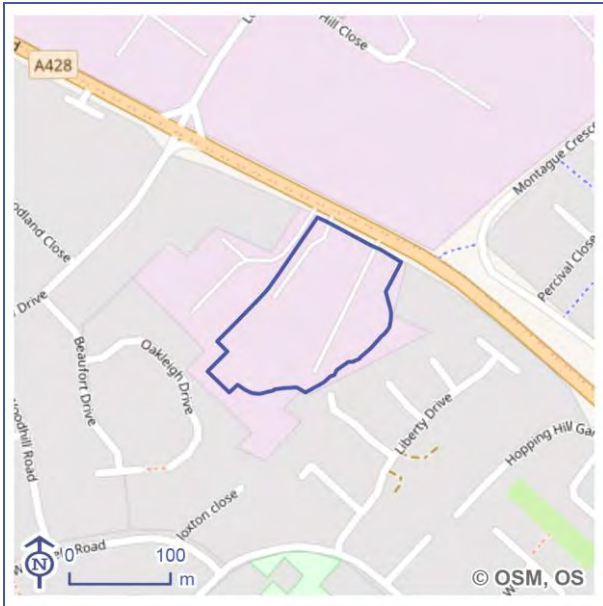
site. However, if this were lost the site would still be within 2,000m of employment areas.

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL MNN13519 Hopping Hill Brickworks 1877-1927 disused 1940 4 kilns 1883 gone 1901. Potential for brick infrastructure to survive below ground. HISTORIC ENVIRONMENT COMMENTARY The site has archaeological potential relating to previous uses relating to the brickworks. Historic O/S maps show locations of 4 down draught kilns. SUMMARY The site has archaeological potential and impact of development will need to be evaluated.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	++
<p>Site is identified by NBC's LAA as wholly previously developed land. Therefore, the site contains more than 1ha of brownfield land.</p>	
SA15b: Avoid Loss of Greenfield Land	0
<p>Site does not contain any greenfield land.</p>	
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--?
<p>Site is within 300m of an industrial area in which the MWLP considers waste management to be acceptable.</p>	

LAA0720e Ryland Soans Ford Garage, Harlestone Road

Site status: **Allocated**
Proposed use: **Education**

Site area (m2): **19320**
Yield (dw): **0**



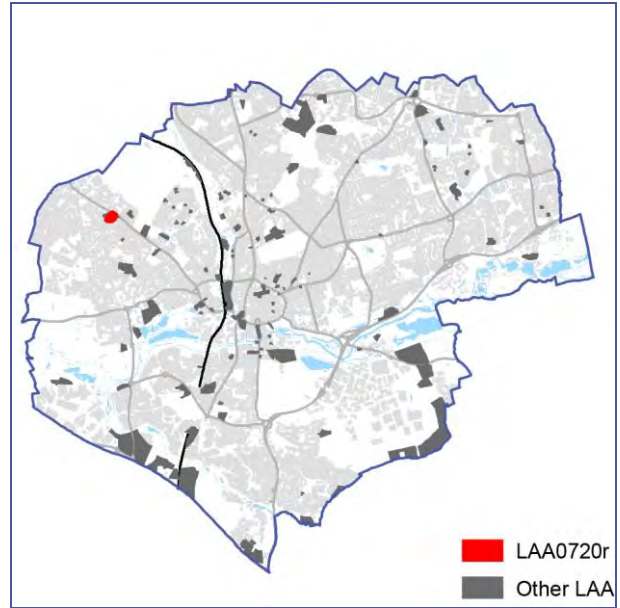
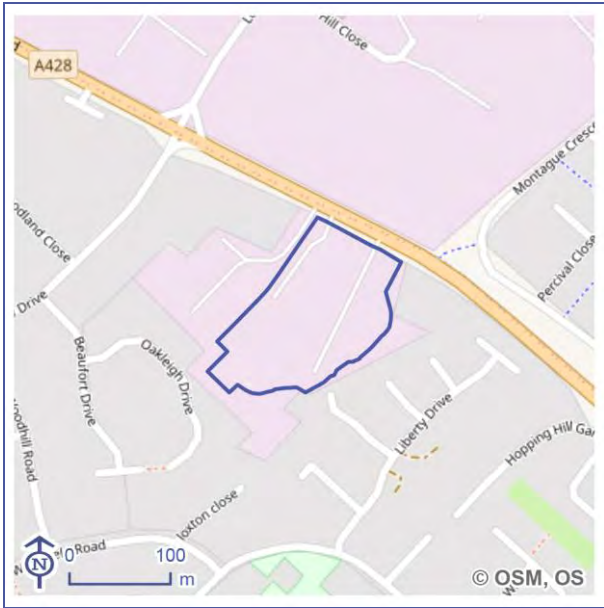
	SCORE
SA1a: Housing Provision	N/A
SA2a: Access to Sustainable Transport	-
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	N/A
SA4a: Proximity of Healthcare Facilities	N/A
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	+
SA7a: Location Relative to Town Centre	N/A
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A
SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	+

SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL MNN13519 Hopping Hill Brickworks 1877-1927 disused 1940 4 kilns 1883 gone 1901 Potential for brick infrastructure to survive below ground. HISTORIC ENVIRONMENT COMMENTARY The site has archaeological potential relating to previous uses relating to the brickworks. Historic O/S maps show locations of 4 down draught kilns. SUMMARY The site has archaeological potential and impact of development will need to be evaluated.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	++
<p>Site is identified by NBC's LAA as Wholly Previously Developed Land. Therefore, the site contains more than 1ha of brownfield land.</p>	
SA15b: Avoid Loss of Greenfield Land	0
<p>Site does not contain any greenfield land.</p>	
SA15c: Avoid Loss of High Quality Agricultural Land	0
<p>Site contains less than 1 hectare of agricultural land of Grade 4 or higher quality.</p>	
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	-
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--?

LAA0720r Ryland Soans Ford Garage, Harlestone Road

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **19320**
 Yield (dw): **62**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
The site is within 800m of local centres. The site is also within 2,000m of employment areas, including one across the road to the north of site. It is noted that the site partially contains an employment area that could be lost to development on the site. However, if this were lost the site would still be within 2,000m of employment areas.	
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	++
Site is within 800m of Duston Sports centre and within 800 a number of open spaces, including Circus End Natural/Semi-natural Green Space adjacent to the southwest and southeast of site.	
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is within 800m of local centres. The site is also within 2,000m of employment areas, including one across the road	

to the north of site. It is noted that the site partially contains an employment area that could be lost to development on the site. However, if this were lost the site would still be within 2,000m of employment areas.

SA9a: Proximity of Designated Sites

0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

?

ARCHAEOLOGICAL POTENTIAL

MNN13519 Hopping Hill Brickworks 1877-1927 disused 1940 4 kilns 1883 gone 1901 Potential for brick infrastructure to survive below ground.

HISTORIC ENVIRONMENT COMMENTARY

The site has archaeological potential relating to previous uses relating to the brickworks. Historic O/S maps show locations of 4 down draught kilns.

SUMMARY

The site has archaeological potential and impact of development will need to be evaluated.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

-

SA15a: Prioritise Use of Brownfield Land

++

Site is identified by NBC's LAA as Wholly Previously Developed Land. Therefore, the site contains more than 1ha of brownfield land.

SA15b: Avoid Loss of Greenfield Land

0

Site does not contain any greenfield land.

SA15c: Avoid Loss of High Quality Agricultural Land

0

Site contains less than 1 hectare of agricultural land of Grade 4 or higher quality.

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

-

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

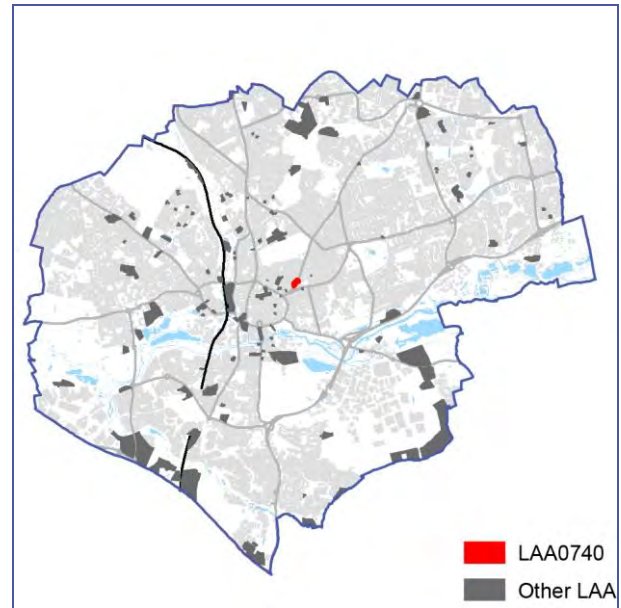
--?

Site is within 300m of an industrial area in which the MWLP considers waste management to be acceptable.

LAA0740 Exeter Place/ Kettering Road

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **3306**
 Yield (dw): **13**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
The northern half of the site is located within 500m of a cycle route and the site is located within 500m of bus stops served by routes 1 (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2 (15 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	++
The site is located adjacent to the town centre and other local centres and is within 2,000m of employment sites.	
SA3a: Proximity of Schools	-
The site is located more than 500m from a primary school but is located within 1,000m of Northampton International Academy.	
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	++
The site is located within 800m of Mounts Baths Leisure Centre and other open spaces including Kettering Road Amenity Green Space and The Racecourse Park.	
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
The northern half of the site is located within 500m of a cycle route and the site is located within 500m of bus stops served by routes 1 (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2 (15 min frequency Mon to Sat).	

frequency Mon to Sat).

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

The site is located adjacent to the town centre and other local centres and is within 2,000m of employment sites.

SA9a: Proximity of Designated Sites

--

The site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar site.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

--

The site is located on Kettering Road Amenity Green Space. Development of the site will lead to loss of the majority of this open space.

SA11a: Impact on Cultural Heritage

-

ARCHAEOLOGICAL POTENTIAL

Site developed. HLC - other known archaeological.

HISTORIC ENVIRONMENT COMMENTARY

Currently open space which makes a positive contribution to CA opposite, but site formerly developed (likely associated with the boot & shoe industry). Impact on the character of the CA will be a valid planning consideration. Jurassic way, Northampton - Kettering turnpike.

SUMMARY

Scale and form of development will be an important consideration.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

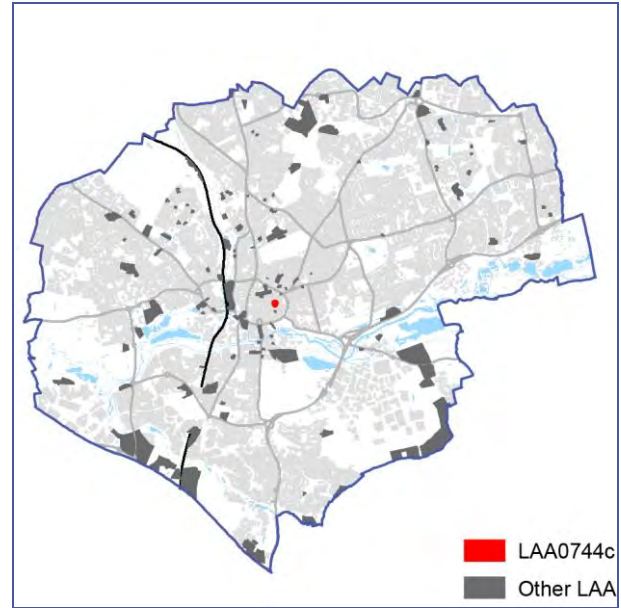
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA0744c The Ridings Arcade, 61-63 St Giles Street (upper floors)

Site status: **Not allocated**
 Proposed use: **Employment**

Site area (m2): **1433**
 Yield (dw): **0**



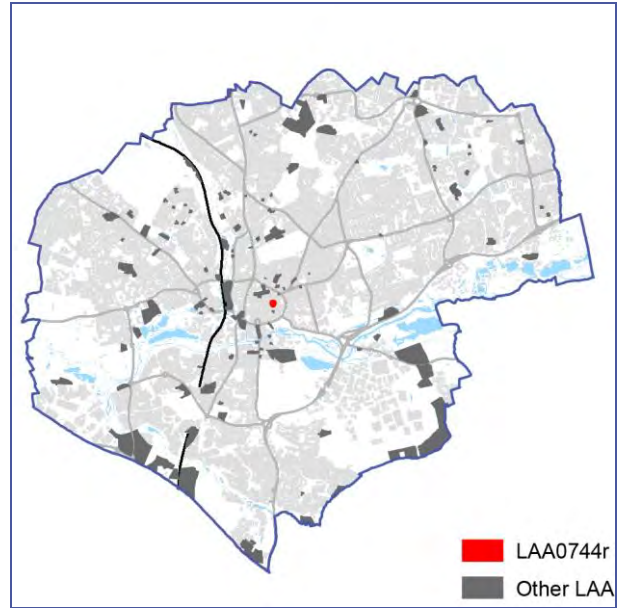
	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 (10 min frequency Mon to Sat), 2 and 31 (15 min frequency Mon to Sat), 16 and 21 (12 min frequency Mon to Fri) and 19 (12 min frequency Mon to Fri and 15 min frequency in summer vacation).	
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	+
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 (10 min frequency Mon to Sat), 2 and 31 (15 min frequency Mon to Sat), 16 and 21 (12 min frequency Mon to Fri) and 19 (12 min frequency Mon to Fri and 15 min frequency in summer vacation).	

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A
SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	-
<p>ARCHAEOLOGICAL POTENTIAL ENN 101719 Inspection of void area above the arcade. Nothing of particular note architecturally. Remnants of lightwells and customer stairs. (These lead up to a second floor level that was never built and so end at ceiling height with a hatch onto the roof.) Date stone on south façade (1938). HISTORIC ENVIRONMENT COMMENTARY MNN 104231 Former Co-op arcade. Redevelopment has potential to impact on the setting of listed buildings including the Guildhall and character of the Derngate conservation area. St Giles CA in close proximity. The frontage makes a positive contribution to the character of the area and has direct relationship with the Abington Street frontage. Included on the local list, the frontage should be retained. Setting of listed building in close proximity and both Derngate and St Giles Conservation Areas. SUMMARY Redevelopment of the site has the potential to harm the setting of listed buildings and character of conservation areas.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA0744r The Ridings Arcade, 61-63 St Giles Street (upper floors)

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1433**
 Yield (dw): **21**



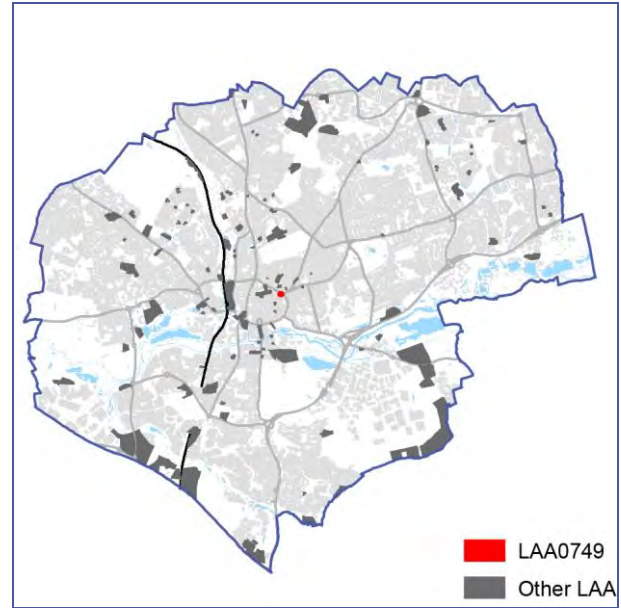
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 (10 min frequency Mon to Sat), 2 and 31 (15 min frequency Mon to Sat), 16 and 21 (12 min frequency Mon to Fri) and 19 (12 min frequency Mon to Fri and 15 min frequency in summer vacation).	
SA2b: Proximity of Services and Facilities	++
Site is within Northampton town centre. Site is also within 2,000m of employment areas and within 800m of local centres.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	++
Site is within 800m of open space and sports facilities.	
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 (10 min frequency Mon to Sat), 2 and 31 (15 min frequency Mon to Sat), 16 and 21 (12 min frequency Mon to Fri) and 19 (12 min frequency Mon to Fri and 15 min frequency in summer vacation).	

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within Northampton town centre. Site is also within 2,000m of employment areas and within 800m of local centres.	
SA9a: Proximity of Designated Sites	--
Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	-
<p>ARCHAEOLOGICAL POTENTIAL ENN 101719 Inspection of void area above the arcade. Nothing of particular note architecturally. Remnants of lightwells and customer stairs. (These lead up to a second floor level that was never built and so end at ceiling height with a hatch onto the roof.) Date stone on south façade (1938). HISTORIC ENVIRONMENT COMMENTARY MNN 104231 Former Co-op arcade. Redevelopment has potential to impact on the setting of listed buildings including the Guildhall and character of the Dergate conservation area. St Giles CA in close proximity. The frontage makes a positive contribution to the character of the area and has direct relationship with the Abington Street frontage. Included on the local list, the frontage should be retained. Setting of listed building in close proximity and both Dergate and St Giles Conservation Areas. SUMMARY Redevelopment of the site has the potential to harm the setting of listed buildings and character of conservation areas.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA0749 Compton House, 83-85 Abington Street

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **598**
 Yield (dw): **94**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 16 (10 min frequency Mon to Sat), and 2, 3, 4, 8 and 21 (15 min frequency Mon to Sat).	
1 (10 min frequency Mon to Sat), 2 and 31 (15 min frequency Mon to Sat), 16 and 21 (12 min frequency Mon to Fri) and 19 (12 min frequency Mon to Fri and 15 min frequency in summer vacation).	
SA2b: Proximity of Services and Facilities	++
Site is within Northampton town centre. Site is also within 800m of local centres and within 2,000m of employment areas, including the employment area located adjacent to the north and west of site. It is noted that part of an employment area is located at the site which could be lost to development. However, if this employment land were to be lost the site would still be located within 2,000m of other employment areas.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	++
Site is within 800m of open space and is within 800m of Mounts Baths Leisure Centre and Cripps Recreation Centre.	
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport

++

Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 16 (10 min frequency Mon to Sat), and 2, 3, 4, 8 and 21 (15 min frequency Mon to Sat).

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

Site is within Northampton town centre. Site is also within 800m of local centres and within 2,000m of employment areas, including the employment area located adjacent to the north and west of site. It is noted that part of an employment area is located at the site which could be lost to development. However, if this employment land were to be lost the site would still be located within 2,000m of other employment areas.

SA9a: Proximity of Designated Sites

--

Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

?

ARCHAEOLOGICAL POTENTIAL

Only uppers floors so no below ground impact.

HISTORIC ENVIRONMENT COMMENTARY

ENN103909 Boot and shoe survey. The building is included on the local list. Good example of a building of its type. It is assumed the building will be converted.

SUMMARY

Conversion and retention of features which make a positive contribution to the character will be required.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

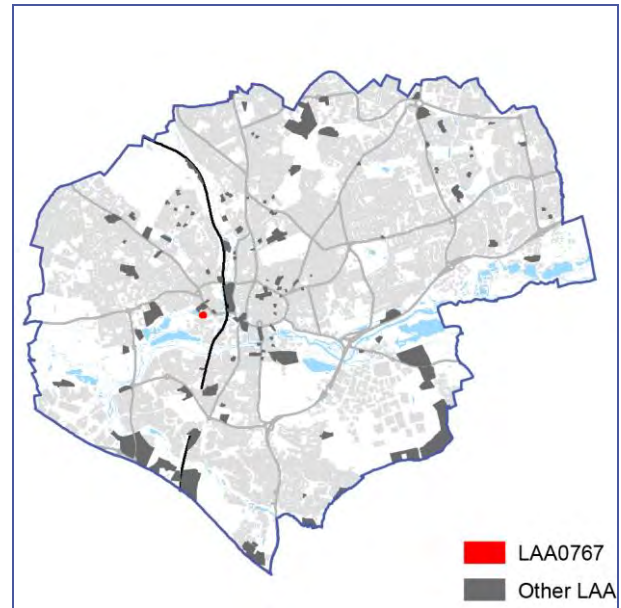
0

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **1436**
 Yield (dw): **25**



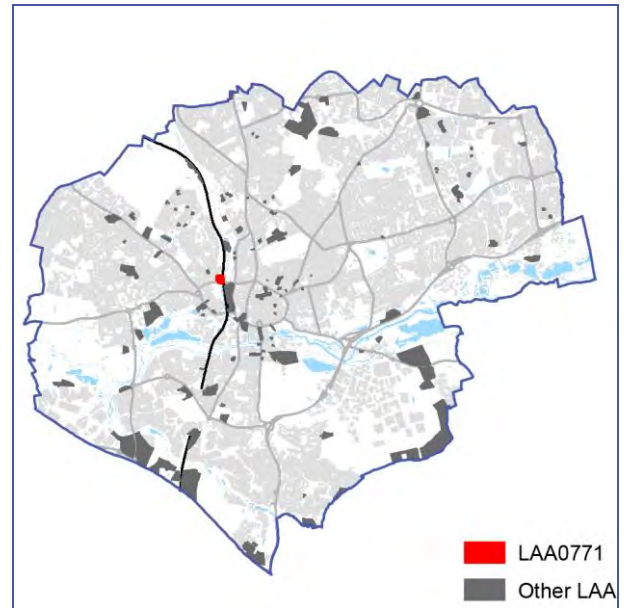
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
The site is located within 500m of a national cycle route and bus stops served by route 8, which has a 15 minute frequency Monday to Saturday. The site is also located within 2,000m of Northampton railway station.	
SA2b: Proximity of Services and Facilities	++
The site is located within 800m of a local centre and almost adjacent to a couple of employment centres.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
The site is located within 500m of a national cycle route and bus stops served by route 8, which has a 15 minute frequency Monday to Saturday. The site is also located within 2,000m of Northampton railway station.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is located within 800m of a local centre and almost adjacent to a couple of employment centres.	

SA9a: Proximity of Designated Sites	-
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL None.</p> <p>HISTORIC ENVIRONMENT COMMENTARY The site is currently vacant. Satellite view appears to show the footprint of former buildings (age unclear) Historic 1883 O/S shows a reservoir and sluice to the west of the site, no reference on 1900 map. The development of the area may be associated with the development of the boot & shoe industry in the area.</p> <p>SUMMARY The heritage potential of the site appears limited.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	--
<p>Apart from a small area in the north east of the site, the site is almost wholly located within Flood Zone 3.</p>	
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	-?
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--?
<p>The site is located within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.</p>	

LAA0771 Jewsons and Continental Coachworks, Gladstone Road

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **8719**
 Yield (dw): **31**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
Site is within 2,000m of Northampton Railway station, within 500m of cycle routes and within 500m of bus stops, including those served by route 31 (15 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	++
Site is within 800m of local centres and within 2,000m of employment areas.	
SA3a: Proximity of Schools	++
Approximately two thirds of the site (northwest part) is located within 500m of Spring lane Primary School. The site is also within 1,000m of Northampton International Academy Secondary School.	
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 2,000m of Northampton Railway station, within 500m of cycle routes and within 500m of bus stops, including those served by route 31 (15 min frequency Mon to Sat).	

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

Site is within 800m of local centres and within 2,000m of employment areas.

SA9a: Proximity of Designated Sites

0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

0

ARCHAEOLOGICAL POTENTIAL

SNN104974 Gladstone Sidings, Northampton. An Archaeological Desk-based Assessment Wessex 2004.

HISTORIC ENVIRONMENT COMMENTARY

MNN135662 London and North Western Railway to the east.

SUMMARY

The heritage potential of the site appears limited.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

-

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

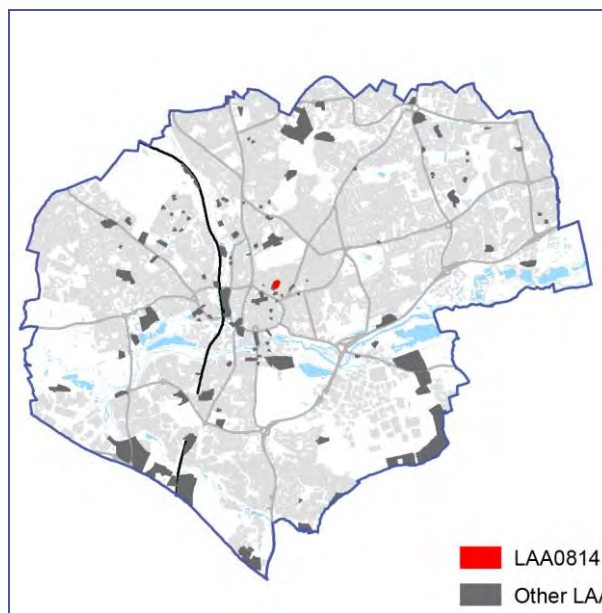
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

--

Site is within 300m of an active or committed waste management facility.

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1501**
 Yield (dw): **12**



SA1a: Housing Provision

SCORE
+

SA2a: Access to Sustainable Transport

++

Approximately three quarters of the site (northern part) is within 500m of cycle routes. The site is also within 2,000m of Northampton Railway Station and within 500m of several bus stops, including those served by bus routes 1 (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2 (15 min frequency Mon to Sat).

SA2b: Proximity of Services and Facilities

++

Site is within 800m of local centres and within 2,000m of employment areas. It is noted that the site partially contains an employment area that could be lost to development on the site. However, if this were lost the site would still be within 2,000m of employment areas.

SA3a: Proximity of Schools

-

SA4a: Proximity of Healthcare Facilities

+

SA4b: Proximity of Open Space and Leisure Facilities

++

Site is within 800m of Mounts Baths Leisure Centre and within 800m of a number of open spaces.

SA4c: Exposure to Low Air Quality and Noise

0

SA5a: Reduce Crime

0

SA6a: Economical Growth and Availability of Jobs

0

SA7a: Location Relative to Town Centre

?

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport

++

Approximately three quarters of the site (northern part) is within 500m of cycle routes. The site is also within 2,000m of Northampton Railway Station and within 500m of several bus stops, including those served by bus routes 1 (10 min

frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2 (15 min frequency Mon to Sat).

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

Site is within 800m of local centres and within 2,000m of employment areas. It is noted that the site partially contains an employment area that could be lost to development on the site. However, if this were lost the site would still be within 2,000m of employment areas.

SA9a: Proximity of Designated Sites

--

Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

?

ARCHAEOLOGICAL POTENTIAL

None.

HISTORIC ENVIRONMENT COMMENTARY

The site is within the Boot and Shoe CA and the setting of the TA centre a Grade II listed Building. The acknowledged character of the conservation area will be an important consideration. Planning permission has been granted for residential development.

SUMMARY

Sensitive redevelopment has the potential to reinstate the street pattern and the visual draw up to the TA centre. The form, scale and massing will be critical in redevelopment proposals taking into account the character appraisal of the conservation area.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

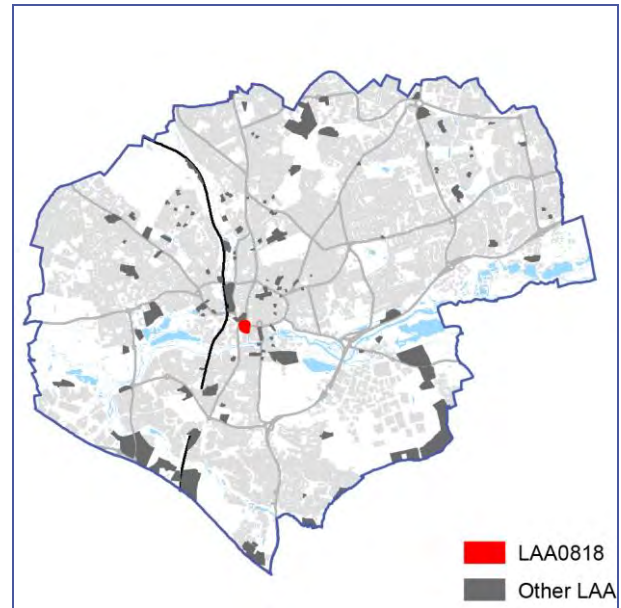
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA0818 St Peter's Way

Site status: **Allocated**
 Proposed use: **Employment**

Site area (m2): **21132**
 Yield (dw): **0**



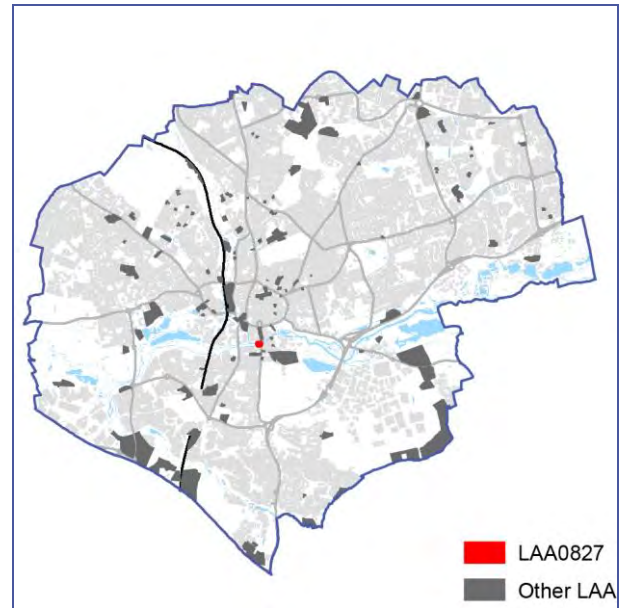
	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 9/9a/9b (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2, 3, 4 and 8 (15 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	++
Site is more than 1ha.	
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 9/9a/9b (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2, 3, 4 and 8 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage ARCHAEOLOGICAL POTENTIAL HISTORIC ENVIRONMENT COMMENTARY SUMMARY Based on the sensitivity of the site in relation to relevant heritage assets, the HIA rates the potential development capacity of the site as medium to high. Since parts of the site have medium development potential, potential minor negative effects (-) are identified in relation to this SA objective. The HIA identifies scope for the conversion of the locally listed building within the site boundary, which would enhance it and provide a sustainable long term future.	-
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers The majority of the site (>50%) is located within Flood Zone 3.	--
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land The site contains more than 1ha of brownfield land.	++
SA15b: Avoid Loss of Greenfield Land Site does not contain any greenfield land.	0
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA0827 Bus Depot Cotton End

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **2168**
 Yield (dw): **8**



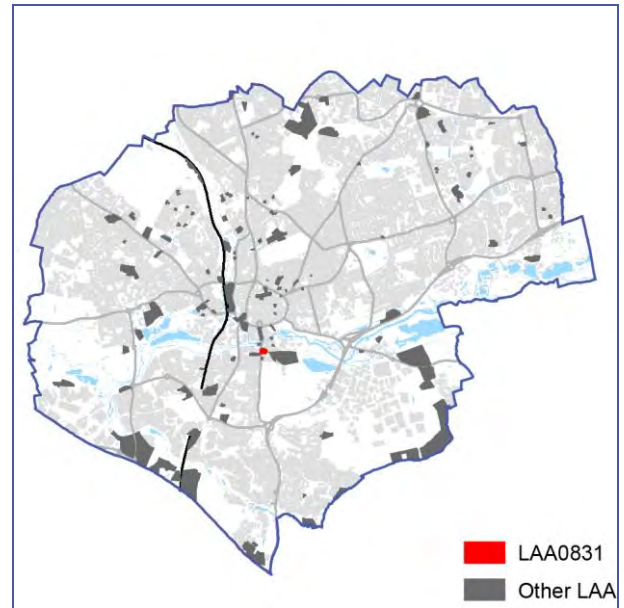
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
The site is located within 500m of the Norbital cycle route and bus stops served by route 2 which has a 15 minute frequency Monday to Saturday. The site is also located within 2,000m of Northampton railway station.	
SA2b: Proximity of Services and Facilities	++
The site is located within 800m of a local centre and 2,000m of employment sites.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
The site is located within 500m of the Norbital cycle route and bus stops served by route 2 which has a 15 minute frequency Monday to Saturday. The site is also located within 2,000m of Northampton railway station.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is located within 800m of a local centre and 2,000m of employment sites.	

SA9a: Proximity of Designated Sites	--
The site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar site and is within 250m of the Grand Union Canal Local Wildlife Site.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	-
<p>ARCHAEOLOGICAL POTENTIAL Site partially developed. Possible building recording of sheds. HLC - other known archaeological.</p> <p>HISTORIC ENVIRONMENT COMMENTARY This is a prominent gateway site adjacent to Southbridge, a locally listed building. The nearby former granary is a LB. There are other LL buildings in the immediate vicinity. Formerly a bakery (shown on historic O/S. Chapel part of Thomas a Beckett. Hardingstone to Stoney Stratford turnpike. The Anchor maltings. Sheds and tenements.</p> <p>SUMMARY The redevelopment of the site has potential to impact on a number of designated and non-designated heritage assets.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	--
The site is wholly located within Flood Zone 3.	
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA0831 Perrett Scrap Cotton End

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1677**
 Yield (dw): **8**



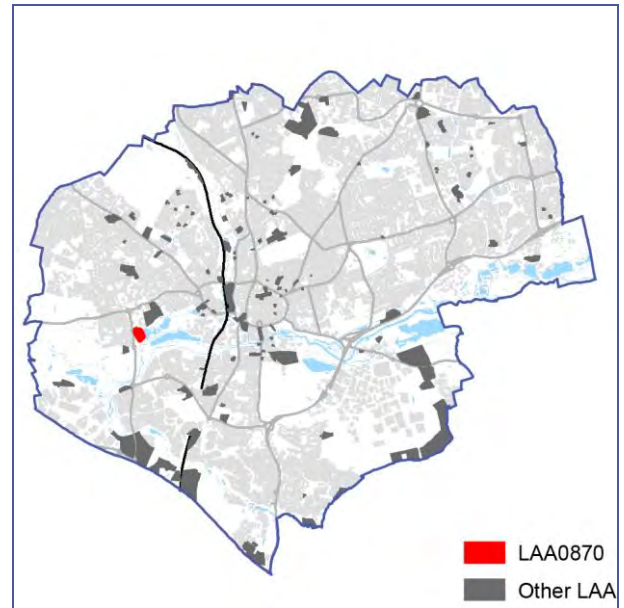
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
The site is located within 500m of the Norbital cycle route and bus stops served by route 1 which has a 15 minute frequency Monday to Saturday. The site is also located within 2,000m of Northampton railway station.	
SA2b: Proximity of Services and Facilities	++
The site is located within 800m of a local centre and 2,000m of employment sites.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
The site is located within 500m of the Norbital cycle route and bus stops served by route 1 which has a 15 minute frequency Monday to Saturday. The site is also located within 2,000m of Northampton railway station.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is located within 800m of a local centre and 2,000m of employment sites.	

SA9a: Proximity of Designated Sites	--
The site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar site. It is also located within 250m of the Grand Union Canal Local Wildlife Site.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	--
<p>ARCHAEOLOGICAL POTENTIAL Site developed but ground works may impact on burials. Archaeological potential. HLC - other known archaeological.</p> <p>HISTORIC ENVIRONMENT COMMENTARY Prominent site on a principle entry into the town. Scale & massing will be important considerations. Frontage building dates from before 1883 and may be associated with the railway. Other buildings date from 1925. St Leonards Hospital, Church, farm. London - Derby Road. Towcester to Cotton End turnpike. Cotton End laundry. London & NW railway.</p> <p>SUMMARY The site is sensitive and development proposals have the potential to impact on designated and non-designated heritage assets.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	--
The site is wholly located within Flood Zone 3.	
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--
The site is located within 300m of an active or committed waste management site.	

LAA0870 Sixfields, Upton Way

Site status: **Allocated**
 Proposed use: **Employment**

Site area (m2): **21663**
 Yield (dw): **0**



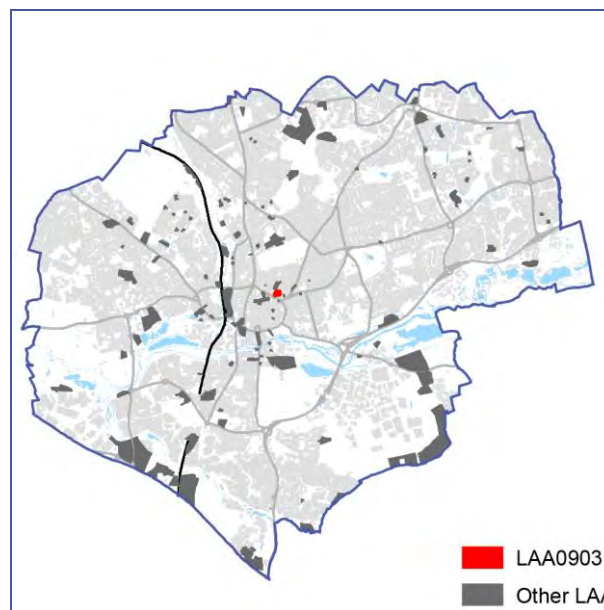
	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport	+
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of bus stops, however these are not served by buses with at least 15 minute frequency during weekday peak travel times.	
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	++
Site is above 1ha.	
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of bus stops, however these are not served by buses with at least 15 minute frequency during weekday peak travel times.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A

SA9a: Proximity of Designated Sites	-
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL Archaeological potential-MNN 138333 possible Romano British road to the south. Palaeolithic finds to the east ENN6618. HISTORIC ENVIRONMENT COMMENTARY ENN104632 Land South West of Sixfields Northamptonshire Archaeology. Evaluation- No archaeological deposits identified due to modern truncation in association with the construction of a car park. SUMMARY The heritage potential is limited but should not be discounted.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	-
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	++
<p>Site identified by NBC's LAA as partially previously developed land. Aerial imagery indicates that over 1ha of the site is brownfield land.</p>	
SA15b: Avoid Loss of Greenfield Land	-
<p>Site identified by NBC's LAA as partially previously developed land. Aerial imagery indicates that less than 1ha of the site is greenfield land.</p>	
SA15c: Avoid Loss of High Quality Agricultural Land	0
<p>Site contains less than 1 hectare of agricultural land of Grade 4 or higher quality.</p>	
SA15d: Avoid Sterilisation of Mineral Resources	--?
<p>Site is wholly within a Sand and Gravel Safeguarding Area.</p>	
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA0903 Hawkins Shoe Factory, Overstone Road

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **2593**
 Yield (dw): **105**



SA1a: Housing Provision

NBC has estimated a capacity of 105 dwellings for this site.

SCORE

++

SA2a: Access to Sustainable Transport

The southwestern corner of the site is within 500m of cycle routes, whilst the entire site is within 2,000m of Northampton Railway Station. This site is also within 500m of bus stops, including those served by bus routes 2, 8 and 21 (15 min frequency Mon to Sat).

++

SA2b: Proximity of Services and Facilities

The site is located within 800m of local centres and 2,000m of employment sites.

++

SA3a: Proximity of Schools

-

SA4a: Proximity of Healthcare Facilities

+

SA4b: Proximity of Open Space and Leisure Facilities

The site is located within 800m of Mount Baths Leisure Centre and other open spaces including The Racecourse and Kettering Road Amenity Green Space.

++

SA4c: Exposure to Low Air Quality and Noise

-

SA5a: Reduce Crime

0

SA6a: Economical Growth and Availability of Jobs

0

SA7a: Location Relative to Town Centre

0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport

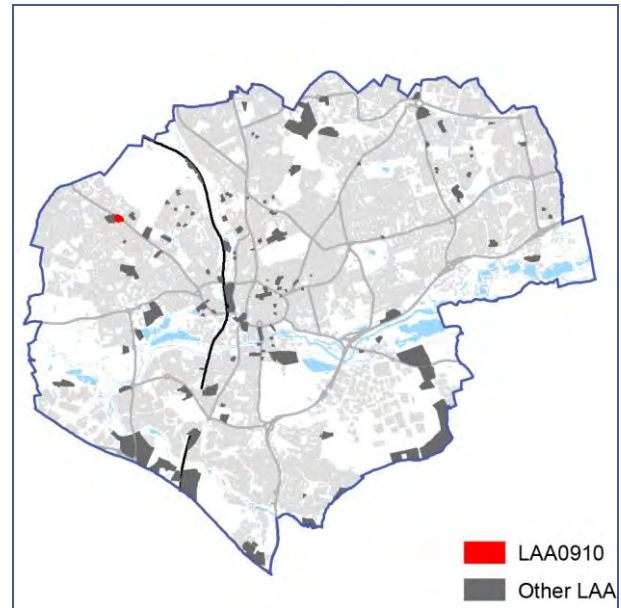
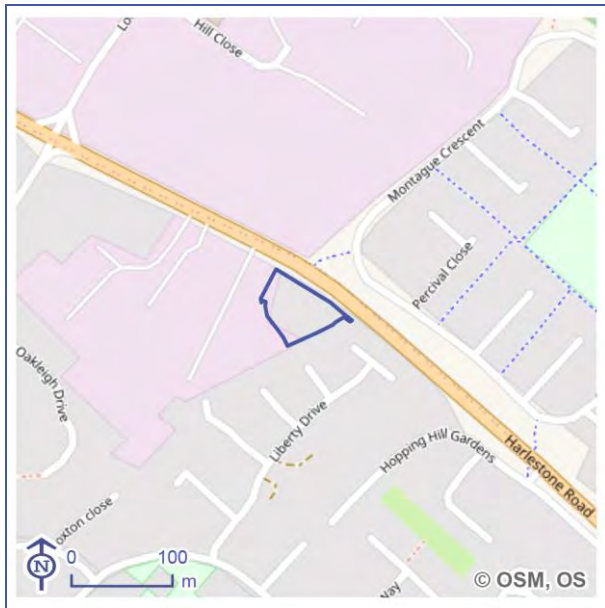
++

The southwestern corner of the site is within 500m of cycle routes, whilst the entire site is within 2,000m of Northampton Railway Station. This site is also within 500m of bus stops, including those served by bus routes 2, 8 and 21 (15 min frequency Mon to Sat).

<p>SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities</p> <p>The site is located within 800m of local centres and 2,000m of employment sites.</p>	++
<p>SA9a: Proximity of Designated Sites</p> <p>The site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar Site.</p>	--
<p>SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space</p>	N/A
<p>SA11a: Impact on Cultural Heritage</p> <p>ARCHAEOLOGICAL POTENTIAL Building Impact Assessment before any development followed by recording if appropriate. HISTORIC ENVIRONMENT COMMENTARY Grade II Listed Building located with a conservation area. DNN 6584 Former GT Hawkins Factory English Heritage Northamptonshire Boot and Shoe Industry Report, 2000, pp.4, 35 & 39, and Site Report No.48. Formed by a cluster of buildings gradually combined to form one larger factory site. Conversion of buildings to appropriate use retaining features which are important to their character as former boot and shoe factories, including the iron windows. GT Hawkins benefited from 'Royal Appointment' - sign above main entrance survives. Forms part of a cluster of former factories on the street. The property has previously been granted consent for conversion to residential which has not been implemented. SUMMARY These building have a prominent location in the conservation area and holds a significant position in the history of the boot & shoe industry. A sensitive reuse and conversion would have a positive influence. It will be important to recognise and be sensitive to the detailing of each of the buildings which have subtle differences in the design detailing if character is no to be harmed by development proposals. Iron windows are of importance.</p>	--
<p>SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)</p>	-?
<p>SA13a: Source Protection Zone (SPZ) or Contaminated Land</p>	-?
<p>SA14a: Flood Risk from Rivers</p>	0
<p>SA14b: Flood Risk from Groundwater</p>	0
<p>SA14c: Flood Risk from Surface Water</p>	0
<p>SA15a: Prioritise Use of Brownfield Land</p>	N/A
<p>SA15b: Avoid Loss of Greenfield Land</p>	N/A
<p>SA15c: Avoid Loss of High Quality Agricultural Land</p>	0
<p>SA15d: Avoid Sterilisation of Mineral Resources</p>	0
<p>SA15e: Avoid Risk from Land Instability</p>	0
<p>SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites</p>	0

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **3359**
 Yield (dw): **14**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
Site is within 800m of a number of local centres. The site is also located is also within 2,000m of employment areas, including one adjacent to the west of site.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	++
The site is within 800m of open space and within 800m of Duston Sports Centre. It is noted that Circus End Natural/Semi-natural Green Space is partially contained on the site and may be lost to development. However, if this were to be lost the site would still be within 800m of open space.	
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 800m of a number of local centres. The site is also located is also within 2,000m of employment areas,	

including one adjacent to the west of site.

SA9a: Proximity of Designated Sites

0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

--

Site identified by NBC's LAA as wholly greenfield land which could therefore be lost due to development of this site. Site also contains part of Circus End Natural/Semi-Natural Open Space. Therefore, development of this site could cause loss of designated open space.

SA11a: Impact on Cultural Heritage

?

ARCHAEOLOGICAL POTENTIAL

MNN13519 Hopping Hill Brickworks 1877-1927 disused 1940 4 kilns 1883 gone 1901. Potential for brick infrastructure to survive below ground.

HISTORIC ENVIRONMENT COMMENTARY

The site has archaeological potential relating to previous uses relating to the brickworks. Historic O/S maps show locations of 4 down draught kilns.

SUMMARY

The site has archaeological potential and impact of development will need to be evaluated.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

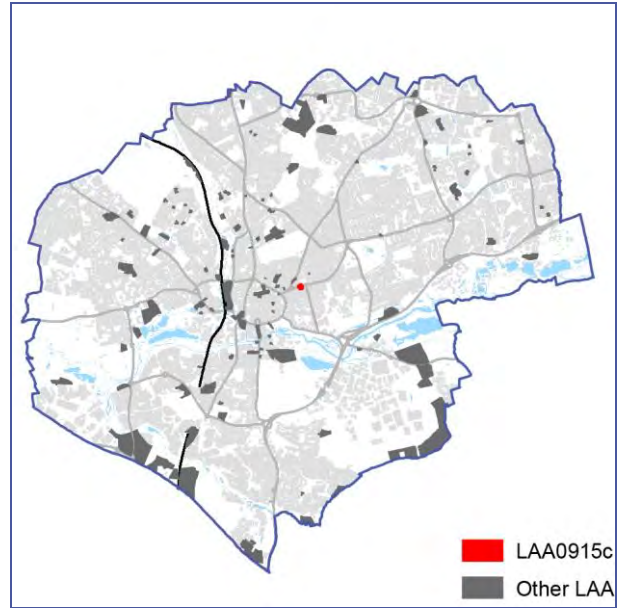
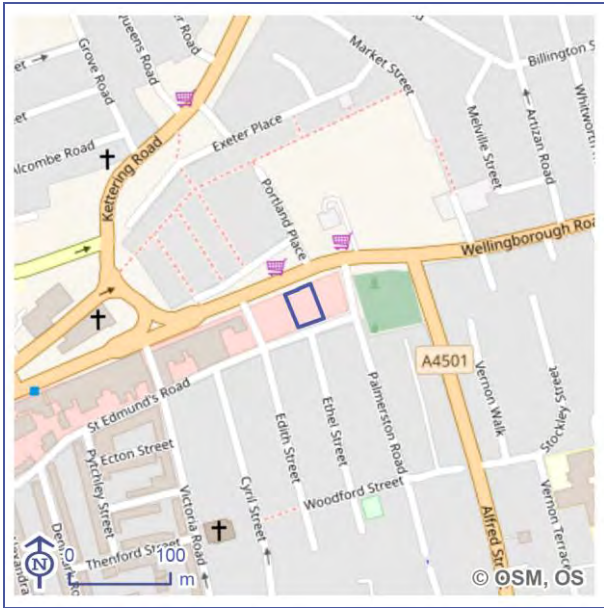
--?

Site is within 300m of an industrial area in which the MWLP considers waste management to be acceptable.

LAA0915c 118-122 Wellingborough Road

Site status: **Not allocated**
 Proposed use: **Employment**

Site area (m2): **973**
 Yield (dw): **0**



	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	+
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A
SA9a: Proximity of Designated Sites Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar site and SPA.	--
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A

SA11a: Impact on Cultural Heritage

+

ARCHAEOLOGICAL POTENTIAL

N/A.

HISTORIC ENVIRONMENT COMMENTARY

The site is within the Boot & Shoe conservation area and has previously been redeveloped.

SUMMARY

There is the opportunity to redevelop the site in a manner which would restore the character of the street and could have a positive impact on the character of the Conservation Area.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

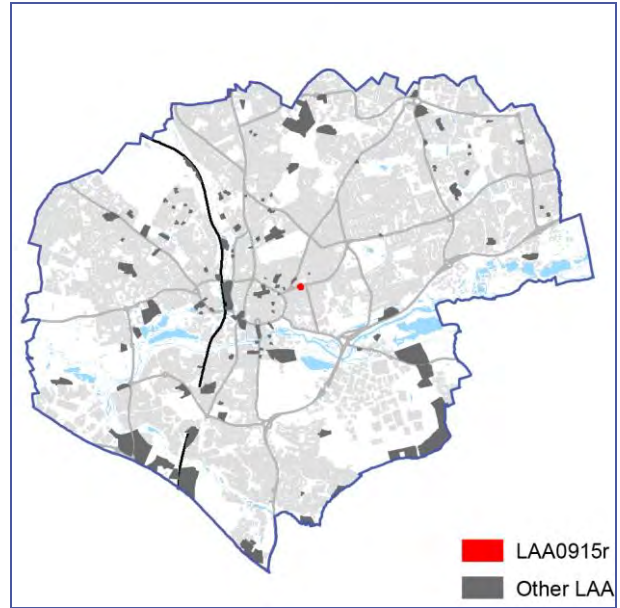
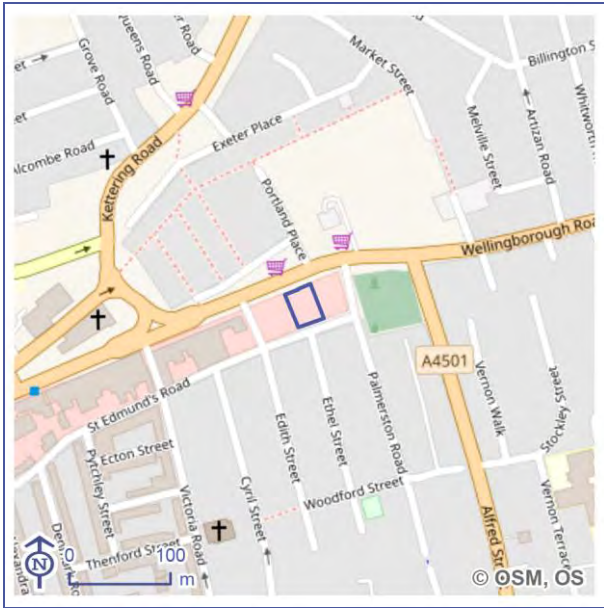
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA0915r 118-122 Wellingborough Road

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **973**
 Yield (dw): **12**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
Site is located within Northampton town centre. The site is also within 2,000m of employment areas and within 800m of local centres. It is noted that the site partially contains a local centre which could be lost to development at the site. However, if this were lost the site would still be within 800m of local centres.	
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	++
Site is located within 800m of Cripps Recreation Centre and Mounts Baths Leisure Centre. The site is also within 800m of open space.	
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is located within Northampton town centre. The site is also within 2,000m of employment areas and within 800m of	

local centres. It is noted that the site partially contains a local centre which could be lost to development at the site. However, if this were lost the site would still be within 800m of local centres.

SA9a: Proximity of Designated Sites

--

Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

+

ARCHAEOLOGICAL POTENTIAL

N/A.

HISTORIC ENVIRONMENT COMMENTARY

The site is within the Boot & Shoe conservation area and has previously been redeveloped.

SUMMARY

There is the opportunity to redevelop the site in a manner which would restore the character of the street and could have a positive impact on the character of the Conservation Area.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

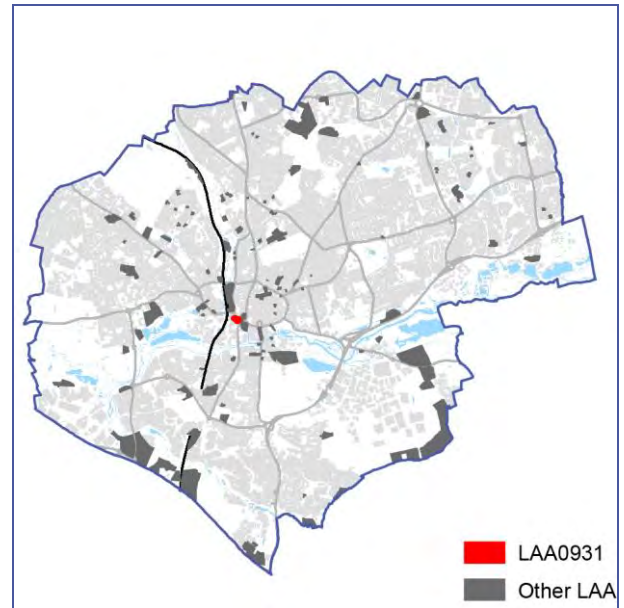
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA0931 Sites in Green Street

Site status: **Allocated**
Proposed use: **Employment**

Site area (m2): **5093**
Yield (dw): **0**



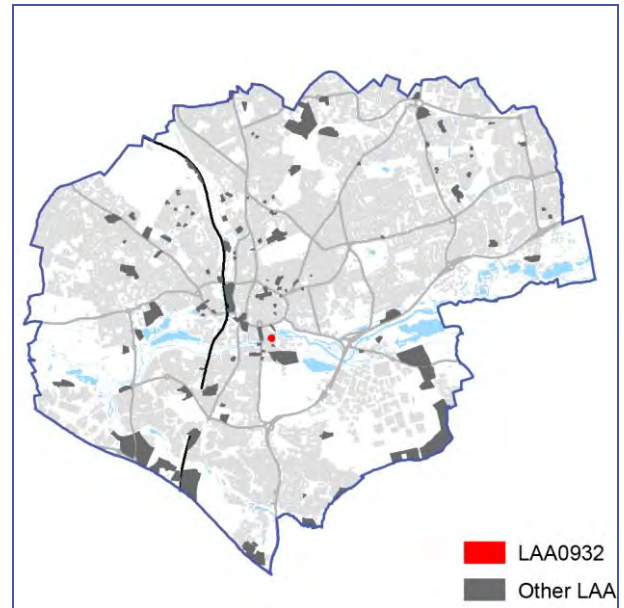
	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 9/9a/9b (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2, 3, 4 and 8 (15 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	+
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 9/9a/9b (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2, 3, 4 and 8 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
ARCHAEOLOGICAL POTENTIAL	
HISTORIC ENVIRONMENT COMMENTARY	
SUMMARY	
Based on the sensitivity of the site in relation to relevant heritage assets, the HIA rates the potential development capacity of the site as high. Since the site has high development potential, potential negligible effects (0) are identified in relation to this SA objective. The HIA identifies scope to better reveal the significance of the Church of St Peter through the creation of framed views and interpretation boards.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	-
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--?

LAA0932 Southbridge site 1

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **1685**
 Yield (dw): **44**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
The site is located within 500m of cycle routes, within 2,000m of a railway stations, and within 500m of bus stops that are served by route 3 (15 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	++
The site is located within Northampton town centre, within 2,000m of employment sites, and within 800m of local centres.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	++
The site is located within 800m of Cripps Recreation Centre and within 800m of open space.	
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
The site is located within 500m of cycle routes, within 2,000m of a railway stations, and within 500m of bus stops that are served by route 3 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++

The site is located within Northampton town centre, within 2,000m of employment sites, and within 800m of local centres.

SA9a: Proximity of Designated Sites

--

The site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar site.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

0

ARCHAEOLOGICAL POTENTIAL

HISTORIC ENVIRONMENT COMMENTARY

SUMMARY

Based on the sensitivity of the site in relation to relevant heritage assets, the HIA rates the potential development capacity of the site as high. This is due to the fact the site is surrounded by existing development and therefore there is limited opportunity for longer views from the site towards the relevant heritage assets. The site is visible from longer views from two locally listed structures, the Latimer and Crick warehouse and the Cotton End Bridge, from which the site appears as a small gap within the existing line of development. Since the site has high development potential, negligible effects (0) are identified in relation to this SA objective.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

SA14a: Flood Risk from Rivers

-

SA14b: Flood Risk from Groundwater

-

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

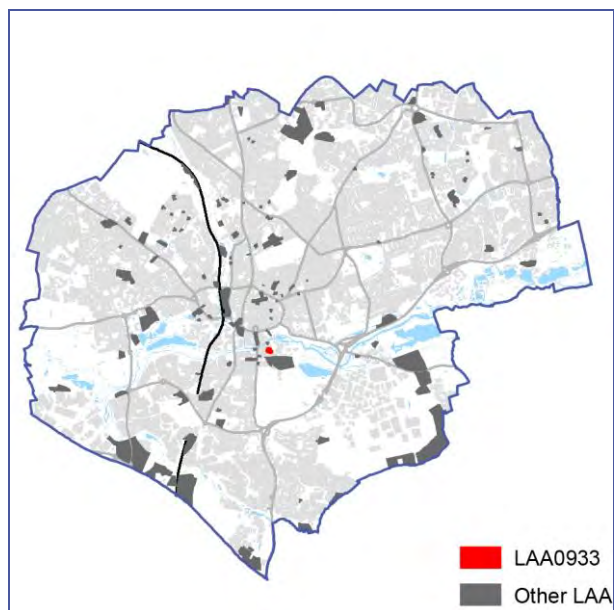
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA0933 Southbridge site 2

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **946**
Yield (dw): **50**



SA1a: Housing Provision

SCORE

+

SA2a: Access to Sustainable Transport

++

The site is located within 500m of cycle routes, within 2,000m of a railway stations, and within 500m of bus stops that are served by route 3 (15 min frequency Mon to Sat).

SA2b: Proximity of Services and Facilities

++

The site is located within Northampton town centre, adjacent to an employment site, and within 800m of local centres.

SA3a: Proximity of Schools

-

SA4a: Proximity of Healthcare Facilities

+

SA4b: Proximity of Open Space and Leisure Facilities

++

The site is located within 800m of Cripps Recreation Centre and within 800m of open space.

SA4c: Exposure to Low Air Quality and Noise

0

SA5a: Reduce Crime

0

SA6a: Economical Growth and Availability of Jobs

0

SA7a: Location Relative to Town Centre

?

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport

++

The site is located within 500m of cycle routes, within 2,000m of a railway stations, and within 500m of bus stops that are served by route 3 (15 min frequency Mon to Sat).

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

The site is located within Northampton town centre, adjacent to an employment site, and within 800m of local centres.

SA9a: Proximity of Designated Sites

--

The site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar site.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

0

ARCHAEOLOGICAL POTENTIAL

HISTORIC ENVIRONMENT COMMENTARY

SUMMARY

Based on the sensitivity of the site in relation to relevant heritage assets, the HIA rates the potential development capacity of the site as high. This is due to the fact the site is surrounded by existing development and therefore there is limited opportunity for longer views from the site towards the relevant heritage assets. The site does not fall within any of the longer views from the identified assets, and the site is not experienced concurrently with any of the designated buildings. Since the site has high development potential, negligible effects (0) are identified in relation to this SA objective.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

SA14a: Flood Risk from Rivers

-

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

-

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

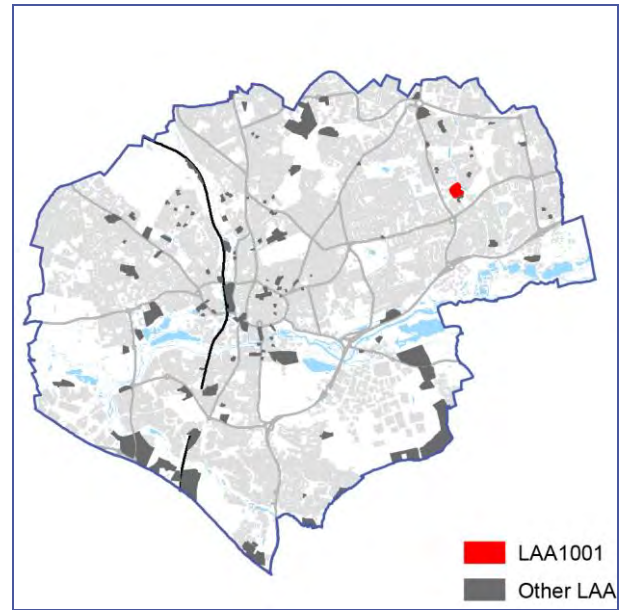
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The south of the site is located within 300m of an active or committed waste management facility.

LAA1001 Former Emmanuel Middle School

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **22383**
 Yield (dw): **83**



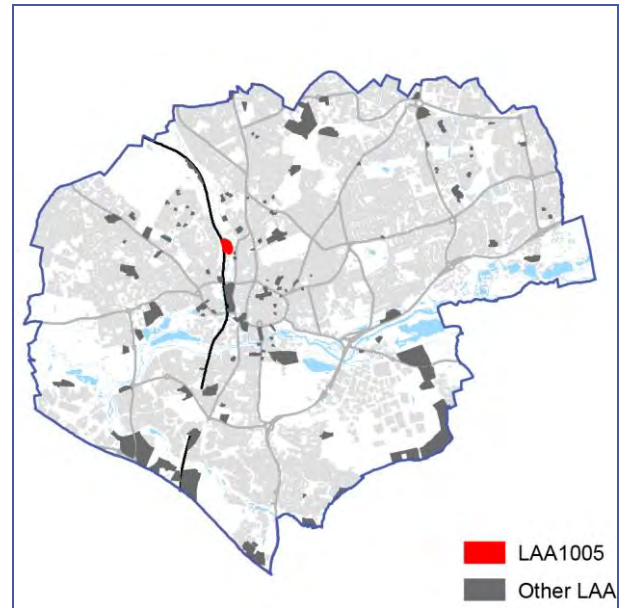
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities The site is located adjacent to a local centre and employment site.	++
SA3a: Proximity of Schools The site is located within 500m of Lumbertubs Primary School and within 1,000m of Northampton Academy.	++
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities The site is located within 800m of Lings Forum Leisure Centre and other open spaces including Lings Park Natural Space and Lumbertubs Park.	++
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities The site is located adjacent to a local centre and employment site.	++

SA9a: Proximity of Designated Sites	--
The site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar Site.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
ARCHAEOLOGICAL POTENTIAL N/A HISTORIC ENVIRONMENT COMMENTARY Lumbertubs spinney shown running through part of the site on 1883 O/S - some of the existing tree cover may be remnants of the spinney. Historic route ran N to S through the site - the line of trees on the east boundary may signify part of the route. SUMMARY The heritage potential of the site appears limited.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	++
The site contains more than 1 ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	0
Site does not contain any greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1005 Land north of Martins Yard, Spencer Bridge Road

Site status: **Allocated**
 Proposed use: **Employment**

Site area (m2): **21273**
 Yield (dw): **0**



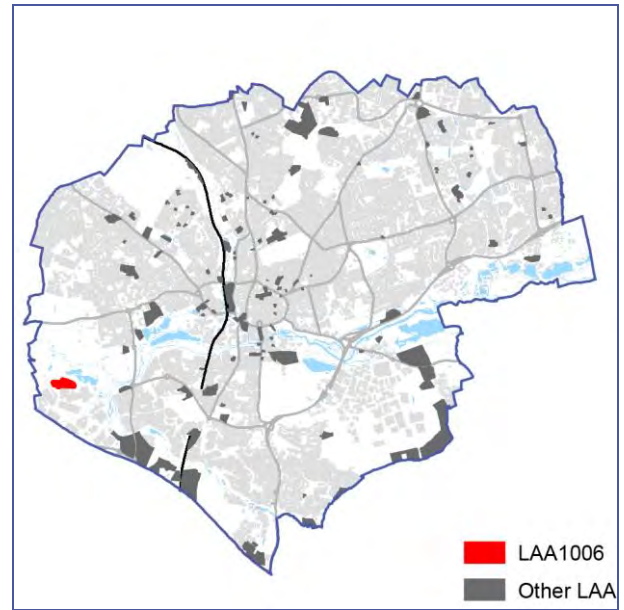
	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport The site is within 500m of a cycle route and is within 2,000m of Northampton Railway Station. The site is also within 500m of several bus stops, including those served by bus routes 8 and 31 (15 min frequency Mon to Sat).	++
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs The site is above 1ha.	++
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport The site is within 500m of a cycle route and is within 2,000m of Northampton Railway Station. The site is also within 500m of several bus stops, including those served by bus routes 8 and 31 (15 min frequency Mon to Sat).	++
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A

SA9a: Proximity of Designated Sites	--
The site is located on Kingsthorpe Mire Local Wildlife Site.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
Development of the site would lead to loss of part of Lyncroft Way Natural Space.	
SA11a: Impact on Cultural Heritage	0
ARCHAEOLOGICAL POTENTIAL Records of unstratified finds but former Brickyard and rubbish dump. Impact of railway construction. HISTORIC ENVIRONMENT COMMENTARY The development of the site from 1883 to 1937 is clear from historic O/S maps with a brickworks being a significant part of the development of the site with a tramway leading up to approximately the pond which is shown as the clay pit. SUMMARY The heritage potential of the site appears limited.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	--?
It appears likely from 2011 census data and the layout of the road network that a significant proportion of car commuters to the site would pass through the Zone 3 St James' Road AQMA and the Zone 6 Campbell Square AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	-
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
The site contains more than 1 ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	0
Site contains less than 1 hectare of agricultural land of Grade 4 or higher quality.	
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--
The site is located within 300m of an active or committed waste management site.	

LAA1006 Pineham

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **33938**
 Yield (dw): **106**



SA1a: Housing Provision

NBC has estimated a capacity of 106 dwellings for this site.

SCORE
++

SA2a: Access to Sustainable Transport

The site is located within 500m of a cycle route however, it is not located within 500m of bus stops served by routes with a 15 minute frequency or more, or within 2,000m of a railway station.

-

SA2b: Proximity of Services and Facilities

The site is adjacent to an employment area.

+

SA3a: Proximity of Schools

Site is located further than 1,00m from a secondary school. The eastern end of the site is located within 500m of Pineham Barns Primary School.

+

SA4a: Proximity of Healthcare Facilities

The site is located further than 800m from a healthcare facility.

-

SA4b: Proximity of Open Space and Leisure Facilities

The eastern end of the site is located within 800m of Upper Nene Country Park and Banbury Lane Amenity Green Space.

+

SA4c: Exposure to Low Air Quality and Noise

The site is not within an AQMA or within 50m of an A road, motorway, railway line or industrial area.

0

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre

The site is outside of Northampton town centre.

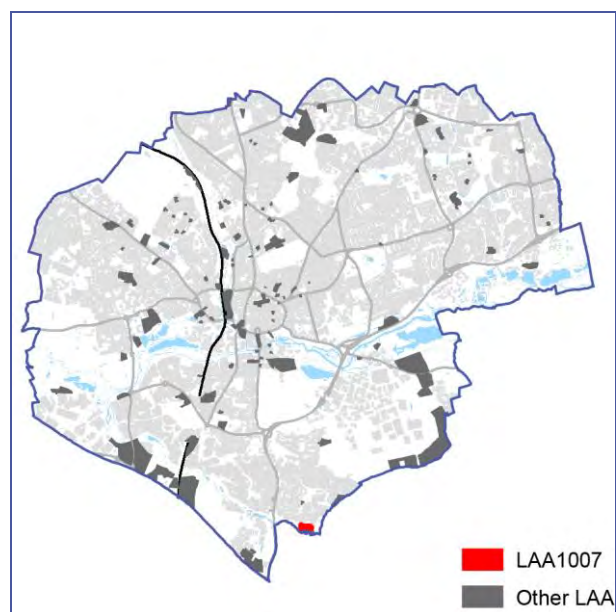
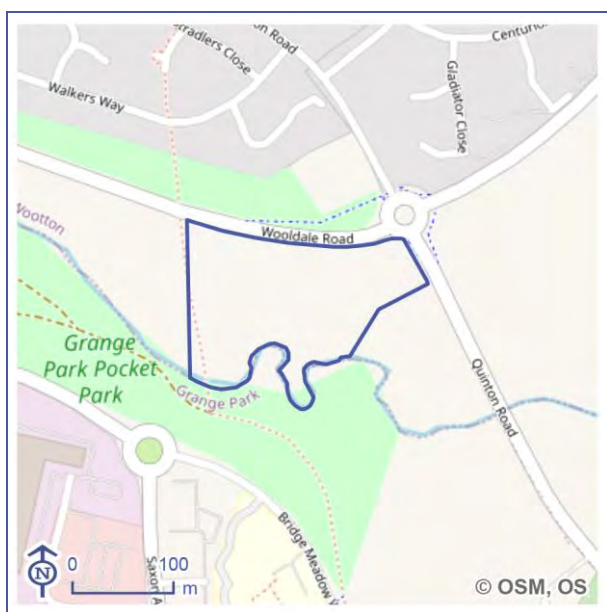
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SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
The site is located within 500m of a cycle route however, it is not located within 500m of bus stops served by routes with a 15 minute frequency or more, or within 2,000m of a railway station.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	+
The site is adjacent to an employment area.	
SA9a: Proximity of Designated Sites	-
The site is located within 250m of Upton Mill South Lake, Upton Mill North Lake and Camp Lane and Drain Local Wildlife Sites.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Aerial imagery indicates that the site is greenfield.	
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL Quarried ? HISTORIC ENVIRONMENT COMMENTARY Ridge & Furrow survives in NW corner. Historic field boundary runs N/S through the site. Line of trees to the west of site may signify a historic survival. SUMMARY The heritage potential of the site appears limited</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
It appears unlikely that traffic generated from the site will pass through an AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
The site is not located within a Source Protection Zone or on contaminated land.	
SA14a: Flood Risk from Rivers	-
A small proportion (<50%) of the site, along the eastern edge is located in Flood Zone 3.	
SA14b: Flood Risk from Groundwater	0
None of the site falls within a groundwater flood risk area of level 'moderate' or above.	
SA14c: Flood Risk from Surface Water	0
The site is not located within a 1 in 100 year surface water flood risk area.	
SA15a: Prioritise Use of Brownfield Land	0
The site does not appear to contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
The site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
The site is located entirely on Grade 3 agricultural land and therefore contains more than 1ha of Grade 3 (good to moderate) agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	--?
The site is wholly located within a Sand and Gravel Safeguarding Area.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of category C, D or E ground instability.	
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0
The site is not located within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable, or an active or committed waste management facility.	

LAA1007 Land south of Wooldale Road, east of Wootton Road

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **26400**
Yield (dw): **22**



SA1a: Housing Provision

NBC has estimated a capacity of 22 dwellings for this site.

SCORE

+

SA2a: Access to Sustainable Transport

The site is located within 500m of cycle routes. However, it is not located within 500m of bus stops served by routes with a 15 minute frequency, or within 2,000m of a railway station.

-

SA2b: Proximity of Services and Facilities

The site is located within 800m of a local centre and 2,000m of employment centres.

++

SA3a: Proximity of Schools

The site is located within 1km of Caroline Chisholm Secondary School but is more than 500m from a primary school.

-

SA4a: Proximity of Healthcare Facilities

The site is located within 800m of Wootton Medical Centre.

+

SA4b: Proximity of Open Space and Leisure Facilities

The site is located within 800m of a number of open spaces including Wooldale Road Amenity Green Space and Wootton Recreation Ground.

+

SA4c: Exposure to Low Air Quality and Noise

The site is not within an AQMA or within 50m of an A road, motorway, railway line or industrial area.

0

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre

The site is not within the town centre.

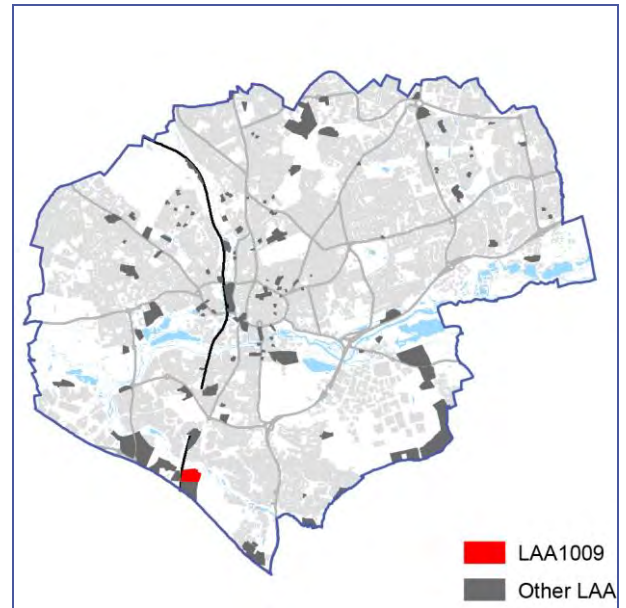
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<p>SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport</p> <p>The site is located within 500m of cycle routes. However, it is not located within 500m of bus stops served by routes with a 15 minute frequency, or within 2,000m of a railway station.</p>	-
<p>SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities</p> <p>The site is located within 800m of a local centre and 2,000m of employment centres.</p>	++
<p>SA9a: Proximity of Designated Sites</p> <p>The site is not located within 250m of a locally designated biodiversity site, it is not within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar site, and does not contain optimal supporting habitat for Golden Plover.</p>	0
<p>SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space</p> <p>Aerial imagery indicates that the site is greenfield.</p>	-
<p>SA11a: Impact on Cultural Heritage</p> <p>ARCHAEOLOGICAL POTENTIAL Probable Iron Age/ Romano British Site. HISTORIC ENVIRONMENT COMMENTARY MNN170486 Probable IA/RB site identified by geophysical survey ENN107839 MOLA 2014 geophysical survey. Historic footpath runs N/S through approximately the middle of the site linking Wootton and Quinton. Ridge and furrow survives across a significant part. SUMMARY The site is sensitive from and archaeological point of view and with the remains of ridge and furrow. The historic footpath route could be incorporated into development proposals as has happened to the north of Wooldale Road.</p>	--
<p>SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)</p> <p>It appears likely from 2011 census data and the layout of the road network that a significant number of car commuters from this site would pass through the Zone 5 A45 AQMA.</p>	--?
<p>SA13a: Source Protection Zone (SPZ) or Contaminated Land</p> <p>The site is not located within an SPZ or an area of contaminated land.</p>	0
<p>SA14a: Flood Risk from Rivers</p> <p>The southern edge of the site (<50%) is located within Flood Zone 3.</p>	-
<p>SA14b: Flood Risk from Groundwater</p> <p>The south of the site (<50%) is within 'high' or 'very high' groundwater flood risk areas.</p>	-
<p>SA14c: Flood Risk from Surface Water</p> <p>The southern edges of the site (<50%) are within a 1 in 100 year surface water flood risk area.</p>	-
<p>SA15a: Prioritise Use of Brownfield Land</p> <p>The site contains no brownfield land.</p>	0
<p>SA15b: Avoid Loss of Greenfield Land</p> <p>The site contains more than 1ha of greenfield land.</p>	--
<p>SA15c: Avoid Loss of High Quality Agricultural Land</p> <p>The site contains more than 1ha of Grade 3 (good to moderate) agricultural land.</p>	--?
<p>SA15d: Avoid Sterilisation of Mineral Resources</p> <p>The site is located entirely within a Sand and Gravel Safeguarding Area.</p>	--?
<p>SA15e: Avoid Risk from Land Instability</p> <p>None of the site contains areas of category C, D or E ground instability.</p>	0
<p>SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites</p> <p>The site is not within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable, or within 300m of an active or committed waste management facility.</p>	0

LAA1009 Land west of Policy N5 Northampton South SUE (Site 1)

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **84623**
Yield (dw): **100**



SA1a: Housing Provision

NBC has estimated a capacity of 100 dwellings for this site.

SCORE

++

SA2a: Access to Sustainable Transport

Approximately half of site (north-eastern part) is within 500m of cycle routes. It is noted that site is also within 500m of bus stops, however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.

-

SA2b: Proximity of Services and Facilities

Site is within 2,000m of employment areas.

+

SA3a: Proximity of Schools

Site is located more than 500m from primary schools. The site is within 2,000m of Abbeyfield and Wootton Hall Park Secondary Schools.

-

SA4a: Proximity of Healthcare Facilities

Site is more than 800m from healthcare facilities. It is noted that the north-easternmost corner of site is within 800m of a healthcare facility. As this is such a small proportion of site (<1%) the score for this SA Objective has been downgraded from minor positive "+" to minor negative "-" effects.

-

SA4b: Proximity of Open Space and Leisure Facilities

Site is within 800m of open space.

+

SA4c: Exposure to Low Air Quality and Noise

The western fringe of site is within 50m of the railway line.

-

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre	0
Site is outside of Northampton town centre.	
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
Approximately half of site (north-eastern part) is within 500m of cycle routes. It is noted that site is also within 500m of bus stops, however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	+
Site is within 2,000m of employment areas.	
SA9a: Proximity of Designated Sites	-
Eastern part of site (approximately a third of site) is within 500m of Collingtree Golf Course Local Wildlife Site.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Site identified by NBC's LAA as wholly greenfield land. Therefore, development of this site could lead to loss of greenfield land that is not designated as open space.	
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL Probable Iron Age/ Romano British Site extending into the area from the south. Impact of slurry pipe needs to be considered.</p> <p>HISTORIC ENVIRONMENT COMMENTARY MNN164472 IA/RB settlement to the south ENN103288 Rugby Cement Line 2001 Watching Brief ENTEC no archaeology observed. Ridge & Furrow survives along the southern boundary.</p> <p>SUMMARY The site has potential to be sensitive from an archaeological point of view.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
It appears unlikely from 2011 Census data and layout of road network that a significant amount of car commuters from the area of this site would be likely to pass through an AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
Site is not within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zone 3 and a smaller proportion of site (1-50%) falls within Flood Zone 2.	
SA14b: Flood Risk from Groundwater	-
Approximately 20% of site falls within 'High Risk' or 'Very High Risk' groundwater flood risk areas and approximately 20% of site falls within a 'Moderate Risk' groundwater flood risk area. The remainder of site falls within 'Negligible Risk', 'Low Risk' and 'Very Low Risk' groundwater flood risk areas.	
SA14c: Flood Risk from Surface Water	0
None of the site falls within a 1 in 100 year surface water flood risk area.	
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site identified by NBC's LAA as wholly greenfield land. Therefore the site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
The entire site contains Grade 3 (Good to Moderate) agricultural land. Therefore the site contains more than 1ha of Grade 3 agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	--?
Site is wholly within a Sand and Gravel Safeguarding Area.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of Category C, D or E Ground Instability.	

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

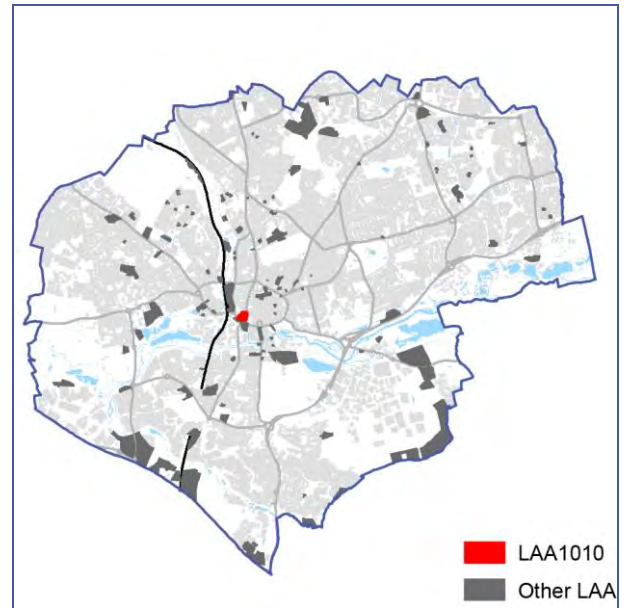
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None of the site falls within 300m of an active or committed waste management facility, or industrial area in which the MWLP considers waste management uses to be acceptable.

LAA1010 Land at St Peter's Way/ Court Road/ Freeschool Street

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **11742**
 Yield (dw): **5**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 16 (10 min frequency Mon to Sat), and 2, 3, 4, 8 and 21 (15 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	++
The western half of the site is within 800m of a local centre, and the site is within 2,000m of employment centres.	
SA3a: Proximity of Schools	+
The northern third of the site is located within 500m of Spring Lane Primary School and the site is more than 1,000m from a secondary school.	
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	++
The north eastern corner of the site is located within 800m of Mounts Baths Leisure Centre and other open spaces including Narrowtoe Lane Amenity Green Space and Foot Meadow Natural Space.	
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 16 (10 min frequency Mon to Sat), and	

2, 3, 4, 8 and 21 (15 min frequency Mon to Sat).

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

The western half of the site is within 800m of a local centre, and the site is within 2,000m of employment centres.

SA9a: Proximity of Designated Sites

--

The eastern half of the site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar Site.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

--

ARCHAEOLOGICAL POTENTIAL

HISTORIC ENVIRONMENT COMMENTARY

SUMMARY

Based on the sensitivity of the site in relation to relevant heritage assets, the potential development capacity is low in the parts of the site listed as a Scheduled Monument. However, some development could be achieved following careful assessment of the archaeological implications. Therefore, potential significant negative effects (-) are identified in relation to this SA objective. The HIA identifies scope to better reveal the significance of the Scheduled Monument through public realm improvements and interpretation boards.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

++

The site contains more than 1ha of brownfield land.

SA15b: Avoid Loss of Greenfield Land

0

Site does not contain any greenfield land.

SA15c: Avoid Loss of High Quality Agricultural Land

0

Site contains less than 1 hectare of agricultural land of Grade 4 or higher quality.

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

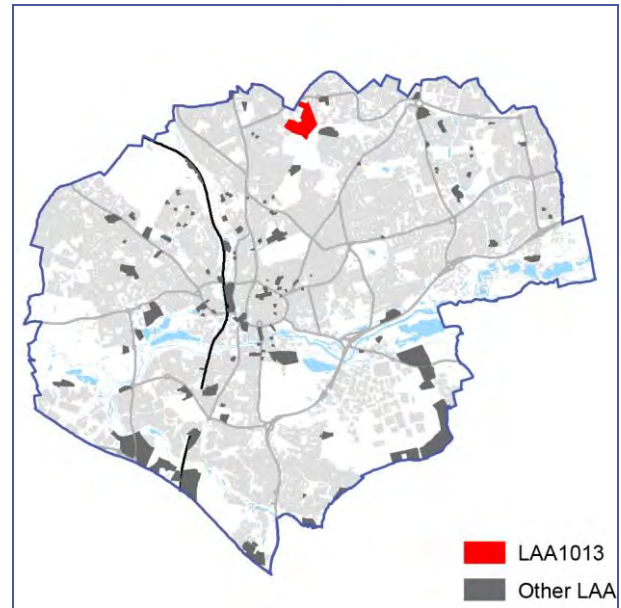
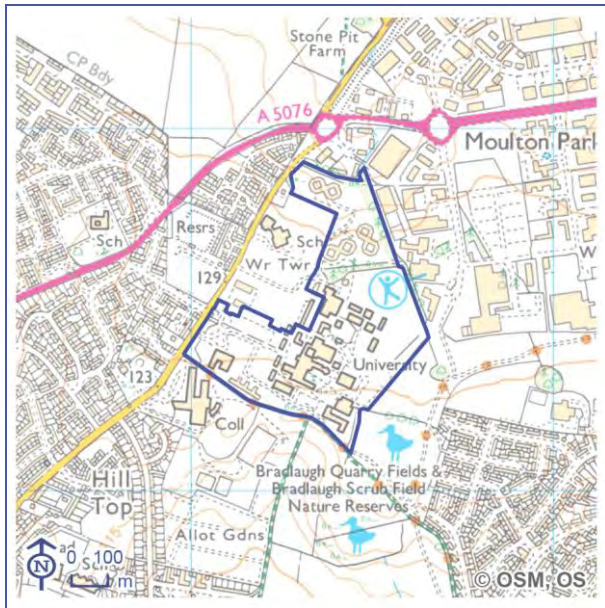
0

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **229680**
 Yield (dw): **653**



SA1a: Housing Provision

NBC has estimated a capacity of 653 dwellings

SCORE
++

SA2a: Access to Sustainable Transport

Site is within 500m of cycle routes and within 500m of bus stops, including those served by routes 4 (15 min frequency Mon to Sat) and 19 (12 min frequency Mon to Sat at peak times).

+

SA2b: Proximity of Services and Facilities

The eastern and western thirds of the site are within 800m of Local Centres. The site is also within 2,000m of employment areas including one to the north-east of the site.

++

SA3a: Proximity of Schools

The site is within 500m of All Saints Primary School, with the exception of the south-eastern corner. The site is also within 1,000m of Kingsthorpe College Secondary School.

++

SA4a: Proximity of Healthcare Facilities

Site is more than 800m from a healthcare facility.

-

SA4b: Proximity of Open Space and Leisure Facilities

The site is within 500m of cycle routes and within 500m of bus stops, including those served by bus route 16 (12 min frequency Mon to Fri) and bus route 19 (12 min frequency Mon to Fri and 15 min frequency in summer vacation).

++

SA4c: Exposure to Low Air Quality and Noise

Site is not within an AQMA or within 50m of an 'A' road, motorway, railway line, or industrial area.

0

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre	0
Site is outside of Northampton town centre.	
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
Site is within 500m of cycle routes and within 500m of bus stops, including those served by routes 4 (15 min frequency Mon to Sat) and 19 (12 min frequency Mon to Sat at peak times).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The eastern and western thirds of the site are within 800m of Local Centres. The site is also within 2,000m of employment areas including one to the north-east of the site.	
SA9a: Proximity of Designated Sites	-
The south-eastern half of the site is within 250m of Scrub Field LNR and Bradlaugh Field LWS.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Development of this site will lead to loss of greenfield land that is not designated as open space.	
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL Site of former Moulton Park House . Part of the former Moulton Park House and its landscape survive, including Ha-Ha, lodge, boundary wall, tree lined drive. Part of the former house may also exist. HLC identify non-registered P&G and close to other known archaeology. The boundary wall and Lodge survive and make an important contribution to the locality. Part of the former drive and Ha-Ha remain on site and have been highlighted as important in redevelopment discussions. The site was evaluated by Cotswold Archaeology in 2014. No significant areas of archaeological activity were identified. County Archaeological Advisor highlights the C19 landscape value as important. There is an extensive TPO across the site.</p> <p>HISTORIC ENVIRONMENT COMMENTARY O/L Planning permission has been granted for the construction of UP TO 800 Houses. The surviving component parts of the heritage assets offer the opportunity of making a positive contribution to local character and sense of place in a proposed new development and should be safeguarded and incorporated into a development proposal. Should the heritage assets not be incorporated there is potential for harm in heritage terms.</p> <p>SUMMARY There is the opportunity for new development to protect and better reveal the remaining non-designated heritage assets which also has the potential of having a positive impact on the form of any new development. However, the loss of or damage to the remaining heritage assets will cause a level of harm.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	--?
It appears likely from 2011 Census data and layout road network that a significant number of car commuters from the area of this site will pass through four AQMAs. These include Zone 4 Harborough Road, Zone 2 Victoria Promenade, Zone 6 Campbell Square and Zone 8 St Michael's Road.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
A small proportion of the site (>10%) contains contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	0
None of the site falls within a groundwater flood risk area of level 'moderate' or above.	
SA14c: Flood Risk from Surface Water	-
Parts of the site (>50%) are within 1 in 100 year surface water flood risk areas. These are dispersed throughout the site.	
SA15a: Prioritise Use of Brownfield Land	++
Aerial imagery and online research indicates the site has more than 1ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Aerial imagery and online research indicates the site has more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
The site contains more than 1ha of Grade 3 agricultural land but less than 1ha of Grade 1 or Grade 2 agricultural land.	

SA15d: Avoid Sterilisation of Mineral Resources

0

None of the site falls within a Minerals Safeguarding Area or minerals extraction Conflict Consultation Buffer.

SA15e: Avoid Risk from Land Instability

0

None of the site contains areas of Category C, D or E Ground Instability.

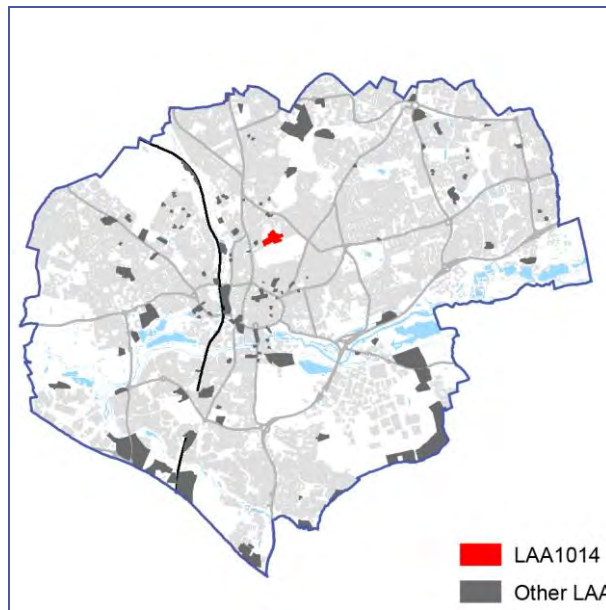
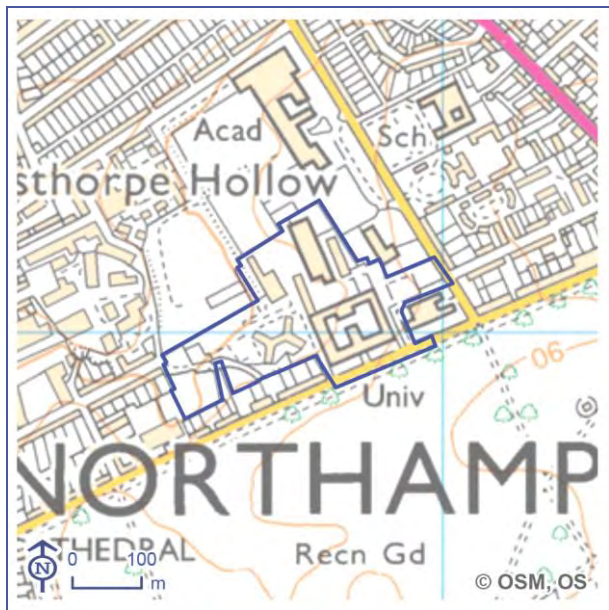
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

--?

Approximately one quarter of the site (north-western part) is located within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **60167**
 Yield (dw): **200**



SCORE

SA1a: Housing Provision

NBC has estimated a capacity of 200 dwellings for this site.

++

SA2a: Access to Sustainable Transport

Site is within 500m of cycle routes and approximately 75% of the site (eastern part) is within 2,000m of a Northampton Railway Station. The site is also within 500m of several bus stops, including those served by bus route 4 (15 min frequency Mon to Sat).

++

SA2b: Proximity of Services and Facilities

Site is within 800m of a number of local centres. The site is also within 2,000m of several employment areas, including one adjacent to the west of site.

++

SA3a: Proximity of Schools

Site is within 500m of Malcolm Arnold Preparatory School and within 1,000m of Malcolm Arnold Academy.

++

SA4a: Proximity of Healthcare Facilities

Site is within 800m of a healthcare facility.

+

SA4b: Proximity of Open Space and Leisure Facilities

Site is located within 800m of several open spaces including the Racecourse recreation ground adjacent to the south of site.

+

SA4c: Exposure to Low Air Quality and Noise

Site is not within an AQMA or within 50m of an 'A' road, motorway, railway line, or industrial area.

0

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre	0
Site is outside of Northampton town centre.	
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and approximately 75% of the site (eastern part) is within 2,000m of a Northampton Railway Station. The site is also within 500m of several bus stops, including those served by bus route 4 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 800m of a number of local centres. The site is also within 2,000m of several employment areas, including one adjacent to the west of site.	
SA9a: Proximity of Designated Sites	--
Approximately one third of the site is located within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	+
Site is identified by NBC's LAA as wholly previously developed land. Aerial imagery and online research indicates that the site is currently in use by Northampton University for educational purposes.	
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL HLC shows adjacent to non-registered P&G and other known archaeology. Possible evidence of brick kilns/brick works. TPO on part of site.</p> <p>HISTORIC ENVIRONMENT COMMENTARY Local list buildings - pavilion buildings, Kingsley CA, adjacent to former Kingsley Park Middle School - Grade II listed building. Local List buildings important, their relationship to each other and the park is significant and changes to this and their setting may be harmful in heritage terms. There is a current live application for O/L planning permission for residential development. Adjacent to LB - setting and character and appearance of CA valid consideration. The two pavilion buildings forming part of the site are important in terms of their relationship to each other and the park.</p> <p>SUMMARY The form of the development will significantly influence the setting of the heritage assets. It will be important to take this into account to ensure the opportunity to preserve or better reveal the historic significance of the site is taken.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	--?
It appears likely from Census 2011 data and layout road network that a significant number of commuters from the area of this site would pass through two AQMA. These are Zone 6 Campbell Square and Zone 8 St. Michael's Road.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
The western and north-eastern parts of the site are within areas of contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	--
Approximately two thirds of the site (>50%) (western part) is within an area of 'High Risk' to groundwater flooding. The remainder of the site is within an area of 'Negligible' or 'Low Risk' to groundwater flooding.	
SA14c: Flood Risk from Surface Water	-
A number of areas spread throughout the site are in within 1 in 100 year surface water flood risk areas.	
SA15a: Prioritise Use of Brownfield Land	++
Site is identified by NBC's LAA as wholly previously developed land. Therefore, the site contains more than 1ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	0
Site does not contain any greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	0
Site contains less than 1 hectare of agricultural land of Grade 4 or higher quality.	

SA15d: Avoid Sterilisation of Mineral Resources

0

None of the site falls within a Minerals Safeguarding Area or minerals extraction Conflict Consultation Buffer.

SA15e: Avoid Risk from Land Instability

0

None of the site contains areas of Category C, D or E Ground Instability.

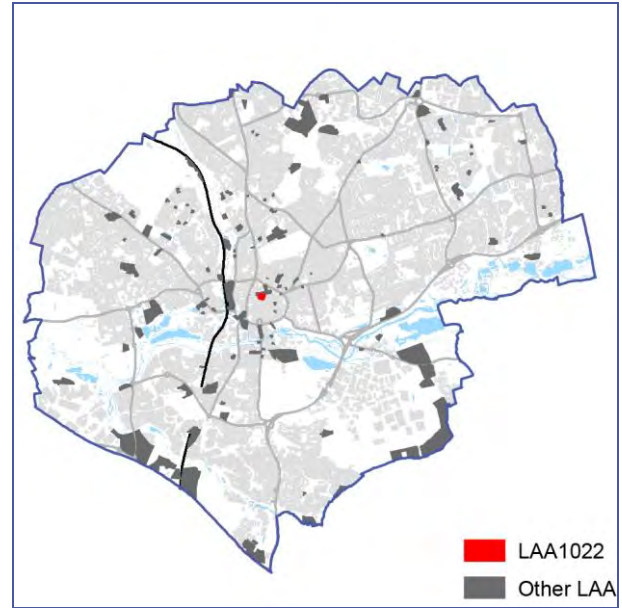
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

None of the site falls within 300m of an active or committed waste management facility, or industrial area in which the MWLP considers waste management uses to be acceptable.

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **2093**
 Yield (dw): **99**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 16 (10 min frequency Mon to Sat), and 2, 3, 4, 8 and 21 (15 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	++
Site is within Northampton town centre. The site is also within 2,000m of employment areas and within 800m of local centres.	
SA3a: Proximity of Schools	++
Site is within 1,000m of the Northampton International Academy Secondary School and the western half of the site is within 500m of a primary school.	
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	++
Site is within 800m of open space and within 800m of Mounts Baths Leisure Centre.	
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 16 (10 min frequency Mon to Sat), and	

2, 3, 4, 8 and 21 (15 min frequency Mon to Sat).

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

Site is within Northampton town centre. The site is also within 2,000m of employment areas and within 800m of local centres.

SA9a: Proximity of Designated Sites

--

Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

?

ARCHAEOLOGICAL POTENTIAL

All archaeological activity is likely to have been obliterated by the construction of the Grosvenor centre.

HISTORIC ENVIRONMENT COMMENTARY

MNN 14955 Greyfriars Franciscan Friary, ENN 107595 Proposed Grosvenor Shopping Centre Extension 2000 NA DBA ENN7242 Rescue Excavation identified 12-13th Century. It is assumed that the building will be converted as opposed to demolished.

SUMMARY

If the building is converted there is likely to be minimal impact of surrounding heritage assets. Demolition would offer the potential of redevelopment in a sensitive manner offering the opportunity to enhance the relationship with the historic Market Square and the setting of the Holy Sepulchre Church and conservation area. Re-establishing the historic links north.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

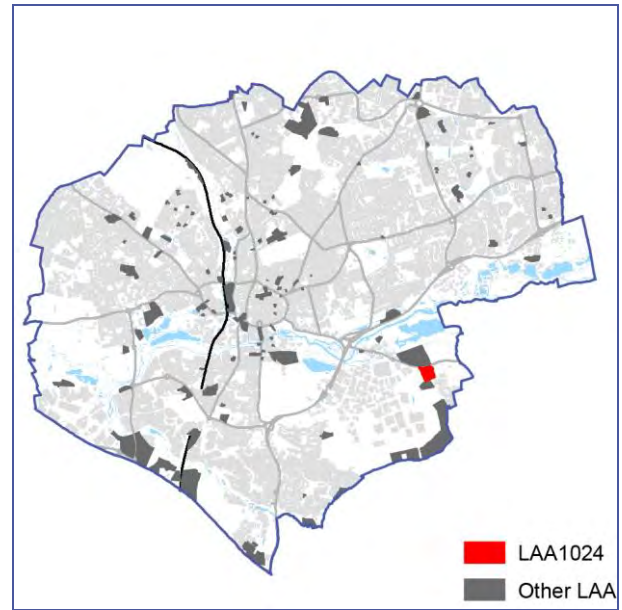
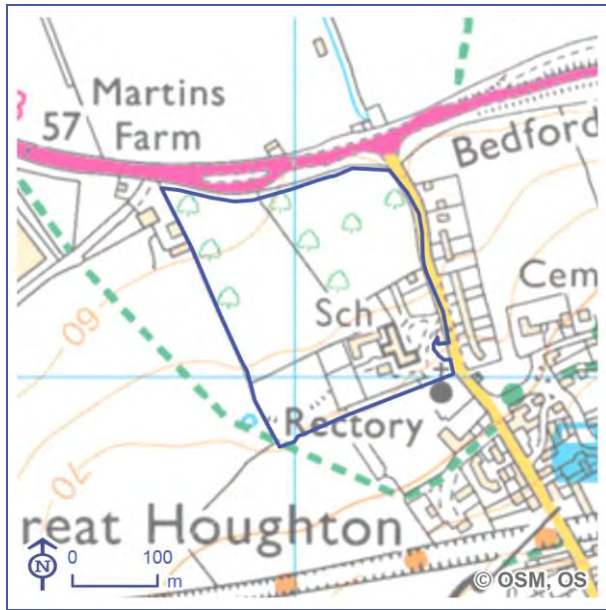
0

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

Site status: Not allocated
 Proposed use: Residential

Site area (m2): 69198
 Yield (dw): 240



SA1a: Housing Provision

NBC has estimated a capacity of 240 dwellings for this site.

SCORE
 ++

SA2a: Access to Sustainable Transport

Site is within 500m of cycle routes. It is noted that the site is also within 500m of bus stops however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.

-

SA2b: Proximity of Services and Facilities

Site is within 2,000m of employment areas.

+

SA3a: Proximity of Schools

Site is located more than 500m from primary schools and more than 2,000m from secondary schools.

--

SA4a: Proximity of Healthcare Facilities

Site is more than 800m from healthcare facilities.

-

SA4b: Proximity of Open Space and Leisure Facilities

Site is within 800m of open space, including Great Houghton Churchyard adjacent to the southeast of site.

+

SA4c: Exposure to Low Air Quality and Noise

The northern border of site is adjacent to the A428.

-

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre

Site is outside of Northampton town centre.

0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
Site is within 500m of cycle routes. It is noted that the site is also within 500m of bus stops however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	+
Site is within 2,000m of employment areas.	
SA9a: Proximity of Designated Sites	--
Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI. In addition, approximately two thirds of the site contains optimal supporting habitat for the Golden Plover population of Upper Nene Valley Gravel Pits with the remainder unsuitable for Golden Plover or not included in the GIS analysis.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Site identified by NBC's LAA as part previously developed land. The majority of this site is greenfield which could therefore be lost to development.	
SA11a: Impact on Cultural Heritage	--
<p>ARCHAEOLOGICAL POTENTIAL HLC identifies other known archaeology, turnpike road to north. Close to R&F. Possible Romano-British settlement. North of school there are earthworks associated with the shrunken medieval village which are clearly visible from aerial photos. County Archaeological Officer has highlighted the former medieval earthworks, mainly destroyed but potential for activity to survive below ground, ridge and furrow earthworks, possible prehistoric/RB activity to south, excavations in advance of brackmills extension have identified iron age/ RB and Saxon activity.</p> <p>HISTORIC ENVIRONMENT COMMENTARY Setting of listed building and character of the conservation area valid considerations. Elevated position in valley which may reflect the position of the village historically.</p> <p>SUMMARY This site is very sensitive historically for a number of reasons.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
It appears unlikely from 2011 Census data and layout of road network that a significant amount of car commuters from the area of this site would be likely to pass through an AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
Site is not within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	0
None of the site falls within a groundwater flood risk area of level 'moderate' or above.	
SA14c: Flood Risk from Surface Water	0
None of the site falls within a 1 in 100 year surface water flood risk area.	
SA15a: Prioritise Use of Brownfield Land	++
Site identified by NBC's LAA as part previously developed land. Site contains more than 1ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site identified by NBC's LAA as part previously developed land. Site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
The entire site contains Grade 3 (Good to Moderate) agricultural land. Therefore, the site contains more than 1ha of Grade 3 (Good to Moderate) agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	-?
The majority of site, with the exception of approximately a third of site to the southeast, is within a Sand and Gravel Safeguarding Area.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of Category C, D or E Ground Instability.	

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

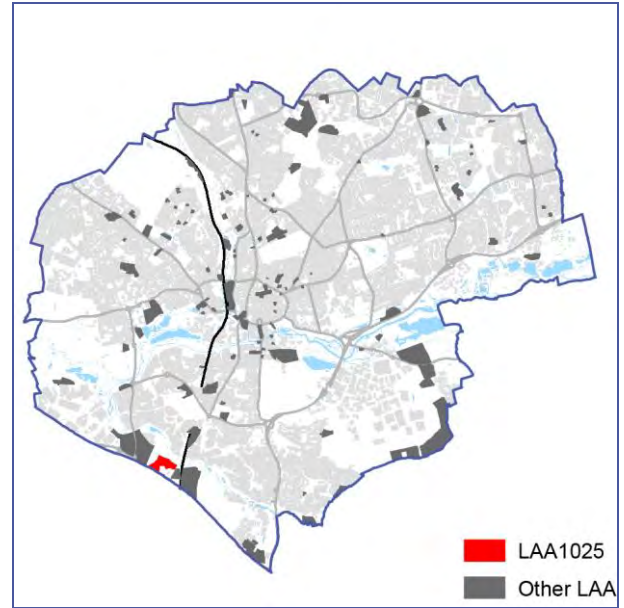
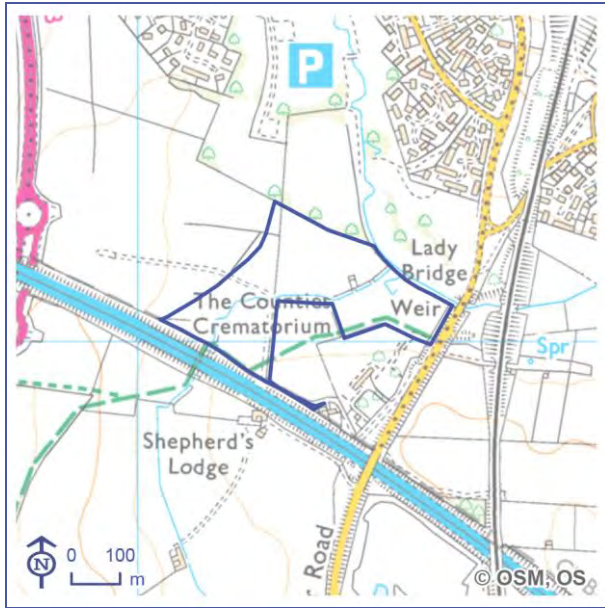
--?

Approximately a quarter of site (to the northwest) is within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.

LAA1025 Land to the west of Towcester Road

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **88556**
Yield (dw): **180**



	SCORE
<p>SA1a: Housing Provision NBC has estimated a capacity of 180 dwellings for this site.</p>	++
<p>SA2a: Access to Sustainable Transport The majority of site is within 500m of cycle routes, with the exception of a small part of the south western corner of site. The site is also within 500m of bus stops, including those served by bus route 3 (15 min frequency Mon to Sat).</p>	+
<p>SA2b: Proximity of Services and Facilities Site is within 2,000m of employment areas.</p>	+
<p>SA3a: Proximity of Schools Site is located more than 500m from primary schools. With the exception of the southwestern corner of site, site is within 2,000m of Abbeyfield and Wootton Hall Park Secondary Schools.</p>	-
<p>SA4a: Proximity of Healthcare Facilities Site is more than 800m from healthcare facilities.</p>	-
<p>SA4b: Proximity of Open Space and Leisure Facilities Site is within 800m of open space, including the Counties Crematorium Cemetery adjacent to site.</p>	+
<p>SA4c: Exposure to Low Air Quality and Noise Southwestern portion of site is within Zone 1: The M1 Corridor AQMA and southern edge of site is within 50m of the M1 itself.</p>	-
<p>SA5a: Reduce Crime Location of residential sites within the Borough assumed to not directly affect achievement of this objective.</p>	0
<p>SA6a: Economical Growth and Availability of Jobs Location of residential sites within the Borough assumed to not directly affect achievement of this objective.</p>	0

SA7a: Location Relative to Town Centre	0
Site is outside of Northampton town centre.	
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
The majority of site is within 500m of cycle routes, with the exception of a small part of the south western corner of site. The site is also within 500m of bus stops, including those served by bus route 3 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	+
Site is within 2,000m of employment areas.	
SA9a: Proximity of Designated Sites	-
A small part of the site (north-east corner) is within 250m of the Wootton Railway Embankments LWS.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Site identified by NBC's LAA as wholly greenfield land. Therefore, development of this site could lead to loss greenfield land that is not designated as open space.	
SA11a: Impact on Cultural Heritage	-
<p>ARCHAEOLOGICAL POTENTIAL Potential for archaeological activity based on the known sites to the east and west. However the impact of the slurry pipe needs to be considered.</p> <p>HISTORIC ENVIRONMENT COMMENTARY Rugby Cement Chalk Slurry line ENN103288 Rugby Cement Line 2001 Watching Brief ENTEC no archaeology observed.MNN133798 Ridge and furrow earthworks. Existing tree belts follow historic routes across the site (see 1883 O/S map) R+F survives across a proportion of the site.</p> <p>SUMMARY Using existing features on the site (tree belts, historic routes) offers the opportunity of creating a sense of place.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
It appears unlikely from 2011 Census data and layout of road network that a significant amount of car commuters from the area of this site would be likely to pass through an AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
Site is not within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	-
Parts of the site (<50%) are within Flood Zones 2 and 3. These areas are confined to the north-eastern and north-western corners of site as well as along the stream on site.	
SA14b: Flood Risk from Groundwater	-
The majority (>50%) of site is within 'Moderate Risk' groundwater risk areas, predominantly in the centre and east of site. Parts of the site (<50%) are also within 'High Risk' and 'Very High Risk' groundwater flood risk areas, confined predominantly to the southwest and northwest of site.	
SA14c: Flood Risk from Surface Water	-
Parts of the site (<50%) are within 1 in 100 year surface water flood risk areas. These are primarily confined to the west and northeast of site.	
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site identified by NBC's LAA as wholly greenfield land, therefore site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
The entire site contains Grade 3 (Good to Moderate) agricultural land. Therefore, the site contains more than 1ha of Grade 3 agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	--?
Site is wholly within a Sand and Gravel Safeguarding Area.	

SA15e: Avoid Risk from Land Instability

0

None of the site contains areas of Category C, D or E Ground Instability.

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

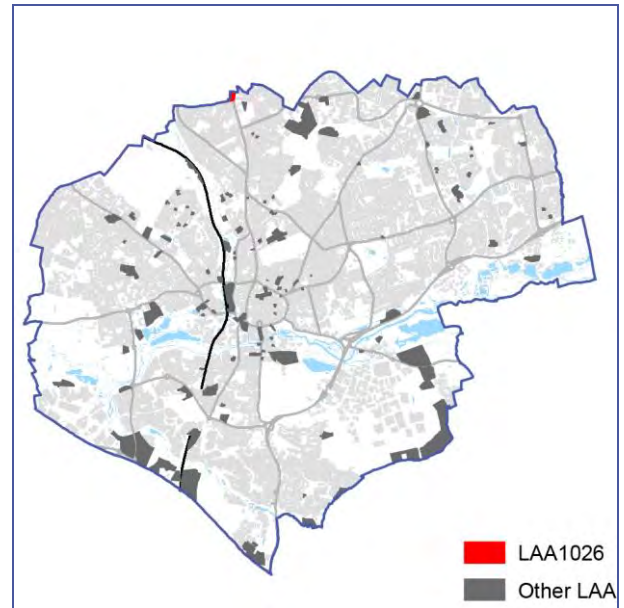
0

None of the site falls within 300m of an active or committed waste management facility, or industrial area in which the MWLP considers waste management uses to be acceptable.

LAA1026 Eastern land parcel, Buckton Fields

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **8808**
 Yield (dw): **14**



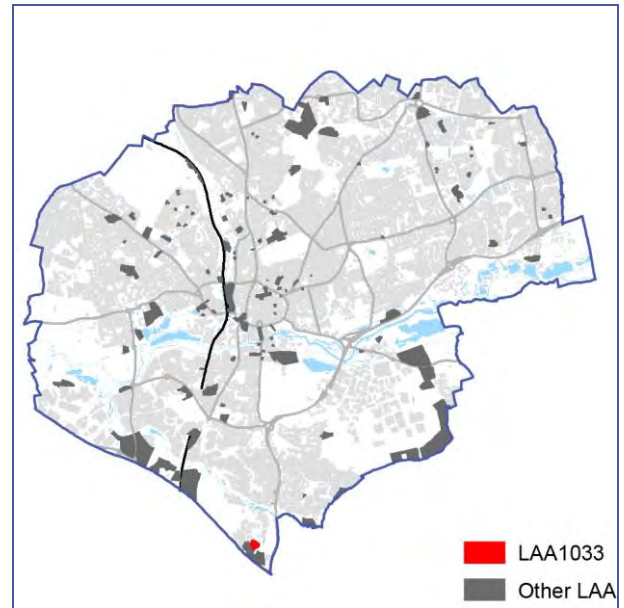
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	-
SA2b: Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL Extensive archaeological evaluation was undertaken across the Buckton Fields area as there was potential for prehistoric and roman settlement. The trees to the southern boundary are protected by a TPO.</p> <p>HISTORIC ENVIRONMENT COMMENTARY The evaluation identified prehistoric and Roman activity within the Buckton Fields site but not in the area adjacent to LAA 1026. The potential for archaeological activity in this area is likely to be low.</p> <p>SUMMARY There is limited opportunity to further our knowledge of the site.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--
Approximately 15% of the site (northern part) is located within 300m of an active or committed waste management facility.	

LAA1033 Toms Close

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **5210**
 Yield (dw): **16**



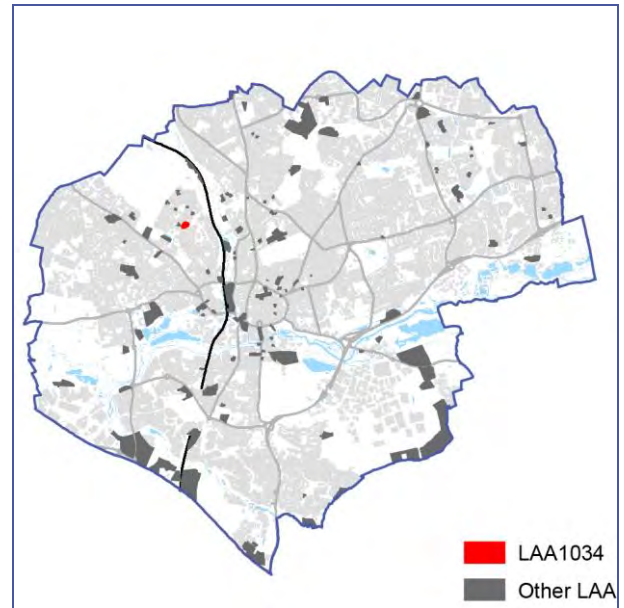
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	-
SA2b: Proximity of Services and Facilities	+
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	+
SA9a: Proximity of Designated Sites Site is located within 250m of the Collingtree Golf Course LWS.	-
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A

SA11a: Impact on Cultural Heritage	0
ARCHAEOLOGICAL POTENTIAL No know potential. HISTORIC ENVIRONMENT COMMENTARY No sites on HER. SUMMARY The site has little known heritage potential.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1034 Witham Way garage site

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1520**
 Yield (dw): **4**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

--

Site is identified by NBC's LAA as Wholly Previously Developed Land. However, GIS and aerial Site identified by NBC's LAA as partially previously developed land which could therefore be redeveloped at this site. The site also partially contains Kings Heath Derwent Drive Open Space. Therefore, development of this site could cause loss of designated open space.

SA11a: Impact on Cultural Heritage

0

ARCHAEOLOGICAL POTENTIAL

No known potential.

HISTORIC ENVIRONMENT COMMENTARY

No sites on HER.

SUMMARY

The site has little known heritage potential.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

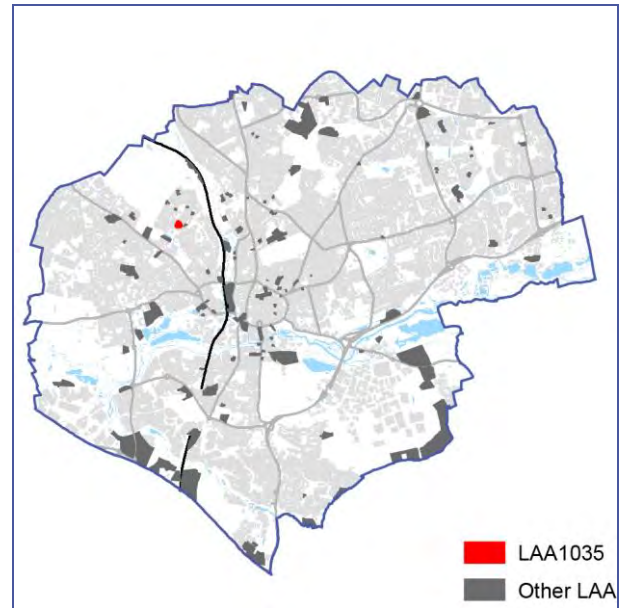
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA1035 West Oval garage site

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1730**
 Yield (dw): **7**



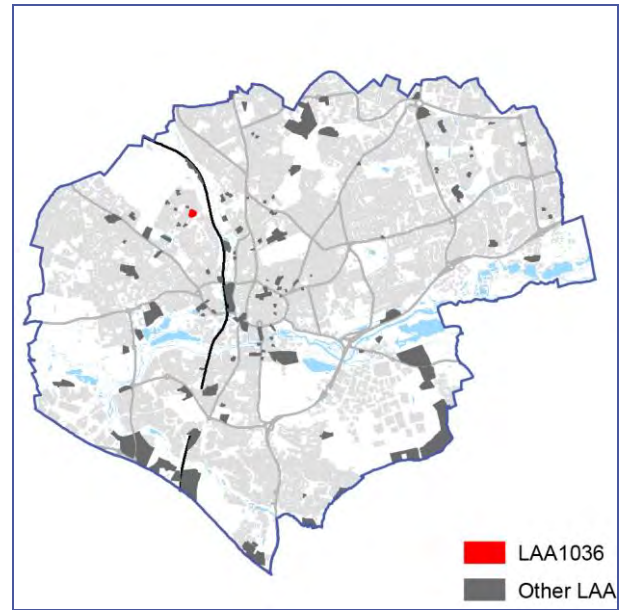
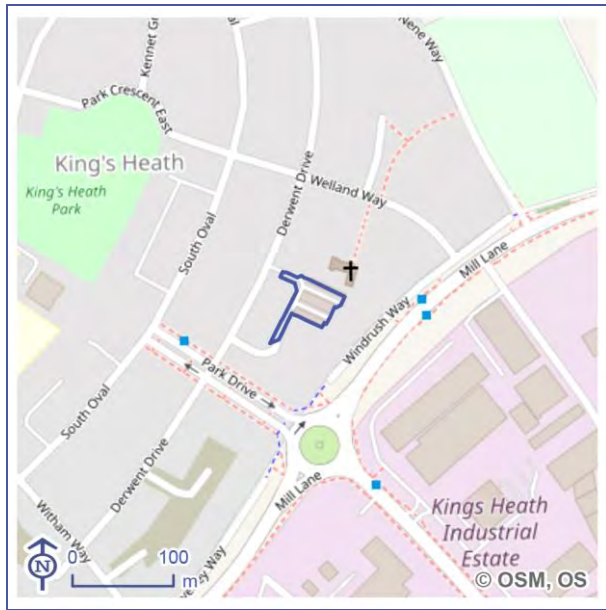
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA9a: Proximity of Designated Sites	-

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
ARCHAEOLOGICAL POTENTIAL No known potential. HISTORIC ENVIRONMENT COMMENTARY No sites on HER. SUMMARY The site has little known heritage potential.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1036 Derwent Drive garage site, Kings Heath

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **1947**
 Yield (dw): **8**



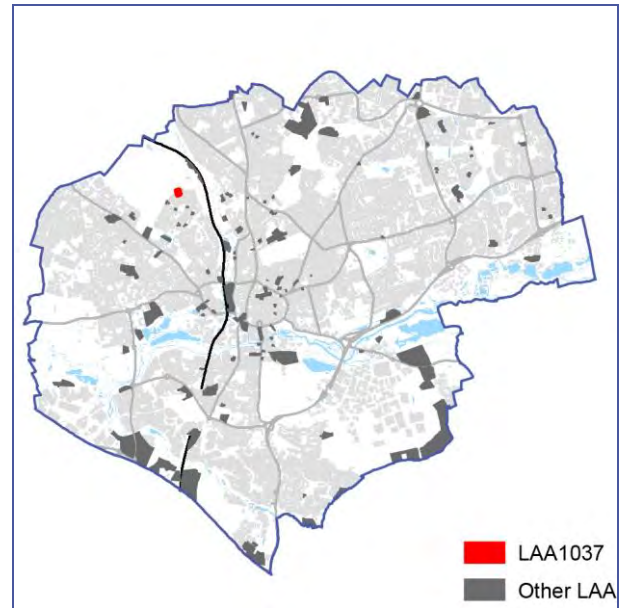
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
ARCHAEOLOGICAL POTENTIAL No known potential. HISTORIC ENVIRONMENT COMMENTARY No sites on HER. SUMMARY The site has little known heritage potential.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1037 Swale Drive garage site and rear/ unused land

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **2731**
Yield (dw): **6**



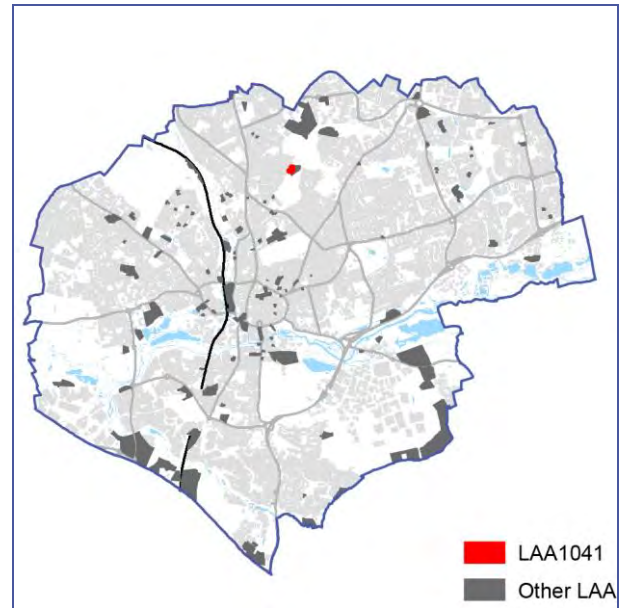
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
ARCHAEOLOGICAL POTENTIAL No known potential. HISTORIC ENVIRONMENT COMMENTARY No sites on HER. SUMMARY The site has little known heritage potential.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1041 Newnham Road

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **3674**
 Yield (dw): **15**



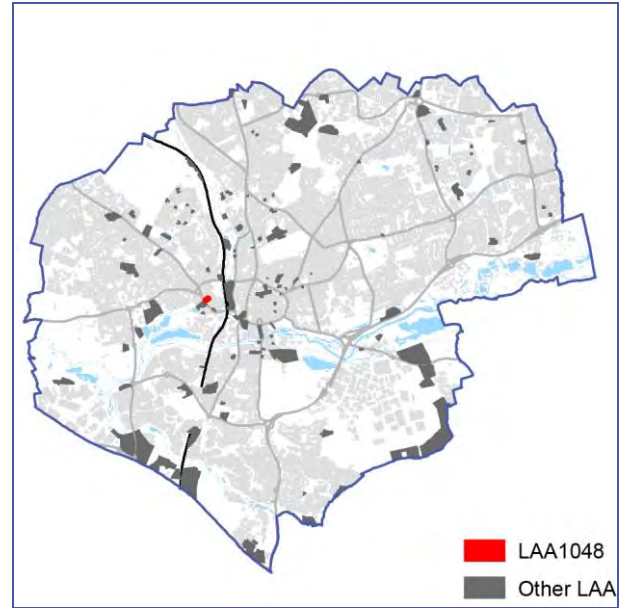
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA3a: Proximity of Schools Approximately half the site (northeast) is located within 500m of Green Oaks Primary School. The site is also within 1,000m of two secondary schools; Kingsthorpe College and Northampton School for Girls.	++
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++

SA9a: Proximity of Designated Sites	-
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
Site is identified by NBC's LAA as wholly previously developed land. Development of site would lead to loss of all or part of St David's Amenity Green Space.	
SA11a: Impact on Cultural Heritage	0
ARCHAEOLOGICAL POTENTIAL Quarried. HISTORIC ENVIRONMENT COMMENTARY Quarried. Historic field boundary through part of site. Tree belt may represent historic boundary. The land is Public Open Space. EH parks register 1995. SUMMARY The site has little known heritage potential.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	--
The site is wholly within an area of 'Very High Risk' to groundwater flooding.	
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1048 Stenson Street

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **1430**
 Yield (dw): **6**



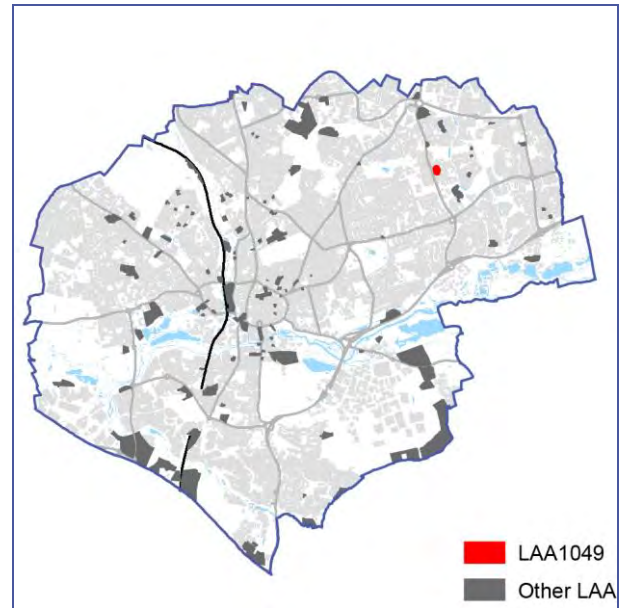
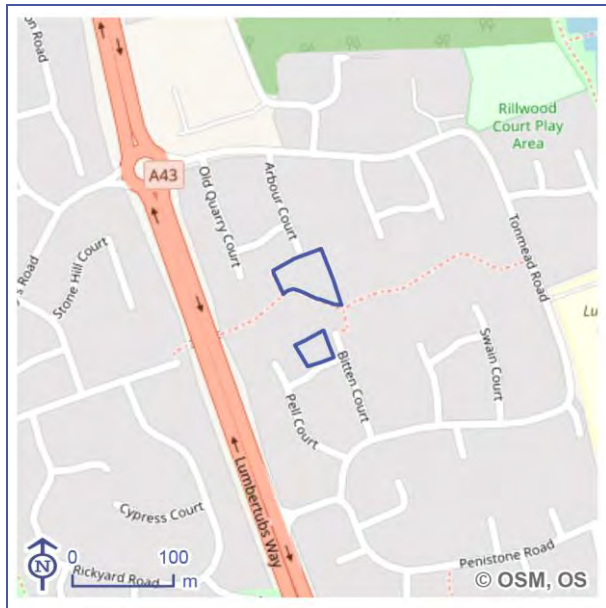
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
The site is located within 500m of a national cycle route and bus stops including those served by routes 9/9a/9b (10 min frequency Mon to Sat) and 8 (15 min frequency Mon to Sat). The site is also within 2,000m of Northampton railway station.	
SA2b: Proximity of Services and Facilities	++
The site is located within 800m of local centres and 2,000m of employment centres.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
The site is located within 500m of a national cycle route and bus stops including those served by routes 9/9a/9b (10 min frequency Mon to Sat) and 8 (15 min frequency Mon to Sat). The site is also within 2,000m of Northampton railway station.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is located within 800m of local centres and 2,000m of employment centres.	

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL No known archaeological site or in the vicinity. Site developed.</p> <p>HISTORIC ENVIRONMENT COMMENTARY Formerly Foundary Street - changes after 1900. Victorian terraced housing likely associated with the Boot & Shoe industry - factory in Greenwood Road survived past 1937. Factory site since redeveloped. Potential impact on setting of St James Church.</p> <p>SUMMARY Impact on setting of Church will be an important consideration.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	--
<p>The site is located entirely in Flood Zone 3.</p>	
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--?
<p>The site is located within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.</p>	

LAA1049 Land off Arbour Court

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **2891**
 Yield (dw): **11**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
Site is within 800m of local centres and within 2,000m of employment areas.	
SA3a: Proximity of Schools	++
Site is within 500m of Lumbertubs Primary School and within 1,000m of two secondary schools; Weston Favell Academy and Northampton Academy.	
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 800m of local centres and within 2,000m of employment areas.	

SA9a: Proximity of Designated Sites

--

Site is within 3km of the Upper Nene Valley Gravel Pits, SPA, Ramsar Site and SSSI. Approximately one third of the site (northern part) is within 250m of Billing Arbours LWS.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

--

Site identified by NBC's LAA as wholly greenfield land. Development of site will lead to loss of all or part of Arbour Court Amenity Green Space.

SA11a: Impact on Cultural Heritage

0

ARCHAEOLOGICAL POTENTIAL

No known potential.

HISTORIC ENVIRONMENT COMMENTARY

No sites on HER . No known assets.

SUMMARY

The site has little known heritage potential.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

-

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

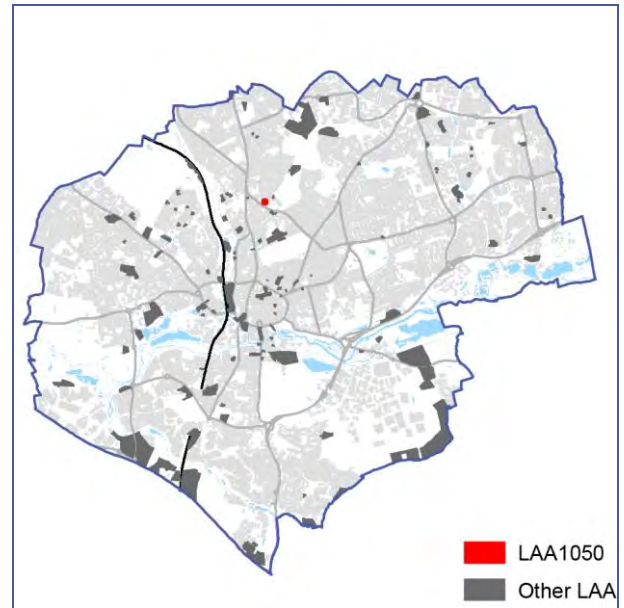
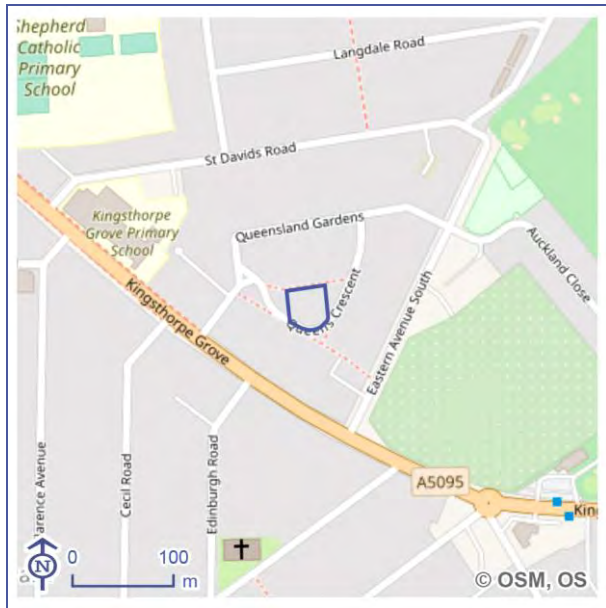
0

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1483**
 Yield (dw): **6**



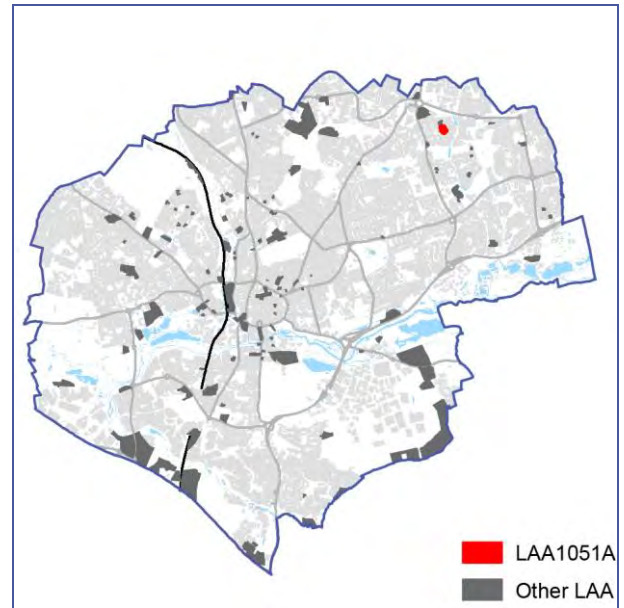
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	-
SA2b: Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++
SA3a: Proximity of Schools Site is within 500m of The Good Shepherd Primary School and Kingsthorpe Grove Primary School. The site is also within 1,000m of Malcolm Arnold Academy Secondary School.	++
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space Development of this site would lead to loss of part of Queens Crescent AGS.	--
SA11a: Impact on Cultural Heritage ARCHAEOLOGICAL POTENTIAL No known potential. HISTORIC ENVIRONMENT COMMENTARY MNN14561 Kingsthorpe Hollow Allotments. EH parks register 1995. SUMMARY The site has little known heritage potential.	0
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1051A Waterpump Court and Billing Brook Road

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **7372**
Yield (dw): **8**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

--

Site identified by NBC's LAA as partially previously developed land, which could therefore be redeveloped at this site. However, the site also partially contains Billing Brook Lake Natural / Semi-natural Open Space which could be lost to development on the site. Therefore it is judged that development at this site could have significant negative "--" effects with regards to this SA objective.

SA11a: Impact on Cultural Heritage

?

ARCHAEOLOGICAL POTENTIAL

Possible Pre-historic activity. Prehistoric flints. No sites within the study area but scattered find spots around ranging in date. Area not subject to investigation before residential construction. Potential for archaeological deposits.

HISTORIC ENVIRONMENT COMMENTARY

HER shows find spot. The open space may have value to the local community.

SUMMARY

The potential of this site is not currently known.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

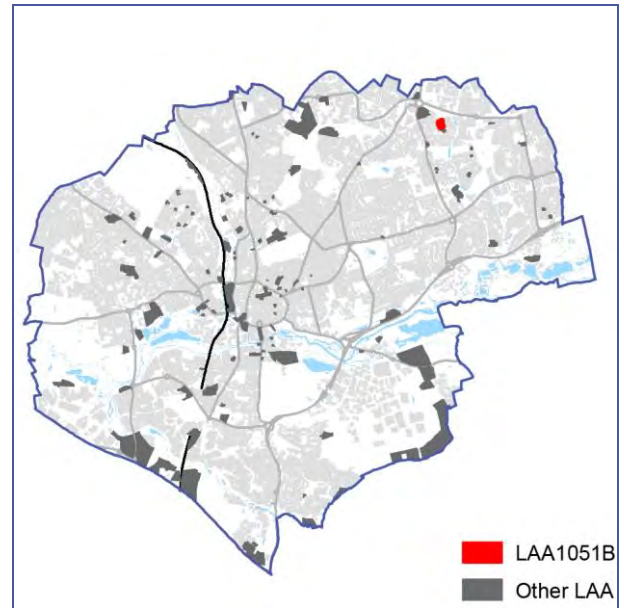
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA1051B Land between Waterpump Court and Billing Brook Road

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **9074**
 Yield (dw): **29**



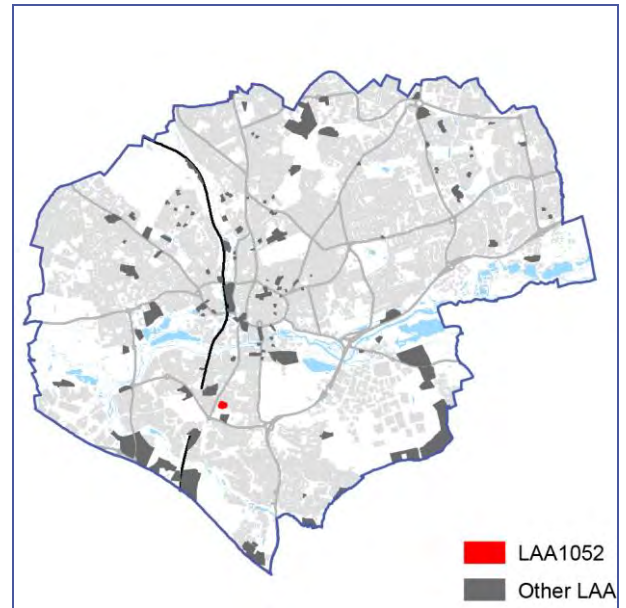
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
Site is within 800m of local centres, including one adjacent to the west of site. The site is also within 2,000m of employment areas.	
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 800m of local centres, including one adjacent to the west of site. The site is also within 2,000m of employment areas.	

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
Site is identified by NBC's LAA as part previously developed land as the site currently contains a hard sports pitch and play equipment. Development of site would lead to loss of all or part of Thorplands Play Park Amenity Green Space.	
SA11a: Impact on Cultural Heritage	?
ARCHAEOLOGICAL POTENTIAL Possible Pre-historic activity. Prehistoric flints. No sites within the study area but scattered find spots around ranging in date. Area not subject to investigation before residential construction. Potential for archaeological deposits. HISTORIC ENVIRONMENT COMMENTARY HER shows find spot. The open space may have value to the local community. SUMMARY The potential of this site is not currently known.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--?
Approximately one third of the site (north-eastern part) is located within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.	

LAA1052 Land rear of garages in Coverack Close

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **3230**
Yield (dw): **13**



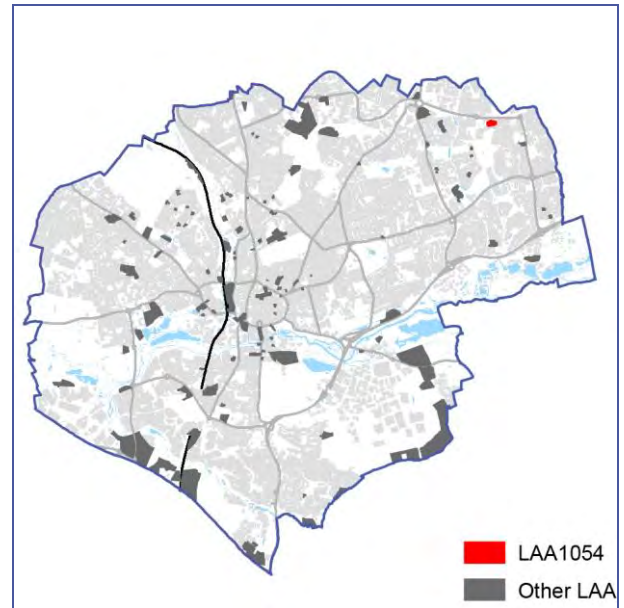
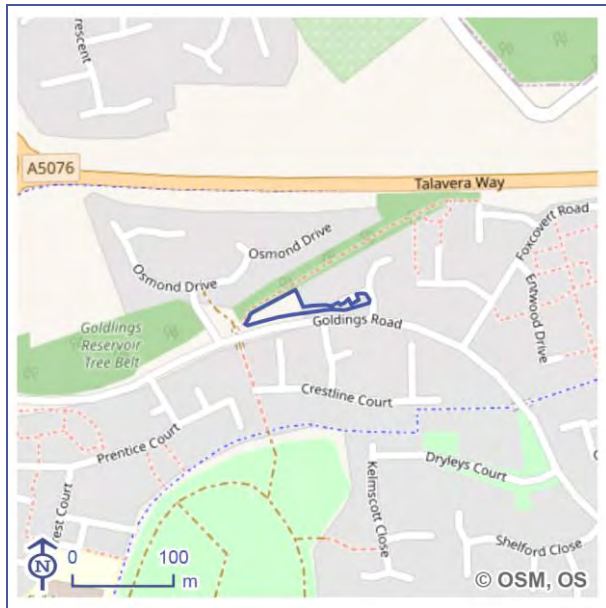
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities Site is within 800m of open space, including the Towcester Road Cemetery adjacent to the south of site, and is within 800m of Danes Camp Leisure Centre.	++
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
It is assumed that this site does not contain existing designated open space and that the overlap of Towcester Road Cemetery and the site boundary is due to a digitising error. Site identified by NBC's LAA as wholly partially previously developed land, with the majority being greenfield. Therefore, it is judged that development at this site would lead to loss of greenfield land that is not designated as open space.	
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL No known potential outside area of settlement.</p> <p>HISTORIC ENVIRONMENT COMMENTARY MNN7127 West End Fields Hardingstone. EH parks register 1995. Open space may have value to local community.</p> <p>SUMMARY The potential of this site is not currently known.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1054 Land adj to Treetops in Goldings

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1328**
 Yield (dw): **5**



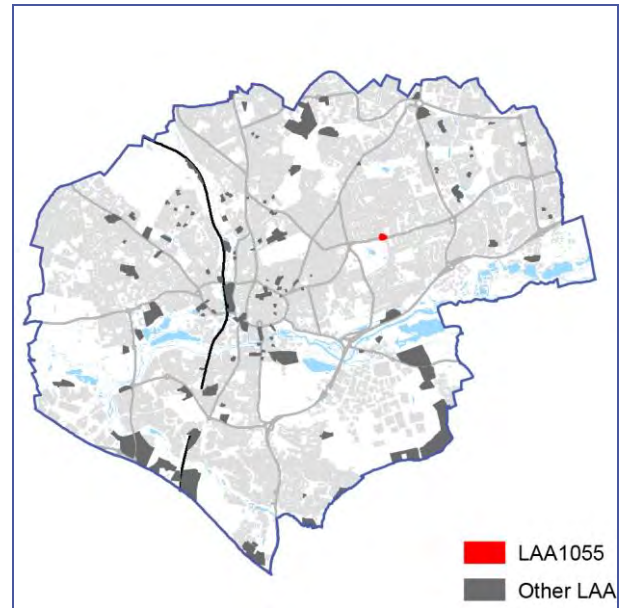
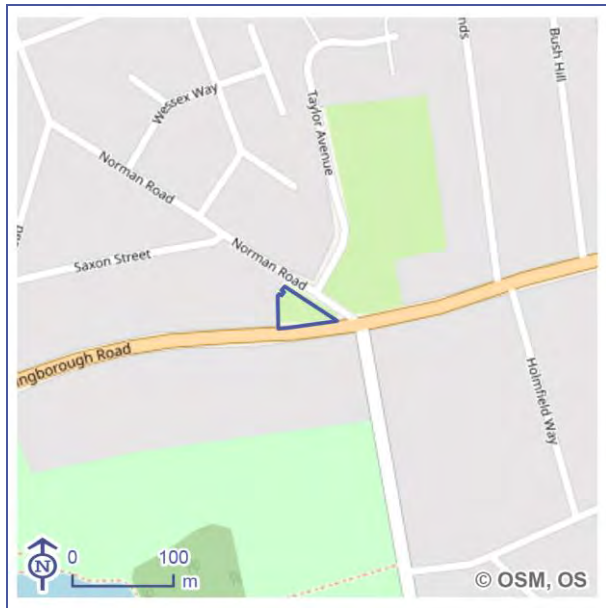
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 2,00m of employment areas and within 800m of local centres.	++
SA9a: Proximity of Designated Sites	-

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	-
<p>ARCHAEOLOGICAL POTENTIAL Archaeological potential unknown in this area but proximity to known iron Age Romano british activity HLC - other known archaeological.</p> <p>HISTORIC ENVIRONMENT COMMENTARY Historically was an agricultural landscape Romano British ditches and possible corn dryer identified in 1974 during building work at no's 13-18 treetops. Romano british settlement.</p> <p>SUMMARY The site has potential to be archaeologically sensitive. However, there is potential for development proposals to further our understanding of the area.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1055 Land on the corner of Norman Road/ Wellingborough Road

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1346**
 Yield (dw): **5**



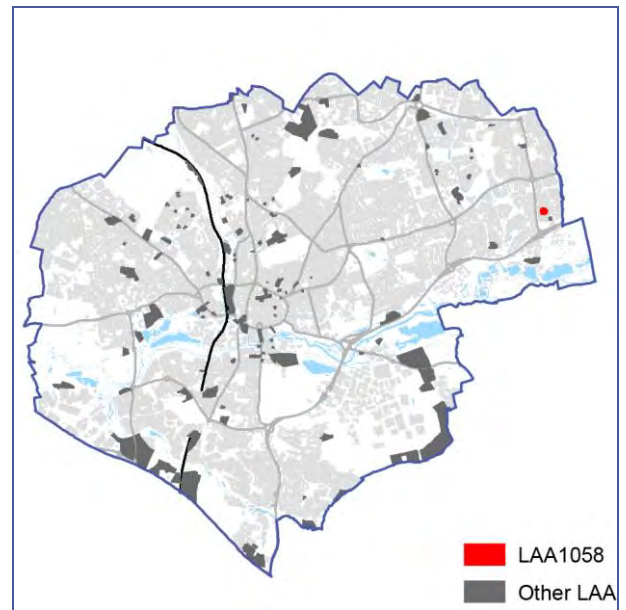
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	-
SA2b: Proximity of Services and Facilities Site is located within 800m of local centres and 2,000m of employment sites.	++
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is located within 800m of local centres and 2,000m of employment sites.	++
SA9a: Proximity of Designated Sites Site is located within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar and SSSI.	--

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL No known potential.</p> <p>HISTORIC ENVIRONMENT COMMENTARY MNN102930 Wellingborough to Northampton Turnpike. The site is opposite the Abington conservation area and therefore the impact of development on character and appearance will be a valid consideration. Satellite view shows some trees on site which may have value. Adjacent to Abington Park Conservation area. Open space may have value to the local community.</p> <p>SUMMARY The form of the development will need to be considered to establish impact on CA.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	--
Site is wholly within an area of 'High Risk' to groundwater flooding.	
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1058 Land off Oat Hill Drive, Ecton Brook

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **2847**
 Yield (dw): **11**



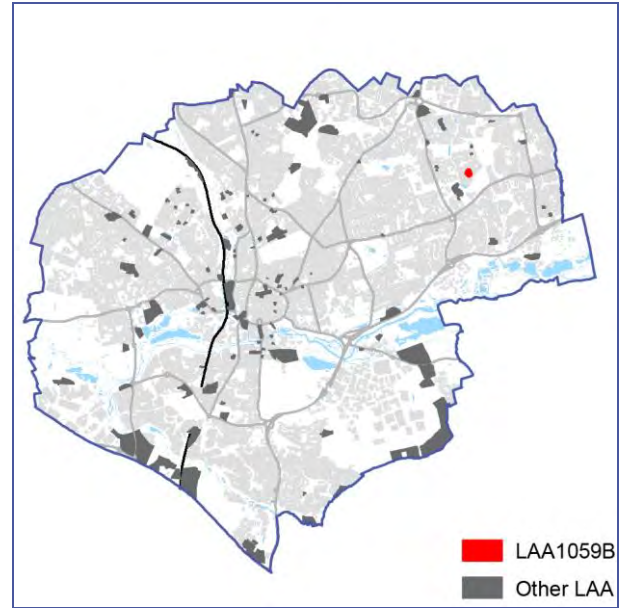
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities The site is located within 800m of local centres and 2,000m of employment centres.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities The site is located within 800m of local centres and 2,000m of employment centres.	++
SA9a: Proximity of Designated Sites The site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar site.	--

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
The southern half of the site is located on Greendale Square Amenity Greenspace and children's play area.	
SA11a: Impact on Cultural Heritage	?
ARCHAEOLOGICAL POTENTIAL No known potential probably disturbed during residential construction.	
HISTORIC ENVIRONMENT COMMENTARY No sites on HER. Open space may have value to local community.	
SUMMARY The potential of this site is not currently known.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1059B Land off Birds Hill Road

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **3076**
 Yield (dw): **12**



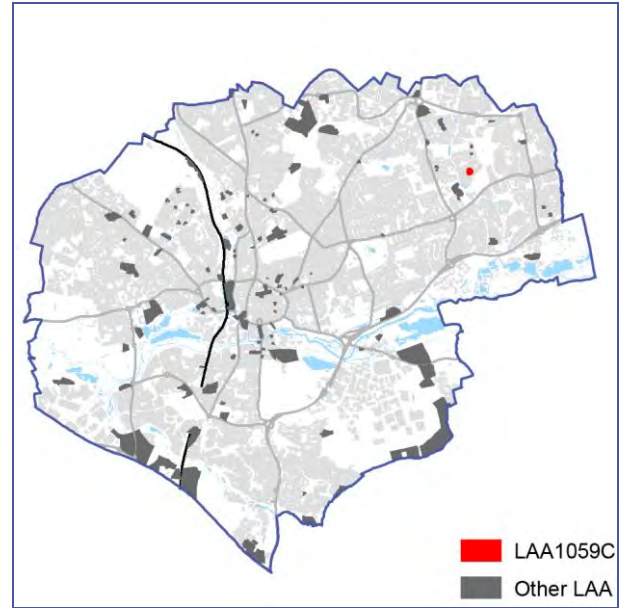
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA3a: Proximity of Schools Site is within 500m of primary schools and within 1,000m of Northampton Academy Secondary School.	++
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities Site is within 800m of open space and within 800m of Lings Forum Leisure Centre. It is noted that Birds Hill Road Amenity Greenspace is partially contained on the site and may be lost to development. However, if this were to be lost the site would still be within 800m of open space.	++
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++

<p>SA9a: Proximity of Designated Sites</p> <p>Site is located within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI.</p>	<p>--</p>
<p>SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space</p> <p>Site is identified by NBC's LAA as wholly greenfield. Development of this site would lead to loss of part of Birds Hill Road Amenity Green Space.</p>	<p>--</p>
<p>SA11a: Impact on Cultural Heritage</p> <p>ARCHAEOLOGICAL POTENTIAL No known potential. HISTORIC ENVIRONMENT COMMENTARY No sites on HER Trees on site may have value. open space may have value to local community. SUMMARY The potential of this site is not currently known.</p>	<p>?</p>
<p>SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)</p>	<p>-?</p>
<p>SA13a: Source Protection Zone (SPZ) or Contaminated Land</p>	<p>0</p>
<p>SA14a: Flood Risk from Rivers</p>	<p>0</p>
<p>SA14b: Flood Risk from Groundwater</p>	<p>0</p>
<p>SA14c: Flood Risk from Surface Water</p>	<p>0</p>
<p>SA15a: Prioritise Use of Brownfield Land</p>	<p>N/A</p>
<p>SA15b: Avoid Loss of Greenfield Land</p>	<p>N/A</p>
<p>SA15c: Avoid Loss of High Quality Agricultural Land</p>	<p>0</p>
<p>SA15d: Avoid Sterilisation of Mineral Resources</p>	<p>0</p>
<p>SA15e: Avoid Risk from Land Instability</p>	<p>0</p>
<p>SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites</p>	<p>0</p>

LAA1059C Land off Birds Hill Road

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1481**
 Yield (dw): **6**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
Site is within 800m of a number of local centres and within 2,000m of employment areas.	
SA3a: Proximity of Schools	++
Site is within 500m of Lumbertubs Primary School and within 1,000m of Northampton Academy Secondary School.	
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	++
Site is within 800m of open space, including Birds Hill Road Open Space 1 Amenity Green Space located across the road to the north of site. It is noted that Birds Hill Road Amenity Greenspace is partially contained on the site and may be lost to development. However, if this were to be lost the site would still be within 800m of open space. The site is also within 800m of Lings Forum Leisure Centre.	
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++

Site is within 800m of a number of local centres and within 2,000m of employment areas.

SA9a: Proximity of Designated Sites

--

Site is located within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSI.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

--

Site is identified by NBC's LAA as wholly greenfield. Development of this site would lead to loss of all or part of Birds Hill Road Amenity Green Space.

SA11a: Impact on Cultural Heritage

?

ARCHAEOLOGICAL POTENTIAL

No known potential.

HISTORIC ENVIRONMENT COMMENTARY

No sites on HER. Trees on site may have value. open space may have value to local community.

SUMMARY

The potential of this site is not currently known.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

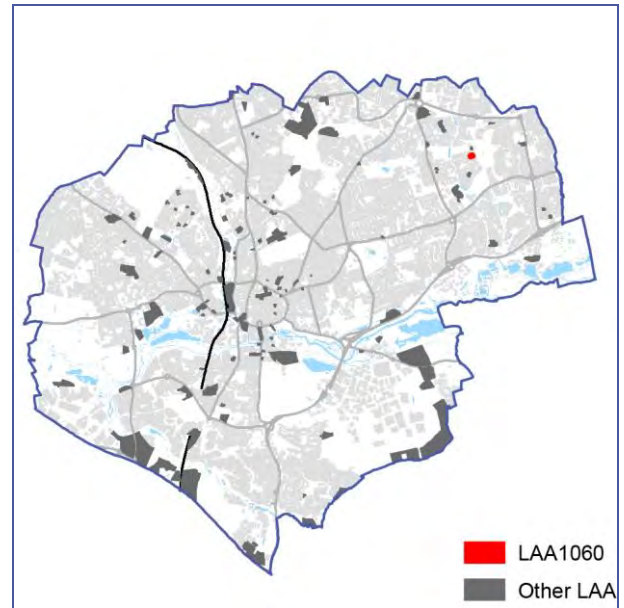
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA1060 Hayeswood Road

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **1452**
 Yield (dw): **6**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA3a: Proximity of Schools Site is within 500m of Lings Primary School and within 1,000m of Northampton Academy Secondary School.	++
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA9a: Proximity of Designated Sites	-

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

--

Site is identified by NBC's LAA as wholly greenfield land. Development of this site would lead to loss of part of Hayeswood Road Amenity Green Space.

SA11a: Impact on Cultural Heritage

0

ARCHAEOLOGICAL POTENTIAL

No known potential.

HISTORIC ENVIRONMENT COMMENTARY

No sites on HER.

SUMMARY

The site has little known heritage potential.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

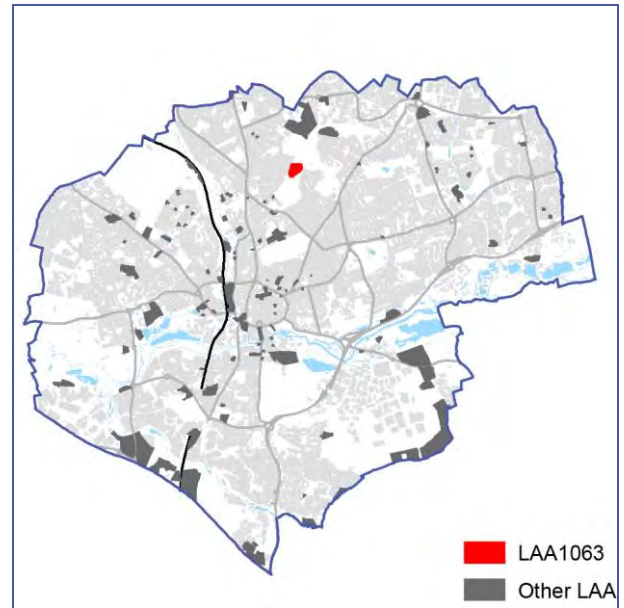
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA1063 Land adj Flats in Newnham Road

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **23483**
 Yield (dw): **73**



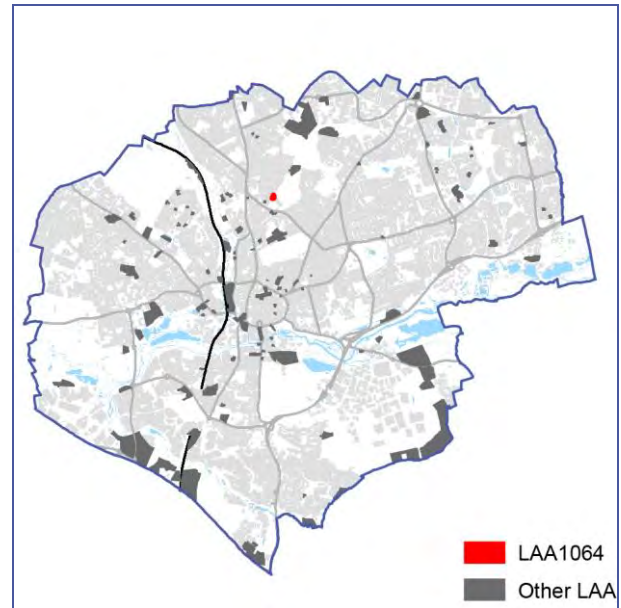
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
Site is located within 800m of local centres and within 2,000m of employment areas.	
SA3a: Proximity of Schools	-
The site is within 1,000m of Malcolm Arnold Academy, Kingsthorpe College and Northampton School for Girls Secondary Schools. The majority of the site is not within 500m of Green Oaks Primary School therefore the score has been amended from significant positive '++' to minor negative for this objective '-'.	
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is located within 800m of local centres and within 2,000m of employment areas.	

SA9a: Proximity of Designated Sites	--
The entirety of the site overlaps with Bradlaugh Fields LWS.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
Development of this site would lead to loss of part of Bradlaugh Fields LWS.	
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL No known potential.</p> <p>HISTORIC ENVIRONMENT COMMENTARY No sites on HER . Whilst not designated open space the site lies between areas of designated open space. EH parks register 1995. Open space may have value to local community.</p> <p>SUMMARY The potential of this site is not currently known.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	--
The western half of the site is within an area at 'Very High Risk' to groundwater Flooding. The remainder of the site is within an area of 'Negligible' or 'Very Low Risk' to groundwater flooding.	
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Aerial imagery and online research indicates the site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1064 Land off Eastern Avenue North

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **2133**
 Yield (dw): **8**



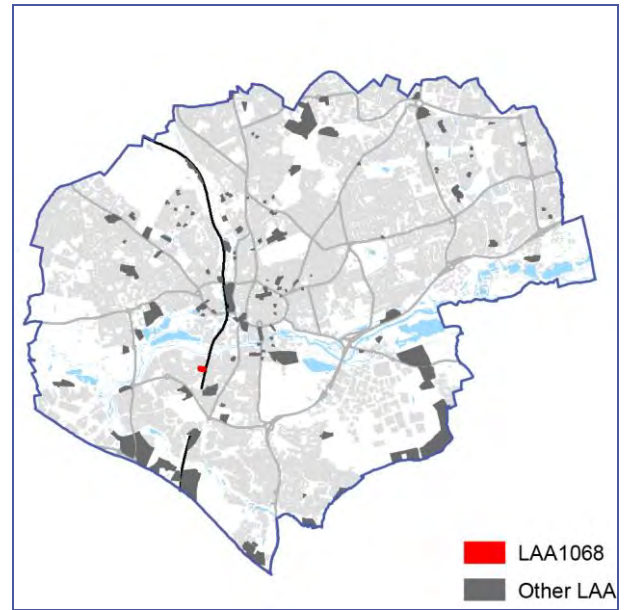
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	-
SA2b: Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++
SA3a: Proximity of Schools Site is within 500m of The Good Shepherd Primary School and Kingsthorpe Grove Primary School. The site is also within 1,000m of Malcolm Arnold Academy Secondary School.	++
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space Development of this site would lead to loss of part of Auckland Close AGS.	--
SA11a: Impact on Cultural Heritage ARCHAEOLOGICAL POTENTIAL No known potential. HISTORIC ENVIRONMENT COMMENTARY MNN14561 Kingsthorpe Hollow Allotments. EH parks register 1995. Open space may have value to the local community. SUMMARY The potential of this site is not currently known.	?
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1068 The Briars garage site

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1314**
 Yield (dw): **2**



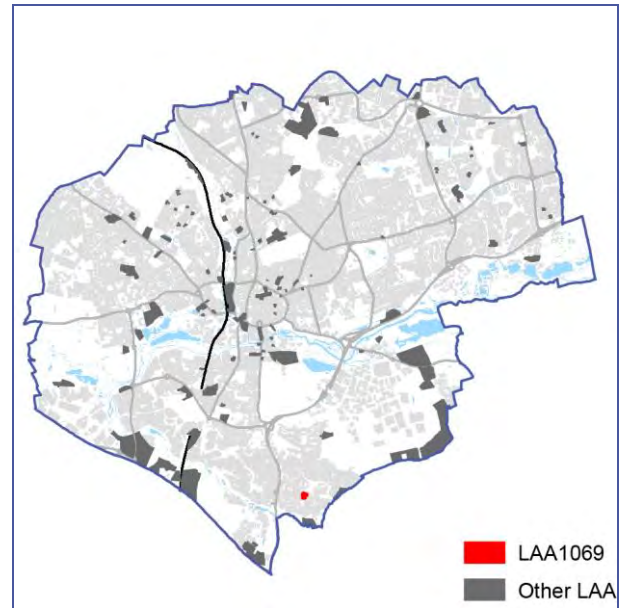
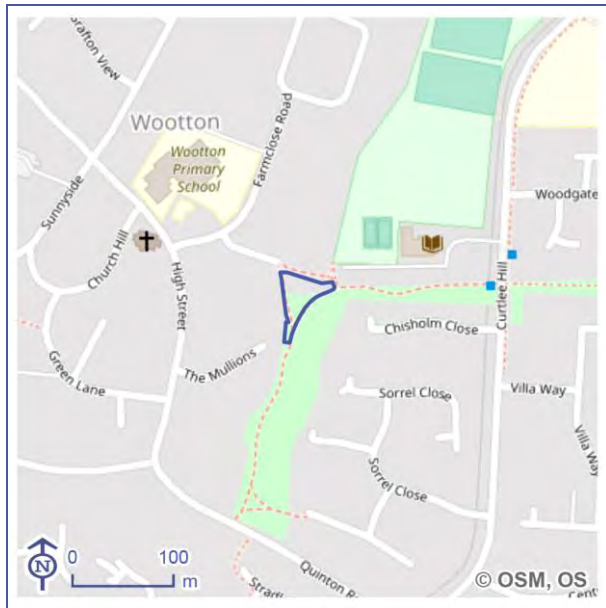
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of bus stops, including those served by bus route 3 (15 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	++
Site is within 800m of Northampton town centre and local centres. The site is also within 2,000m of employment areas.	
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of bus stops, including those served by bus route 3 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 800m of Northampton town centre and local centres. The site is also within 2,000m of employment areas.	

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage ARCHAEOLOGICAL POTENTIAL No known potential. HISTORIC ENVIRONMENT COMMENTARY No sites on HER. SUMMARY The site has little known heritage potential.	0
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1069 Farmclose Road garage site

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1527**
 Yield (dw): **6**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of a local centre.	++
SA3a: Proximity of Schools Site is within 1,000m of Caroline Chisholm Secondary School and is within 500m of primary schools.	++
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of a local centre.	++
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

--

The site is described by NBC's LAA as partially previously developed land. The eastern edge of the site is within Off Quinton Road Amenity Green Space. Therefore, development of this site could result in some loss of designated open space.

SA11a: Impact on Cultural Heritage

N/A

ARCHAEOLOGICAL POTENTIAL

HISTORIC ENVIRONMENT COMMENTARY

SUMMARY

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

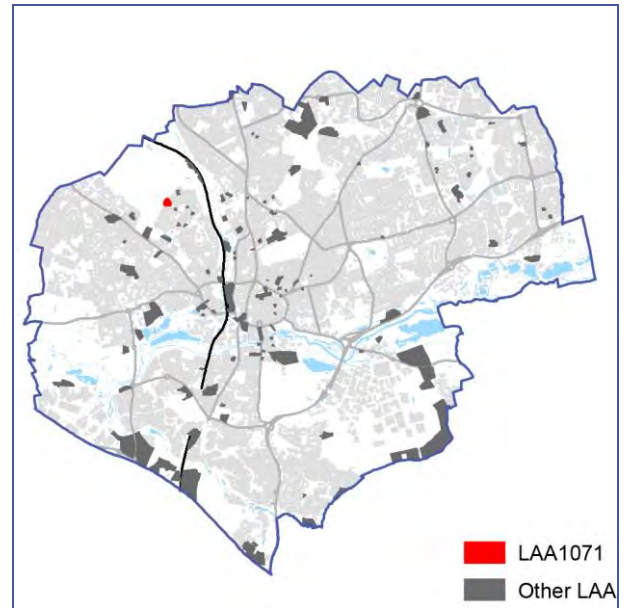
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA1071 Medway Drive (rear of Medway Close)

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **2435**
 Yield (dw): **9**



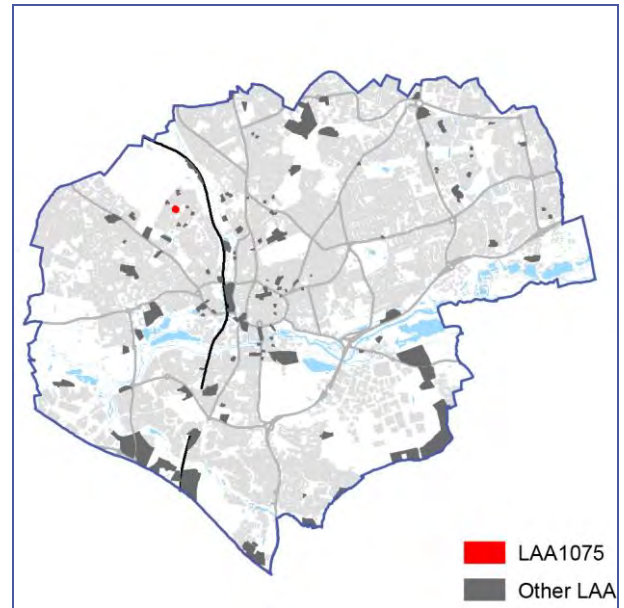
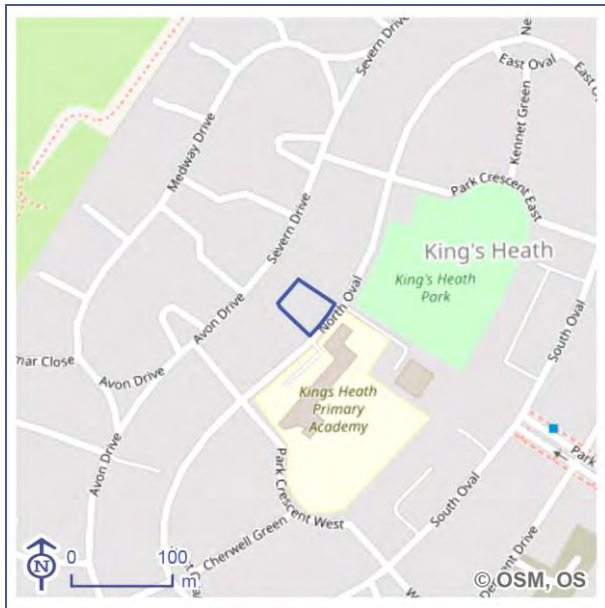
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	N/A
ARCHAEOLOGICAL POTENTIAL	
HISTORIC ENVIRONMENT COMMENTARY	
SUMMARY	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1075 North Oval

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1647**
 Yield (dw): **8**



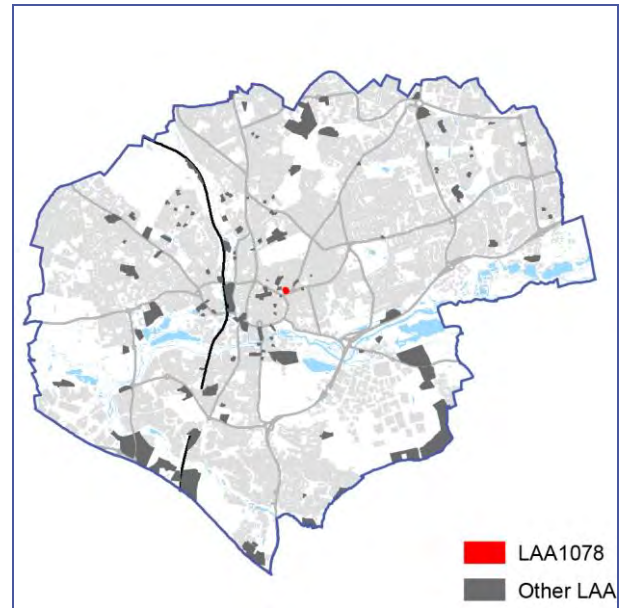
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities The site is within 800m of a local centre and 2,000m of an employment area.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities The site is within 800m of a local centre and 2,000m of an employment area.	++
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
The site is located on the North Oval Amenity Green Space.	
SA11a: Impact on Cultural Heritage	N/A
ARCHAEOLOGICAL POTENTIAL	
HISTORIC ENVIRONMENT COMMENTARY	
SUMMARY	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1078 Land at Chapel Place

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **818**
 Yield (dw): **3**



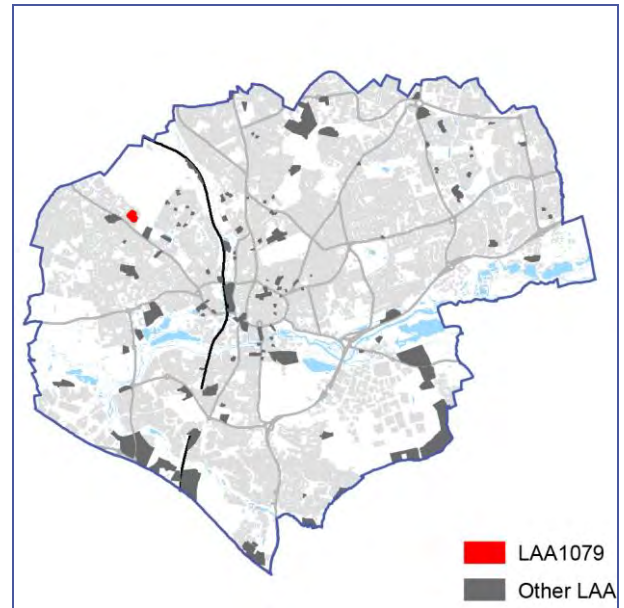
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
Site is within Northampton town centre. The site is also within 2,000m of employment areas and within 800m of local centres.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	++
Site is within 800m of open space and sports facilities.	
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within Northampton town centre. The site is also within 2,000m of employment areas and within 800m of local centres.	

SA9a: Proximity of Designated Sites	--
Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	N/A
ARCHAEOLOGICAL POTENTIAL	
HISTORIC ENVIRONMENT COMMENTARY	
SUMMARY	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1079 Ryehill Estate (within Tresham Green play area)

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **10431**
 Yield (dw): **33**



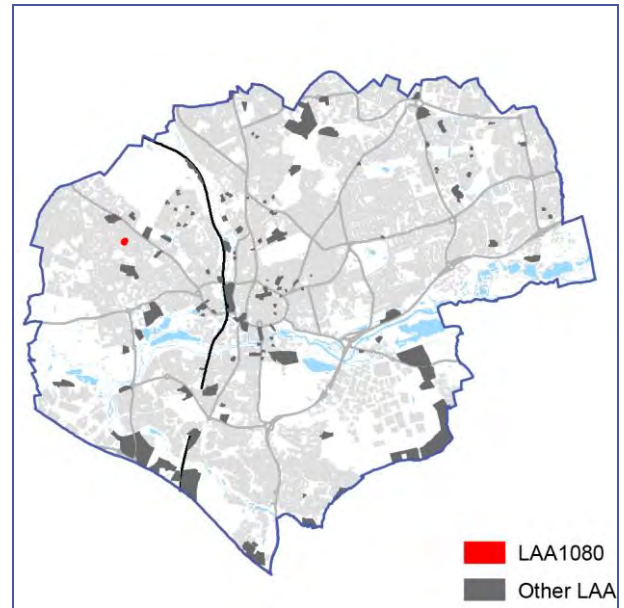
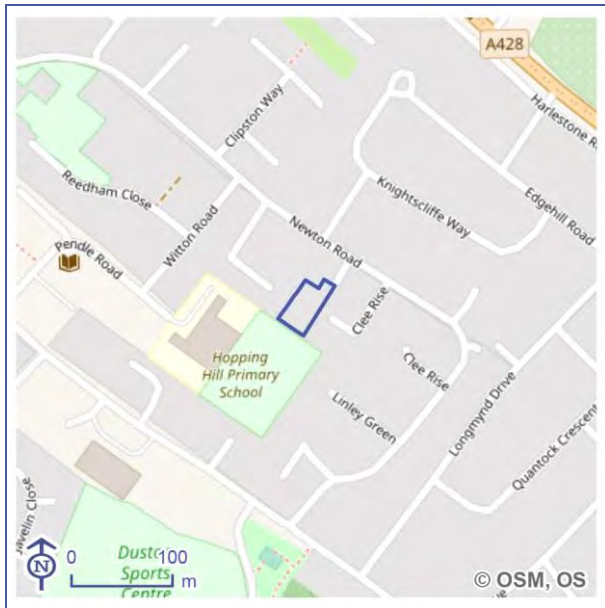
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
The site is located within 800m of local centres and 2,000m of employment centres.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	++
The southern half of the site is located within 800m of Duston Sports Centre and other open spaces including Harlestone Road Allotments and Montague Crescent Amenity Green Space.	
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is located within 800m of local centres and 2,000m of employment centres.	

SA9a: Proximity of Designated Sites	-
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space The site is located on Tresham Green Amenity Green Space.	--
SA11a: Impact on Cultural Heritage ARCHAEOLOGICAL POTENTIAL HISTORIC ENVIRONMENT COMMENTARY SUMMARY	N/A
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land The site contains up to 1ha of brownfield land.	+
SA15b: Avoid Loss of Greenfield Land The site contains up to 1ha of greenfield land.	-
SA15c: Avoid Loss of High Quality Agricultural Land The site contains more than 1ha of Grade 3 (good to moderate) agricultural land.	--?
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites The site is within 300m of an area in which the MWLP considers waste management uses to be acceptable.	--?

LAA1080 Duston (north of Hopping Hill School)

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1507**
 Yield (dw): **8**



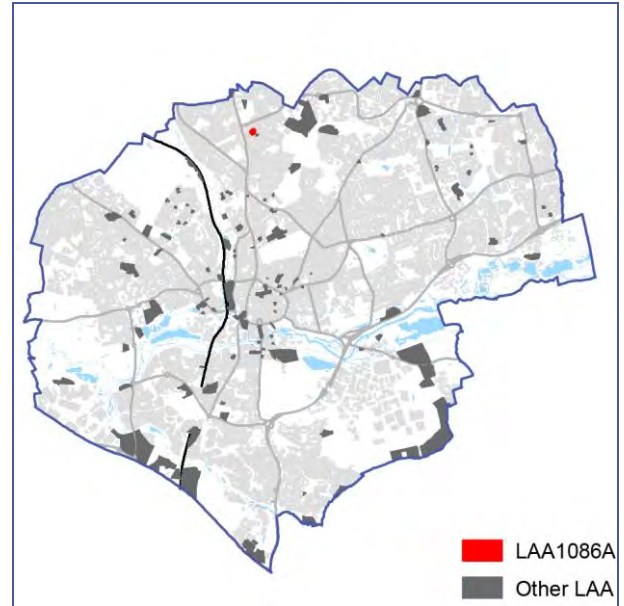
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities The site is located within 800m of local centres and 2,000m of employment areas.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities The site is located within 800m of Duston Sports Centre and other open spaces including Newton Road Open Space and Cotswold Avenue Amenity Green Space.	++
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities The site is located within 800m of local centres and 2,000m of employment areas.	++

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space The site is located on Heydown Green Amenity Green Space.	--
SA11a: Impact on Cultural Heritage ARCHAEOLOGICAL POTENTIAL HISTORIC ENVIRONMENT COMMENTARY SUMMARY	N/A
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1086A Cosgrove Road

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **1450**
 Yield (dw): **6**



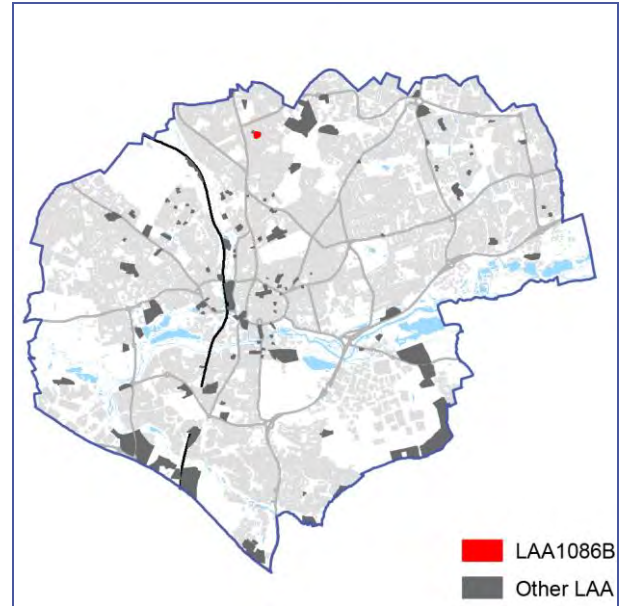
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	N/A
ARCHAEOLOGICAL POTENTIAL	
HISTORIC ENVIRONMENT COMMENTARY	
SUMMARY	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1086B Chalcombe Avenue

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **1724**
 Yield (dw): **7**



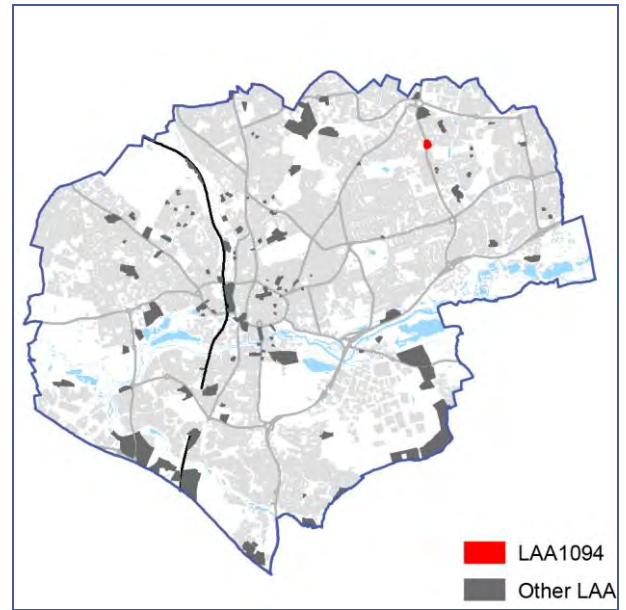
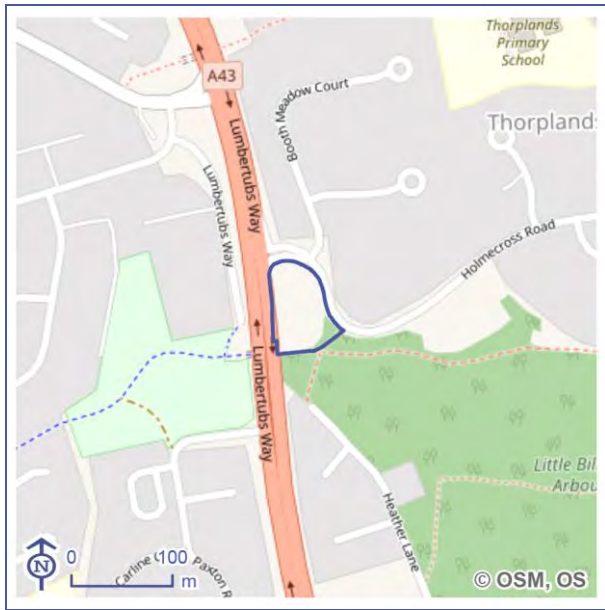
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
Site is within 800m of local centres, including one adjacent to the east of site. The site is also within 2,000m of employment areas.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 800m of local centres, including one adjacent to the east of site. The site is also within 2,000m of employment areas.	

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage ARCHAEOLOGICAL POTENTIAL HISTORIC ENVIRONMENT COMMENTARY SUMMARY	N/A
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1094 Land off Holmecross Road

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **4698**
 Yield (dw): **15**



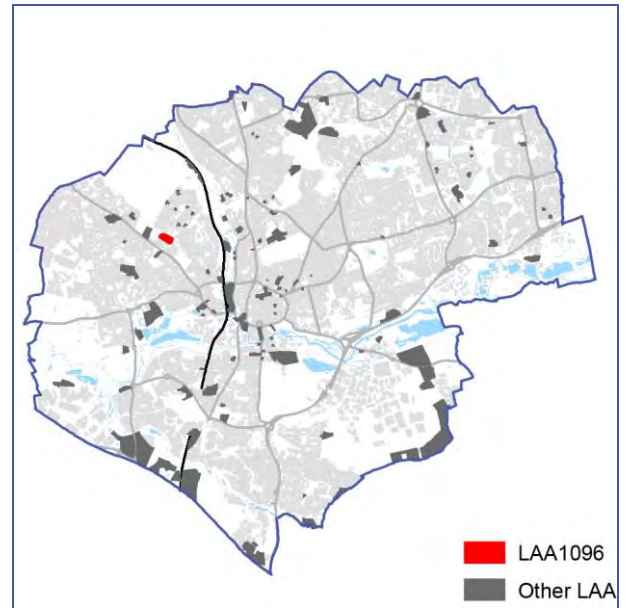
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++
SA3a: Proximity of Schools Site is within 500m of Thorplands Primary School. Approximately two thirds of the site (southern part) is within 1,000m of Weston Favell Academy Secondary School.	++
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 800m of local centres and within 2,000m of employment areas.	++

SA9a: Proximity of Designated Sites	-
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
Site has been identified by NBC's LAA as wholly greenfield. Development of this site would lead to loss of part of Homecross Surgery Amenity Green Space.	
SA11a: Impact on Cultural Heritage	N/A
ARCHAEOLOGICAL POTENTIAL	
HISTORIC ENVIRONMENT COMMENTARY	
SUMMARY	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1096 Land off Mill Lane

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **11860**
 Yield (dw): **14**



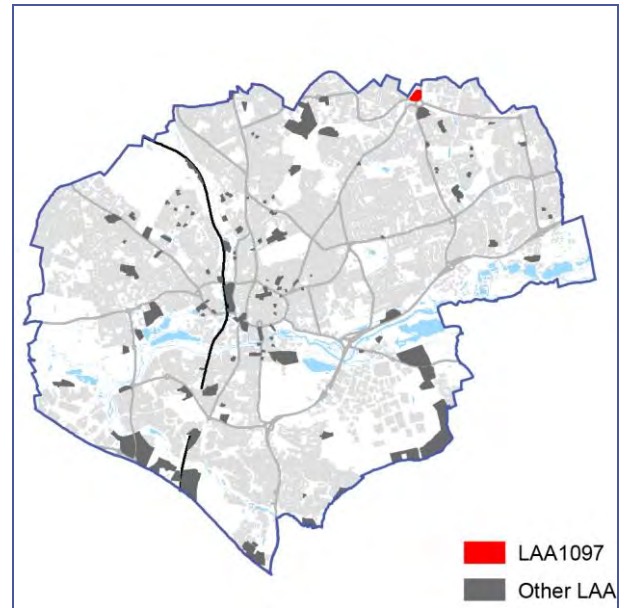
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 500m of several bus stops, including those served by bus route 8 (15 min frequency Mon to Sat). The east of the site is also within 2,000m of Northampton railway station.	
SA2b: Proximity of Services and Facilities	++
Site is within 800m of employment sites and local centres.	
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 500m of several bus stops, including those served by bus route 8 (15 min frequency Mon to Sat). The east of the site is also within 2,000m of Northampton railway station.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 800m of employment sites and local centres.	

SA9a: Proximity of Designated Sites	--
Approximately two thirds of the site (north-east part) is located within the Dallington Old Tennis Courts & Ponds LWS.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
Site is identified by NBC's LAA as wholly greenfield land. Development of site could lead to loss of all or part of Dallington Natural/Semi-natural Open Space.	
SA11a: Impact on Cultural Heritage	-
<p>ARCHAEOLOGICAL POTENTIAL Site within former parkland.</p> <p>HISTORIC ENVIRONMENT COMMENTARY MNN6289 Dallington Hall Park. The land and adjacent fishponds form part of the wider landscape setting of Dallington Hall. The ponds are thought to be of Medieval origin and the adjacent open space forms part of their setting. It also formed part of the historic tree lined view from the front of Dallington Hall. The Dallington CA is adjacent which also encompasses part of the landscape setting of the Dallington Hall parkland. EH parks survey 1995.</p> <p>SUMMARY The area forms part of the surviving landscape setting of Dallington Hall and forms the setting for the historic fishponds.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	-
SA14b: Flood Risk from Groundwater	--
Approximately 60% of the site (north-eastern part) is located within an area of 'Very High Risk' to groundwater flooding. The remainder of the site is located within an area of 'Very Low Risk' to groundwater flooding.	
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site is identified by NBC's LAA as wholly greenfield land. Therefore, the site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1097 Gate Lodge

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **11145**
 Yield (dw): **30**



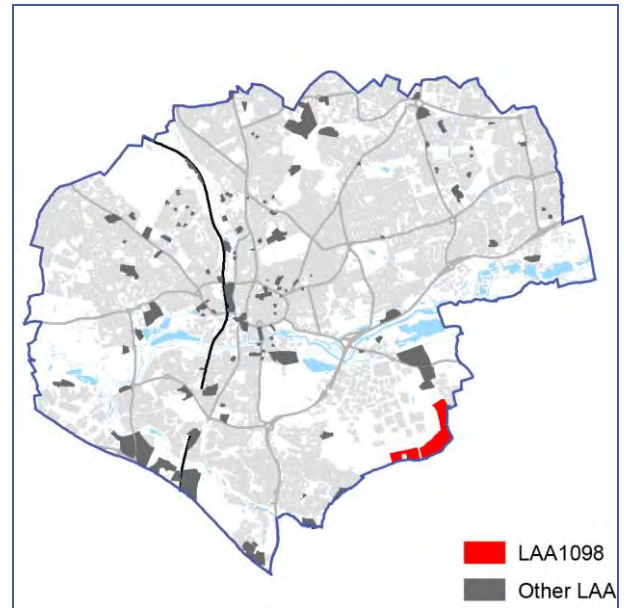
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
Site is within 800m of local centres (with the exception of the north-westernmost corner of site) and within 2,000m of employment areas.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 800m of local centres (with the exception of the north-westernmost corner of site) and within 2,000m of employment areas.	

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
Site is identified by NBC's LAA as wholly greenfield. Development of this site would lead to loss of all or part of Thorpeville Amenity Green Space.	
SA11a: Impact on Cultural Heritage	?
ARCHAEOLOGICAL POTENTIAL Level of archaeological survival in this area unclear. Potential for Roman activity to extend into here. HISTORIC ENVIRONMENT COMMENTARY MNN135330 Northampton- Kettering turnpike MNN3057 Thorplands landscaped park ? ENN8154 Excavation NDC 1970-74 Romano British settlement. The lodge and tree lined drive forms the drive to the former Thorpelands House (now Hotel)which has been severed by the construction of the A43. EH parks survey 1995. SUMMARY The potential of this site is not currently known.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site is identified by NBC's LAA as wholly greenfield. Therefore, the site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	0
Site contains less than 1 hectare of agricultural land of Grade 4 or higher quality.	
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--?
Approximately 25% of the site (northern part) is located within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.	

LAA1098 The Green, Great Houghton

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **428445**
 Yield (dw): **800**



SA1a: Housing Provision

NBC has estimated a capacity of 800 dwellings for this site.

SCORE
++

SA2a: Access to Sustainable Transport

Site is within 500m of cycle routes and the north of the site is within 500m of bus stops, however these are not served by buses with at least 15 minute frequency during weekday peak travel times.

-

SA2b: Proximity of Services and Facilities

Site is within 2000m of an employment area.

+

SA3a: Proximity of Schools

The southwest of site (approximately a third of site) is within 2,000m of Caroline Chisholm Secondary School.

-

SA4a: Proximity of Healthcare Facilities

Site is more than 800m from a healthcare facility.

-

SA4b: Proximity of Open Space and Leisure Facilities

Site is within 800m of open space, including Brackmills Country Park adjacent to the north of site.

+

SA4c: Exposure to Low Air Quality and Noise

Site is not within an AQMA or within 50m of an 'A' road, motorway, railway line, or industrial area.

0

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre

Site is outside of Northampton town centre.

0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
Site is within 500m of cycle routes and the north of the site is within 500m of bus stops, however these are not served by buses with at least 15 minute frequency during weekday peak travel times.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	+
Site is within 2000m of an employment area.	
SA9a: Proximity of Designated Sites	--
Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI. In addition, approximately two thirds of the site (to the north and east) contains optimal supporting habitat for the Golden Plover population of Upper Nene Valley Gravel Pits with most of the remainder sub-optimal for Golden Plover.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Site identified by NBC's LAA as wholly greenfield. It is assumed that this site does not contain existing designated open space and that the overlap of Brackmills Country Park and the site boundary is due to a digitising error. Therefore it is judged that no designated open space will be lost as a result of development of this site.	
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL Adjacent to Great Houghton Conservation Area and Listed Building close by. County Archaeological Advisor has highlighted the potential for High-Saxon cemetery, iron age settlement, medieval pits. There is an area of crop marks visible on aerial photos.</p> <p>HISTORIC ENVIRONMENT COMMENTARY HER refers to Iron Age settlement, cropmark of medieval/post medieval windmill mound, middle Saxon cemetery, middle Saxon inhumations, medieval extractive pits, possible iron age enclosure, crop marks of iron age settlement, post medieval activity, possi</p> <p>SUMMARY The form of development has potential to impact on heritage assets. The setting of listed buildings (including views) will need to be taken into consideration as will the character of the conservation area, in any development proposals. There is potential</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
It appears unlikely from 2011 Census data and layout of road network that a significant number of car commuters from the area of this site would be likely to pass through an AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
Site is not within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	0
None of the site falls within a groundwater flood risk area of level 'moderate' or above.	
SA14c: Flood Risk from Surface Water	0
None of the site falls within a 1 in 100 year surface water flood risk area.	
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site identified by NBC's LAA as wholly greenfield. Site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--
Site contains more than 1ha of Grade 2 (Very Good) agricultural land in the south of the site. The remainder and majority of this site contains Grade 3 (Good to Moderate) agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	-?
The southern part of site (approximately a third of site) is within a Sand and Gravel Safeguarding Area.	

SA15e: Avoid Risk from Land Instability

0

None of the site contains areas of Category C, D or E Ground Instability.

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

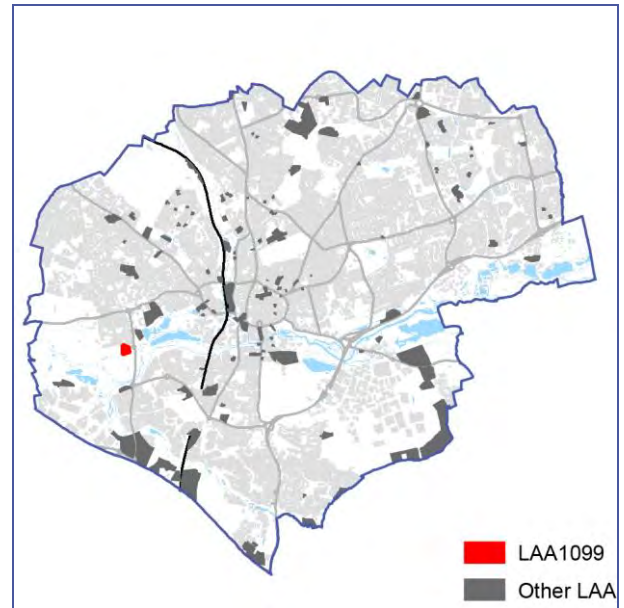
--?

The north western fringe of site is partially within 300m of an industrial area in which the MLP considers waste management uses to be acceptable.

LAA1099 Upton Reserve Site

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **13877**
 Yield (dw): **40**

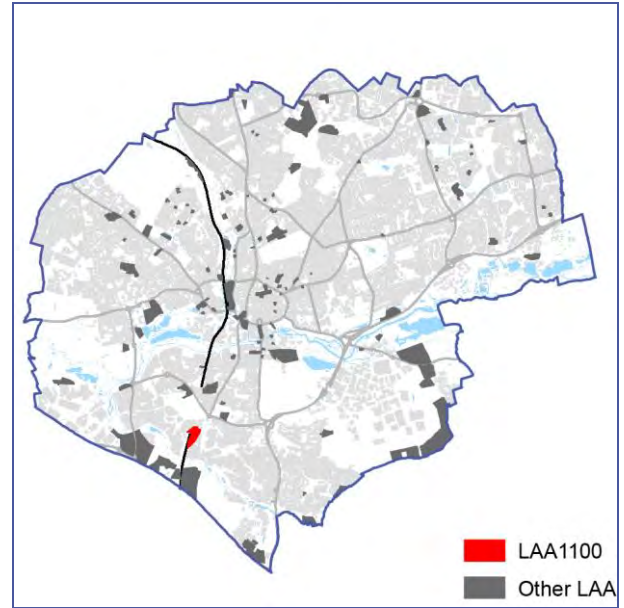
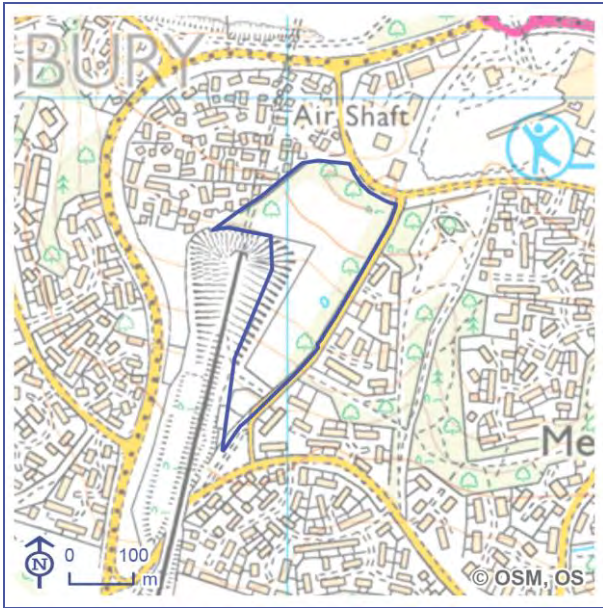


	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	+
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	+
SA9a: Proximity of Designated Sites	-
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A

SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL Single ditch identified during the evaluation. No finds identified. Geophysical survey undertaken in 2000 but was some time ago and methods/results have improved.</p> <p>HISTORIC ENVIRONMENT COMMENTARY Historically an agricultural landscape. Tree and hedge lines reflect historic boundaries. Undated ditch. Geophysical survey archaeological investigations at Upton, Northamptonshire Archaeology 2006.</p> <p>SUMMARY Little is known about the site. However, there is potential for development proposals to further our understanding of the area.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	--
<p>The site is located entirely within Flood Zone 3.</p>	
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	+
<p>The site contains up to 1ha of brownfield land.</p>	
SA15b: Avoid Loss of Greenfield Land	-
<p>The site contains up to 1ha of greenfield land.</p>	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
<p>The site contains more than 1ha of Grade 3 (good to moderate) agricultural land.</p>	
SA15d: Avoid Sterilisation of Mineral Resources	--?
<p>The site falls entirely within a Sand and Gravel Safeguarding Area.</p>	
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **56534**
 Yield (dw): **80**



	SCORE
<p>SA1a: Housing Provision NBC has estimated a capacity of 80 dwellings for this site.</p>	<div style="background-color: #90EE90; width: 20px; height: 15px; display: inline-block;"></div> +

SA7a: Location Relative to Town Centre	0
Site is outside of Northampton town centre.	
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
Site is within 500m of cycle routes and within 500m of several bus stops, including those served by bus route 3 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 2,000m of employment areas and within 800m of local centres, including that located across the road to the northeast of site.	
SA9a: Proximity of Designated Sites	--
Western part of site partially overlaps with Wootton Railway Embankments LWS. The remainder of site is within 250m of this LWS and the north of site is also within 250m of Hunsbury Hill Country Park LWS.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Site identified by NBC's LAA as part previously developed land. Aerial imagery indicates the majority of the site is greenfield which could therefore be lost to development.	
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL Quarried and disturbed- POSSIBLE MEDIEVAL ACTIVITY AND PRE-HISTORIC ROUND BARROW AND FUNERY ACTIVITY HISTORIC ENVIRONMENT COMMENTARY MNN102926 Towcester-Cotton End turnpike MNN135673 London and North West Railway MNN136190 Wootton Hill Pit. Stone pit shown in NE corner on historic O/S. Extensive tree cover - value? HER makes reference to a mineral railway - possibly linked to Hunsbury SUMMARY The site has some potential but its extent is currently unknown.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
It appears unlikely from 2011 Census data and layout of road network that a significant amount of car commuters from the area of this site would be likely to pass through an AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
Parts of the north of site and east of site are within areas of contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	0
None of the site falls within a groundwater flood risk area of level 'moderate' or above.	
SA14c: Flood Risk from Surface Water	-
Parts of the site (<50%) are within 1 in 100 year surface water flood risk areas. These are primarily confined to the northeast, southeast and centre of site.	
SA15a: Prioritise Use of Brownfield Land	+
Site identified by NBC's LAA as part previously developed land. Aerial imagery indicates the site contains less than 1ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site identified by NBC's LAA as part previously developed land. Aerial imagery indicates the site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
The entire site contains Grade 3 (Good to Moderate) agricultural land. Therefore, the site contains more than 1ha of Grade 3 (Good to Moderate) agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	0
None of the site falls within a Minerals Safeguarding Area or minerals extraction Conflict Consultation Buffer.	

SA15e: Avoid Risk from Land Instability

-

Part of the southwest of site contains Grade C Ground Instability. The remainder of site contains Grade A and B Ground Instability.

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

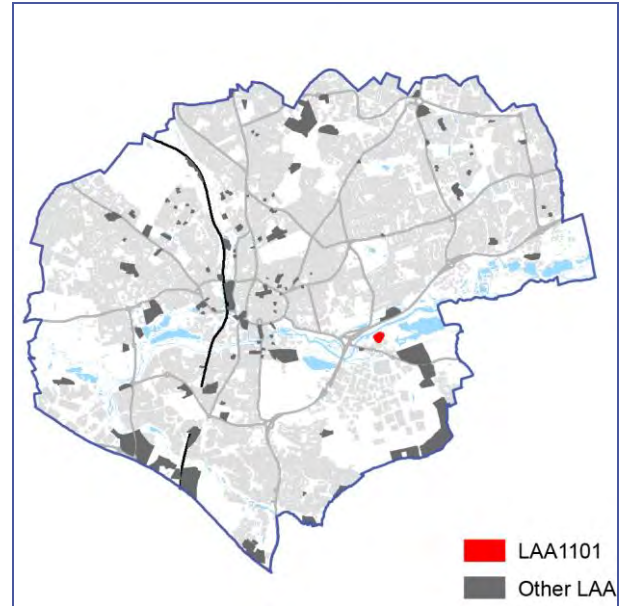
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None of the site falls within 300m of an active or committed waste management facility, or industrial area in which the MWLP considers waste management uses to be acceptable.

LAA1101 Land at Waterside Way

Site status: **Allocated**
 Proposed use: **Employment**

Site area (m2): **9804**
 Yield (dw): **0**



	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	+
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A
SA9a: Proximity of Designated Sites	--

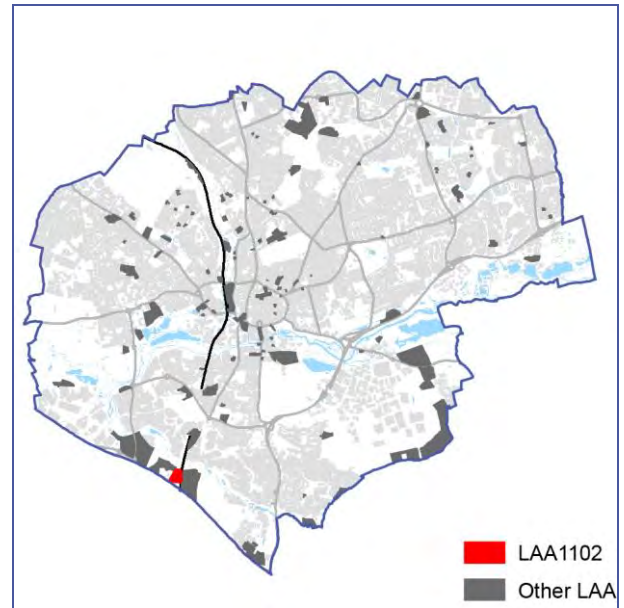
Site is within 2km of the Upper Nene Gravel Pits Ramsar, SPA and SSSI. The site is also within 250m of Hardingstone Flood Storage Area LWS, and the River Nene Navigation Channel LWS.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	-
<p>ARCHAEOLOGICAL POTENTIAL Engineered in the 17th century. No systematic recording has been carried out at the route. Archaeological potential unknown in this area.</p> <p>HISTORIC ENVIRONMENT COMMENTARY Historically an agricultural landscape. Nene navigation to east boundary. A footpath to the west boundary is shown on Historic O/S maps as is a pumping station but it is unclear if either survive. River Nene navigation.</p> <p>SUMMARY This site is greenfield and therefore its potential is unknown.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	--
Site is wholly within Flood Zone 3.	
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1102 Site east of Towcester Road

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **25764**
Yield (dw): **50**



	SCORE
<p>SA1a: Housing Provision NBC has estimated a capacity of 50 dwellings for this site.</p>	+
<p>SA2a: Access to Sustainable Transport The majority of site is within 500m of cycle routes, with the exception of a small part site (south-eastern corner). It is noted that site is also within 500m of bus stops, however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.</p>	-
<p>SA2b: Proximity of Services and Facilities Site is within 2,000m of employment areas.</p>	+
<p>SA3a: Proximity of Schools Site is located more than 500m from primary schools. The site is within 2,000m of Abbeyfield and Wootton Hall Park Secondary Schools.</p>	-
<p>SA4a: Proximity of Healthcare Facilities Site is more than 800m from healthcare facilities.</p>	-
<p>SA4b: Proximity of Open Space and Leisure Facilities Site is within 800m of open space, including the Counties Crematorium Cemetery located across the road to the west of site.</p>	+
<p>SA4c: Exposure to Low Air Quality and Noise Southwestern corner of site is within Zone 1 - The M1 corridor AQMA and the easternmost part of site is within 50m of the railway line.</p>	-
<p>SA5a: Reduce Crime Location of residential sites within the Borough assumed to not directly affect achievement of this objective.</p>	0
<p>SA6a: Economical Growth and Availability of Jobs Location of residential sites within the Borough assumed to not directly affect achievement of this objective.</p>	0

SA7a: Location Relative to Town Centre	0
Site is outside of Northampton town centre.	
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
The majority of site is within 500m of cycle routes, with the exception of a small part site (south-eastern corner). It is noted that site is also within 500m of bus stops, however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	+
Site is within 2,000m of employment areas.	
SA9a: Proximity of Designated Sites	0
Site is not in proximity to any designated biodiversity or geodiversity site.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Site identified by NBC's LAA as wholly greenfield land. Therefore, development of this site could lead to loss of greenfield land that is not designated as open space.	
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL Disturbance from Rugby cement slurry pipeline and London and North West Railway Line No archaeology observed during observation of pipeline.</p> <p>HISTORIC ENVIRONMENT COMMENTARY MNN135673 London and North Western Railway line ENN 103288 Rugby Cement Watching Brief 2001. R&F survives in south portion of the site.</p> <p>SUMMARY The site has little known heritage potential.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
It appears unlikely from 2011 Census data and layout of road network that a significant amount of car commuters from the area of this site would be likely to pass through an AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
Site is not within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	0
None of the site falls within 'High Risk' or 'Very High Risk' groundwater flood risk areas and a smaller proportion of site (1-50%) falls within a 'Moderate Risk' groundwater flood risk area.'	
SA14c: Flood Risk from Surface Water	0
None of the site falls within a 1 in 100 year surface water flood risk area.	
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site identified by NBC's LAA as wholly greenfield land. Therefore the site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
The entire site contains Grade 3 (Good to Moderate) agricultural land. Therefore the site contains more than 1ha of Grade 3 agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	--?
Site is wholly within a Sand and Gravel Safeguarding Area.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of Category C, D or E Ground Instability.	

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

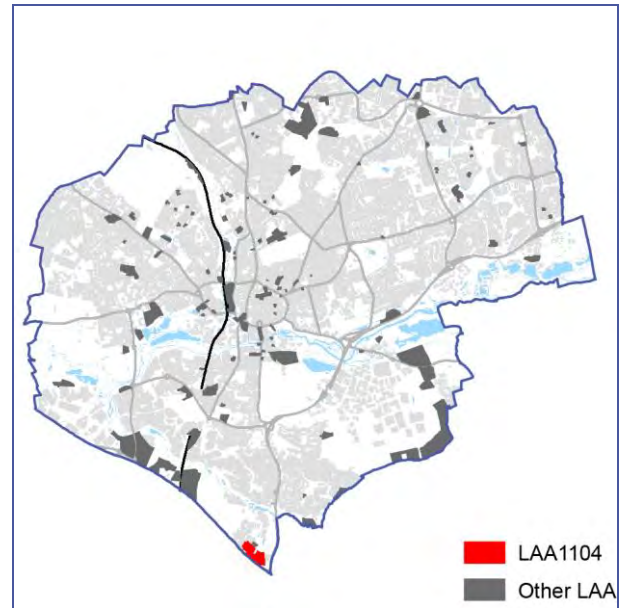
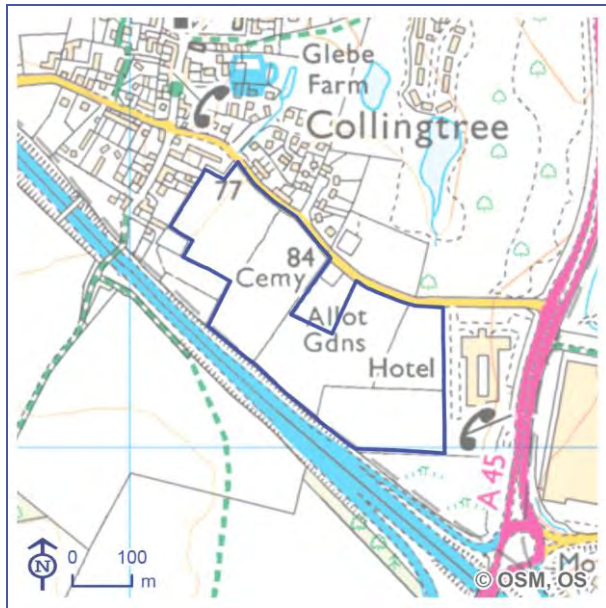
0

None of the site falls within 300m of an active or committed waste management facility, or industrial area in which the MWLP considers waste management uses to be acceptable.

LAA1104 Watering Lane

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **110351**
 Yield (dw): **265**



SCORE
++

SA1a: Housing Provision

NBC has estimated a capacity of 265 dwellings for this site.

SA2a: Access to Sustainable Transport

Site is within 500m of bus stops, however these are not served by buses with at least 15 minute frequency during weekday peak travel times. The site is not located within close proximity to railway stations or cycle routes.

--

SA2b: Proximity of Services and Facilities

Approximately one third of site (northern part) is within 2,000m of employment areas.

+

SA3a: Proximity of Schools

Almost the entire site is located within 2,000m of Caroline Chisholm Secondary School. It is noted however that the intervening A45 separates the site from Caroline Chisholm School and therefore may limit pedestrian access. Approximately one third of the north western part of the site is also within 500m of a primary school.

+

SA4a: Proximity of Healthcare Facilities

Site is more than 800m from healthcare facilities.

-

SA4b: Proximity of Open Space and Leisure Facilities

Site is within 800m of open space, including the Watering Lane Collingtree Allotments and Collingtree Cemetery adjacent to site, and the Collingtree Playing Fields located across the road to the north of site.

+

SA4c: Exposure to Low Air Quality and Noise

South western part of site is located within Zone 1 - The M1 corridor AQMA and the south western part of the site is within 50m of the M1 motorway.

-

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre	0
Site is outside of Northampton town centre.	
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	--
Site is within 500m of bus stops, however these are not served by buses with at least 15 minute frequency during weekday peak travel times. The site is not located within close proximity to railway stations or cycle routes.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	+
Approximately one third of site (northern part) is within 2,000m of employment areas.	
SA9a: Proximity of Designated Sites	-
Approximately one third of the site (north-eastern part) is located within 250m of the Collingtree Golf Course LWS.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Site identified by NBC's LAA as wholly greenfield land. Development of site could lead to greenfield land that is not designated as open space.	
SA11a: Impact on Cultural Heritage	-
<p>ARCHAEOLOGICAL POTENTIAL Archaeological potential unknown but field walking indicates potential for prehistoric activity.</p> <p>HISTORIC ENVIRONMENT COMMENTARY ENN 7182 Field walking pre 1985 MNN 28248 Unstratified Prehistoric Flints MNN24850 prehistoric finds. Impact on character of Collingtree Conservation Area. EH parks survey1995</p> <p>SUMMARY Development has the potential to harm the character of the conservation area and has archaeological potential</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	--?
It appears likely from 2011 Census data and layout of road network that a significant amount of car commuters from the area of this site would be likely to pass through the Zone 5 London Road AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
Site is not within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	0
None of the site falls within a groundwater flood risk area of level 'moderate' or above.	
SA14c: Flood Risk from Surface Water	-
Parts of the site (<50%) are within 1 in 100 year surface water flood risk areas. These are located in the northwest of the site and in the east of site.	
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site identified by NBC's LAA as wholly greenfield land. Therefore, the site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--
With the exception of a small part of the southernmost part of the site (<1ha) which contains Grade 3 (Good to Moderate) agricultural land, the entire site contains Grade 2 (Very Good) agricultural land. Therefore site contains more than 1ha of Grade 2 agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	--?
Site is wholly within a Sand and Gravel Safeguarding Area.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of Category C, D or E Ground Instability.	

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

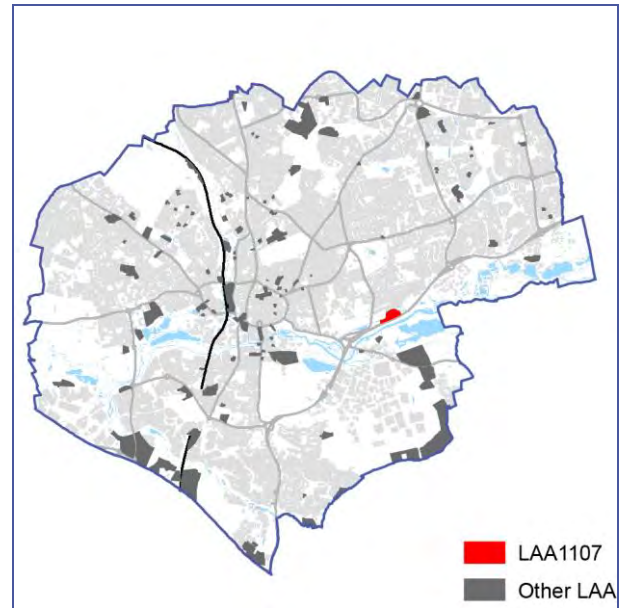
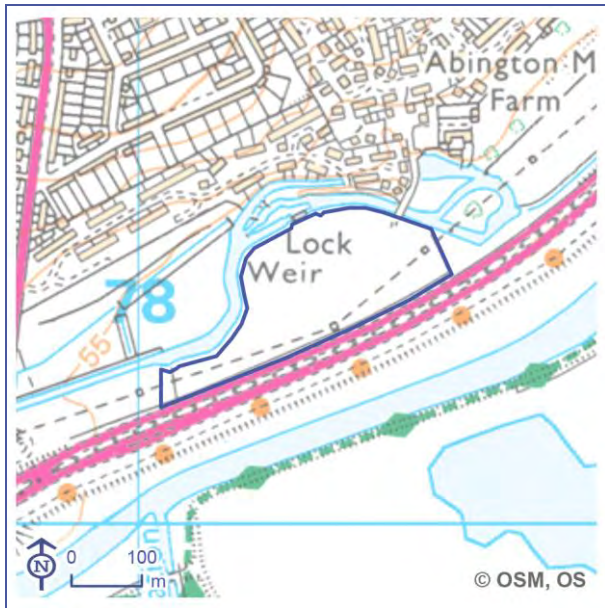
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None of the site falls within 300m of an active or committed waste management facility, or industrial area in which the MWLP considers waste management uses to be acceptable.

LAA1107 Former Abington Mill Farm, land off Rushmere Road

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **50165**
Yield (dw): **125**



SCORE

SA1a: Housing Provision

NBC has estimated a capacity of 125 dwellings for this site.

++

SA2a: Access to Sustainable Transport

Site is within 500m of cycle routes. It is noted that the northern edge of the site is also within 500m of bus stops however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.

-

SA2b: Proximity of Services and Facilities

The site is within 2,000m of employment areas. The majority of the site, with the exception of the south-westernmost corner, is within 800m of a local centre.

++

SA3a: Proximity of Schools

Approximately two thirds of the site (to the west) is located within 1,000m of Northampton School for Boys Secondary School. The site is not within 500m of a primary school.

-

SA4a: Proximity of Healthcare Facilities

Approximately two thirds of the site (to the west) is located within 800m of St Andrews Hospital.

+

SA4b: Proximity of Open Space and Leisure Facilities

Site is located within 800m of open space. The site is located within the Rushmere Road / Rille Nene Greenspace. Although the area within the site could be lost to development, the greenspace continues adjacent to the site and to the south.

+

SA4c: Exposure to Low Air Quality and Noise

The southern edge of the site is located within 50m of the A45.

-

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre	0
Site is outside of Northampton town centre.	
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
Site is within 500m of cycle routes. It is noted that the northern edge of the site is also within 500m of bus stops however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is within 2,000m of employment areas. The majority of the site, with the exception of the south-westernmost corner, is within 800m of a local centre.	
SA9a: Proximity of Designated Sites	--
Site is located within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI. The site is also located within 250m of Abington Old Millpond, Wilson's Orchard and Hardingstone Flood Storage Area LWS and Barnes Meadow LNR and LWS.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
Site identified by NBC's LAA as wholly greenfield. Development of this site could lead to loss of Rushmere Road / Rille Nene Natural Semi-natural open space which overlaps with the entire site.	
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL Former mill site with a scatter of medieval pottery within floodplain. Archaeological potential unknown</p> <p>HISTORIC ENVIRONMENT COMMENTARY MNN14423 Abington Mill (2 mills recorded)- not clear if any mill buildings survive. River course changed - water north of site no longer forms part of river system. Reference to lock, weir and sluice on 1900 map - survives? Converted to Tannery - 1925 map</p> <p>SUMMARY The potential of this site is not currently known</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
It appears unlikely from 2011 Census data and the layout of road network that a significant number of car commuters from the area of this site would be likely to pass through an AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
Site is not within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	--
The majority of the site is located within Flood Zone 3.	
SA14b: Flood Risk from Groundwater	-
Approximately 75% is within a moderate groundwater flood risk area. A small proportion is within a low risk area or area of very low risk.	
SA14c: Flood Risk from Surface Water	-
Approximately one third of the site is located within a 1 in 100 year surface water flood risk area.	
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site identified by NBC's LAA as wholly greenfield. Site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	-
Site contains more than 1ha of Grade 4 agricultural land (the southern corner). The site does not contain any Grade 1 to 3 agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	--?
The site is wholly within a Sand and Gravel Safeguarding Area.	

SA15e: Avoid Risk from Land Instability

0

None of the site contains areas of Category C, D or E Ground Instability.

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

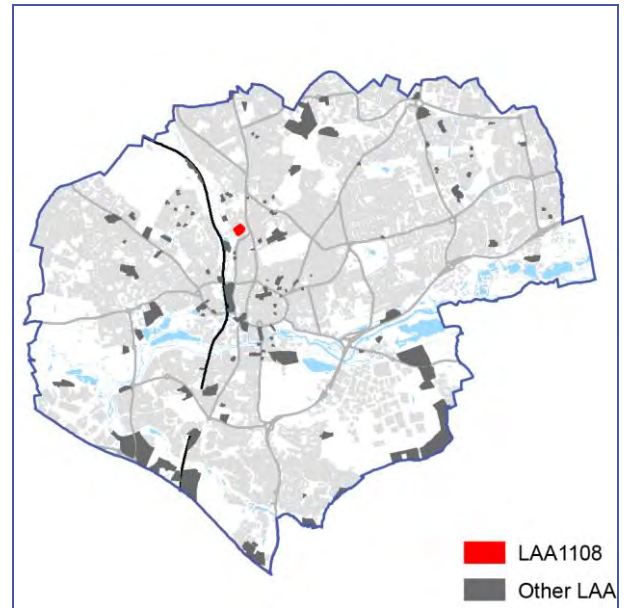
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None of the site falls within 300m of an active or committed waste management facility, or industrial area in which the MWLP considers waste management uses to be acceptable.

LAA1108 Former Dairy Crest Depot, Horsley Road

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **11032**
 Yield (dw): **35**



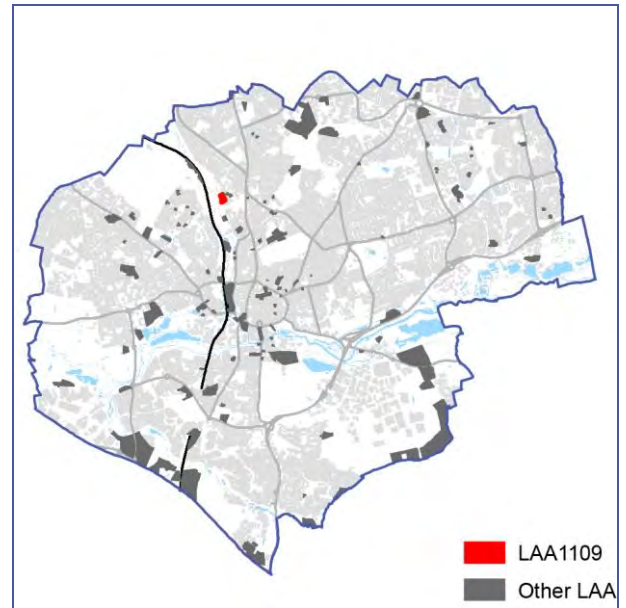
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
Site is within 800m of local centres and within 2,000m of employment areas. It is noted that the site occupies an employment area which could be lost to development. However, if this were lost the site would still be within 2,000m of employment areas, including those adjacent to site to the southeast and northeast.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 800m of local centres and within 2,000m of employment areas. It is noted that the site occupies an employment area which could be lost to development. However, if this were lost the site would still be within 2,000m of employment areas, including those adjacent to site to the southeast and northeast.	

SA9a: Proximity of Designated Sites	-
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL Close to LB and CA. Site of former brick works - disused by 1925-26 O/S. Redeveloped sometime after 1937. Historically would have benefitted from views across the valley.</p> <p>HISTORIC ENVIRONMENT COMMENTARY The site is close to other known archaeological assets.</p> <p>SUMMARY Based on current information the opportunity to further knowledge of the site is limited.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	++
<p>Site identified by NBC's LAA as wholly previously developed land. Therefore, the site contains more than 1ha of brownfield land.</p>	
SA15b: Avoid Loss of Greenfield Land	0
Site does not contain any greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--
Site is within 300m of an active or committed waste management facility.	

LAA1109 Mill Lane

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **7120**
 Yield (dw): **6**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities The site is located within 800m of a local centre and 2,000m of employment areas.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities The site is located within 800m of a local centre and 2,000m of employment areas.	++
SA9a: Proximity of Designated Sites Part of the Kingsthorpe Meadows Local Wildlife Site is located within the western half of the site. The site is also located	--

within 250m of Kingsthorpe Nature Reserve located to the west of the site.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

--

Development of this site would lead to loss of part of Kingsthorpe natural and semi-natural open space (NSN).

SA11a: Impact on Cultural Heritage

?

ARCHAEOLOGICAL POTENTIAL

Adjacent to Kingsthorpe Village Conservation Area. County Archaeological Advisor has highlighted the potential for earthworks/ buried remains of the medieval/post medieval watermill. Views into and out of the conservation area will need to be considered in any development proposals. County Archaeological Advisor has highlighted the potential for earthworks/ buried remains of the medieval/post medieval watermill.

HISTORIC ENVIRONMENT COMMENTARY

This site has already been the subject of an O/L planning application which has been approved. There is potential to further develop our understanding of the site thus and archaeological condition has been applied to the consent. Setting of listed buildings and character of adjacent conservation area are valid planning considerations.

SUMMARY

This site has already been the subject of an O/L planning application which has been approved. There is potential to further develop our understanding of the site thus and archaeological condition has been applied to the consent. Setting of listed buildings and character of adjacent conservation area are valid planning considerations.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

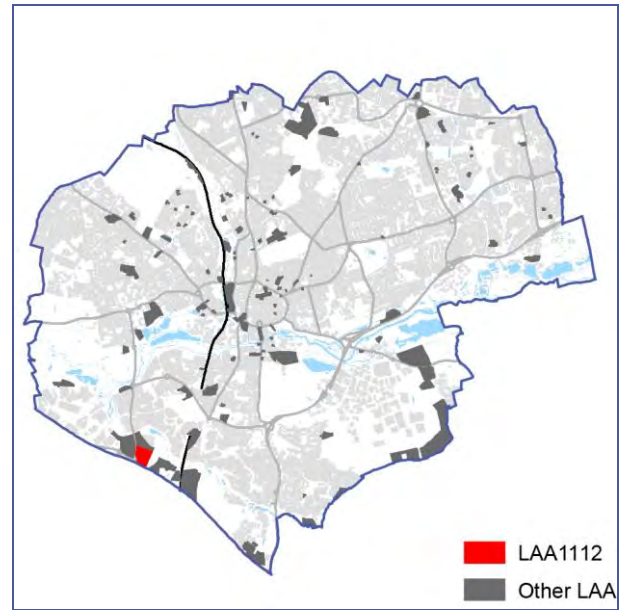
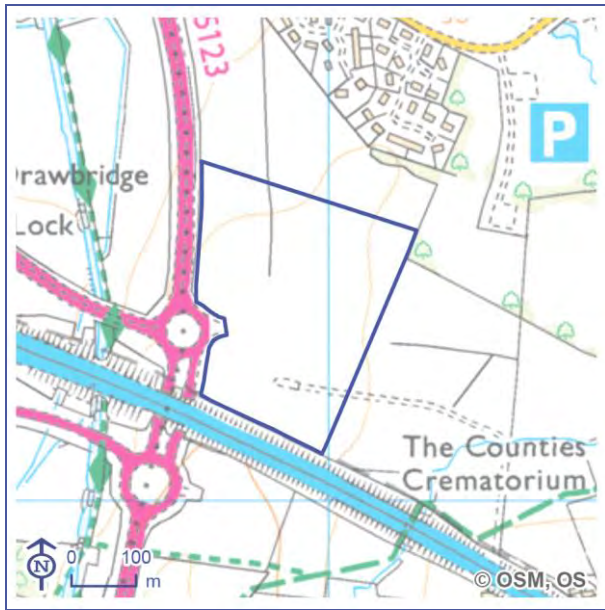
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SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

Site status: **Allocated**
 Proposed use: **Employment**

Site area (m2): **98788**
 Yield (dw): **0**



	SCORE
SA1a: Housing Provision Location of employment sites within the Borough assumed to not directly affect achievement of this objective.	0
SA2a: Access to Sustainable Transport The north and east of site are within 500m of cycle routes and the north of the site is within 500m of bus stops, including those served by bus route 3 (15 min frequency Mon to Sat).	+
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools Location of employment sites within the Borough assumed to not directly affect achievement of this objective.	0
SA4a: Proximity of Healthcare Facilities Site is not adjacent to or within 100m of existing sensitive receptors.	0
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime Location of employment sites within the Borough assumed to not directly affect achievement of this objective.	0
SA6a: Economical Growth and Availability of Jobs Site is above 1ha.	++
SA7a: Location Relative to Town Centre Site is outside of Northampton town centre.	0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
The north and east of site are within 500m of cycle routes and the north of the site is within 500m of bus stops, including those served by bus route 3 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A
SA9a: Proximity of Designated Sites	-
The western third of site is within 250m of the Grand Union Canal - Northampton Arm LWS. It However, it should be noted that the intervening A5123 may limit adverse effects upon the LWS.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Site identified by NBC's LAA as partially previously developed and mostly greenfield. Development of this site would lead to loss of greenfield land that is not designated as open space.	
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL Known potential for Romano British activity and potential for Neolithic cremation cemetery HISTORIC ENVIRONMENT COMMENTARY ENN 106107 geophysical survey (limited) 2002 MNN160728 former ridge and furrow MNN160740 Romano British settlement MNN 168700 possible Middle Neolithic Cremation cemetery SUMMARY This site has high archaeological potential which would need to be evaluated to understand potential impact</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	--?
It appears likely from 2011 Census data and layout of road network that a significant amount of car commuters to the area of this site would be likely to pass through four AQMAs. These are Zone 3 St James, Zone 8 St Michael's Road, as well as Zone 6 Campbell Square and Zone 2 Victoria Promenade.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
Site is not within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zone 3 and a smaller proportion of site (1-50%) falls within Flood Zone 2.	
SA14b: Flood Risk from Groundwater	-
The western part of site (<50%) is within a 'Very High Risk' groundwater flood risk area and a small part of the southeast of site is within a 'Moderate Risk' groundwater flood risk area. The remainder and majority of site is within 'Negligible Risk' to 'Very Low Risk' groundwater flood risk areas.	
SA14c: Flood Risk from Surface Water	0
None of the site falls within a 1 in 100 year surface water flood risk area.	
SA15a: Prioritise Use of Brownfield Land	+
Site identified by NBC's LAA as partially previously developed and mostly greenfield. Aerial imagery indicates the site contains less than 1ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site identified by NBC's LAA as partially previously developed and mostly greenfield. Therefore, the site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
The entire site contains Grade 3 (Good to Moderate) agricultural land. Therefore, the site contains more than 1ha of Grade 3 agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	-?
Northwest, northeast and southeast of site are partially within a Sand and Gravel Safeguarding Area.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of Category C, D or E Ground Instability.	

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

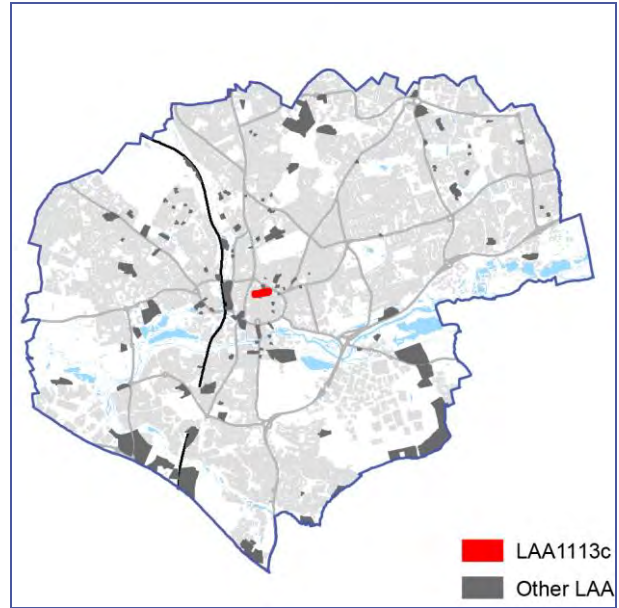
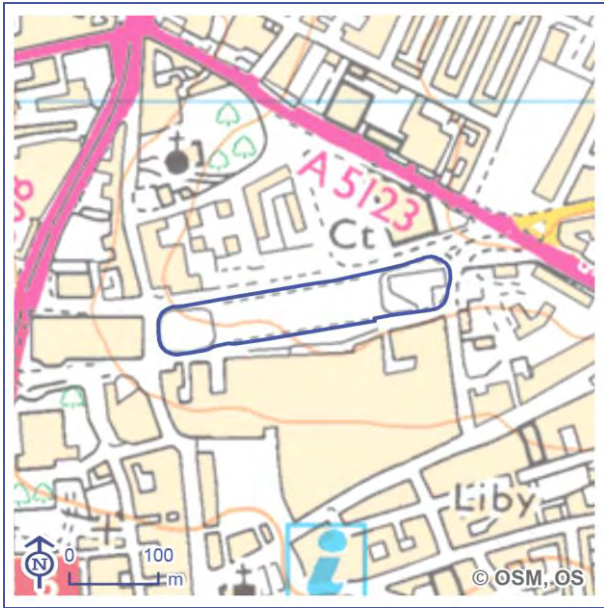
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None of the site falls within 300m of an active or committed waste management facility, or industrial area in which the MWLP considers waste management uses to be acceptable.

LAA1113c Greyfriars

Site status: **Allocated**
 Proposed use: **Employment**

Site area (m2): **17459**
 Yield (dw): **0**



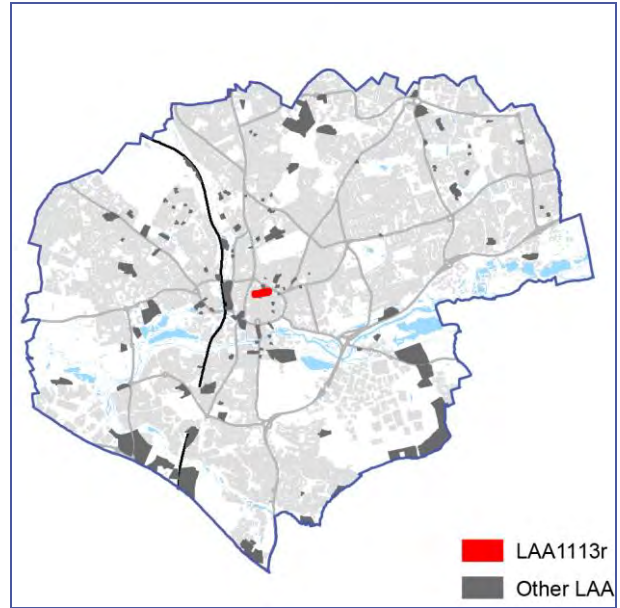
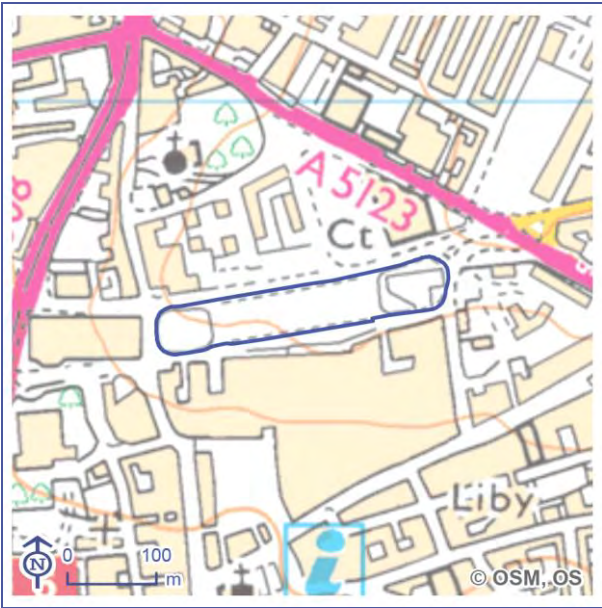
	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 9/9a/9b (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2, 3, 4 and 8 (15 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	++
Site is above 1ha.	
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 9/9a/9b (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2, 3, 4 and 8 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
Site identified by NBC's LAA as partially previously developed land which could therefore be redeveloped at this site. The site also partially contains Lady's Land Amenity Green Space. Therefore, development of this site could cause loss of designated open space.	
SA11a: Impact on Cultural Heritage	-
ARCHAEOLOGICAL POTENTIAL	
HISTORIC ENVIRONMENT COMMENTARY	
SUMMARY	
The site is considered to have medium sensitivity towards the surrounding heritage assets. According to the HIA, particular attention ought to be given to the setting of the listed building along Sheep Street, including creation of new views, alongside potential buried archaeological evidence. Based on the sensitivity, the site could accommodate medium to high density development with carefully considered architecture, including suitable located taller buildings in the middle of the site. Therefore, potential minor negative effects (-) are identified in relation to this SA objective.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	+
Site identified by NBC's LAA as partially previously developed land. The site contains less than 1ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	-
Site identified by NBC's LAA as partially previously developed land. The site contains less than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	0
The site contains less than 1 hectare of agricultural land of grade 4 or higher quality.	
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1113r Greyfriars

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **17459**
 Yield (dw): **400**



SCORE

SA1a: Housing Provision

++

NBC has estimated a capacity of 400 dwellings for this site.

SA2a: Access to Sustainable Transport

++

Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 16 (10 min frequency Mon to Sat), and 2, 3, 4, 8 and 21 (15 min frequency Mon to Sat).

SA2b: Proximity of Services and Facilities

++

Site is within Northampton town centre. The site is also within 800m of local centres and 2,000m of employment areas, including the employment sites located across the road to the north of site. It is noted that an employment site is located in the east of the site which could be lost to development. However, if this on-site employment land were to be lost, the site would still be located within 2,000m of employment sites.

SA3a: Proximity of Schools

++

Site is within 1,000m of the Northampton International Academy Secondary School and the western half of the site is within 500m of primary schools.

SA4a: Proximity of Healthcare Facilities

+

SA4b: Proximity of Open Space and Leisure Facilities

++

Site is within 800m of sports facilities and open space, including Wellington St Amenity Greenspace located across the road to the east of site. It is noted that the site contains Lady's Lane Amenity Green Space, which could be lost to development on this site. However, if this on-site open space were to be lost, the site would still be within 800m of open space.

SA4c: Exposure to Low Air Quality and Noise

0

SA5a: Reduce Crime

0

SA6a: Economical Growth and Availability of Jobs

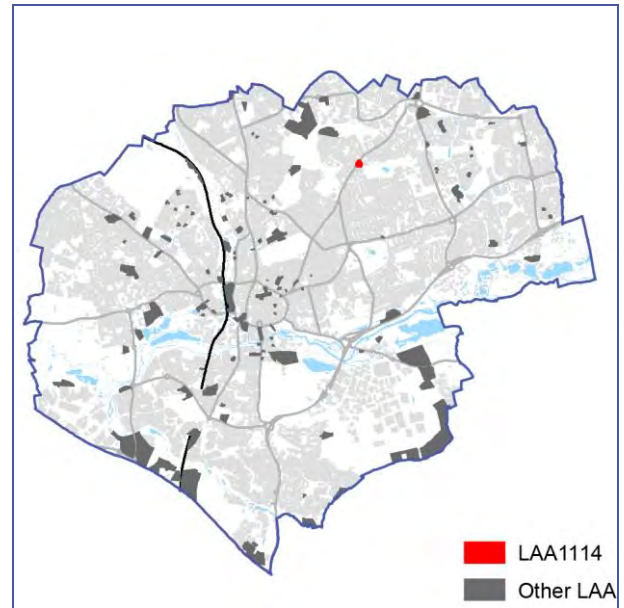
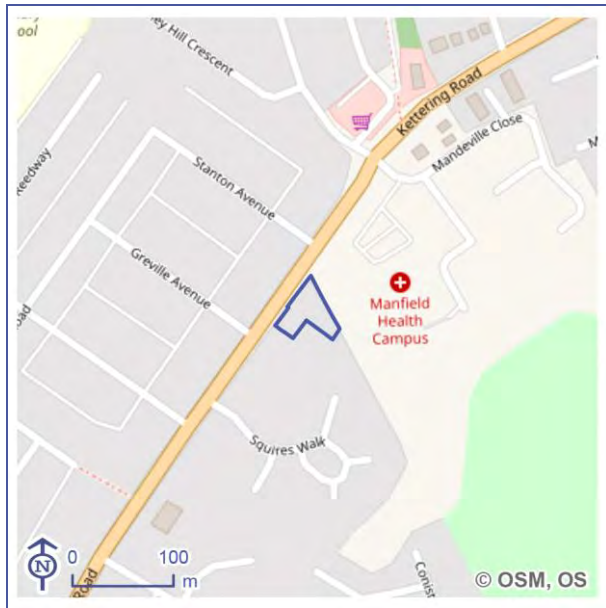
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SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 16 (10 min frequency Mon to Sat), and 2, 3, 4, 8 and 21 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within Northampton town centre. The site is also within 800m of local centres and 2,000m of employment areas, including the employment sites located across the road to the north of site. It is noted that an employment site is located in the east of site which could be lost to development. However, if this on-site employment land were to be lost, the site would still be located within 2,000m of employment sites.	
SA9a: Proximity of Designated Sites	--
Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
Site identified by NBC's LAA as partially previously developed land which could therefore be redeveloped at this site. The site also partially contains Lady's Land Amenity Green Space. Therefore, development of this site could cause loss of designated open space.	
SA11a: Impact on Cultural Heritage	-
ARCHAEOLOGICAL POTENTIAL	
HISTORIC ENVIRONMENT COMMENTARY	
SUMMARY	
The site is considered to have medium sensitivity towards the surrounding heritage assets. According to the HIA, particular attention ought to be given to the setting of the listed building along Sheep Street, including creation of new views, alongside potential buried archaeological evidence. Based on the sensitivity, the site could accommodate medium to high density development with carefully considered architecture, including suitable located taller buildings in the middle of the site. Therefore, potential minor negative effects (-) are identified in relation to this SA objective.	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	+
Site identified by NBC's LAA as partially previously developed land. The site contains less than 1ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	-
Site identified by NBC's LAA as partially previously developed land. The site contains less than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	0
The site contains less than 1 hectare of agricultural land of grade 4 or higher quality.	
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1114 Cedarwood Nursing Home, 492 Kettering Road

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **1894**
 Yield (dw): **2**



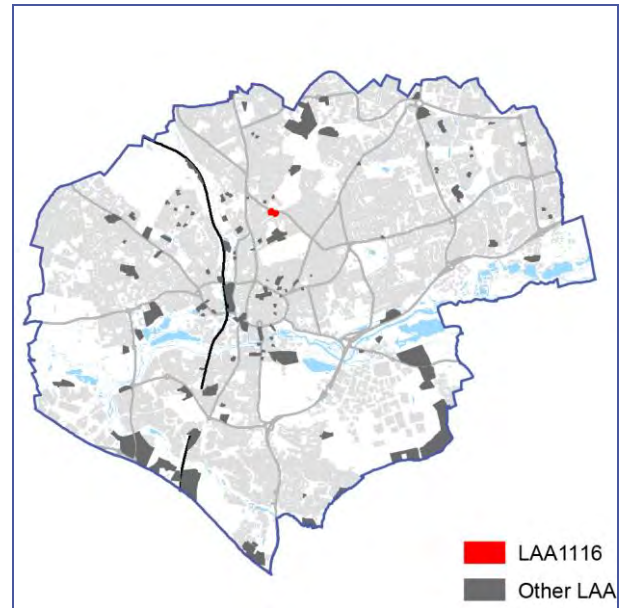
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++
SA3a: Proximity of Schools Site is within 500m of Parklands Primary School and within 1,000m of Thomas Becket Catholic School and Northampton School For Girls secondary schools.	++
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities Site is within 2,000m of employment areas and within 800m of local centres.	++

SA9a: Proximity of Designated Sites	-
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL The projected route of the Jurassic Way goes through the site but the majority of the site has been disturbed. HISTORIC ENVIRONMENT COMMENTARY TPO to front boundary and on the adjacent Manfield site. Historic O/S show the land was agricultural and became part of the wider Manfield House estate by 1925. The site was divided and a property constructed by 1937. Northampton to Kettering Turnpike. HLC - non-registered park and garden. SUMMARY Little is known of the heritage potential of the site.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1116 194-200 Kingsthorpe Grove

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1482**
 Yield (dw): **14**



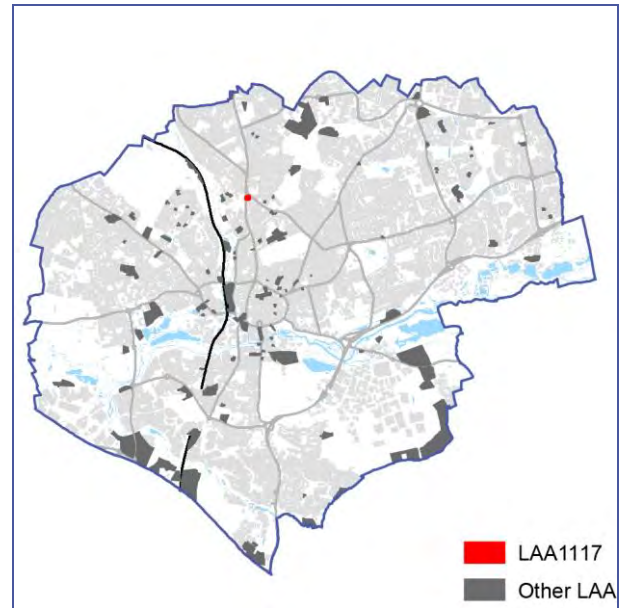
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	-
SA2b: Proximity of Services and Facilities The site is located within 800m of local centres and 2,000m of employment areas.	++
SA3a: Proximity of Schools The site is located within 500m of Malcolm Arnold Preparatory and Secondary School.	++
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities The site is located within 800m of local centres and 2,000m of employment areas.	++
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL The evidence from the DBA would indicate that there is a possibility of Roman remains in the vicinity, but the survival of any archaeological remains on either of the development sites is unlikely.</p> <p>HISTORIC ENVIRONMENT COMMENTARY ENN104227 Chapman P., 2007, Archaeological desk-Based Assessment for 194-200 Kingsthorpe Grove (Site A) and Trinity Avenue (Site B), Northampton.</p> <p>SUMMARY The site has little known heritage potential.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1117 133 Queens Park Terrace

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **649**
 Yield (dw): **18**

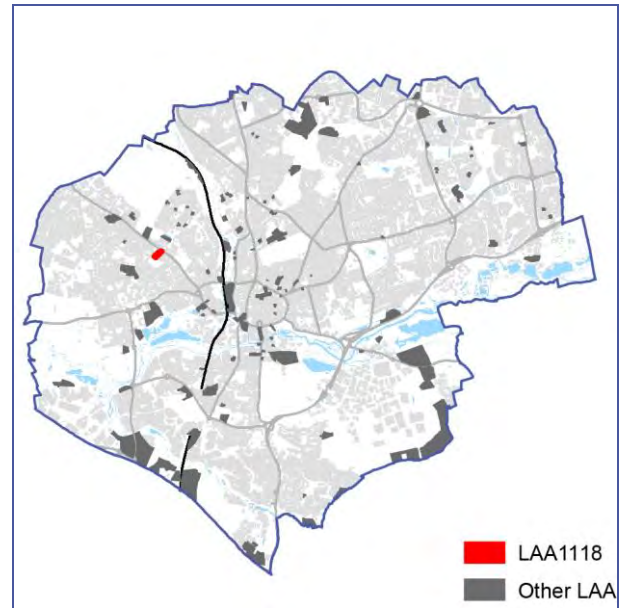


	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	++
Site is within 800m of local centres, including Kingsthorpe to the north of the site. The site is also within 2,000m of employment areas.	
SA3a: Proximity of Schools	++
Site is within 500m of Kingsthorpe Grove Primary School and within 1,000m of Malcom Arnold Academy Secondary School.	
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
Site is within 800m of local centres, including Kingsthorpe to the north of the site. The site is also within 2,000m of employment areas.	

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL No known archaeological activity and existing disturbance from existing house. HISTORIC ENVIRONMENT COMMENTARY HER refers to the Northampton - Market Harborough turnpike. Site is opposite Kingsthorpe Park the grounds of Kingsthorpe Hall. Historic O/S show tenement buildings. SUMMARY The site has little known heritage potential.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	--
<p>Parts of the site (>50%) are within 1 in 100 year surface water flood risk areas. These are primarily confined to the centre of the site.</p>	
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **7095**
 Yield (dw): **7**



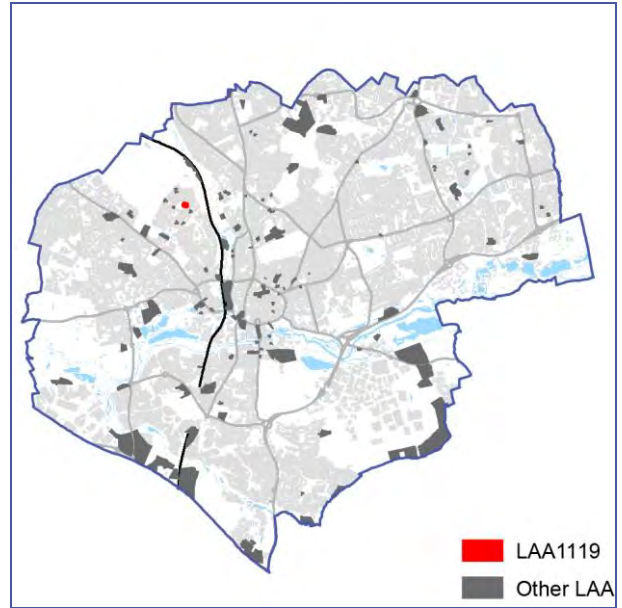
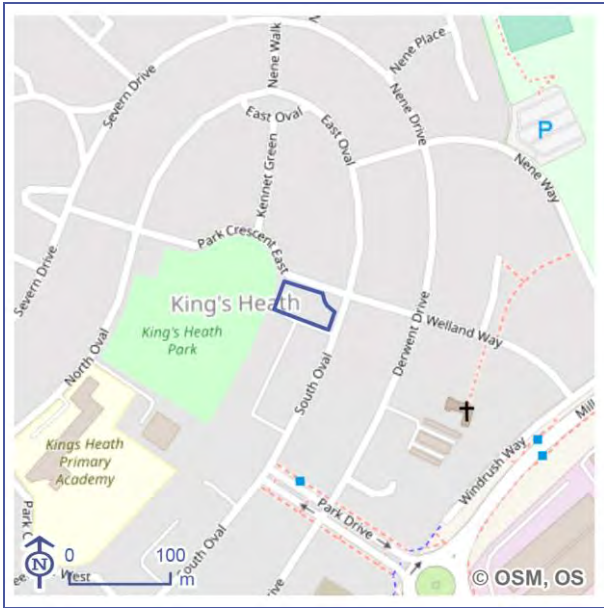
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
The site is located within 2,000m of Northampton railway station and is within 500m of the Norbital cycle route. The site is also within 500m of bus stops, including those served by bus route 9/9a/9b (10 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	++
The site is located within 800m of a local centre and 2,000m of employment centres.	
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
The site is located within 2,000m of Northampton railway station and is within 500m of the Norbital cycle route. The site is also within 500m of bus stops, including those served by bus route 9/9a/9b (10 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is located within 800m of a local centre and 2,000m of employment centres.	

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL No known activity apart from the turnpike but the area has not been archaeologically investigated. Potential unknown. HISTORIC ENVIRONMENT COMMENTARY MNN102934 Northampton- Dunchurch Turnpike. There is a TPO on the southern boundary. SUMMARY The potential of this site is not currently known.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1119 Silver Coronet, Welland Way

Site status: **Not allocated**
 Proposed use: **Residential**

Site area (m2): **1645**
 Yield (dw): **14**



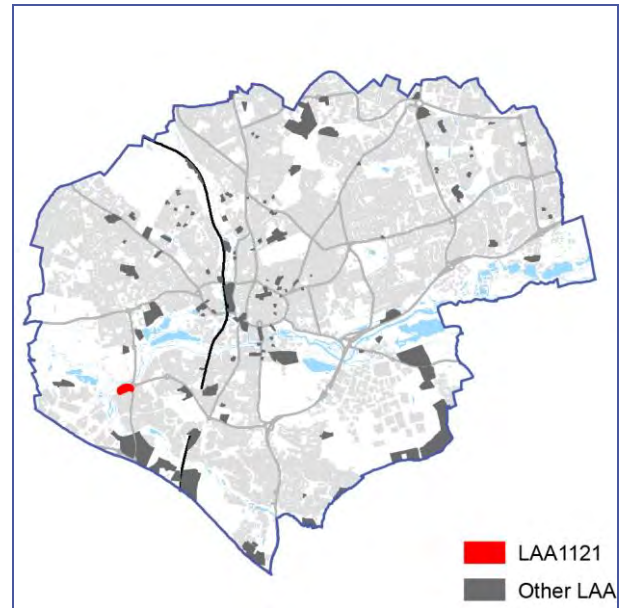
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities The site is within 800m of a local centre and 2,000m of employment centres.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities The site is within 800m of a local centre and 2,000m of employment centres.	++
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL No known archaeological sites or in the vicinity. HISTORIC ENVIRONMENT COMMENTARY HER has no references attached to site. SUMMARY The site has little known heritage potential.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1121 Upton Valley Way East

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **16402**
 Yield (dw): **34**



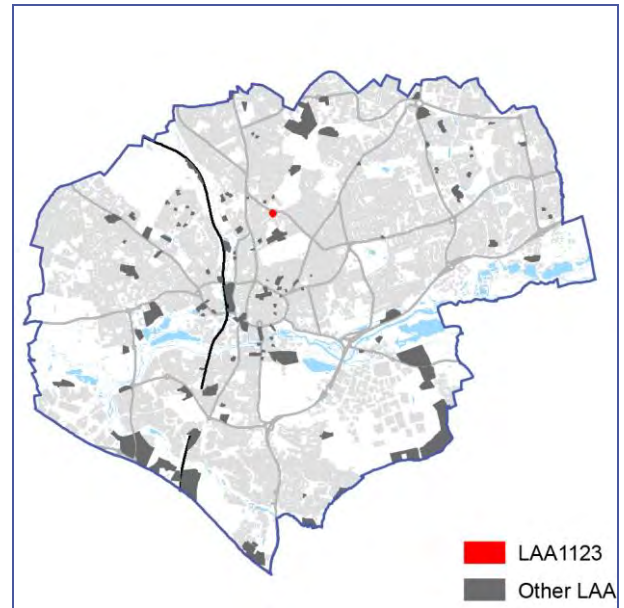
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities The eastern half of the site is within 800m of a local centre. The site is within 2,000m of employment centres.	++
SA3a: Proximity of Schools The site is further than 500m from a primary school and 2,000m from a secondary school.	--
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities The eastern half of the site is within 800m of a local centre. The site is within 2,000m of employment centres.	++
SA9a: Proximity of Designated Sites	-

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
The northern half of the site is located within Banbury Lane Amenity Green Space.	
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL Archaeological investigation took place in the vicinity canal proximity. HISTORIC ENVIRONMENT COMMENTARY ENN 10447 BROWN J., 2007, The Industrial Infrastructure Strip, Map and Sample Areas at Pineham Barn, Upton, Northampton MNN132204 N'pton arm of Grand Union Canal. SUMMARY The potential of this site is not currently known.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	+
The site contains up to 1ha of brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
The site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	-
Site contains 1ha or more of Grade 4 agricultural land but less than 1ha of Grade 3 agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	-?
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1123 83 - 103 Trinity Avenue

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **1913**
 Yield (dw): **9**



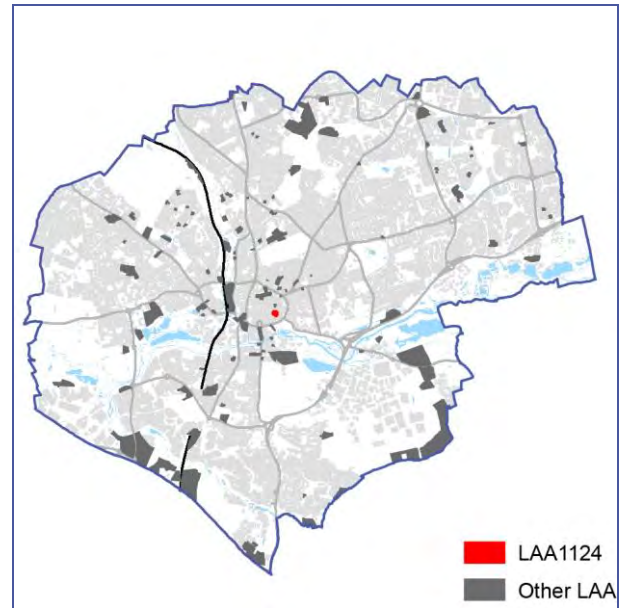
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	-
SA2b: Proximity of Services and Facilities	++
The site is located within 800m of a local centre and 2,000m from employment centres.	
SA3a: Proximity of Schools	++
The site is within 500m from Malcolm Arnold Preparatory School and Malcolm Arnold Academy.	
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is located within 800m of a local centre and 2,000m from employment centres.	
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	0
<p>ARCHAEOLOGICAL POTENTIAL No known archaeological sites or in the vicinity. Site developed.</p> <p>HISTORIC ENVIRONMENT COMMENTARY The site has previously been developed for residential. Historic mapping shows brook too southern boundary.</p> <p>SUMMARY The site has little known heritage potential.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	--
The site is located within a very high groundwater flood risk area.	
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1124 41-43 Dergate

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **770**
 Yield (dw): **7**

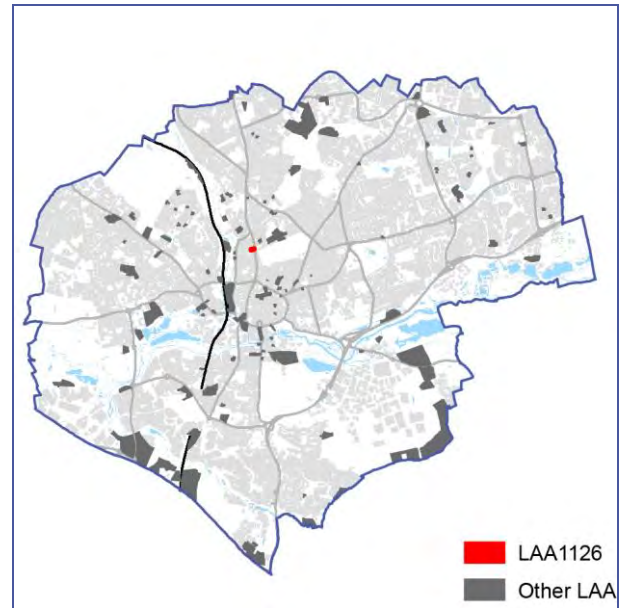


	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 9/9a/9b (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2, 3, 4 and 8 (15 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	++
The site is within Northampton town centre.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	++
The site is within 800m of Cripps Recreation Centre and a number of open spaces including Beckett's Park and St Giles Churchyard.	
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of North Gate Bus Station and bus stops, including those served by bus routes 1 and 9/9a/9b (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2, 3, 4 and 8 (15 min frequency Mon to Sat).	

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	++
The site is within the town centre.	
SA9a: Proximity of Designated Sites	--
The site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar Site.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL N/2014/0694 Erection of 7 town houses. HISTORIC ENVIRONMENT COMMENTARY The site is within the Derngate conservation area . OPPOSITE IS A Grade II listed building and a well detailed terrace of houses included in the local list. ENN107676 29-41 Derngate MOLA 2014 investigation was negative. Planning permission has been granted for residential development. SUMMARY Impact on setting and character of the conservation area will be valid considerations.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	-?
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **405**
 Yield (dw): **6**



SA1a: Housing Provision

SCORE
+

SA2a: Access to Sustainable Transport

++

The site is within 2,000m of Northampton railway station and is within 500m of a cycle route and bus stops, including those served by bus route 4 (15 min frequency Mon to Sat).

SA2b: Proximity of Services and Facilities

++

The site is within 800m of a local centre and 2,000m of employment sites.

SA3a: Proximity of Schools

-

SA4a: Proximity of Healthcare Facilities

+

SA4b: Proximity of Open Space and Leisure Facilities

+

SA4c: Exposure to Low Air Quality and Noise

-

SA5a: Reduce Crime

0

SA6a: Economical Growth and Availability of Jobs

0

SA7a: Location Relative to Town Centre

0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport

++

The site is within 2,000m of Northampton railway station and is within 500m of a cycle route and bus stops, including those served by bus route 4 (15 min frequency Mon to Sat).

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

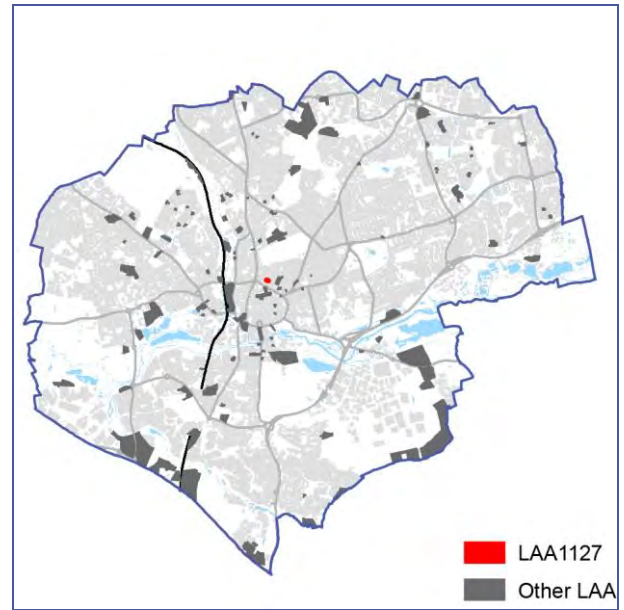
The site is within 800m of a local centre and 2,000m of employment sites.

SA9a: Proximity of Designated Sites	0
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL The Jurassic Way runs north -south through the site but chances of survival are low in an urban area. HISTORIC ENVIRONMENT COMMENTARY MNN160137 Jurassic Way. Part of a terrace located in Barrack Road Conservation Area. Article 4 Direction. \the property appears to have a side access to the rear garden which is narrow widening to the rear area which may have views to the RC Cathedral a grade II listed building. SUMMARY Unclear how the site can be developed and rear development may impact on setting of LB and character of conservation area.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1127 32 Connaught Street

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **349**
 Yield (dw): **6**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
The site is within 500m of a cycle route and bus stops, including those served by bus routes 1 and (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2 and 4 (15 min frequency Mon to Sat). The site is also within 2,000m of Northampton railway station.	
SA2b: Proximity of Services and Facilities	++
The site is within 800m of local centres and 2,000m of employment sites.	
SA3a: Proximity of Schools	++
The site is within 500m of Castle Academy primary school and 1,000m of Northampton International Academy.	
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	++
The site is within 800m of Mounts Baths Leisure Centre and is within 800m of other open spaces including The Racecourse and Holy Sepulchre Churchyard.	
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
The site is within 500m of a cycle route and bus stops, including those served by bus routes 1 and (10 min frequency Mon to Sat), 16 (10 min frequency Mon to Fri and 15 min frequency on Sat) and 2 and 4 (15 min frequency Mon to Sat). The site is also within 2,000m of Northampton railway station.	

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

The site is within 800m of local centres and 2,000m of employment sites.

SA9a: Proximity of Designated Sites

--

The site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar Site.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

-

ARCHAEOLOGICAL POTENTIAL

In boot & shoe conservation area associated with a number of other boot & shoe factories.

HISTORIC ENVIRONMENT COMMENTARY

Former boot & shoe factory dating from 1880 and included in EH survey. Building should be retained ENN103909 Boot & Shoe survey. J sale leather warehouse formally F Cooks South place factory. N/2012/0948.

SUMMARY

The building make a positive contribution to the character of the conservation area and the significant of the industrial history of the town.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

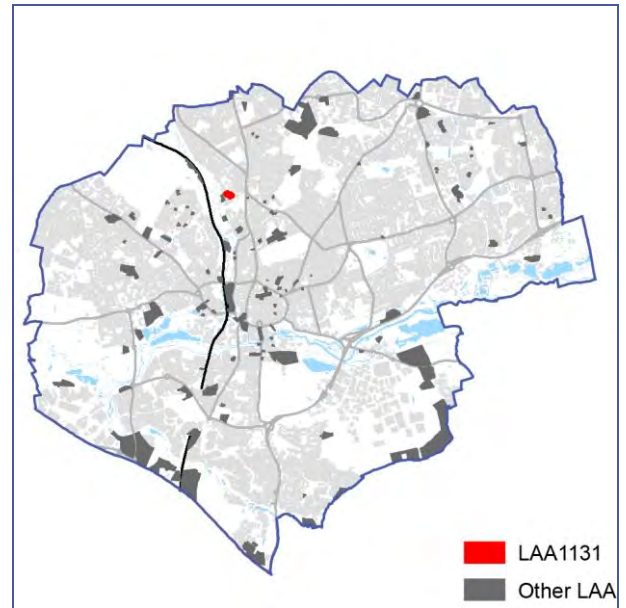
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA1131 The Leys Close, 39 Mill Lane

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **5695**
 Yield (dw): **6**



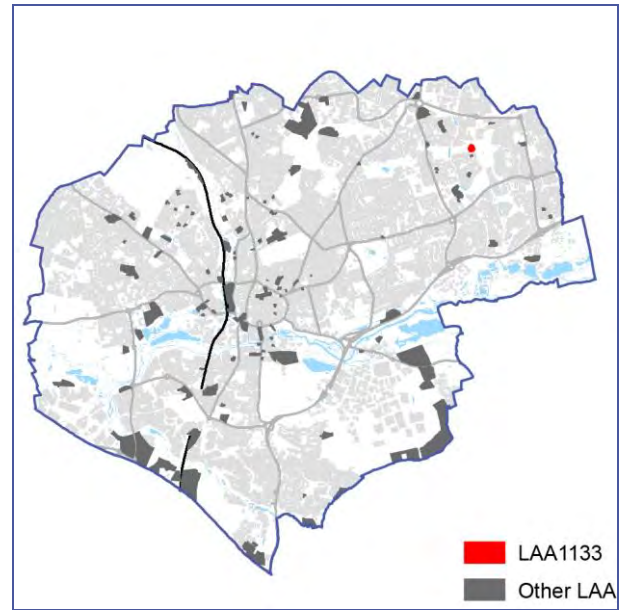
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities The site is within 800m of a local centre and within 2,000m of employment sites.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities The site is within 800m of a local centre and within 2,000m of employment sites.	++
SA9a: Proximity of Designated Sites	-

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	N/A
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL Relatively undisturbed site no previous archaeological . However Roman coin may indicate activity. HISTORIC ENVIRONMENT COMMENTARY MNN149736 PAS find spot. Listed buildings within vicinity and therefore setting a consideration. Part of the site sits within the Kingsthorpe Village conservation area and therefore impact on character will be a valid consideration. The site benefits from PP of residential development. There is a TPO relevant to the site. SUMMARY The form of proposed development will be important consideration.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	0
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1133 Eastern District Social Club, Crestwood Road

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **1950**
 Yield (dw): **5**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities The site is within 800m of local centres and 2,000m of employment sites.	++
SA3a: Proximity of Schools	+
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities The site is within 800m of local centres and 2,000m of employment sites.	++
SA9a: Proximity of Designated Sites	-

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

--

The site is located on Lodge Park Open Space.

SA11a: Impact on Cultural Heritage

?

ARCHAEOLOGICAL POTENTIAL

Civil and medieval defences run through this site but as the area has been developed they would only be visible if the house was demolished or additional development occurred in the garden.

HISTORIC ENVIRONMENT COMMENTARY

MNN 13671 Tenements south of Spencer Parade MNN 135137 Medieval Town walls MNN135138 Civil War defences. There is a Grade II listed building and forms part of a group of finely detailed buildings; also within St Giles Conservation area. Article 4 Direction. The building may already have been converted.

SUMMARY

The principle of conversion is acknowledged but would need to be undertaken in suitably sympathetic manner to ensure character and appearance not harmed.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

0

SA14a: Flood Risk from Rivers

0

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

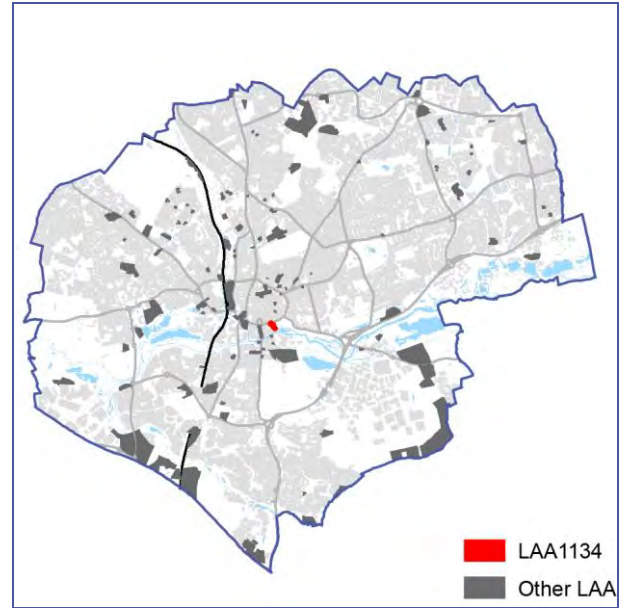
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA1134 St John's Railway Embankment

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **2972**
 Yield (dw): **12**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of bus stops, including those served by bus routes 3 and 8 (15 min frequency Mon to Sat).	
SA2b: Proximity of Services and Facilities	++
Site is within Northampton Town Centre and within 800m of local centres. The site is also within 2,000m of employment areas.	
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	+
SA4b: Proximity of Open Space and Leisure Facilities	++
Site is within 800m of Cripps Recreation Centre and is within 800m of open space, including Becket's Park adjacent to the east of site.	
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	?
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	++
Site is within 500m of cycle routes and within 2,000m of Northampton Railway Station. The site is also within 500m of bus stops, including those served by bus routes 3 and 8 (15 min frequency Mon to Sat).	

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

Site is within Northampton Town Centre and within 800m of local centres. The site is also within 2,000m of employment areas.

SA9a: Proximity of Designated Sites

--

Site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI. The southern half of the site is also within 250m of Grand Union Canal Local Wildlife Site.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

N/A

SA11a: Impact on Cultural Heritage

?

ARCHAEOLOGICAL POTENTIAL

No archaeological investigations have taken place in this area. It is assumed that the embankment will have caused an element of ground disturbance but the extent of this is unknown. The HER records that the civil war defences came through this area and indicates that the bastion may have been located on the northern extent. Archaeological investigation could identify if this is the case.

HISTORIC ENVIRONMENT COMMENTARY

Work to lay park out commenced 1703 - park has historic significance and retains some heritage features e.g.. Railings. Trees are an important feature of the space. Potential for railway related survivals. The form of development and its relationship with the park will be important.

SUMMARY

The Park is historically sensitive thus form of development will be important consideration.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

-?

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

SA14a: Flood Risk from Rivers

-

SA14b: Flood Risk from Groundwater

0

SA14c: Flood Risk from Surface Water

0

SA15a: Prioritise Use of Brownfield Land

N/A

SA15b: Avoid Loss of Greenfield Land

N/A

SA15c: Avoid Loss of High Quality Agricultural Land

0

SA15d: Avoid Sterilisation of Mineral Resources

0

SA15e: Avoid Risk from Land Instability

0

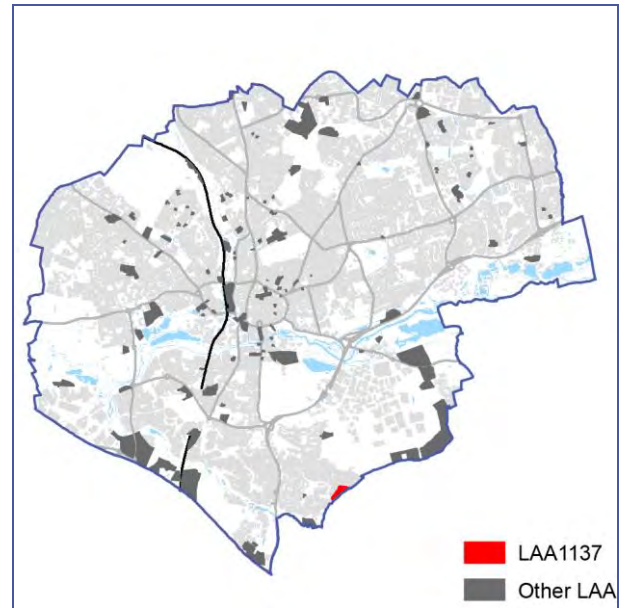
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

LAA1137 land at Wootton Fields

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **23074**
 Yield (dw): **74**



	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	+
SA3a: Proximity of Schools	++
The site is located within 500m of Preston Hedges Primary School and within 1,000m of Caroline Chisholm School.	
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	0
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	+
SA9a: Proximity of Designated Sites	0

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
The site contains Wooldale Road natural open space.	
SA11a: Impact on Cultural Heritage	-
<p>ARCHAEOLOGICAL POTENTIAL Archaeological potential is unknown in this area. Adjacent to the Wootton Fields development area. This identified isolated activity within the area adjacent to site. HER record indicate archaeological activity in adjacent site prior to development. Geophysical survey only 2002. We have no records of any mitigation being undertaken in this area. HLC and mapping shows Ridge & Furrow surviving across site.</p> <p>HISTORIC ENVIRONMENT COMMENTARY The spinney to the North of the site is shown on 1883 mapping. Water course on SE boundary shown on historic mapping with footbridge to the south of site. Open fields project ridge and furrow. Once part of a larger area</p> <p>SUMMARY Existing site features should be retained and incorporated.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	0
SA14b: Flood Risk from Groundwater	0
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	--
The site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
The site contains more than 1ha of Grade 3 agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0

LAA1138e land south of Bedford Road

Site status: **Allocated**
 Proposed use: **Employment**

Site area (m2): **2139**
 Yield (dw): **7**



	SCORE
SA1a: Housing Provision	0
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities	N/A
SA3a: Proximity of Schools	0
SA4a: Proximity of Healthcare Facilities	-?
SA4b: Proximity of Open Space and Leisure Facilities	N/A
SA4c: Exposure to Low Air Quality and Noise	N/A
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	+
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	N/A
SA9a: Proximity of Designated Sites	--

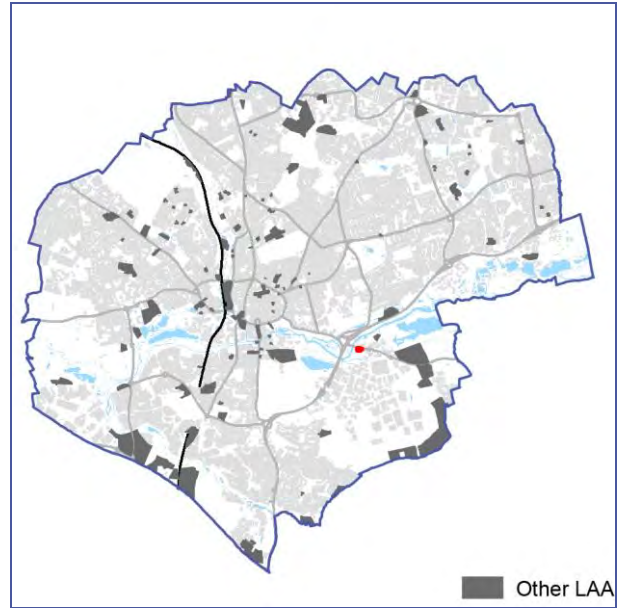
The site is within 2km of the Upper Nene Valley Gravel Pits SPA and Ramsar Site.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	--
The site contains Bedford Road natural or semi natural open space.	
SA11a: Impact on Cultural Heritage	?
<p>ARCHAEOLOGICAL POTENTIAL No known archaeological sites but HLC identifies other known archaeological. HISTORIC ENVIRONMENT COMMENTARY Northampton to Cold brayfield turnpike. SUMMARY The potential of the site is unknown.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
SA14a: Flood Risk from Rivers	--
The whole of the site falls within Flood Zone 3.	
SA14b: Flood Risk from Groundwater	-
SA14c: Flood Risk from Surface Water	-
SA15a: Prioritise Use of Brownfield Land	N/A
SA15b: Avoid Loss of Greenfield Land	N/A
SA15c: Avoid Loss of High Quality Agricultural Land	0
SA15d: Avoid Sterilisation of Mineral Resources	0
SA15e: Avoid Risk from Land Instability	0
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	--?
The site falls within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.	

LAA1138r land south of Bedford Road

Site status: **Allocated**
 Proposed use: **Residential**

Site area (m2): **2139**
 Yield (dw): **7**



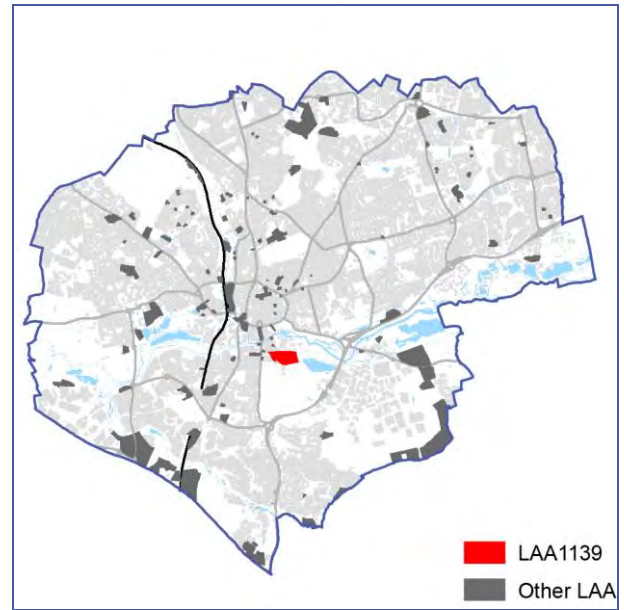
	SCORE
SA1a: Housing Provision	+
SA2a: Access to Sustainable Transport	+
SA2b: Proximity of Services and Facilities The site is located within 800m of the town centre and within 2,000m of employment areas.	++
SA3a: Proximity of Schools	-
SA4a: Proximity of Healthcare Facilities	-
SA4b: Proximity of Open Space and Leisure Facilities	+
SA4c: Exposure to Low Air Quality and Noise	-
SA5a: Reduce Crime	0
SA6a: Economical Growth and Availability of Jobs	0
SA7a: Location Relative to Town Centre	0
SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities The site is located within 800m of the town centre and within 2,000m of employment areas.	++
SA9a: Proximity of Designated Sites The site is within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar Site.	--

<p>SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space</p> <p>The site contains Bedford Road natural or semi natural open space.</p>	<p>--</p>
<p>SA11a: Impact on Cultural Heritage</p> <p>ARCHAEOLOGICAL POTENTIAL No known archaeological sites but HLC identifies other known archaeological. HISTORIC ENVIRONMENT COMMENTARY Northampton to Cold brayfield turnpike. SUMMARY The potential of the site is unknown.</p>	<p>?</p>
<p>SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)</p>	<p>-?</p>
<p>SA13a: Source Protection Zone (SPZ) or Contaminated Land</p>	<p>0</p>
<p>SA14a: Flood Risk from Rivers</p> <p>The whole of the site falls within Flood Zone 3.</p>	<p>--</p>
<p>SA14b: Flood Risk from Groundwater</p>	<p>-</p>
<p>SA14c: Flood Risk from Surface Water</p>	<p>-</p>
<p>SA15a: Prioritise Use of Brownfield Land</p>	<p>N/A</p>
<p>SA15b: Avoid Loss of Greenfield Land</p>	<p>N/A</p>
<p>SA15c: Avoid Loss of High Quality Agricultural Land</p>	<p>0</p>
<p>SA15d: Avoid Sterilisation of Mineral Resources</p>	<p>0</p>
<p>SA15e: Avoid Risk from Land Instability</p>	<p>0</p>
<p>SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites</p> <p>The site falls within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.</p>	<p>--?</p>

LAA1139 Ransome Road

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **118674**
Yield (dw): **200**



SA1a: Housing Provision

NBC has estimated a capacity of 200 dwellings for this site.

SCORE

++

SA2a: Access to Sustainable Transport

The site is located within 500m of cycle routes and bus stops that are served by route 3 (15 min frequency Mon to Sat). The site is also located within 2,000m of Northampton railway station.

++

SA2b: Proximity of Services and Facilities

The site is within 800m of a local centre and 2,000m of an employment area.

++

SA3a: Proximity of Schools

The site is located within 2,000m of Abbeyfield Secondary School.

-

SA4a: Proximity of Healthcare Facilities

The site is located further than 800m from a healthcare facility.

-

SA4b: Proximity of Open Space and Leisure Facilities

The northern half of the site is located within 800m of Cripps Recreation Centre. It is also located within 800m of other open spaces including Becketts Park, Delapre Park and Far Cotton Recreation Ground.

++

SA4c: Exposure to Low Air Quality and Noise

The site is not within an AQMA or within 50m of an A road, motorway, railway line or industrial area.

0

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre

+

The site is located within Northampton town centre. The site is predominantly brownfield, therefore development of the site for residential use would not result in the loss of commercial and retail uses within the town centre, but would contribute to the provision of a range of homes within the town centre.

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport

++

The site is located within 500m of cycle routes and bus stops that are served by route 3 (15 min frequency Mon to Sat). The site is also located within 2,000m of Northampton railway station.

SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities

++

The site is within 800m of a local centre and 2,000m of an employment area.

SA9a: Proximity of Designated Sites

--

The site is located within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar Site. The eastern half of the site is also located within 250m of Delapre Lake Local Wildlife Site and Barnes Meadow Local Nature Reserve.

SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space

-

Aerial imagery indicates that site contains disused brownfield land, in addition to greenfield land. Although the eastern edge/corner of the site falls within Delapre Park, this is considered a digitising error and development of this site would not lead to loss of part of a designated open space. Development would result in the loss of more than 1ha of greenfield land.

SA11a: Impact on Cultural Heritage

-

ARCHAEOLOGICAL POTENTIAL

HISTORIC ENVIRONMENT COMMENTARY

SUMMARY

Although, not part of the designated Battlefield, the site's potential archaeological impact would need to be considered prior to any form of development. As such the sensitivity of the site is considered to be high. According to the HIA, the sensitivity towards the east is low to very low. Given the immediate townscape context, this part of the site could accommodate high density, low to mid rise development. Since parts of the site have capacity for low to mid rise development, potential minor negative effects (-) are identified in relation to this SA objective. The HIA identifies scope to create a new link across the site between Delapre Abbey and the battlefield.

SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)

--?

It appears likely from 2011 census data and layout of the road network that a significant proportion of car commuters from this site would pass through the Zone 2 Victoria Promenade AQMA.

SA13a: Source Protection Zone (SPZ) or Contaminated Land

-?

A small area of the site contains contaminated land.

SA14a: Flood Risk from Rivers

--

The majority of the site falls within Flood Zone 3.

SA14b: Flood Risk from Groundwater

-

The majority of the site falls within moderate groundwater flood risk area. A small area of the site falls within low groundwater flood risk area.

SA14c: Flood Risk from Surface Water

-

A small proportion of the site (<50%) falls within a 1 in 100 year surface water flood risk area.

SA15a: Prioritise Use of Brownfield Land

++

The majority of the site has been identified as brownfield land. The site contains more than 1ha of brownfield land.

SA15b: Avoid Loss of Greenfield Land

--

Part of the site has been identified as greenfield land. The site contains more than 1 ha of greenfield land.

SA15c: Avoid Loss of High Quality Agricultural Land

0

The site contains less than 1 hectare of agricultural land of grade 4 or higher quality.

SA15d: Avoid Sterilisation of Mineral Resources

0

None of the site falls within a Minerals Safeguarding Area or minerals extraction Conflict Consultation Buffer.

SA15e: Avoid Risk from Land Instability

0

None of the site contains areas of Category C, D or E Ground Instability.

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

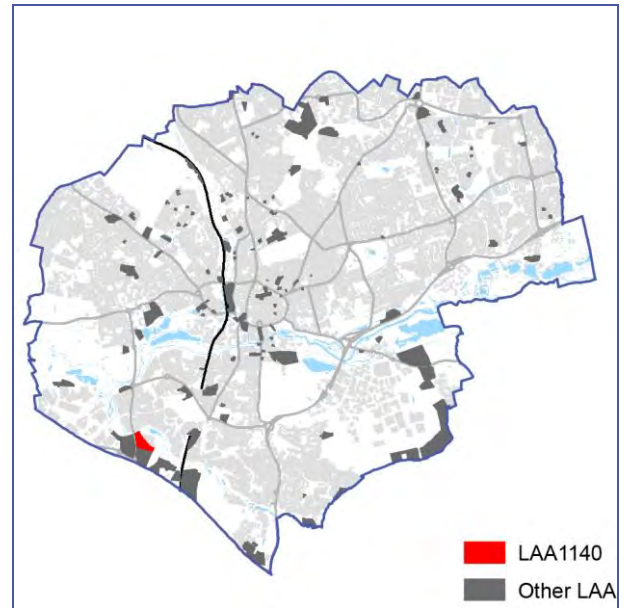
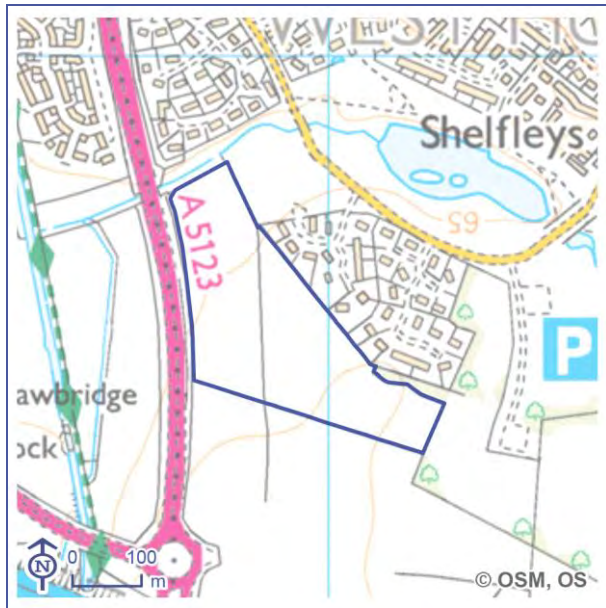
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Approximately one third of the site falls within 300m of an active or committed waste management facility.

LAA1140 Land north of Milton Ham

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **69860**
Yield (dw): **224**



SA1a: Housing Provision

NBC has estimated a capacity of 224 dwellings for this site.

SCORE

++

SA2a: Access to Sustainable Transport

Site is within 500m of cycle routes and within 500m of bus stops, including those served by bus route 3 (15 min frequency Mon to Sat).

+

SA2b: Proximity of Services and Facilities

The site is located within 2,000m of an employment area.

+

SA3a: Proximity of Schools

The eastern half of the site is located within 2,000m of Abbeyfield Secondary School.

-

SA4a: Proximity of Healthcare Facilities

The site is located more than 800m from a healthcare facility.

-

SA4b: Proximity of Open Space and Leisure Facilities

The site is within 800m of a number of open spaces including Ladybridge playing fields and Wootton Brook natural green space.

+

SA4c: Exposure to Low Air Quality and Noise

The western edge of the site is located within 50m of the A5123.

-

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre

Site is outside of Northampton town centre.

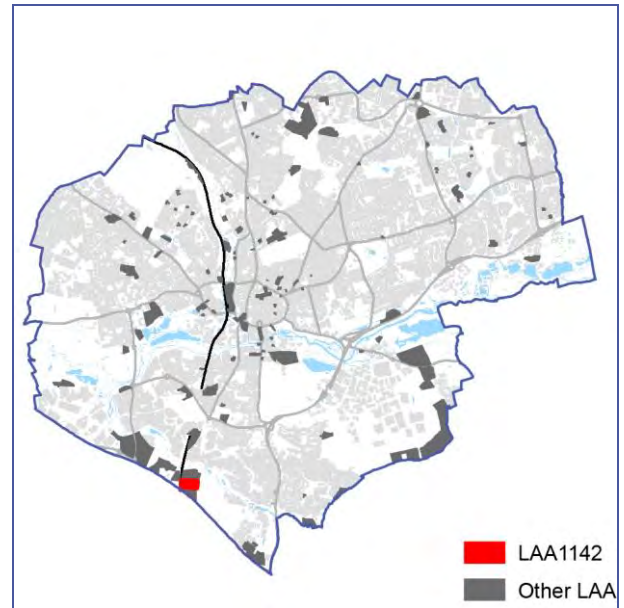
0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	+
Site is within 500m of cycle routes and within 500m of bus stops, including those served by bus route 3 (15 min frequency Mon to Sat).	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	+
The site is located within 2,000m of an employment area.	
SA9a: Proximity of Designated Sites	-
The north eastern edge of the site is within 250m of Shelfleys Lake Local Wildlife Site and the western edge of the site is within 250m of the Grand Union Canal Local Wildlife Site.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Aerial imagery and an online search indicate that the site is entirely greenfield but does not include designated open space.	
SA11a: Impact on Cultural Heritage	-
<p>ARCHAEOLOGICAL POTENTIAL Possible romano-british settlement and road route. Southern end significant archaeologically. HLC - possible roman road route. Adjacent to a known area of archaeological activity but part of the site has been disturbed by the Rugby Cement Pipeline which has a 20m easement ENN104057 Rugby Cement Pipeline 2001 Watching Brief.</p> <p>HISTORIC ENVIRONMENT COMMENTARY Historically an agricultural landscape.</p> <p>SUMMARY The site has potential to be sensitive from a heritage point of view even though part of the land has been disturbed.</p>	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	--?
It appears likely from 2011 census data and layout of the road network that a significant proportion of vehicles from the site would pass through the Zone 1 M1 corridor AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
The site is not located within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	-
The northern third of the site (<50%) falls within Flood Zone 3.	
SA14b: Flood Risk from Groundwater	-
The eastern edge of the site (<50%) falls within a very high groundwater flood risk area.	
SA14c: Flood Risk from Surface Water	-
An area (<50%) in the northern half of the site is within a 1 in 100 year surface water flood risk area.	
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
The site contains more than 1ha of greenfield land.	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
The whole of the site falls on Grade 3 agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	-?
The majority of the site is within a Sand and Gravel Safeguarding Area.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of category C, D or E Ground Instability.	
SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites	0
None of the site falls within 300m of within an active or committed waste management facility, or industrial area in which the MWLP considers waste management uses to be acceptable.	

LAA1142 Land west of Northampton South SUE (site 2)

Site status: **Allocated**
Proposed use: **Residential**

Site area (m2): **42597**
Yield (dw): **130**



SA1a: Housing Provision

NBC has estimated a capacity of 130 dwellings for this site.

SCORE

++

SA2a: Access to Sustainable Transport

Just over three quarters of the site is within 500m of bus stops, however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.

-

SA2b: Proximity of Services and Facilities

Site is within 2,000m of employment areas.

+

SA3a: Proximity of Schools

Site is located more than 500m from primary schools. The site is within 2,000m of Abbeyfield and Wootton Hall Park Secondary Schools.

-

SA4a: Proximity of Healthcare Facilities

Site is located more than 800m from healthcare facilities.

-

SA4b: Proximity of Open Space and Leisure Facilities

Site is within 800m of open space.

+

SA4c: Exposure to Low Air Quality and Noise

The western fringe of site is within 50m of the railway line.

-

SA5a: Reduce Crime

Location of residential sites within the Borough assumed to not directly affect achievement of this objective

0

SA6a: Economical Growth and Availability of Jobs

Location of residential sites within the Borough assumed to not directly affect achievement of this objective.

0

SA7a: Location Relative to Town Centre

Site is outside of Northampton town centre.

0

SA8a: Renewable Energy and Greenhouse Gas Emission - Sustainable Transport	-
Just over three quarters of the site is within 500m of bus stops, however these are not served by buses with at least a 15 minute frequency during weekday peak travel times.	
SA8b: Renewable Energy and Greenhouse Gas Emission - Proximity of Services and Facilities	+
Site is within 2,000m of employment areas.	
SA9a: Proximity of Designated Sites	0
Northeastern corner of site is located within 250m of Collingtree Golf Course Local Wildlife Site. As this is such a small proportion of site (<1%) the score for this SA Objective has been upgraded from minor negative "-" to negligible "0" effects.	
SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space	-
Site identified by NBC's LAA as wholly greenfield land. Therefore, development of this site could lead to loss of greenfield land that is not designated as open space.	
SA11a: Impact on Cultural Heritage	?
ARCHAEOLOGICAL POTENTIAL	
Geophysical survey was undertaken in 2013 by Northamptonshire Archaeology. It identified a trapezoidal ditched enclosure most likely to be Iron Age. and a possible trackway heading east to the Iron Age through to the Roman site within the Northampton South SUE. The geophysical survey also shows the remains of ploughed out ridge and furrow that could be masking other activity less conducive to geophysical survey. The geophysical survey has identified the presence of activity but as no intrusive work has been undertaken the full extent, preservation and significance of the archaeology within the area is unclear	
HISTORIC ENVIRONMENT COMMENTARY	
MNN133004 Open Fields Ridge and furrow, MNN164472 probable Iron Age/ Roman British settlement SNN109640	
Geophysical Survey NA 2013	
SUMMARY	
The heritage potential of the site is currently not known	
SA12a: Road Traffic Increase within Air Quality Management Areas (AQMA)	-?
It appears unlikely from 2011 Census data and layout of road network that a significant amount of car commuters from the area of this site would be likely to pass through an AQMA.	
SA13a: Source Protection Zone (SPZ) or Contaminated Land	0
Site is not within a Source Protection Zone and does not contain contaminated land.	
SA14a: Flood Risk from Rivers	0
None of the site falls within Flood Zones 2 or 3.	
SA14b: Flood Risk from Groundwater	0
None of the site falls within a groundwater flood risk area of level 'moderate' or above.	
SA14c: Flood Risk from Surface Water	0
None of the site falls within a 1 in 100 year surface water flood risk area.	
SA15a: Prioritise Use of Brownfield Land	0
Site does not contain any brownfield land.	
SA15b: Avoid Loss of Greenfield Land	--
Site contains more than 1ha of greenfield land	
SA15c: Avoid Loss of High Quality Agricultural Land	--?
Site is wholly located within an area of Gread 3 (Good to Moderate) agricultural land.	
SA15d: Avoid Sterilisation of Mineral Resources	--?
Site is wholly within a Sand and Gravel Safeguarding Area.	
SA15e: Avoid Risk from Land Instability	0
None of the site contains areas of Category C, D or E Ground Instability.	

SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites

0

None of the site falls within 300m of an active or committed waste management facility, or industrial area in which the MWLP considers waste management uses to be acceptable.

Appendix G

Findings of the SA of the Options Consultation Paper

Note: This appendix presents Chapter 4 of the August 2016 Northampton Local Plan (Part 2): Sustainability Appraisal of Options Consultation Paper and therefore the page numbering differs from the remainder of this report.

4 Findings of the SA of the Options Consultation Paper

SA of Local Plan (Part 2) objectives

- 4.1 The Council has decided that objectives set out in the West Northamptonshire Joint Core Strategy are still appropriate to use as objectives for the Northampton Local Plan (Part 2). The JCS objectives were subject to SA at the time of the preparation of the JCS.
- 4.2 However, it has been decided to subject them again to SA within the context of the Northampton Local Plan (Part 2). The findings are shown in **Table 4.1** and are summarised below.
- 4.3 The Local Plan (Part 2) objectives are unlikely to have any significant negative effects (--). Most of the objectives are likely to have significant positive (++) or minor positive effects (+) in relation to the SA objectives, or negligible (0) effects. All the objectives have at least one significant positive effect where they directly address SA objectives, although a small number of minor negative effects (-) and mixed effects (+/-) have also been identified.
- 4.4 Local Plan (Part 2) Objective 6 – Housing, and Objective 3 – Economic Advantage, focus on the delivery of housing or employment land and therefore respectively score a significant positive effect (++) in relation to SA objective 1: Housing and SA objective 6: Economy. Most of the other Local Plan (Part 2) objectives are likely to result in a mixture of positive and negative effects (+/-) or minor negative effects. While they will help to achieve the housing and employment development needed in the Borough, construction of new homes and employment development could potentially have negative effects on environmental receptors and could result in increased car traffic within the Borough. However, there would be opportunities for good design and construction techniques to mitigate potential effects and even have beneficial effects, e.g. on the setting of a heritage asset through sensitive design. For some of the SA objectives, the potential minor negative effect is shown as uncertain (-?), as it will depend on how and where the housing and employment development is delivered across the Borough.
- 4.5 The Local Plan (Part 2) Objective 7 – Supporting the Town Centre focuses on regeneration and service provision of town centres. Therefore, it is considered likely to have significant positive effects (++) on SA objective 6: Economy, and SA objective 7: Town centre vitality.
- 4.6 The Local Plan (Part 2) Objective 1 – Connections, and Objective 2 – Infrastructure and Development seek to make sustainable travel a priority and ensure social, physical and green infrastructure is adequately provided. Therefore, this objective directly addresses SA objective 2: Sustainable travel, and indirectly SA objective 8: Minimise greenhouse gases and SA objective 12: Air pollution with a significant positive effect (++) for each. Similarly the Local Plan (Part 2) objective 12 – Green Infrastructure seeks to protect natural species and enhance existing strategic green infrastructure network resulting in a significant positive effect (++) for SA objective 9: Biodiversity and geodiversity.
- 4.7 The Local Plan (Part 2) Objective 5 – Educational Attainment, and Objective 4 – Specialist Business Development, are likely to have a significant positive effect (++) on SA objective 6: Economy. These Local Plan (Part 2) objectives seek to develop a skills base within the community and support opportunities for specialist employment. Objective 5 – Educational Attainment is also directly supportive of SA objective 3: Access to education and so a significant positive effect (++) is also likely for this SA objective.
- 4.8 Two Local Plan (Part 2) objectives, 10 – Climate Change, and 9 – High Quality Design, are likely to result in significant positive effects (++) or minor positive effects (+) in relation to most SA objectives. Objective 9 – High Quality Design directly addresses SA Objective 10: Landscapes and townscapes and SA objective 11: Historic environment and so significant positive effects (++) are expected for these SA objectives. The Local Plan (Part 2) objective on Climate change will

have a have a significant positive effect on SA objective 8: Greenhouse gas emissions, SA objective 12: Air pollution, SA objective 13: Sustainable water management and SA objective 14: Flood risk.

- 4.9 The Local Plan (Part 2) Objective 11 – Protecting and Building Communities should have a significant positive effect (++) for SA objective 7: Town centre vitality. The policy seeks to ensure new development in urban areas effectively supports and links new and existing communities physically and socially, to achieve social cohesion and address the areas of deprivation identified in parts of the Borough. A couple of other minor positive (+) effects have been identified for some SA objectives.
- 4.10 The Local Plan (Part 2) Objective 8 – Heritage directly addresses heritage assets and their role in providing a sense of place and local distinctiveness. The Objective also seeks to ensure that development conserves and where possible enhances their setting. Therefore, this policy is identified as having a significant positive effect in relation to SA objective 11: Historic Environment and SA: objective 10: Landscape and townscape.
- 4.11 Whilst there is no Local Plan (Part 2) objective directly relating to health and well-being, a number of the other Local Plan (Part 2) objectives should give rise to minor positive effects overall on SA objective 4: Health and well-being.

Table 4.1: SA scores for Northampton Local (Part 2) objectives

SA Objectives →	SA1: Housing	SA2: Sustainable travel	SA3: Access to education	SA4: Health and wellbeing	SA5: Reduce crime	SA6: Economy	SA7: Town centre vitality	SA8: Greenhouse gas emissions	SA9: Biodiversity and geodiversity	SA10: Landscape and townscape	SA11: Historic Environment	SA12: Air pollution	SA13: Sustainable water management	SA14: Flood risk	SA15: Efficient use of land	SA16: Sustainable waste management
↓ Local Plan (Part 2) objectives																
Connections	0	++	0	+	0	+	0	++	0	0	0	++	0	0	0	0
Infrastructure and development	0	++	0	+	0	+	+	++	+	0	0	++	0	0	0	0
Economic Advantage	0	0	0	+?	0	++	+?	+/-	-?	-?	0	+/-	0	0	0	0
Specialist Business Development	0	0	0	+?	0	++	0	+	0	0	0	+	0	0	0	0
Educational Attainment	0	+	++	+	+	++	0	0	0	0	0	0	0	0	0	0
Housing	++	0	0	+	0	+	0	+/-	-?	-?	0	+/-	0	+	0	0
Supporting the town centre	0	+	0	0	0	++	++	+/-	0	+?	0	+/-	0	0	0	0
Heritage	0	0	0	0	0	+	+	0	0	++	++	0	0	0	0	0
High Quality Design	+	0	0	+	+	+?	+?	+?	0	++	++	0	0	+?	0	0
Climate Change	0	+	0	+	0	+?	0	++	0	0	0	++	++	++	0	+
Protecting and Building Communities	0	0	0	+	+	+?	++	0	0	0	0	0	0	0	0	0
Green Infrastructure	0	+	0	+	0	+?	0	0	++	+	0	0	0	+	0	0

Providing new homes

- 4.12 The SA of the questions relating to housing provision is shown in **Table 4.2**.
- 4.13 All question options have a positive effect (✓) on SA objective 1 (housing) as they are all directly related to the provision of housing.
- 4.14 The effects of the quantity of development to be delivered within Northampton Borough have already been appraised in the SA of the Joint Core Strategy. It is acknowledged that more housing and associated traffic is likely to increase greenhouse gas emissions and air pollution. However, the option question seeks to increase the density of dwellings per hectare across the Borough, with higher densities in the town centre and other centres and key transport corridors. This should enable access to jobs, services and facilities without the need to travel by car, which would give rise to positive effects (✓) on SA objectives relating to sustainable travel (SA objective 2), greenhouse gas emissions (SA objective 8) and air pollution (SA objective 12). Prioritising sites that can be delivered in the short-term or allowing for greater flexibility through a 20% housing land supply buffer, could potentially undermine or dilute the delivery of the spatial strategy if easy to deliver sites that are less well aligned with the strategy of higher densities in the town centre, other centres and key transport corridors were to come forward at the expense of, or in advance of, sites that are more challenging to deliver but better aligned with the strategy.
- 4.15 The higher density of housing in the town centre should help to support town centre vitality (SA objective 7). The emphasis on delivery of housing to higher densities, with a focus on prioritising sites that can be delivered in the short term, and with a 20% housing land supply buffer are all likely to support the local economy, temporarily through construction activity, and in the medium to longer term by providing homes for people working or wishing to work in the Borough (i.e. the labour supply). Similarly, the provision of smaller market dwellings (1 and 2 bed homes) should help to provide a range of housing, particularly for younger workers, single households and couples who make up an important component of the workforce. Taken together, these should have a positive effect on SA objective 6.
- 4.16 Identifying sites for specialist housing and sites specifically for the provision of older persons housing will have a positive effect (✓) on health (SA objective 4). The effects of the other options on health are difficult to determine at this stage, as they will be influenced by the design of development and access to open space, sport and leisure facilities, and healthcare facilities. It is noted that the strategy seeks to deliver a wider green infrastructure network that will link to the surrounding open countryside, and will include access to parks, sports facilities and well maintained local space, but this will need to be tested through the assessment of individual sites, and associated infrastructure, at the next stage of plan preparation.
- 4.17 An uncertain effect (?) is expected for all options against SA objective 15: Efficient use of land. Although the introductory text to the questions states that the focus of the strategy will be on brownfield land, it also states that this could be on "*other available sites within the existing built up area and elsewhere in the Borough*", and therefore it is not yet possible to determine how well this SA objective will be met until individual sites have been assessed. A minimum density of 40 dwellings per hectare outside of the sustainable urban extensions will be expected, which will encourage the efficient use of land. In the town centre, other centres and along key transport corridors, the Options Consultation Paper indicates that densities will be higher although specific targets are not mentioned.
- 4.18 For SA objectives 9: Biodiversity and geodiversity, 10: Landscapes and townscapes, and 11: Historic environment, the potential effect is shown as uncertain (?) as development could potentially have negative effects on environmental receptors. However, it will depend on how and where the housing development is delivered across the Borough, and there could be opportunities for good design and construction techniques to mitigate potential effects and even have beneficial effects, for example by using developer contributions to provide multi-functional green infrastructure.
- 4.19 It is noted that the strategy seeks to enable the provision of new schools and avoid inappropriate development within the flood plain, but it is not possible to determine the likely effects on access

to education (SA objective 3) and flood risk (SA objective 14) until the assessment of individual sites.

4.20 The effects on all other SA objectives are considered to be negligible (0).

Table 4.2: SA scores for housing options

SA Objectives → ↓ Options	SA1: Housing	SA2: Sustainable travel	SA3: Access to education	SA4: Health and wellbeing	SA5: Reduce crime	SA6: Economy	SA7: Town centre vitality	SA8: Greenhouse gas emissions	SA9: Biodiversity and geodiversity	SA10: Landscape and townscape	SA11: Historic Environment	SA12: Air pollution	SA13: Sustainable water management	SA14: Flood risk	SA15: Efficient use of land	SA16: Sustainable waste management
Apply a 20% housing land supply buffer	✓	?	?	?	0	✓	0	?	?	?	?	?	0	?	?	0
Apply a residential density of 40 dwellings per hectare outside of the sustainable urban extensions, with higher densities in the town centre, other centres and along key transport corridors	✓	✓	?	?	0	✓	✓	✓	?	?	?	✓	0	?	?	0
In allocating sites for housing development, priority should be given to sites that can be delivered in the short term	✓	?	?	?	0	✓	?	?	?	?	?	?	0	?	?	0
Identify sites for specialist housing	✓	0	0	✓	0	0	0	0	?	?	0	0	0	0	?	0
Identify sites specifically for the provision of older persons' housing	✓	0	0	✓	0	0	0	0	?	?	0	0	0	0	?	0
Allocations for general housing should include a proportion of smaller market dwellings (1 & 2 bed)	✓	0	0	0	0	✓	0	0	?	?	0	0	0	0	?	0
Specify a threshold or proportion of serviced plots to ensure the delivery of custom-build and self-build plots	✓	0	0	0	0	0	0	0	?	?	0	0	0	0	?	0

Creating a prosperous economy

- 4.21 The SA of the questions relating to the economy is shown in **Table 4.3**.
- 4.22 Positive effects (✓) are expected for all options against SA objective 6: Economy, and SA objective 7: Town centre vitality.
- 4.23 The release of low value office stock for other uses could not only help to improve the vitality of town centres, but it could allow for greater surveillance, increasing the perception of safety from crime. Therefore that option scored a positive (✓) against SA objective 5: Reduce crime. A positive effect (✓) is also expected against SA objective 1: Housing, due to the potential for oversupplied, dated, low value office stock to be released for the purpose of housing.
- 4.24 Similarly, the fourth option allows for the release of employment for other uses, once a period of active marketing has been undertaken, and therefore also scores a positive effect (✓) against SA objective 1: Housing.
- 4.25 The Borough will continue to promote the retention and re-use of land in employment use to provide for a range of businesses resulting in positive effects (✓) for SA objective 15: Efficiency of land use.
- 4.26 The effects on all other SA objectives are negligible (0). The strategy is to make best and most efficient use of land within the Borough. This includes a flexible approach to land that is already in use or designated for employment activity but where other uses, such as housing, may be more appropriate. Given that this land is already in use, and the likely emphasis on quality of design of new development within the strategy, it is considered at this stage that such a policy approach to change of use is unlikely to have an adverse effect on sustainability issues such as biodiversity and geodiversity (SA objective 9), landscape and townscape (SA objective 10), the historic environment SA objective 11), and flood risk SA objective 14). However, where individual sites for changes in use are to be identified in the Local Plan (Part 2), the effects of such changes will need to be tested through the SA process.
- 4.27 Similarly, where other uses are to be considered in Local Plan (Part 2) for specific sites that are currently in employment use and/or designated for employment use, the effects of designating these sites for other uses against SA objectives such as sustainable travel (SA objective 2), access to education (SA objective 3), health and well-being (SA objective 4), greenhouse gas emissions (SA objective 8), air pollution (SA objective 12) and flood risk (SA objective 14), will need to be assessed by the SA.

Table 4.3: SA scores for economy options

SA Objectives →																
↓ Options	SA1: Housing	SA2: Sustainable travel	SA3: Access to education	SA4: Health and wellbeing	SA5: Reduce crime	SA6: Economy	SA7: Town centre vitality	SA8: Greenhouse gas emissions	SA9: Biodiversity and geodiversity	SA10: Landscape and townscape	SA11: Historic Environment	SA12: Air pollution	SA13: Sustainable water management	SA14: Flood risk	SA15: Efficient use of land	SA16: Sustainable waste management
Do you agree that there is demand for more small scale office space, especially in the town centre?	0	0	0	0	0	✓	✓	0	0	0	0	0	0	0	✓	0
Dated, low value office stock in the town centre is oversupplied	✓	0	0	0	✓	✓	✓	0	0	0	0	0	0	0	✓	0
Outside of the town centre, some medium and larger office allocations should be released to provide small or medium sized industrial and distribution uses to help meet demand for these uses	0	0	0	0	0	✓	✓	0	0	0	0	0	0	0	✓	0
In demonstrating that existing employment sites have been actively marketed before they are considered for release to other uses, active marketing should be required to be undertaken for a minimum period of 12 months or 24 months	✓	0	0	0	0	✓	✓	0	0	0	0	0	0	0	✓	0

Our retail centres

- 4.28 The SA of the option questions relating to retail centres is shown in **Table 4.4**.
- 4.29 All three options for retail centres seek to allow more flexibility for other uses to be introduced in centres, which could result in positive effects (✓) for housing (SA objective 1).
- 4.30 All three options also support an efficient use of land through allowing new development on previously developed land where existing uses have become unattractive or vacant resulting in a positive effect (✓) on SA objective 15.
- 4.31 A greater mix of uses and a more vibrant town centre will have a positive effect (✓) on the perception of safety of crime (SA objective 5).
- 4.32 Promoting a balanced range of retail and other town centre uses will provide more reasons for people to come into, and stay longer in, the town centre having positive effects for the economy (SA objective 6).
- 4.33 Creating a range of retail and other uses in the town centre will help maintain and strengthen (✓) the character and vitality of the town centre (SA objective 7).
- 4.34 The effects on the landscape and townscape (SA objective 10) and the historic environment (SA objective 11) of a more flexible use of land within town and other centres, where many of the **Borough's built historic assets can be found**, are uncertain until further detail is supplied. For example, the re-use, refurbishment or replacement of medium and larger office allocations with other uses in the town centre, could give rise to either negative or positive effects depending upon the contribution of the existing building to the townscape and setting of historic assets, the alternative use proposed, and the nature and design quality of the re-used, refurbished, or replacement building.
- 4.35 Attracting more people to the town centre could have a negative effect on Air Quality Management Areas (AQMAs) which are mainly concentrated around Northampton's town centre and/or located near to significant arterial road routes. However, focusing development in urban areas may also offer more sustainable transport choices. Therefore an uncertain effect (?) is expected for SA objective 8 (greenhouse gas emissions) and SA objective 12 (air pollution).
- 4.36 The effects on all other SA objectives are negligible (0).

Table 4.4: SA scores for retail options

SA Objectives →	SA1: Housing	SA2: Sustainable travel	SA3: Access to education	SA4: Health and wellbeing	SA5: Reduce crime	SA6: Economy	SA7: Town centre vitality	SA8: Greenhouse gas emissions	SA9: Biodiversity and geodiversity	SA10: Landscape and townscape	SA11: Historic Environment	SA12: Air pollution	SA13: Sustainable water management	SA14: Flood risk	SA15: Efficient use of land	SA16: Sustainable waste management
↓ Options																
Allow more flexibility in some smaller centres for other uses to be introduced	✓	0	0	0	✓	✓	✓	?	0	?	?	?	0	0	✓	0
Review the retail frontages policy, which restricts non-retail uses in some sections of frontage, to allow greater flexibility for non-retail uses in some areas	✓	0	0	0	✓	✓	✓	?	0	?	?	?	0	0	✓	0
Within the town centre, some of the medium and larger sized office allocations are oversupplied	✓	0	0	0	✓	✓	✓	?	0	?	?	?	0	0	✓	0

Overall comments

- 4.37 The Northampton Local Plan (Part 2) is set within the context and parameters of the West Northamptonshire Joint Core Strategy. It needs to be consistent with the JCS, and provides greater detail at the Borough level of how the growth and delivery of development will be delivered within the town.
- 4.38 The strategy of the Local Plan (Part 2) is to make the best and most efficient use of the urban area, by ensuring that housing is delivered to densities that are appropriate for an urban area, and that are highest in the town and other centres, and on key transport corridors. This should help to deliver densities of population that can use and support local facilities, such as schools, shops, sport and leisure facilities, without the need to use a car and also facilitate use of sustainable modes of transport such as buses. This in turn should have positive effects on greenhouse gas emissions and air pollution, if fewer car journeys are required. The strategy also seeks to provide a range of homes to meet the varying needs of Northampton's residents, including at all life stages.
- 4.39 With respect to employment and retail uses, the strategy seeks to adopt a flexible approach, which again seeks to make the best and most efficient use of land. This could lead to the change of use of land currently in employment or retail use to other uses, for example for housing, which could change the character of some areas. Although this could be seen by some to be undesirable, if planned and managed well the effects should be positive.
- 4.40 The strategy emphasises the need for high quality, energy, water and waste efficient design of new development, to provide for open space, sport and leisure facilities, and community facilities such as schools. It aims to protect and strengthen the green infrastructure network, and biodiversity. It also seeks to highlight the Borough's historic environment in shaping development. There will be challenges in making this happen, but the strategy is setting the right direction in sustainability terms.
- 4.41 Urban areas inevitably undergo constant change. They need to reinvent themselves to respond to changing circumstances, whether this is the digital economy or climate change. In doing so, they need to retain their character and distinctiveness, as expressed through their historic assets, their open spaces and wildlife, their watercourses, and their communities. The creation of new communities should not be at the expense of existing communities. Instead, they should be mutually reinforcing, creating a network of neighbourhoods, supporting and using the Borough's assets to best effect in a sustainable way.
- 4.42 The strategy set out in the Options Consultation Paper seeks to do this. The test will be how this translates into detailed development proposals in Local Plan (Part 2). It will be important that they are in line with, and support, the vision, objectives and strategy set out in the Options Consultation Paper. The next stages of the SA process will test how well this is being achieved in line with sustainability principles.

Part 3

**SA Addendum 1 (June 2020) –
To provide clarification of the
appraisal findings in relation to
the allocation by Policy 26 of
Land adjoining Dallington
Cemetery**



Northampton Borough Council

**Sustainability Appraisal for
Northampton Local Plan
Part 2
SA Addendum 1**

Final report

Prepared by LUC

June 2020



Northampton Borough Council

Sustainability Appraisal for Northampton Local Plan Part 2 Addendum 1

Project Number
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Section 1

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This document is an addendum to the Sustainability Appraisal of the Northampton Local Plan Part 2

with the Local Wildlife Site and thereby ensure that any direct loss of this designated wildlife site is avoided.

LUC

June 2020

1.1 LUC prepared an integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) report dated 18th June 2020 to accompany a second round of Regulation 19 consultation on the Proposed Submission Northampton Local Plan Part 2.

1.2 This addendum provides clarification of the appraisal findings in relation to the allocation by Policy 26 of Land adjoining Dallington Cemetery.

1.3 At paragraph 5.77, the appraisal of Policy 26: Sites for Burial Space states the following:

1.4 *“A minor negative effect is identified in relation to SA objective 9 as a proposed extension of Dallington Cemetery is within a Local Wildlife Site (Dallington Brook Field). Additionally, the site is adjacent to Dallington Old Tennis Courts & Ponds Local Wildlife Site, with a potential for adverse effects on this. However, the policy states that ecological assessments should be carried out ahead of any application on the sites set out within this policy, due to local wildlife sites and habitats present within close proximity to the sites. Furthermore, proposals for extended cemeteries should be sensitive to ensure there is no harm to biodiversity. The effect is recorded as uncertain because it is unknown at this stage whether the cemetery extension could be achieved without adverse effects on both local wildlife sites.”*

1.5 Closer inspection of the site allocation ‘Land adjoining Dallington cemetery’ reveals that the intersection between the allocated site and Dallington Brook Field Local Wildlife Site is limited to an area of approximately 4 square metres in the north eastern corner of the allocated site and may therefore be the result of inaccurate digitisation of the boundary of the allocated site. However, in its current form such an allocation could potentially combine with other small encroachments into the Local Wildlife Site by future developments to cumulatively result in a significant negative effect on the Local Wildlife Site. It is therefore recommended that the boundary of the allocated site be redrawn in order to avoid this small area of intersection

Part 4

**Erratum to Appendix D of the
June 2020 SA Report (October
2020) – To rectify an error
identified in Appendix D of the
June 2020 SA Report**



Northampton Borough Council

**Sustainability Appraisal for
Northampton Local Plan
Part 2
Erratum to Appendix D**

Final report

Prepared by LUC

October 2020



Northampton Borough Council

Sustainability Appraisal for Northampton Local Plan Part 2

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GIS & Visualisation



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Chapter 1

Erratum to Appendix D of the SA Report

1.1 This Erratum relates to the June 2020 Sustainability Appraisal (SA) Report for the Proposed Submission Northampton Local Plan Part 2 that was prepared by LUC for Northampton Borough Council to support a second round of Regulation 19 consultation on the plan.

1.2 Since the SA Report was published, an error has been identified in Appendix D to the SA Report. That appendix contained a table setting out the allocated and non-allocated (reasonable alternative) development site options that were subject to SA, as well as the Council's reasons for allocating or not allocating each site.

1.3 Site LAA0204 The Farm was incorrectly identified as a non-allocated site option when in fact the site is proposed to be allocated. The originally published and corrected information for this site is provided in **Table 1.1** below. Other references to this site throughout the SA Report correctly identified the site as being allocated.

Table 1.1: Original and corrected Appendix D information for site LAA0204

Site reference	Address	Proposed Use	NBC Conclusion	NBC reason for allocating / not allocating
Original site information per June 2020 SA Report Appendix D				
LAA0204	The Farm, The Green	Residential	Do not allocate Site	Site previously assessed as a reasonable alternative but no longer available.
Corrected site information				
LAA0204	The Farm, Hardingstone	Residential	Allocate	Site considered to be deliverable.

Part 5
SA Addendum 2 (November 2021) – To provide a reappraisal of Policy 41 following a change to the boundary of The Green, Great Houghton

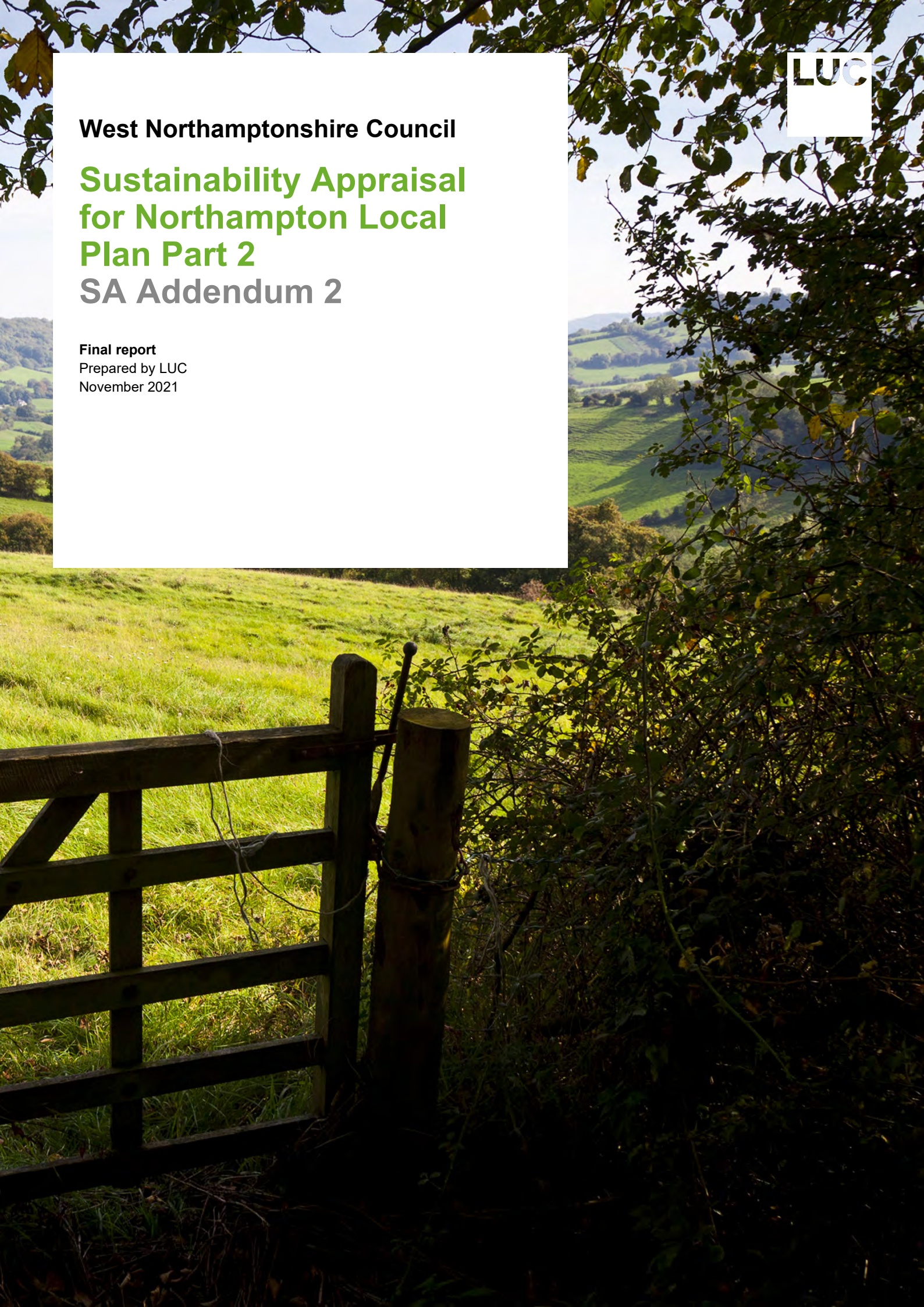
West Northamptonshire Council

**Sustainability Appraisal
for Northampton Local
Plan Part 2
SA Addendum 2**

Final report

Prepared by LUC

November 2021



West Northamptonshire Council

Sustainability Appraisal Addendum
Northampton Local Plan Part 2

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Chapter 1

Introduction

1.1 LUC undertook a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Northampton Local Plan (Part 2) in June 2020. The Local Plan (Part 2) was submitted for Examination by Northampton Borough Council in February 2021. West Northamptonshire Council (WNC) was formed as a Unitary Council on 1 April 2021 and comprises the former councils of Northampton Borough Council, Daventry District Council and South Northamptonshire Council)

1.2 WNC proposes changing one of the allocated sites as a Main Modification to the Local Plan (Part 2) and this report considers the implication of that change on the findings of the SA.

Proposed change to site allocation

1.3 Policy 41 of the submitted Local Plan (Part 2) allocates development of up to 800 homes at The Green, Great Houghton (site reference LAA1098). WNC proposes that this site is extended with the addition of a new site, Hardingstone Lodge (site reference LAA1098B), which was not previously available for development but has since been purchased by Homes England. The new site infills a small area of the original site, as shown in **Figure 1.1**.

1.4 The proposed extension of The Green to include Hardingstone Lodge would not alter the development capacity of the site (800 homes). Development at the site would be required to meet the same criteria set out in Policy 41 for the original site.

Assessment approach

1.5 Chapter 2 in the full SA Report (June 2020) outlines the approach to the assessment of sites. In summary, each site allocation is assessed against a set of criteria drawn from the SA framework. The criteria for residential sites are outlined in Table E.1 in Appendix E of the full SA Report.





1.6 This SA Addendum considers how the proposed extension of The Green (LAA1098) to include Hardingstone Lodge (LAA1098B) would affect the findings of the June 2020 SA that were set out in Chapter 6 of the SA Report.

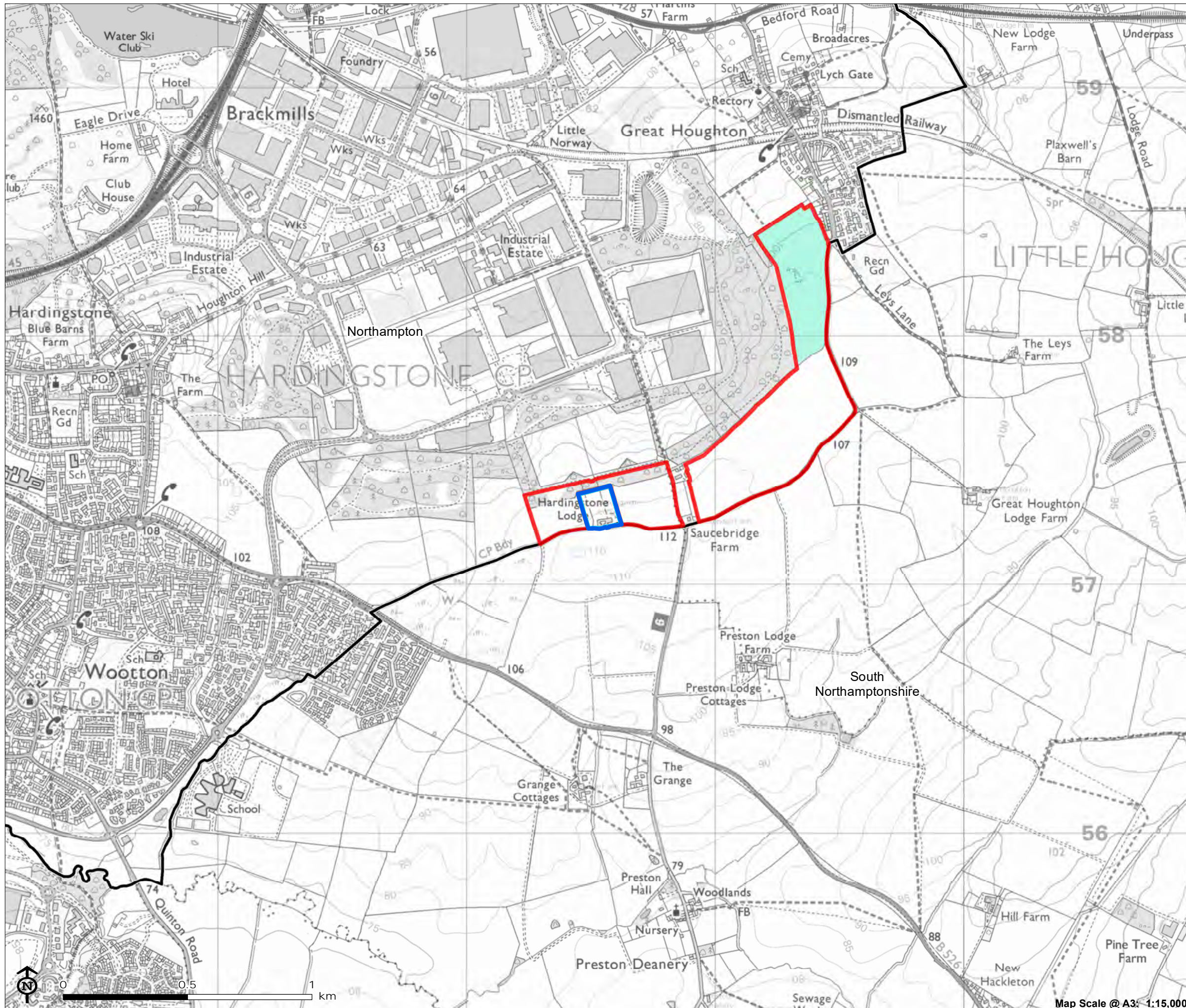
1.7 The next chapter in this SA Addendum lists the previous SA effects identified for site allocation LAA1098, and then for each effect, considers whether the inclusion of Hardingstone Lodge (LAA1098B) within the site allocation boundary would

change the positive or negative effects previously identified, or make them more or less significant.

**Northampton
Local Plan Part 2 HRA**

Figure 1.1: Proposed change to site allocation.

-  Borough boundary
-  The Green (LAA1098)
-  Hardington Lodge (LAA1098B)
-  Ecological enhancement area



Chapter 2

Assessment of proposed change

2.1 This chapter considers how the proposed extension of The Green (LAA1098) to include Hardingstone Lodge (LAA1098B) would affect the findings of the SA.

SA findings

2.2 Chapter 6 in the June 2020 SA of the Northampton Local Plan (Part 2) provides an assessment of the potential effects of the development site allocation LAA1098: The Green, Great Houghton¹. SA has now been undertaken of the revised site allocation (i.e. site LAA1098 incorporating LAA1098B as shown on Figure 1.1). The effects remain the same, as shown in **bold** text below:

Significant positive effects

- The June 2020 SA recorded a significant positive effect for site LAA1098 in relation to SA1A: Housing Provision. This is because the site has capacity to deliver 800 dwellings for the Borough. **The development capacity of the site has not changed with the incorporation of LAA1098B and therefore a significant positive effect is still expected in relation to SA1a.**

Significant negative effects

- The June 2020 SA recorded a significant negative effect for site LAA1098 in relation to SA9a: Proximity of Designated Sites. This is because the site is within 3km of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI. Additionally, approximately two thirds of the site (to the north and east) contains optimal supporting habitat for the Golden Plover population of Upper Nene Valley Gravel Pits with most of the remainder sub-optimal for Golden Plover. **Site LAA1098B is a built up area that was not considered to have potential for Golden Plover and was therefore not assessed in the Golden Plover habitat suitability survey, which informed the findings of the SA. The incorporation of LAA1098B will therefore not adversely affect the habitats that have potential to be used by species from the SPA. Therefore, the significant negative effect already recorded in relation to SA9a remains the same. It is noted that a separate HRA Addendum**

¹ The detailed assessment form for LSS2098 can be found in Appendix F of the full SA Report.

has been produced for this Main Modification, which concludes that the addition of Site LAA1098B within the site allocation for Policy 41 does not change the 2020 HRA findings. The 2020 HRA concluded that Policy 41 and The Green site allocation will not have an adverse effect on the integrity of the Upper Nene Valley Gravel Pits SPA and Ramsar Site as there are sufficient policy safeguards to mitigate the potential likely significant effects identified in relation to loss of functionally linked habitat, recreation pressure, water quality/quantity and air quality.

- The June 2020 SA recorded a significant negative effect for site LAA1098 in relation to SA15b: Avoid Loss of Greenfield Land. This is because the site is identified by NBC's LAA as wholly greenfield. **Site LAA1098B contains built development and therefore the incorporation of this site will result in the development of some brownfield land. However, due to the fact that LAA1098 incorporating LAA1098B still mostly comprises greenfield land, the significant negative effect recorded in relation to SA15b remains the same.**
- The June 2020 SA recorded a significant negative effect for site LAA1098 in relation to SA15c: Avoid Loss of High Quality Agricultural Land. This is because more than 1ha of Grade 2 (Very Good) agricultural land is present in the south of the site. The remainder and majority of the site contains Grade 3 (Good to Moderate) agricultural land. **Site LAA1098B also comprises Grade 3 agricultural land. Therefore, the incorporation of LAA1098B into LAA1098 will not alter the significant negative effect already recorded in relation to SA15c.**
- The June 2020 SA recorded a significant negative effect for site LAA1098 in relation to SA16a: Avoid Noise and Odour and Sterilisation of Waste Management Sites. This is because the north western fringe of the site partially falls within 300m of an industrial area in which the MLP considers waste management uses to be acceptable. **The northern fringe of site LAA1098B also partially falls within this area. Therefore, the incorporation of LAA1098B into LAA1098 will not alter the significant negative effect already recorded in relation to SA16a.**

Minor positive effects

- The June 2020 SA recorded minor positive effects for site LAA1098 in relation to SA2b: Proximity to Services and Facilities and SA8b: Renewable Energy and Greenhouse Gas Emission – Proximity to Services and Facilities. This is because the site is within 2,000m of an

employment area. **Site LAA1098B also falls within the same distance as LAA1098 to this employment area. Therefore, the incorporation of LAA1098B into LAA1098 will not alter the minor positive effects already recorded in relation to SA2b and SA8b.**

- The June 2020 SA recorded a minor positive effect in relation to SA4b: Proximity of Open Space and Leisure Facilities. This is because the site is within 800m of open space, including Brackmills Country Park adjacent to the north of the site. **The incorporation of site LAA1098B does not change this. Therefore, the minor negative effect recorded in relation to SA4b remains the same.**

Minor negative effects

- The SA recorded minor negative effects for site LAA1098 in relation to SA2a: Access to Sustainable Transport and SA8a: Renewable Energy and Greenhouse Gas Emission – Sustainable Transport. This is because the site is within 500m of cycle routes and the north of the site is within 500m of bus stops, however these are not served by buses with at least a 15 minute frequency during weekday peak travel times. **Site LAA1098B also falls within the same distance as LAA1098 to cycle routes, as well as bus stops. Therefore, its incorporation into LAA1098 will not alter the minor negative effects already recorded in relation to SA2a and SA8a.**
- The June 2020 SA recorded a minor negative effect for site LAA1098 in relation to SA3a: Proximity of Schools. This is because the southwest of the site (approximately one third of the site) is within 2,000m of Caroline Chisholm Secondary School and further than 500m from a primary school. **The incorporation of site LAA1098B into LAA1098 results in around a twentieth of the site now falling within 2,000m of this secondary school. As such, the minor negative effect recorded in relation to SA3a remains the same.**
- The June 2020 SA recorded a minor negative effect for site LAA1098 in relation to SA4a: Proximity of Healthcare Facilities. This is because the site is more than 800m from a healthcare facility. **The incorporation of site LAA1098B does not change this. Therefore, the minor negative effect in relation to SA4a remains the same.**
- The June 2020 SA recorded a minor negative effect in relation to SA10a: Presence of Brownfield Land, Derelict Buildings and Open Space. This is because the site is identified by NBC's Land Availability Assessment as wholly greenfield. In addition, it is assumed that the site does not contain existing designated open space and its

development will therefore not result in a loss of designated open space. **Site LAA1098B contains built development and therefore the incorporation of this site into LAA1098 will result in the development of some brownfield land but no further loss of greenfield land or designated open space. Therefore, the minor negative effect recorded in relation to SA10a remains the same.**

- The June 2020 SA recorded a minor negative but uncertain effect in relation to SA12a: Road Traffic Increase within Air Quality Management Areas (AQMAs). This is because it appears unlikely from 2011 Census data and layout of the road network that a significant number of car commuters from the area of this site would be likely to pass through an AQMA. **The incorporation of site LAA1098B into LAA1098 does not change this. Therefore, the minor negative effect recorded in relation to SA12a remains the same.**
- The June 2020 SA recorded a minor negative but uncertain effect in relation to SA15d: Avoid Sterilisation of Mineral Resources. This is because the southern part of the site (approximately one third of the site) is within a Sand and Gravel Safeguarding Area. **The incorporation of site LAA1098B into LAA1098 results in one quarter of the site now falling within a Sand and Gravel Safeguarding Area. As such, the minor negative but uncertain effect recorded in relation to SA15d remains the same.**

Other effects

- The June 2020 SA recorded an uncertain effect for site LAA1098 in relation to SA11a: Impact on Cultural Heritage. This is because the form of development has potential to impact on heritage assets. Due to the fact that site LAA1098B infills a small area of the original site, **the uncertain effect remains the same.**
- Negligible effects are still expected in relation to the remaining SA criteria despite the inclusion of site LAA1098B, as the development of the revised site allocation boundary would still not have a direct effect on any of the remaining SA criteria.

Conclusion

2.3 The proposed extension of LAA1098: The Green, Great Houghton to incorporate LAA1098B: Hardingstone Lodge will not alter the findings of the June 2020 SA of the Northampton Local Plan (Part 2), in relation to the site allocation or its accompanying Policy 41.

Part 6
Main Modifications SA
Addendum (June 2022)

West Northamptonshire Council

**Sustainability Appraisal
for Northampton Local
Plan Part 2
Main Modifications SA
Addendum**

Final report
Prepared by LUC
June 2022



West Northamptonshire Council

Sustainability Appraisal
Main Modifications to the Northampton Local Plan
Part 2

Version	Status	Prepared	Checked	Approved	Date
1.	First draft	S Temple	J Pearson	J Pearson	14.03.2022
2.	Second draft	S Temple	J Pearson	J Pearson	16.05.2022
3.	Draft final report	S Temple	J Pearson	J Pearson	06.06.2022
4.	Final report	S Temple	J Pearson	J Pearson	15.06.2022

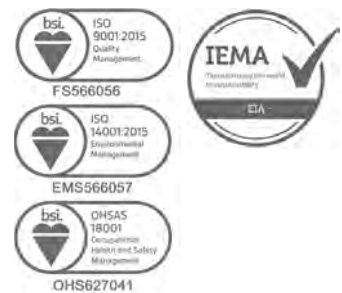
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Appendix D **Site assessment criteria** **D-1**

Introduction

Proposed Main Modifications to the Northampton Local Plan Part 2

1.1 In February 2021, two inspectors were appointed to examine the 'soundness' of the Northampton Local Plan Part 2. WNC prepared a Proposed Schedule of Changes to the Policies Map (June 2021), Proposed Schedule of Main Modifications (November 2021) and Proposed Schedule of Additional Modifications (November 2021) in advance of and during the hearing sessions, which took place in November 2021. After the hearings, the Council updated their Proposed Main Modifications following further recommendations by the Planning Inspectors, which this SA Addendum relates to. The proposed modifications take into account the matters raised by representations, hearing statements and through the hearing sessions. The Inspectors consider these modifications necessary for soundness.

1.2 This SA Addendum presents the SA of the proposed Main Modifications to the Local Plan Part 2 and considers their implications for the SA findings reported previously. Together with the June 2020 SA Report and the subsequent addendum reports and erratum listed below, this addendum represents an appraisal of the Local Plan Part 2 as proposed to be modified, updating the findings that were presented in these two documents. This SA Addendum should therefore be read alongside the June 2020 SA Report and those subsequent SA documents.

Background

1.3 LUC was appointed by Northampton Borough Council (now part of West Northamptonshire Council) in September 2013 to carry out the Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Northampton Local Plan Part 2.

1.4 There have been eight key stages in the SA of the Northampton Local Plan Part 2 to date:

- An SA Scoping Report was published for consultation in March 2016.
- An SA Report that accompanied the Options Consultation Paper was published for consultation in August 2016.
- An SA Report that accompanied the Site Options document was published for consultation in September 2017.

- An SA Report that accompanied the Proposed Submission Local Plan Part 2 was published for Regulation 19 (Round 1) consultation in April 2019.
- An SA Report that accompanied the Proposed Submission Local Plan Part 2 was published for Regulation 19 (Round 2) consultation in June 2020.
- An SA Addendum was produced in June 2020 to clarify the appraisal findings in relation to the allocation by Policy 26 of Land adjoining Dallington Cemetery.
- An Erratum to Appendix D of the Regulation 19 (Round 2) SA Report was produced in October 2020 to flag that Appendix D incorrectly stated that site LAA0204: The Farm was a non-allocated site option when in fact it was allocated.
- An SA Addendum was produced in November 2021 to appraise the revised site boundary of The Green, Great Houghton (LAA1098), to include Hardingstone Lodge (LAA1098B).

Northampton Local Plan Part 2

1.5 The Northampton Local Plan Part 2 will replace all the remaining saved policies from the previous Northampton Local Plan 1997 and update the policies contained in the Northampton Central Area Action Plan, which was adopted in 2013. The Local Plan Part 2 comprises:

- Development management policies – 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.
- Site-specific allocation policies – for various types of developments and/or uses that are considered suitable for these sites.

Baseline and evidence update

1.6 Since the publication of the Proposed Submission Local Plan Part 2 (Round 2) in June 2020, the following additional evidence base documents of relevance to the SA have been produced.

- **Joint Authorities Monitoring Report 2019/20**¹: this document reports on the monitoring year 1st April 2019 to 31st March 2020. The contents of this document highlight similar trends to those outlined in previous Joint Authorities Monitoring Reports. However, there are some differences. For example, air quality monitoring undertaken by South Northamptonshire Council in 2019 showed a significant reduction in nitrogen dioxide within the Towcester AQMA, such that all monitoring locations within the AQMA were within the national air quality objective levels for nitrogen dioxide. However, concentrations at one location in the AQMA were still within 10% of the objective levels. There was an overall fall in housing completions between 2018/19 and 2019/20 but affordable dwelling completions increased slightly from 451 to 460, with a particularly significant increase of 140 dwellings in the Northampton Related Development Area. According to 2019 data, there has been an overall fall of 3,000 jobs in West Northamptonshire compared to 2018. This is the first fall in the number of jobs since 2012, mainly as a result of the COVID-19 pandemic. However, an overall net gain of 19,500 jobs over the period 2008-2019 indicates that West Northamptonshire is still on track to deliver its overall target of 28,000 additional jobs by 2029. With regard to biodiversity, the total land area designated as Local Wildlife Sites across West Northamptonshire in 2019/20 increased by 48.7ha compared to 2017/18, with net gains in all three council areas.
- **Five Year Housing Land Supply Assessment for Northampton (2021)**²: originally published in April 2021 and then updated in November 2021, this document concludes that the Council has deliverable sites with the capacity to meet the 5-year housing requirement, including student accommodation and housing for older people.

Update to review of policies, plans and programmes

1.7 Since the publication of the Proposed Submission Local Plan Part 2 (Round 2), the following documents of relevance to the SA have been produced or updated.

International

- **Declaration on Forests and Land Use (COP26 Declaration) (2021)**³: international commitment to halt and reverse forest loss and land degradation by 2030, while delivering sustainable development and promoting an inclusive rural transformation.

National

- **National Planning Policy Framework (2021)**⁴: the National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. A revised version of the NPPF was published in July 2021, replacing the NPPF published in March 2012, revised in July 2018 and updated in February 2019.
 - The NPPF promotes healthy, inclusive and safe places which promote social integration, are safe and accessible, and enable and support healthy lifestyles.
 - One of the core planning principles is to “take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”.
 - Local plans should “contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible”. To determine the minimum number of homes needed strategic policies should be informed by the application of the standard method set out in national planning guidance, or a justified alternative approach.
 - “A network of high quality open spaces and opportunities for sport and recreation is important for the health and well-being of communities”.
 - “Good design is a key aspect of sustainable development” and requires development supported by planning decisions to function well and add to the overall quality of the area over its lifetime. Planning decisions should result in development which is of a quality which incorporates good architecture and appropriate and effective landscaping as to promote visual attractiveness, raise the standard more

¹ West Northamptonshire Joint Planning Unit (2020). Joint Authorities Monitoring Report 2019/20. (see <https://www.northampton.gov.uk/downloads/file/12916/exam-37-joint-annual-monitoring-report-2019-20>)

² West Northamptonshire Council (2021). Five Year Housing Land Supply Assessment for Northampton. (see https://www.northampton.gov.uk/downloads/file/5202/5-year_housing_land_supply-2012)

³ United Nations (2021). Declaration on Forests and Land Use. (see <https://ukcop26.org/glasgow-leaders-declaration-on-forests-and-land-use/>)

⁴ Ministry for Housing, Communities & Local Government (MHCLG) (2021). National Planning Policy Framework. (see <https://www.gov.uk/government/publications/national-planning-policy-framework--2>)

generally in the area, and address the connections between people and places.

- The promotion of retaining and enhancing of local services and community facilities in villages, such as local shops, meeting places, sports, cultural venues and places of worship.
- Developments should create safe and accessible environments where crime and disorder, and fear of crime, do not undermine quality of life or community cohesion.
- There is a need to take a “proactive, positive and collaborative approach” to bring forward development that will “widen choice in education”, including sufficient choice of school places.
- Paragraph 73 states that “The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities”. As such, the NPPF provides support for the identification of locations which are suitable for this type of development in a manner which would help to meet needs identified in a sustainable way.

■ **National Planning Practice Guidance (2021)**⁵: the national Planning Practice Guidance (PPG) is an online resource that is continuously being updated. Since the preparation of the Proposed Submission (Round 2) version of the SA Report, the following updates have been made:

- 24th June 2021: section added on 'Fire safety and high-rise residential buildings (from 1 August 2021).
- 24th May 2021: section added on 'First Homes'.

■ **National Design Guide (2021)**⁶: this document was first published in October 2019 and amended in January 2021 to align with the National Model Design Code and Guidance Notes for Design Codes. The document sets out the characteristics of well-designed places and demonstrates what good design means in practice. The document defines ten characteristics of well-designed

places: (1) context; (2) identity; (3) built form; (4) movement; (5) nature; (6) public spaces; (7) uses; (8) homes and buildings; (9) resources; and (10) lifespan.

■ **National Model Design Code (2021)**⁷: this document provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the Government's priorities and provides a common framework for design.

■ **Building for a Healthy Life (2020)**⁸: this document is the latest edition (and new name for) Building for Life 12. Building for a Healthy Life updates England's most widely known and most widely used design tool for creating places that are better for people and nature. It is a Design Code that helps people improve the design of new and growing neighbourhoods. It is structured around the following 12 considerations: natural connections; walking, cycling and public transport; facilities and services; homes for everyone; making the most of what is there; a memorable character; well defined streets and spaces; easy to find your way around; healthy streets; cycle and car parking; green and blue infrastructure; and back of pavement, front of home.

■ **Levelling Up the United Kingdom (2022)**⁹: this White Paper sets out how opportunities will be spread more equally across the UK. The White Paper proposes a new policy regime that will reverse historical trends in disparity and which is based on five mutually reinforcing pillars:

- The UK Government is setting clear and ambitious medium-term missions to provide consistency and clarity over levelling up policy objectives.
- Central government decision-making will be fundamentally reoriented to align policies with the levelling up agenda and hardwire spatial considerations across Whitehall.
- The UK Government will empower decision-makers in local areas by providing leaders and businesses with the tools they need.

⁵ Department for Levelling Up, Housing and Communities (DLUHC) and MHCLG (2021). Planning Practice Guidance. (see <https://www.gov.uk/government/collections/planning-practice-guidance>)

⁶ Department for Levelling Up, Housing and Communities (DLUHC) and MHCLG (2021). National Design Guide. (see <https://www.gov.uk/government/publications/national-design-guide>)

⁷ DLUHC and MHCLG (2021). National Model Design Code. (see <https://www.gov.uk/government/publications/national-model-design-code>)

⁸ Homes England (2020). Building for a Healthy Life. (see https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf)

⁹ HM Government (2022). Levelling Up the United Kingdom. (see <https://www.gov.uk/government/publications/levelling-up-the-united-kingdom>)

- The UK Government will transform its approach to data and evaluation to improve local decision-making.
- The UK Government will create a new regime to oversee its levelling up missions, establishing a statutory duty to publish an annual report analysing progress and a new external Levelling Up Advisory Council.
- **Levelling Up and Regeneration Bill (2022)**¹⁰: on 11th May 2022, the Government published the Levelling Up and Regeneration Bill, which sets out in detail the Government's proposals for reforming the planning system. Amongst other things, the Bill proposes the replacement of the current SEA regime with a new requirement for an Environmental Outcomes Report. The specific requirements will be set out in forthcoming regulations, along with information about transition arrangements; however, at present the requirement for SEA remains as set out in existing legislation.
- **Build Back Better: Our Plan for Health and Social Care (2021)**¹¹: this document sets out the Government's new plan for health and social care. It provides an overview of how this plan will tackle the elective (i.e. non-emergency tests or treatments) backlog in the NHS and put the NHS on a sustainable footing. It sets out details of the plan for adult social care in England, including a cap on social care costs and how financial assistance will work for those without substantial assets. It covers wider support that the Government will provide for the social care system, and how the Government will improve the integration of health and social care. It explains the Government's plan to introduce a new Health and Social Care Levy.
- **Build Back Better: Our Plan for Growth (2021)**¹²: this document sets out the Government's plans to support economic growth through significant investment in infrastructure, skills and innovation.
- **COVID-19 Mental Health and Wellbeing Recovery Action Plan (2021)**¹³: sets out the Government's plan to prevent, mitigate and respond to the mental health impacts of the pandemic during 2021 and 2022. Its main objectives are to support the general population to take action and look after their own mental wellbeing; to take action to address factors which play a crucial role in shaping mental health and wellbeing outcomes; and, to support services to meet the need for specialist support.
- **Planning for the Future (2020)**¹⁴: sets out a series of potential reforms to the English planning system, to deliver growth faster. The White Paper focuses on the following:
 - Simplifying the role of Local Plans and the process of producing them.
 - Digitising plan-making and development management processes.
 - Focus on design, sustainability and infrastructure delivery.
 - Nationally determined, binding housing requirements for local planning authorities to deliver through Local Plans.
- **The Charter for Social Housing Residents: Social Housing White Paper (2020)**¹⁵: sets out the Government's actions to ensure residents in social housing are safe, listened to, live in good quality homes and have access to redress when things go wrong.
- **Using the planning system to promote healthy weight environments**¹⁶ (2020), **Addendum (2021)**¹⁷: provides a framework and starting point for local authorities to clearly set out in local planning guidance how best to achieve healthy weight environments based on local evidence and needs, by focusing on environments that enable healthier eating and help promote more physical activity as the default. The Addendum provides updates on the implications for planning for a healthier food environment, specifically on

¹⁰ DLUHC (2022). Levelling Up and Regeneration Bill. (see <https://www.gov.uk/government/collections/levelling-up-and-regeneration-bill>)

¹¹ Prime Minister's Office, 10 Downing Street, Cabinet Office and Department of Health and Social Care (DHSC) (2021). Build Back Better: Our Plan for Health and Social Care. (see <https://www.gov.uk/government/publications/build-back-better-our-plan-for-health-and-social-care>)

¹² HM Treasury (2021). Build Back Better: Our Plan for Growth. (see <https://www.gov.uk/government/publications/build-back-better-our-plan-for-growth>)

¹³ DHSC and Cabinet Office (2021). COVID-19 Mental Health and Wellbeing Recovery Action Plan. (see <https://www.gov.uk/government/publications/covid-19-mental-health-and-wellbeing-recovery-action-plan>)

¹⁴ DHCLG (2020). Planning for the Future White Paper. (see <https://www.gov.uk/government/consultations/planning-for-the-future>)

¹⁵ MHCLG (2020). The Charter for Social Housing Residents: Social Housing White Paper. (see <https://www.gov.uk/government/publications/the-charter-for-social-housing-residents-social-housing-white-paper>)

¹⁶ PHE (2020). Guidance and Supplementary Planning Document Template for Local Authority Public Health and Planning Teams. (see <https://www.gov.uk/government/publications/healthy-weight-environments-using-the-planning-system>)

¹⁷ Public Health England (2021). Addendum: Hot food Takeaways Use in the New Use Class Order. (see <https://www.gov.uk/government/publications/healthy-weight-environments-using-the-planning-system/addendum-hot-food-takeaways-use-in-the-new-use-class-order>)

the hot food takeaways and retail uses, and sets out recommended actions in light of changes to the Use Class Order in England from 1st September 2020.

- **Public Health England Strategy 2020 to 2025 (2019)**¹⁸: identifies Public Health England's (PHE) priorities upon which to focus over this five-year period to protect people and help people to live longer in good health.
- **The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019**¹⁹: protects biodiversity through the conservation of natural habitats and species of wild fauna and flora, including birds. The Regulations lay down rules for the protection, management and exploitation of such habitats and species, including how adverse effects on such habitats and species should be avoided, minimised and reported.
- **Agriculture Act 2020**²⁰: legislation setting out how farmers and land managers in England will be rewarded in the future with public money for “public goods” – such as better air and water quality, thriving wildlife, soil health, or measures to reduce flooding and tackle the effects of climate change, under the Environmental Land Management Scheme. These incentives will provide a vehicle for achieving the goals of the Government's 25 Year Environment Plan and commitment to reach zero emissions by 2050. The Act will help farmers to stay competitive, increase productivity, invest in new technology and seek a fairer return from the marketplace.
- **Agricultural Transition Plan 2021 to 2024 (2020)**²¹: sets out the changes going to be made to agricultural policy in England from January 2021 to the end of 2027. Between 2021 and 2027, the Government will gradually phase out direct payments and introduce a new system based on the principle of public money for public goods. The Government will pay farmers and land owners to improve the environment, animal health and welfare, and reduce carbon emissions. There will be three levels of support aimed at paying for sustainable farming practices, creating habitats for nature recovery and making landscape-scale change such as establishing

new woodland and other ecosystem services. Some options will be universally open to all farmers and land managers, while others will be more targeted at a smaller number of large projects. There will also be significant grants made available to support farmers to reduce their costs and improve their profitability, to help those who want to retire or leave the industry, and to create new opportunities and support for new entrants coming into the industry.

- **Decarbonising Transport: A Better, Greener Britain (2021)**²²: sets out the Government's commitments and the actions needed to decarbonise the entire transport system in the UK. The document sets out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting us on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050. This document acknowledges that while there have been recently published strategies to reduce greenhouse gas emissions in individual transport modes, transport as a whole sector needs to go further and more quickly.
- **Decarbonising Transport: Setting the Challenge (2020)**²³: sets out the strategic priorities for the new Transport Decarbonisation Plan (i.e. Decarbonising Transport: A Better, Greener Britain), published in July 2021. It sets out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting us on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050. This document acknowledges that while there have been recently published strategies to reduce greenhouse gas emissions in individual transport modes, transport as a whole sector needs to go further and more quickly, therefore the Transport Decarbonisation Plan takes a coordinated, cross-modal approach to deliver the transport sector's contribution to both carbon budgets and net zero.

¹⁸ Public Health England (2019). PHE Strategy 2020 to 2025. (see https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/831562/PHE_Strategy_2020-25.pdf)

¹⁹ HM Government (2019). The Conservation of Habitats and Species Regulations. (see <https://www.legislation.gov.uk/ukdsi/2019/9780111176573/schedules>)

²⁰ HM Government (2020). Agriculture Act 2020. (see <https://www.legislation.gov.uk/ukpga/2020/21/contents/enacted/data.htm>)

²¹ Department for Environment, Food and Rural Affairs (Defra) (2020). Agricultural Transition Plan 2021 to 2024. (see

<https://www.gov.uk/government/publications/agricultural-transition-plan-2021-to-2024>)

²² Department for Transport (DfT) (2021). Decarbonising Transport: A Better, Greener Britain. (see <https://www.gov.uk/government/publications/transport-decarbonisation-plan>)

²³ DfT (2020). Decarbonising Transport: Setting the Challenge. (see https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/932122/decarbonising-transport-setting-the-challenge.pdf)

- **The Waste (Circular Economy) (Amendment) Regulations 2020²⁴**: seeks to prevent waste generation and to monitor and assess the implementation of measures included in waste prevention programmes. They set out requirements to justify not separating waste streams close to source for re-use, recycling or other recovery operations, prohibit incineration and landfilling of waste unless such treatment processes represent the best environmental outcome in accordance with the waste hierarchy. The Regulations set out when waste management plans and in waste prevention programmes are required. The Regulations focus on the circular economy as a means for businesses to maximise the value of waste and waste treatment.
- **Environment Act 2021²⁵**: the Act is a key vehicle for delivering the bold vision set out in the 25 Year Environment Plan. An important aspect of the Environment Act is the power to set long-term, legally-binding environmental targets. Setting targets will provide a strong mechanism to deliver long-term environmental outcomes. It requires Government to set at least one target in four priority areas: air quality, biodiversity, water and resource efficiency, and waste reduction, as well as a target for fine particulate matter (PM2.5). These targets need to be brought forward by 31st October 2022. Long-term targets will be supported by interim targets, which will set a five year trajectory towards meeting the long-term targets.
- **UK Hydrogen Strategy (2021)²⁶**: sets out the approach to developing a substantial low carbon hydrogen sector in the UK and to meet the ambition for 5GW of low carbon hydrogen production capacity by 2030.
- **Energy White Paper: Powering Our Net Zero Future (2020)²⁷**: sets out how the UK will clean up its energy system and reach net zero emissions by 2050.
- **Technical Housing Standards – Nationally Described Space Standard²⁸**: published in 2015, this document

sets out the Government's new nationally described space standard. The standard deals with internal space within new dwellings and sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy, as well as floor areas and dimensions for key parts of the home (this item was previously omitted from the review of policies, plans and programmes in error).

Local

- **Addendum to the Upper Nene Valley Gravel Pits SPA SPD: Mitigation Strategy²⁹**: sets out the Strategic Access Management and Monitoring (SAMM) mitigation costs for residential developments that fall within the 3km catchment. The mitigation funded by the contribution will ensure that there is no recreational pressure adverse effect on the integrity of the SPA. Alternatively, applicants can undertake their own project level Appropriate Assessment and provide the mitigation that is required through that assessment. Developments of 10 dwellings or more will be required to pay the SAMM charge and/or provide other suitable mitigation and the advice of Natural England should be sought at the outset of the planning process.

Neighbourhood Plans

1.8 Neighbourhood Plans, once adopted, form part of the development plan for a local authority area. There are four 'made' (adopted) Neighbourhood Plans within the Northampton plan area:

- Great Houghton Neighbourhood Plan (2022)³⁰;
- Growing Together Neighbourhood Plan for Blackthorn, Cherry Lodge, Goldings, Lings; Lumbertubs and Overstone Lodge (2017)³¹;
- Spring Boroughs Neighbourhood Plan (2016)³²; and

²⁴ HM Government (2020). The Waste (Circular Economy) (Amendment) Regulations 2020. (see <https://www.legislation.gov.uk/ukxi/2020/904/contents/made>)

²⁵ HM Government (2020). Environment Act 2021. (see <https://www.legislation.gov.uk/ukxi/2020/904/contents/made>)

²⁶ Department for Business, Energy and Industrial Strategy (DBEIS) (2021). UK Hydrogen Strategy. (see <https://www.gov.uk/government/publications/uk-hydrogen-strategy>)

²⁷ DBEIS (2020). Energy White Paper: Powering Our Net Zero Future (see <https://www.gov.uk/government/publications/energy-white-paper-powering-our-net-zero-future>)

²⁸ DCLG (2015). Technical Housing Standards – Nationally Described Space Standard. (see <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>).

²⁹ West Northamptonshire Council (2022). Addendum to the Upper Nene Valley Gravel Pits SPA SPD: Mitigation Strategy. (see: <https://www.northampton.gov.uk/download/downloads/id/12918/unvpg-spa-spd-addendum-mitigation-strategy-march-2022.pdf>)

³⁰ Great Houghton Parish Council (2022). Great Houghton Neighbourhood Development Plan. (see <https://www.northampton.gov.uk/download/downloads/id/12982/01---ghndp---made-version.pdf>)

³¹ Growing Together Neighbourhood Forum (2017). Growing Together Neighbourhood Plan. (see <https://www.northampton.gov.uk/download/downloads/id/10249/20170310-gtnp-made-version-april-formatted.pdf>)

³² Spring Boroughs Voice (2016). Spring Boroughs Neighbourhood Plan. (see <https://www.northampton.gov.uk/download/downloads/id/8958/spring-boroughs-neighbourhood-plan-made-version.pdf>)

- Duston Neighbourhood Plan (2015)³³.

Neighbouring authorities' Local Plans

1.9 WNC was formed as a Unitary Council on 1st April 2021 and comprises the former councils of Northampton Borough Council, Daventry District Council and South Northamptonshire Council. Once the Local Plan Part 2 is adopted, the West Northamptonshire Development Plan will consist of the following hierarchy of policy documents:

- West Northamptonshire Joint Core Strategy Local Plan Part 1 – covering strategic issues across all of West Northamptonshire.
- Northampton Local Plan Part 2 – covering more detailed issues for Northampton plan area only.
- Settlements and Countryside Local Plan Part 2 for Daventry District 2011-2029 – covering more detailed issues for Daventry District only.
- South Northamptonshire Local Plan Part 2 2011-2029 – covering more detailed issues for South Northamptonshire District only.
- 'Made' Neighbourhood Plans – covering locally significant issues for particular parts of the Northampton plan area.
- Northamptonshire Minerals and Waste Local Plan – covering the land use planning strategy for minerals and waste related development in Northamptonshire County.

1.10 The Borough Council of Wellingborough, located to the north east of Northampton Borough, adopted the Plan for the Borough of Wellingborough in February 2019. The Plan forms Part 2 of the Development Plan for Wellingborough Borough, which merged with Corby, East Northamptonshire and Kettering Districts in 2021 to form the new unitary authority of North Northamptonshire.

Methodology

1.11 The approach to assessing the SA implications of the proposed Main Modifications firstly involved considering each proposed modification as set out in the Schedule of Main Modifications. A column was added to the Schedule of Main Modifications to consider and record whether the proposed modification would be likely to change the SA findings presented in the June 2020 SA Report and subsequent erratum and addendum reports. Many of the proposed modifications relate to the supporting text to the policies. To

ensure consistency with previous iterations of the SA, the implications of the proposed modifications to the supporting text were considered together with the proposed modifications to the policy wording. The Schedule of Main Modifications with the additional SA implications column is presented in **Appendix A** of this SA Addendum, with the findings summarised at the end of this report.

1.12 In addition to the Schedule of Main Modifications, some minor changes to the boundaries of sites LAA0204, LAA1098, LAA1113r and LAA1113c were made, which are not presented in the Schedule of Main Modifications but are instead presented in the Schedule of Changes to the Policies Map. Due to the small number of modifications, it was not considered necessary to include a copy of the Schedule of Changes to the Policies Map within this SA Addendum. Any changes to the effects previously recorded for these sites are outlined in the 'SA of Main Modifications to site allocations' section of this report.

1.13 Appraisal matrices for new or rewritten development management policies are provided in **Appendix B**. Appraisals of new or rewritten site-specific allocation policies are provided in **Appendix C**.

SA framework

1.14 The proposed Main Modifications were appraised in relation to their likely effect on the sustainability objectives set out in the SA framework.

1.15 The assessments reported in this document used the same sustainability objectives that provided the framework for the SA work at earlier stages of plan preparation, as reproduced in **Table 1.1** below. The SA objectives are set out in the first column of **Table 1.1**, with sub questions set out in the second column. The sub questions are not intended to be exhaustive but helped to guide identification of the likely sustainability effects of the Local Plan Part 2. The final column of the table identifies which of the topics specified in the SEA Regulations are addressed by each SA objective.

1.16 **Appendix D** of this Addendum outlines the criteria used to guide assessment of the proposed residential and employment site allocations by SA objective. **Table D.1** presents the assessment criteria for the residential sites, whilst **Table D.2** presents the assessment criteria for the employment sites.

Form of assessment and use of SA matrices

1.17 The SA uses colour-coded symbols to indicate the likely sustainability effects of a policy or site allocation on each SA

³³ Duston Parish Council (2015). Duston Neighbourhood Plan: Made Version. (see

<https://www.northampton.gov.uk/download/downloads/id/8670/duston-neighbourhood-plan---made-version-december-2015.pdf>)

objective. **Figure 1.1** shows how these symbols were applied during the appraisals.

Figure 1.1: Key to symbol and colour coding used in the SA

++	Significant positive effect likely
+	Minor positive effect likely
0	No or negligible effect likely
N/A	Assessment criterion not applicable
-	Minor negative effect likely
--	Significant negative effect likely
+/-	Mixed effect likely
?	Likely effect uncertain

Table 1.1: SA framework

SA objectives	Sub questions: Will the policy or proposal...	SEA Regulations topics covered
1. Help make suitable housing available and affordable according to the needs of Northampton's population.	<ul style="list-style-type: none"> ■ Provide for a range of housing type and tenure to meet identified housing needs? ■ Provide homes for an ageing population? ■ Provide affordable and social housing to meet identified needs? ■ Improve the housing stock, in particular in more deprived communities? 	Material assets
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.	<ul style="list-style-type: none"> ■ Improve the provision of public transport services? ■ Improve walking and cycling networks? ■ Be within walking and/or cycling distance of the town centre, or on frequent public transport routes to, the town centre? ■ Be within walking and/or cycling distance of, or on frequent public transport routes to, designated employment areas? ■ Be within walking distance of local centres? 	Air Population Human health Climatic factors
3. Provide easy access to primary and secondary schools by sustainable modes.	<ul style="list-style-type: none"> ■ Be within walking distance of primary schools? ■ Be within walking and/or cycling distance of secondary schools? 	Air Population Human health Climatic factors
4. Improve the health and well-being of Northampton's residents, promoting healthy lifestyles and reduce health inequalities.	<ul style="list-style-type: none"> ■ Improve access to health care? ■ Be within walking and/or cycling distance of sport and leisure facilities, or open space? ■ Improve access to outdoor and indoor sport and recreation facilities? ■ Improve access to open space and the countryside? ■ Limit the risk of air, noise or light pollution on local people? ■ Improve access to jobs for the most deprived communities in Northampton? 	Human health

SA objectives	Sub questions: Will the policy or proposal...	SEA Regulations topics covered
	<ul style="list-style-type: none"> ■ Improve access to places of worship? 	
5. Reduce crime and the fear of crime in Northampton.	<ul style="list-style-type: none"> ■ Reduce opportunities for crime? ■ Increase the perception of safety from crime? ■ Encourage access to, and the provision of, community and youth facilities in more deprived neighbourhoods? 	Population Human health
6. Facilitate the growth of Northampton's economy and the availability of jobs.	<ul style="list-style-type: none"> ■ Ensure a sufficient supply of land to meet local employment needs? ■ Encourage provision of a range of employment opportunities? ■ Provide opportunities for start-up companies and expansion of local companies, particularly in high-performance technologies, business and professional services? ■ Facilitate take-up of employment land and premises in the Northampton Waterside Enterprise Zone? ■ Enable access and improvements to communications technology (e.g. broadband)? 	Material assets
7. Maintain and strengthen the character and vitality of Northampton town centre.	<ul style="list-style-type: none"> ■ Safeguard and enhance the historic character and distinctiveness of the town centre? ■ Encourage the retention and expansion of town centre commercial and retail uses? ■ Provide for a range of homes within the town centre? ■ Facilitate the evening economy (e.g. restaurants, bars, and other leisure activity)? ■ Make the public realm safe and attractive to use by pedestrians? ■ Ensure that the town centre is adapted to extreme weather events as a result of climate change? ■ Provides for safe cycling routes and parking facilities? ■ Provides for safe and easy access to public transport services, including bus and rail? 	Cultural heritage Material assets Population Human health
8. Minimise Northampton's greenhouse gas emissions.	<ul style="list-style-type: none"> ■ Result in the generation of renewable energy? ■ Encourage energy conservation? ■ Minimise increases in greenhouse gas emissions from vehicles? 	Climatic factors

SA objectives	Sub questions: Will the policy or proposal...	SEA Regulations topics covered
9. Protect and enhance Northampton's biodiversity and geodiversity.	<ul style="list-style-type: none"> ■ Maintain the integrity of the Upper Nene Valley Gravel Pits SSSI, Ramsar and Special Protection Area (SPA)? ■ Protect locally designated biodiversity sites from both the direct and indirect adverse effects of development? ■ Safeguard and strengthen local ecological networks both within Northampton Borough and their links with ecological networks in neighbouring districts? ■ Ensure that known biodiversity of brownfield sites is given due weight reflecting its ecological interest and value? ■ Take into account opportunities to enhance biodiversity in the layout and design of development, including allowing species to adapt to climate change? ■ Protect Local Geological Sites from both the direct and indirect adverse effects of development? ■ Improve access to, and understanding of, nature taking into account its sensitivity to human disturbance? 	Biodiversity Flora Fauna
10. Protect and enhance the quality and character of Northampton's landscape and townscape.	<ul style="list-style-type: none"> ■ Protect sensitive landscapes in and around the Borough of Northampton? ■ Conserve and enhance the quality, character and local distinctiveness of Northampton's townscape? ■ Protect and improve Northampton's open spaces and green infrastructure networks? 	Landscape Cultural heritage
11. Conserve and enhance Northampton's historic environment, heritage assets and their settings.	<ul style="list-style-type: none"> ■ Protect, maintain and enhance listed buildings and conservation areas, including their setting? ■ Protect, maintain and enhance scheduled monuments and archaeological sites, and their setting? ■ Protect, maintain and enhance historic parks and gardens, landscapes, and the Registered Battlefield for the Battle of Northampton, and their settings? ■ Protect, maintain and enhance the historic pattern and form of development that characterises Northampton? ■ Protect, maintain and enhance non-designated heritage assets? 	Cultural heritage
12. Minimise air pollution in and around Northampton, particularly in the AQMAs.	<ul style="list-style-type: none"> ■ Avoid increases in traffic emissions in AQMAs? 	Air
13. Encourage sustainable water management.	<ul style="list-style-type: none"> ■ Limit the risk of pollution to the water environment? ■ Conserve water resources? 	Water

SA objectives	Sub questions: Will the policy or proposal...	SEA Regulations topics covered
14. Reduce the risk of flooding to people and property in Northampton.	<ul style="list-style-type: none"> ■ Reduce the risk of flooding? ■ Avoid development within areas of risk of flooding in accordance with Government guidance on flood risk? 	Climatic factors Material assets
15. Encourage the efficient use of land in Northampton and protect its soils and mineral resources.	<ul style="list-style-type: none"> ■ Involve the re-use of previously developed land and buildings? ■ Encourage the remediation of contaminated land? ■ Avoid the sterilisation of mineral resources? ■ Protect the best and most versatile agricultural land? ■ Avoid inappropriate of unstable land and, where possible, bring it back into productive use? 	Soil Material assets
16. Facilitate sustainable waste management.	<ul style="list-style-type: none"> ■ Encourage the recovery, re-use and recycling of waste materials? ■ Avoid locating sensitive land uses close to waste management facilities? 	Material assets

SA of Main Modifications to site allocations

1.18 This section outlines the changes made to allocated sites, to corresponding site-specific site allocation policies, or to the amount of development provided by allocated sites since the Proposed Submission (Round 2) stage and presents the SA findings for these.

Modifications to site allocation boundaries

Residential sites

1.19 Since the Proposed Submission Northampton Local Plan Part 2 was submitted for Examination, WNC has combined residential sites LAA0168, LAA1009 and LAA1142 into LAA1144: Land to the west of Northampton South Sustainable Urban Extension.

1.20 In addition, WNC has made boundary changes to the below listed residential sites. The changes to the boundaries of sites LAA0204, LAA1098 and LAA1113r are not presented in the Schedule of Main Modifications but are instead presented in the Schedule of Changes to the Policies Map.

- LAA1100: Hill Farm Rise;
- LAA0171: Quinton Road;
- LAA0204: The Farm, The Green;
- LAA1098: The Green, Great Houghton; and
- LAA1113r: Greyfriars.

1.21 Table 1.2 presents the 'policy-off' effects identified by the SA of LAA1144 (formerly LAA0168, LAA1009 and LAA1142), in addition to these five sites where the boundary has changed.

1.22 Site LAA1144 is a combination of sites LAA0168, LAA1009 and LAA1142 and therefore the effects this site is likely to have are a combination of the effects previously recorded for these three sites in the June 2020 SA Report (see Table 6.3 in the Regulation 19 (Round 2) stage SA Report).

1.23 The 'policy-off' effects for revised site LAA1100 remain the same as those recorded in the June 2020 SA Report, apart from SA objective 9a: biodiversity and geodiversity. A minor negative 'policy-off' effect is now expected in relation to SA9 as the site no longer overlaps the Wootton Railway Embankment Local Wildlife Site, as a result of the change to the site boundary.

1.24 The effects for site LAA0171 differ from those appraised at Regulation 19 (Round 2) stage as follows:

- A negligible effect is now expected in relation to SA objective 14a: flood risk from rivers because only a small proportion of the site now falls within Flood Zone 2. A minor negative effect was previously recorded.
- A minor negative effect is now expected in relation to SA objective 15b: greenfield land because the site now contains less than 1ha of greenfield land. A significant negative effect was previously recorded.
- A negligible effect is now expected in relation to SA15c: agricultural land because the site now contains less than 1ha of Grade 3 agricultural land. An uncertain significant negative effect was previously recorded.

1.25 The effects for site LAA0204 remain the same as those recorded in the June 2020 SA Report at Regulation 19 (Round 2) stage, apart from SA objective 1a: housing. However, this does not relate to the change in site boundary. A minor positive 'policy-off' effect is now expected in relation to SA1a because the site is delivering 55 instead of 100 new homes. A significant positive effect was previously recorded. It is also important to note that although a significant negative effect is still expected in relation to SA objective 9a: designated sites due to the fact the site falls within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar site, the site boundary has been amended to exclude the southern corner of the original site which is located on optimal supporting habitat for Golden Plover.

1.26 The effects for site LAA1098 remain the same as those recorded in the June 2020 SA Report and the November 2021 SA Addendum, which was produced to appraise the revised site boundary of The Green, Great Houghton (LAA1098), to include Hardingstone Lodge (LAA1098B). Site LAA1098 incorporating LAA1098B has now been revised to also include Saucerbridge Farm. However, this change in site boundary has not resulted in any changes to the effects previously recorded for this site.

1.27 Two of the effects for site LAA1113r differ from those appraised at Regulation 19 (Round 2) stage, namely:

- SA objective 10a: brownfield land and open space is no longer applicable. A significant negative 'policy-off' effect was previously recorded against SA10a because the site contained an Amenity Green Space. The site boundary has now been amended to not include the Amenity Green Space. Due to the fact the site is below 2.5ha in size (see 'Methodology' chapter of the June 2020 SA Report) and a significant effect is no longer identified, SA10a is no longer applicable.
- A negligible effect is now expected in relation to SA15b: greenfield land because the site no longer contains greenfield land. A minor negative effect was previously recorded.

Employment sites

1.28 Site LAA1113: Greyfriars will deliver a high density mixed-use development. In the June 2020 SA Report, this site was appraised as both a residential (LAA1113r) and employment site (LAA1113c). As mentioned in the previous section, WNC altered the boundary of this site so that it no longer contained the Amenity Green Space. **Table 1.3** presents the 'policy-off' effects identified by the SA of this employment site.

1.29 As was the case with LAA1113r, only two effects differ from those appraised at Regulation 19 (Round 2) stage. Paragraph 1.27 above lists these changes.

1.30 These changes will result in changes to the 'policy-on' appraisal of both sites, allocated by Policy 42: Greyfriars. **Appendix C** contains an updated appraisal matrix of Policy 42.

Modifications to site allocation policies

1.31 WNC has also rewritten site-specific allocation Policy 41: The Green, Great Houghton (LAA1098) and produced two new site-specific allocation policies:

- Policy 45: Abington Mill Farm (LAA1107); and
- Policy 46: Hill Farm Rise, Hunsbury Hill (LAA1100).

1.32 **Appendix C** presents the detailed assessments of rewritten Policy 41 and the two new site-specific allocation policies. Sites LAA1107 and LAA1100 were both allocated by Policy 13 of the Proposed Submission Local Plan Part 2 at Regulation 19 (Round 2) stage. That policy contained no site-specific requirements and each site was therefore subject to SA on a 'policy-off' basis only at that time.

1.33 The boundary of sites LAA1100 and LAA1098 have been changed as described in the previous section and a revised GIS-based 'policy-off' appraisal of these sites has now been carried out, as presented in **Table 1.2**. The original 'policy-off' appraisal of site LAA1107³⁴ and the revised 'policy-off' appraisals of sites LAA1100 and LAA1098 provided the starting point for the appraisals of the corresponding site-specific allocation policies that have been rewritten or newly presented by the Main Modifications.

Other modifications to site allocations

1.34 This section considers any changes to the amount of development provided by previously allocated sites and the implications of these for the SA findings.

1.35 Policy 13: Residential and Other Residential Led Allocation lists the residential site allocations – all of which have been individually assessed on a 'policy-off' basis. The capacity of some of these sites has changed since the publication of the Proposed Submission Local Plan Part 2, which has resulted in some changes to the effects previously recorded for these sites. In line with the SA framework, if a site delivers 100 homes or more, a significant positive effect is expected. If a site delivers less than 100 new homes, a minor positive effect is expected. The sites where the change in capacity has resulted in a change in effect against SA objective 1: housing, are as follows:

- Site LAA0288r: Northampton Railway Station Car Park is now likely to have a significant positive effect against SA objective 1a: housing because it will now provide 100 new homes or more. A minor positive effect was previously recorded against SA1a.
- Site LAA1022: Belgrave House is now likely to have a significant positive effect against SA1a because it will now provide 100 new homes or more. A minor positive effect was previously recorded against SA1a.
- Site LAA0204: The Farm, Hardingstone is now likely to have a minor positive effect against SA1a because it will now provide less than 100 new homes. A significant positive effect was previously recorded against SA1a.
- Site LAA1006: Pineham is now likely to have a minor positive effect against SA1a because it will now provide less than 100 new homes. A significant positive effect was previously recorded against SA1a.

SA of Main Modifications to non-site allocation policies

1.36 The implications of Main Modifications other than those to the site allocations dealt with in the preceding section are presented in **Appendix A**. Where the Main Modifications provide a new or substantially rewritten policy, a detailed appraisal matrix for that policy is provided in **Appendix B**.

Reasonable alternatives

1.37 The SEA Regulations require the consideration of reasonable alternatives to the proposed Main Modifications.

1.38 In their post-hearings letter of 24th January 2022, the Inspectors advised that: "a suitable reference should be

³⁴ Reported in Chapter 6 of the Proposed Submission (Round 2) SA Report.

provided in the SA to how and where in the SA process, sites were rejected as being reasonable alternatives and the reasons why they were rejected". This information is as follows:

Rejection of sites not deemed to be reasonable alternatives

In 2016, during the Issues and Options stages of the plan preparation process, over 500 sites were initially assessed for the next stage of the site allocations exercise. Sites which were excluded from the next stage of the site investigation process were sites which were already developed or under construction, as well as sites within designated areas such as the Special Protection Area and the Local Nature Reserves. In 2017, remaining sites were then sent for independent sustainability appraisal assessments. These sites were also assessed by Council officers in detail using the land availability assessment methodology. In 2018, prior to the publication of the first round of the Proposed Submission consultation, further sites were excluded from consideration for proposed allocations for a range of reasons, including the fact that they were still in operational use and there was no evidence to suggest that the operations would cease, there were land ownership issues and there were heritage or open space issues.

1.39 The proposed Main Modifications to the Local Plan Part 2 policies generally do not introduce any major new provisions with the potential to significantly alter the previously reported SA findings for the Proposed Submission Plan. As such, there is no need for the SA to appraise reasonable alternatives to these Main Modifications.

1.40 The Proposed Submission policy 'Supporting and Enhancing Biodiversity' has been split into two separate policies (29A and 29B) but there has been no significant change in meaning between the original policy and the two new policies so there are no new policy provisions or reasonable alternatives to these that require appraisal.

1.41 The proposed Main Modifications add two new site allocation policies – Policy 45: Hill Farm Rise, Hunsbury Hill (LAA1100) and Policy 46: Former Abington Mill Farm, land off Rushmere Road (LAA1107). Both of these sites were already listed as allocations in Policy 13: Residential and Other Residential Led Allocations of the Proposed Submission Plan. Since that policy does not set out any site-specific requirements it was not appraised in its own right by the SA at the Proposed Submission stage. Instead, each site allocated by it was separately appraised on a 'policy-off' basis. This SA Addendum identifies the likely effects of the site-specific requirements set out in the two new allocation policies but there was no need to consider reasonable alternatives to the

development provided as this has not changed since Proposed Submission stage.

1.42 The proposed Main Modifications add site LAA1144 to the list of sites allocated by Policy 13: Residential and Other Residential Led Allocations. This site is made up of three sites (LAA0168, LAA1009 and LAA1142) that have already been separately appraised at Proposed Submission stage on a 'policy-off' basis. As such, there is no significant new provision relative to the Proposed Submission Plan and again, no need to consider whether any new reasonable alternatives to this site require appraisal by the SA at the current stage.

1.43 There have also been some changes at the Main Modifications stage to the boundaries of sites LAA0171, LAA0204, LAA1098 and LAA1113 allocated by Policy 13, of which LAA1113 (LAA1113r and LAA1113c) has its own site-specific allocation policy. The SA already appraised the original boundaries of these sites at Proposed Submission stage on a 'policy-off' basis and this SA Addendum appraises the revised boundaries, also on a 'policy-off' basis. Since the boundary changes do not substantially increase the number of homes provided by the Plan, there is no significant new provision relative to the Proposed Submission Plan and again, no need to consider whether any new reasonable alternatives to these sites require appraisal by the SA at the current stage.

1.44 Site LAA0288 was allocated for the development of 68 dwellings in the submitted Local Plan Part 2, using the standard density set out in the Land Availability Assessment. Following submission of the Local Plan Part 2 in February 2021, a Statement of Common Ground was signed in October 2021 by the landowner, confirming that 280 dwellings could instead be delivered on site LAA0288 during the Plan period. This higher figure was based on more detailed site-specific work undertaken by the promoter, which the Council considered more appropriate than the generic density assumptions. It was concluded that the Local Plan Part 2 should take this revised figure into account and the capacity of the site be amended accordingly.

1.45 The Council gave consideration to some reasonable alternative site options that came to their attention following submission of the Local Plan Part 2. One site, LAA1145, was promoted through the Round 2 Regulation 19 consultation. Another site, LAA0204b, which forms an extension to LAA0204, was excluded from WNC's proposed allocations in error. These two sites have now been appraised and their effects outlined in **Table 1.4**. WNC has not allocated these sites for the following reasons:

- LAA1145: Site adjoins Great Houghton Village. Issues associated with heritage, transport and coalescence. Site not considered suitable for development.

- LAA0204: When the representation for this site was made at the Round 2 Regulation 19 consultation, it was considered too late in the plan-making process to add the wider boundary to the Local Plan Part 2.

1.46 The Main Modifications propose new Policy 17A: Employment Allocations. However, the allocated sites listed in Policy 17A have already been individually assessed by the SA on a 'policy-off' basis at Proposed Submission stage. Since the new policy does not place any additional requirements on the allocated sites listed in the policy, it does not require further appraisal at Main Modifications stage. This is consistent with the SA of the equivalent policy for residential allocations at Proposed Submission stage. Policy 13: Residential and Other Residential Led Allocations was not appraised because it did not place any additional requirements on the allocated sites listed in the policy, each of which had been subject to 'policy-off' appraisal. Since new Policy 17A does not require appraisal, there is no need to appraise any reasonable alternatives to it.

Table 1.2: SA results for allocated residential sites with revised boundaries

Site ID	Site name	Site area (ha)	Dwelling Capacity	SA1a (Housing)	SA2a (Sustainable transport links)	SA2b (Services and facilities)	SA3a (Schools)	SA4a (Healthcare facilities)	SA4b (Open space and sports facilities)	SA4c (Air quality and noise)	SA5a (Crime)	SA6a (Economy)	SA7a (Town centres)	SA8a (Sustainable transport links)	SA8b (Services and facilities)	SA9a (Designated sites)	SA10a (Brownfield land and open space)	SA11a (Heritage significance)	SA12a (AQMAs)	SA13a (SPZs and contaminated land)	SA14a (Flood risk from rivers)	SA14b (Flood risk from groundwater)	SA14c (Surface water flood risk)	SA15a (Brownfield land)	SA15b (Greenfield land)	SA15c (Agricultural land)	SA15d (Minerals)	SA15e (Land instability)	SA16a (Waste)
LAA1144	Land to the west of Northampton South Sustainable Urban Extension	18.78	361 ³⁵	++	-	+	-	-	+	-	0	0	0	-	+	-	-	-	-?	0	0	-	0	0	--	--?	--?	0	0
LAA1100	Hill Farm Rise	4.44	80	+	+	++	++	-	++	-	0	0	0	+	++	-	-	?	-?	-?	0	0	-	+	-	-?	0	-	0
LAA0171	Quinton Road	0.44	14	+	+	++	-	+	+	0	0	0	0	+	++	0	N/A	-	-?	0	0	0	-	0	-	0	--?	0	0

³⁵ A minimum of 90 dwellings will be provided within the Plan period.

Site ID	Site name	Site area (ha)	Dwelling Capacity	SA1a (Housing)	SA2a (Sustainable transport links)	SA2b (Services and facilities)	SA3a (Schools)	SA4a (Healthcare facilities)	SA4b (Open space and sports facilities)	SA4c (Air quality and noise)	SA5a (Crime)	SA6a (Economy)	SA7a (Town centres)	SA8a (Sustainable transport links)	SA8b (Services and facilities)	SA9a (Designated sites)	SA10a (Brownfield land and open space)	SA11a (Heritage significance)	SA12a (AQMAs)	SA13a (SPZs and contaminated land)	SA14a (Flood risk from rivers)	SA14b (Flood risk from groundwater)	SA14c (Surface water flood risk)	SA15a (Brownfield land)	SA15b (Greenfield land)	SA15c (Agricultural land)	SA15d (Minerals)	SA15e (Land instability)	SA16a (Waste)	
LAA0204	The Farm, The Green	2.00	55	+	+	++	+	-	+	0	0	0	0	+	++	-	N/A	-	-?	0	0	0	0	0	0	-	-?	0	-	0
LAA1098	The Green, Great Houghton	46.52	800	++	-	+	-	-	+	0	0	0	0	-	+	-	-	?	-?	0	0	0	0	0	-	-	-?	0	-?	
LAA1113r	Greyfriars	1.44	400	++	++	++	++	+	++	0	0	0	?	++	++	-	N/A	-	-?	-?	0	0	-	+	0	0	0	0	0	

Table 1.3: SA results for allocated employment sites with revised boundaries

Site ID	Site name	Site area (ha)	SA1a (Housing)	SA2a (Sustainable transport links)	SA3a (Schools)	SA4a (Healthcare facilities)	SA5a (Crime)	SA6a (Economy)	SA7a (Town centres)	SA8a (Sustainable transport links)	SA9a (Designated sites)	SA10a (Brownfield land and open space)	SA11a (Heritage significance)	SA12a (AQMAs)	SA13a (SPZs and contaminated land)	SA14a (Flood risk from rivers)	SA14b (Flood risk from groundwater)	SA14c (Surface water flood risk)	SA15a (Brownfield land)	SA15b (Greenfield land)	SA15c (Agricultural land)	SA15d (Minerals)	SA15e (Land instability)	SA16a (Waste)
LAA1113c	Greyfriars	1.44	0	++	0	-?	0	++	?	++	0	N/A	-	-?	-?	0	0	-	+	0	0	0	0	0

Table 1.4: SA results for reasonable alternatives

Site ID	Site name	Site area (ha)	Dwelling Capacity	SA1a (Housing)	SA2a (Sustainable transport links)	SA2b (Services and facilities)	SA3a (Schools)	SA4a (Healthcare facilities)	SA4b (Open space and sports facilities)	SA4c (Air quality and noise)	SA5a (Crime)	SA6a (Economy)	SA7a (Town centres)	SA8a (Sustainable transport links)	SA8b (Services and facilities)	SA9a (Designated sites)	SA10a (Brownfield land and open space)	SA11a (Heritage significance)	SA12a (AQMAs)	SA13a (SPZs and contaminated land)	SA14a (Flood risk from rivers)	SA14b (Flood risk from groundwater)	SA14c (Surface water flood risk)	SA15a (Brownfield land)	SA15b (Greenfield land)	SA15c (Agricultural land)	SA15d (Minerals)	SA15e (Land instability)	SA16a (Waste)
LAA1145	Former Glebe Land at Great Houghton	3.89	30	+	-	+	-	-	+	0	0	0	0	-	+	-	-	-	-?	0	0	0	0	+	-	-?	0	0	-?
LAA0204b	Additional Land at The Farm	1.71	45	+	+	++	-	-	+	0	0	0	0	+	++	-	N/A	-	-?	0	0	0	-	0	-	-?	0	-	0

Summary of SA findings

1.47 This SA Addendum has considered the implications for the SA findings reported at Regulation (Round 2) stage of the Main Modifications to the Northampton Local Plan Part 2. The findings for modifications to the site allocations have been described above and in **Appendix C**. Those findings for modifications to other aspects of the Plan have been described in **Appendix A** and **Appendix B**.

1.48 This section summarises where these appraisals have revealed that the proposed Main Modifications would lead to changes in the previously reported SA findings, as follows:

- Site **LAA1100: Hill Farm Rise** is now likely to have a minor negative 'policy-off' effect against SA objective 9a: designated sites because the change to the site boundary results in the site no longer overlapping with the Wootton Railway Embankment Local Wildlife Site. A significant negative effect was previously recorded against SA9a.
- Site **LAA0171: Quinton Road** is now likely to have a 'policy-off' negligible effect in relation to SA objective 14a: flood risk because only a small portion of the site now falls within Flood Zone 2, as a result of the change to the site boundary. A minor negative effect was previously recorded against SA14a. A minor negative 'policy-off' effect is also now expected in relation to SA objective 15b: greenfield land because the site now contains less than 1ha of greenfield land. A significant negative effect was previously recorded against SA15b. Lastly, a negligible 'policy-off' effect is now expected in relation to SA objective 15c: agricultural land because the site now contains less than 1ha of Grade 3 agricultural land. An uncertain significant negative effect was previously recorded.
- Site **LAA0204: The Farm, The Green** is now likely to have a minor positive 'policy-off' effect in relation to SA objective 1: housing because the site is delivering 55 instead of 100 new homes. A significant positive effect was previously recorded.
- Site **LAA1113 (LAA1113r and LAA1113c): Greyfriars** is no longer expected to have a significant negative 'policy-off' effect in relation to SA objective 10a: brownfield land and open space because the site boundary has been changed so that the site no longer contains the Amenity Green Space. A negligible effect is also now expected in relation to SA objective 15b: greenfield land because the site no longer contains greenfield land. A minor negative effect was previously recorded.
- Policy 13: Residential and Other Residential Led Allocations:
 - Site **LAA0288r: Northampton Railway Station Car Park** is now likely to have a significant positive effect against SA objective 1a: housing because it will now provide 100 new homes or more. A minor positive effect was previously recorded against SA1a.
 - Site **LAA1022: Belgrave House** is now likely to have a significant positive effect against SA1a because it will now provide 100 new homes or more. A minor positive effect was previously recorded against SA1a.
 - Site **LAA0204: The Farm, Hardingstone** is now likely to have a minor positive effect against SA1a because it will now provide less than 100 new homes. A significant positive effect was previously recorded against SA1a.
 - Site **LAA1006: Pineham** is now likely to have a minor positive effect against SA1a because it will now provide less than 100 new homes. A significant positive effect was previously recorded against SA1a.
 - Site **LAA0171: Quinton Road** is now likely to have a negligible effect against SA14a: flood risk because only a small proportion of the site now falls within Flood Zone 2. A minor negative effect was previously recorded against SA14a. The site is also now likely to have a minor negative effect against SA15b: greenfield land because it now contains less than 1ha of greenfield land. A significant negative effect was previously recorded against SA15b. Lastly, the site is also now likely to have a negligible effect against SA15c: agricultural land because the site now contains less than 1ha of Grade 3 agricultural land. An uncertain significant negative effect was previously recorded against SA15c.
- **Policy 18: Supporting New Employment Developments and Schemes Outside Safeguarded Sites** is now expected to have minor positive effects in relation to SA objectives 9: biodiversity and geodiversity and 11: historic environment because it now requires assessments to be undertaken that give consideration to natural and cultural heritage. Negligible effects were previously recorded against SA9 and SA11.
- **Policy 23: Sports Facilities and Playing Pitches** is now expected to have a minor positive effect against SA objective 4: health and well-being because major developments are no longer required to contribute towards providing sports facilities and playing pitches. A

significant positive effect was previously recorded against SA4.

- **Policy 26: Sites for Burial Space** is now expected to have a minor positive effect (as part of a mixed effect) against SA objective 9: biodiversity and geodiversity because there is now a requirement for a net gain in biodiversity.
- **Policy 30: Upper Nene Valley Gravel Pits Special Protection Area** is now expected to have a minor positive effect against SA objective 13: water management because there is now a requirement for major developments to demonstrate that there is sufficient capacity at the receiving Water Recycling Centre to ensure water quality is protected.
- **Policy 41: The Green, Great Houghton (LAA1098)** has been rewritten and is now expected to have significant positive effects (as part of a mixed effect) in relation to SA objective 4: health and well-being because the policy now seeks to secure a Suitable Alternative Natural Greenspace (SANG). Additionally, minor negative effects are now expected in relation to SA objective 9: biodiversity and geodiversity as a result of the mitigation proposed within the policy. A significant negative effect was previously recorded against SA9. Minor positive effects are also now expected in relation to SA objectives 13: SPZs and contaminated land and 14: flood risk because development is required to maximise the use of Sustainable Drainage Systems, which can help mitigate surface water runoff at the same time as protecting water quality.
- **Policy 42: Greyfriars (LAA1113)** comprises sites LAA1113r (residential) and LAA1113c (employment), both of which were appraised in the June 2020 SA Report. The site boundary has been changed and therefore a new 'policy-off' appraisal of both sites was undertaken. This resulted in some changes to the effects previously recorded, which then also altered the 'policy-on' appraisal of Policy 42. This policy is now expected to have significant positive effects in relation to SA objective 10: landscapes and townscapes instead of mixed significant positive and significant negative effects. This is because the Lady's Land Amenity Green Space will no longer be lost to development. Minor positive effects are also now expected in relation to SA objective 15: soils and minerals because the site no longer contains greenfield land in the form of amenity green space.
- **Policy 44: Sites in Tanner Street, Green Street, St Peter's Way and Freeschool Street (LAA0167/0818/0931/1010)** is now expected to have a minor negative effect against SA objective 14: flood risk

because maximising the use of Sustainable Drainage Systems (SuDS) will help mitigate against food risk. A significant negative effect was previously recorded against SA14.

Summary of Habitats Regulations Assessment findings

1.49 The Habitats Regulations Assessment (HRA) for the Northampton Local Plan Part 2 is being undertaken by LUC on behalf of the Council. While the HRA is being reported on separately to the SA, the findings have been taken into account in the SA where relevant. The HRA screening assessment identified the need for Appropriate Assessment of the Northampton Local Plan Part 2, as likely significant effects could not be ruled out on Rutland Water SPA and Ramsar site or Upper Nene Valley Gravel Pits SPA and Ramsar site. The Appropriate Assessment concluded that the Northampton Local Plan Part 2 will not result in adverse effects on the integrity of any European site provided that recommended policy safeguards are included before the plan is adopted.

1.50 The HRA of the proposed Main Modifications concludes that there will be no significant changes to the previous findings of the HRA. This is due to the fact the changes within the proposed Main Modifications reflect discussions set out in the Statements of Common Ground and discussions with Natural England, which strengthen the safeguards that were previously set out in the policies.

Cumulative effects

1.51 Table 7.2 in the June 2020 SA Report for the Proposed Submission Regulation 19 (Round 2) Local Plan sets out the potential for cumulative effects with other development planned in neighbouring boroughs and districts, as well as county-wide initiatives such as transport infrastructure projects and mineral and waste development within and adjacent to the Northampton plan area. Since the publication of the Proposed Submission Local Plan Part 2, there have been no changes to these proposals and therefore the in-combination effects remain the same.

1.52 This SA of the proposed Main Modifications has identified changes to the sustainability effects of a small number of policies or site allocations, as summarised at paragraph 1.48 above. However, these changes would not change the overall cumulative effect of the Proposed Submission Northampton Local Plan Part 2 in relation to each SA objective, as recorded in Chapter 7 of the June 2020 SA Report.

Monitoring indicators

1.53 The proposed monitoring indicators for monitoring the effects of the Northampton Local Plan Part 2 in the SA Report, which accompanied the Proposed Submission Local Plan Part 2 (Round 2) published in June 2020, remain unchanged.

Appendix A

Schedule of Main Modifications with SA implications

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
Note 1		Wording to be deleted is struckthrough New wording is <u>underlined</u>		
		In the final version of the plan, every paragraph in a policy which has more than one paragraph will be given a letter, and each bullet pointed criterion will be given a roman numeral. As these changes are presentational only, they do not formally form part of these modifications.	N/A	No change to SA findings: This does not form part of the proposed modifications and will not alter the findings of the SA as it is a presentational change.
		Chapter 1 : Introduction and Policy Context		
MM1	New paragraph following paragraph 1.5	<u>The Development plan should be read as a whole, including this Local Plan Part 2, the West Northamptonshire Joint Core Strategy, “made” Neighbourhood Plans and any documents that subsequently become part of the development plan. Planning applications will be determined having regard to the development plan and other material considerations. The policies in this Plan are strategic policies for the purpose of the Basic Conditions for neighbourhood plans.</u>	To ensure that the Plan is sound by being clear about its status and clear in terms of the basic conditions for neighbourhood plans	No change to SA findings: This proposed Main Modification will not alter the findings of the SA as it provides further information on the Development Plan.
		Chapter 5: Quality of New Development		
MM2	Paras 5.1, 5.5 and 5.7 and Policies 2 and 3	Paragraph 5.1, add the following after 6 th sentence: <u>These facilities should be designed in a manner which will be easily accessible by the local population by walking and cycling or by using public transport.</u> Amend paragraph 5.5 to read as follows: All development should be well designed and of high quality, meeting urban design principles outlined in the Design Companion for Planning and Placemaking ¹⁵ and Active Design , <u>the National Design Guide¹⁶ and the National Model Design Code</u> . The Council also believes that meeting Building for a <u>Healthy</u> Life criteria helps achieve urban design principles. Building for a <u>Healthy</u> Life (BfHL) is a national standard for well-designed homes and neighbourhoods. <u>There are 12 considerations or criteria which need to be taken into account in the areas of design and placemaking. The 12 considerations include elements such as natural connections, well defined streets and spaces, and green infrastructure. To be eligible for a Building for a Healthy Life commendation, a development needs to secure at least 9 green lights out of the 12 considerations and no red lights).</u> The Council supports the use of <u>this guidance to help structure pre-</u>	To explain how 2 nd bullet point of Policy 2 can be delivered. To reflect the updated National Planning Policy Framework (July 2021).	No change to SA findings/policy removed: The first element of this proposed Main Modification will not alter the findings of the SA because although Policy 2: Placemaking and Design and its supporting text have been refined and updated to refer to active transport and Building for a Healthy Life, the actual purpose of Policy 2 remains the same in that it seeks to create high quality places in which to live and work. With regard to the removal of Policy 3, this will alter the findings of the SA because the effects recorded for that policy will no longer occur.

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>application discussions with applicants, BfL, or a successor standard as well as other relevant guidance, including the Design Companion for Planning and Placemaking, National Design Guide and Active Design to help structure pre-application discussions between local communities, the Council and the developer of the proposed scheme.</p> <p>Amend Policy 2, to read as follows:</p> <p>POLICY 2 PLACEMAKING AND DESIGN</p> <p><u>A.</u> Development should be designed to promote and contribute to good placemaking through high quality, innovative <u>beautiful</u> and sustainable design which encourages the creation of a strong, locally distinctive sense of place by:</p> <p>i. Being well designed for the intended use(s), attractive and adaptable to future requirements <u>throughout its life</u>.</p> <p>ii. Incorporating a mix of easily accessible facilities for day to day living and that enables enabling community interaction and cohesion, or <u>by providing easy and inclusive</u> access to those facilities nearby</p> <p>iii. Creating healthy environments that prioritise people walking and cycling to reach local facilities and facilitate recreation</p> <p>iv. Responding to and enhancing locally distinct townscape, landscape and historic environment characteristics</p> <p>v. Retaining, enhancing and creating important views and vistas into, out of and through the site responding to topography and landform where such opportunities arise</p> <p>vi. Sustaining, protecting and enhancing heritage and natural environment assets, including non-designated assets and settings and those included on Local Lists as well as those already statutorily protected. Additionally, future development must not leave these assets vulnerable to risk and, wherever possible, should promote the use,</p>	<p>To reflect the publication of revised and retitled guidance.</p> <p>Consequential change to policy.</p>	

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>understanding and enjoyment of the historic and natural environments as an integral part of good placemaking</p> <p>vii. Having regard to safeguarding or enhancing the setting of locally distinct places, including those found in Conservation Area Appraisals, in terms of scale, design, landform and integration within the existing local context to protect their identified important and unique characteristics based on sound, consistent analysis</p> <p>viii Including <u>attractive, safe and inclusive</u> high quality public realm for streets and public spaces incorporating features such as public art as an opportunity to reinforce and enhance legibility, character and local distinctiveness</p> <p>ix. Incorporating mixed-use buildings, taking amenity into account</p> <p>x. Ensuring plans for long-term maintenance are in place</p> <p>Add the following wording after the final bullet point:</p> <p><u>B.</u> To assist in the achievement of good placemaking, new developments should be designed to:</p> <p>Incorporate sustainable design at the beginning of the development process</p> <p>Ensure safety, security, amenity, accessibility and adaptability</p> <p>i. Have full regard to the needs for security and crime prevention, with crime prevention measures incorporated into the site layout and building design</p> <p>ii. Ensure residents' privacy and adequate levels of sunlight and daylight</p> <p>Be as sustainable as possible and constructed in a sustainable fashion</p> <p><u>iii.</u> Incorporate Design Coding (in the case of major developments) to ensure consistency of design approach</p> <p>iv. Ensure that buildings are designed to be resilient in the future taking into account the impacts of climate change</p>	<p>This point is adequately covered in Policy 5</p> <p>This point is adequately covered elsewhere in the policy</p>	

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>v. Ensure that buildings' form, massing and façades create character and visual interest</p> <p>vi. Use high quality and durable materials</p> <p>vii. Include windows and active frontages overlooking the public realm</p> <p>viii. Use passive design principles where appropriate</p> <p>ix. Create legible and permeable street layouts and public spaces with good pedestrian/cycle routes and public transport access, high quality landscaping and street furniture, avoiding a motor vehicle-dominated approach</p> <p>x. Incorporate green roofs and living walls into the building design where possible</p> <p><u>xi. Ensure that public, open or green spaces are overlooked by houses to ensure that they are safe spaces; and</u></p> <p>Achieve Building for Life certification</p> <p><u>xii. Ensure that new streets are tree lined unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate.</u></p> <p>Opportunities for the provision of street trees and soft landscaping should be taken and subject to the other criteria of this policy.</p> <p><u>C. For proposals for major development, a Building for a Healthy Life assessment, or an assessment against equivalent criteria, should be included in the Design and Access Statement to demonstrate that the proposal is capable of achieving a Building for a Healthy Life commendation, or an equivalent standard.</u></p> <p><u>D. Small scale developments (for 10 dwellings or fewer) including infill, corner plot and backland development, should ensure continuity in the way the buildings enclose and relate to the street. Small scale developments should respect their context and take the available opportunities to enhance their surroundings.</u></p>	<p>This is not considered to add any additional value to the policy.</p>	

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>5.7 To complement the placemaking policy, it is necessary to have detailed design criteria as set out in policy 3.</p> <p>Delete Policy 3</p> <p><u>POLICY 3</u></p> <p><u>DESIGN</u></p> <p>To assist in the achievement of good placemaking, new developments should be designed to:</p> <ul style="list-style-type: none"> • Incorporate sustainable design at the beginning of the development process • Ensure safety, security, amenity, accessibility and adaptability • Have full regard to the needs for security and crime prevention, with crime prevention measures incorporated into the site layout and building design • Ensure residents' privacy and adequate levels of sunlight and daylight • Be as sustainable as possible and constructed in a sustainable fashion • Incorporate Design Coding (in the case of major developments) to ensure consistency of design approach • Ensure that buildings are designed to be resilient in the future taking into account the impacts of climate change 	<p>To update the policy to refer to Building for a Healthy Life</p> <p>To ensure conformity with government guidance</p> <p>To update the policy to refer to Building for a Healthy Life</p>	

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording Wording to be deleted is struckthrough New wording is <u>underlined</u>	Reason for modification	Implications for the SA findings
		<ul style="list-style-type: none"> ● Ensure that buildings' form, massing and façades create character and visual interest ● Use high quality and durable materials ● Include windows and active frontages overlooking the public realm ● Use passive design principles where appropriate ● Create legible and permeable street layouts and public spaces with good pedestrian/cycle routes and public transport access, high quality landscaping and street furniture, avoiding a motor vehicle-dominated approach ● Incorporate green roofs and living walls into the building design where possible ● Ensure that public, open or green spaces are overlooked by houses to ensure that they are safe spaces; and ● Achieve the Building for Healthy Life certification <p>Opportunities for the provision of street trees and soft landscaping should be taken and subject to the other criteria of this policy.</p> <p>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.</p>	<p>Paragraph 5.7 is superfluous with the modifications. To policies 2 and 3.</p>	

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
MM3	Paragraph 5.9 and Policy 4	<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Delete Paragraph 5.9: When converting a property into a house in multiple occupation, the landlord/ property owner must provide acceptable standards, for example, for room sizes, lighting and internal layout. In addition, internal space standards within new dwellings play an important part in ensuring that the resident's quality of life and wellbeing are appropriately considered. Space standards are intended to ensure that new dwellings provide a reasonable level of internal space to undertake day to day activities at a given level of occupancy. The Nationally Described Space Standard (NDSS) deals with internal space within new dwellings and is suitable for application across all tenures. The Council undertook desktop research of just over 100 housing developments granted planning permission between 2015 and 2018, and concluded that around half of the schemes met most of the guidance set out in the NDSS.</p> <p>Policy 4, delete 5th bullet point:</p> <ul style="list-style-type: none"> • Provision of at least the minimum internal space standards and storage areas as set out in the Nationally Described Space Standards, or successor guidance <p>Policy 4, amend 7th bullet point:</p> <ul style="list-style-type: none"> • That large<u>all</u> developments.... 	<p>To accord with tests of soundness set out in the National Planning Policy Framework.</p> <p>To accord with tests of soundness as set out in the National Planning Policy Framework.</p> <p>To clarify that all developments need to incorporate high-quality public realm</p>	<p>No change to SA findings: This proposed Main Modification will not alter the findings of the SA because the Nationally Described Space Standards form part of the baseline. The removal of reference to the Nationally Described Space Standards will therefore not change any of the effects already recorded for Policy 4: Amenity and Layout against each of the SA objectives.</p>
MM4	Paragraph 5.17 and Policy 5	<p>Paragraph 5.17, amend as follows:</p> <p>It is increasingly recognised that one of the most important factors in delivering a successful development scheme is ensuring that sustainability is integrated into the design from the outset. This tends to lead to better design and lower lifetime cost, as options are greater at an early stage and there is more scope to identify options that achieve multiple aims. For this reason, Policy 5 requires that, for all major developments, a Sustainability Statement is included as part of the Design and Access Statement for submission with the planning application. <u>A Sustainability Statement may also include Embodied Carbon Construction Calculations and whole-life costing in design and procurement processes.</u> Sustainable design and construction takes into</p>	<p>To provide a mechanism by which it can be demonstrated that proposals for new buildings and the refurbishment of existing building stock have adopted sustainable</p>	<p>No change to SA findings: This proposed Main Modification will not alter the findings of the SA because it clarifies what will be included within the Sustainability Statement. The appraisal of Policy 5: Carbon Reduction, Community Energy Networks, Sustainable Design and Construction, and Water Use already records a significant positive</p>

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>		
MM5	Paragraphs 5.28, 5.29 and Policy 6	<p>Paragraph 5.28, amend as follows: Planning can assist in creating environments that support and encourage healthy lifestyles and also in identifying and securing facilities needed for the health and care system. Good design can do this through: <u>The design of new developments can have an impact on the community's health and wellbeing, through the shaping of the local environment and influencing the lives of the existing and future residents. It is therefore important to ensure that major development proposals include assessments on the impacts of the schemes on the health and wellbeing of the community. One way in which this can be achieved is through a health impact assessment on major development proposals. The applicant should demonstrate how the scheme promotes the provisions outlined below, and how these would benefit existing and future residents in terms of the impacts on their health and wellbeing. Good design can do this through:</u></p> <p>Paragraph 5.29, amend as follows: Health impact assessments enable the identification and assessment of the likely effects that a proposed development will have on the health and wellbeing of the community. By using this, positive health and wellbeing impacts can be maximised and negative health and wellbeing impacts can be avoided and minimised. 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 the likely health impacts of development proposals to be used as they are being developed 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. Development proposals for 100 or more dwellings will be</p>	To clarify that HIAs are needed for all major development.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although Policy 6: Health and Wellbeing and its supporting text have been updated to provide further information on Health Impact Assessments, with reference to Building for a Healthy Life, the actual purpose of the policy remains the same in that it ensures design principles are encapsulated into any proposals that come forward. With regard to the removal of the last paragraph in Policy 6, the requirement for developments of 100 dwellings or more to undertake a full Health Impact Assessment is contained within the supporting text to the policy.

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>expected to include a more substantial health impact assessment to support their application. 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 6. Applicants for developments over 100 dwellings will need to complete a full Health Impact Assessment.</p> <p>Policy 6, amend 1st paragraph: The health and wellbeing of communities will be maintained and improved by requiring <u>major</u> development to <u>demonstrate, through an appropriate health impact assessment, that it will</u> contribute to creating an age friendly, healthy and equitable living environment through:</p> <p>5th bullet point, amend: v. Promoting access for all to green spaces, sports facilities, play and recreation opportunities in accordance with the Standards set out in this plan and the Open Space, Sport and Recreation Strategy standards set out in Policy 28 of this Plan; and</p> <p>Add new 6th bullet point: <u>vi. Use of design tools such as Building for a Healthy Life (BfHL)</u></p> <p>Second paragraph, amend as follows: The Council will support the provision of health facilities to accommodate primary and secondary needs in sustainable <u>accessible</u> locations which contribute towards health and wellbeing.</p> <p>Third paragraph, delete:</p>	<p>To clarify that criterion 5 relates to policy 28.</p> <p>To strengthen the position in relation to the Building for a Healthy Life guidelines</p> <p>To aid clarity.</p> <p>This paragraph is superfluous.</p>	


Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>		
MM6	Paragraphs 5.32 and 5.34 and Policy 7	<p>All residential developments of 10 or more dwellings, or 1,000 or more square metres will be required to be supported by a rapid health impact assessment in order to determine if a more substantial health impact assessment is necessary. Larger developments, of 100 dwellings or more, will be expected to complete a more substantial health impact assessment to support their application.</p> <p>Amend paragraph 5.32 as follows: It is not possible to eliminate all the risk of flooding. The Northamptonshire Local Flood Risk Management Strategy produced by the LLFA, sets out a framework of measures to manage local flood risk. The strategy sets out a collaborative approach to reducing flood risk within Northamptonshire. In addition, within the Upper Nene Catchment for surface water drainage, there is a need to incorporate a 1 in 200 year standard with an additional allowance for climate change to protect against pluvial flooding. The design standard for the Upper Nene Catchment (through Northampton and within the Nene catchment upstream of Northampton) is the 0.5% probability (1 in 200 chance of occurring in any given year) event plus climate change. Surface water attenuation should be provided up to this standard.</p> <p>Amend paragraph 5.34 to read as follows: Anglian Water as sewerage company for the area has also produced surface water management guidance in relation to evidence that applicants will be required to provide to demonstrate compliance with the surface water hierarchy. Anglian Water's SUDs Adoption handbook <u>and the water sector Design and Construction Guidance</u> sets out the circumstances in which SUDs features would be adopted by Anglian Water.</p> <p>Add new paragraph between paragraph 5.34 and Policy 7 to read as follows:</p>	<p>To reflect consultation responses made by Anglian Water and to reflect comments made by the Environment Agency in their Written Statement.</p> <p>To strengthen the policy and to emphasise that this must be complied</p>	<p>More sustainable (no change to effects score): This proposed Main Modification will not alter the findings of the SA because although the supporting text and first paragraph of Policy 7: Flood Risk and Water Management have been reworded, the meaning of the policy remains the same. However, the additional text on surface water attenuation for the Upper Nene Catchment will result in Policy 7 contributing more greatly towards the significant positive effect already recorded against SA objectives 13: water management and 14: flood risk.</p>

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>5.35 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-functional sustainable drainage may incorporate play and recreational opportunities.</p> <p>Amend Policy 7 as follows: Policy 7, replace 1st para 'Proposals..... supported.' with:</p> <p>Proposals that:</p> <ul style="list-style-type: none"> • assist in the management of flood risk and ensure flood risk is not increased elsewhere and provide flood risk reduction/ betterment; and • proposals which comply with relevant guidance for flood risk management and standards for surface water produced by the Lead Local Flood Authority and Anglian Water (or successor documents) <p>will be supported.</p> <p><u>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).</u></p> <p>Delete 'major' from last paragraph: For all major development: Add the following paragraph at the end: <u>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</u></p>	<p>with. The replacement wording emphasises that this is policy requirement rather than being optional, which is important to ensure that water and flooding matters are addressed.</p> <p>Policy should be applicable to all development and not just major development.</p>	

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		Wording to be deleted is struckthrough New wording is <u>underlined</u>		
		<u>Northampton) i.e. a 0.5% probability (1 in 200 chance of occurring in any given year) event plus climate change.</u>		
		Chapter 6: Northampton Regeneration Strategy		
MM7	Policy 9	2 nd bullet point: ii. Four Waterside – <u>any proposals should conform to Policy 44 of this plan</u> 3 rd bullet point: iii. St Peters Way – to the south of the roundabout - <u>any proposals should conform to Policy 44 of this plan.</u>	To provide clarity	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because it incorporates a minor wording clarification regarding St Peter's Way. With regard to the reference to Policy 44 (Sites in Tanner Street, Green Street, St Peter's Way and Freeschool Street), the SA appraises Policy 9: Regeneration Opportunities in the Central Area on its own merits and only considers all of the policies together in the cumulative effects section of the SA.
MM8	Policy 11	Replace 2 nd paragraph as follows: <u>Hotel proposals in other parts of the plan area will be the subject of the sequential test.</u> Developments for hotels in any other locations which apply the sequential test and demonstrate that the scheme will attract new leisure and business tourism demand without substantially undermining the potential for new hotels to be delivered in the town centre and in the Enterprise Zone will also be supported.	To ensure consistency with the National Planning Policy Framework (July 2021).	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although the sentence has been reworded, its meaning remains the same.
MM9	Policy 12	Amend 1 st sentence as follows: ..town centre, and the Central Area.	To conform to the National Planning Policy Framework.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		Wording to be deleted is struckthrough New wording is <u>underlined</u>		it is a minor wording clarification relating to the town centre.
MM10	New para 6.28 and Policy 12	<p>Add new paragraph 6.28: <u>Policy N2 of the West Northamptonshire Joint Core Strategy focuses on the Northampton town centre boundary, the Primary Shopping Area and the Central Area (CA). It states that major office, leisure and cultural development will take place in the CA and retail will be accommodated in the town centre primarily through the redevelopment of the Grosvenor Centre and town centre sites, followed by other sites in the CA. It also makes provision in the CA for a net increase of a minimum of 37,000 sq.m net of comparison shopping to 2026; around 3,000 sq.m of convenience shopping to 2026; and office development around 100,000 sq.m.</u> This policy has now been superseded by Policies 12 and Policy 19 of this Local Plan because:</p> <ul style="list-style-type: none"> <u>Policy 12 supports main town centre uses in the town centre. Evidence shows that the role of the town centre is changing and more emphasis should be given to promoting main town centre uses within the town centre boundary. The reference to the Central Area therefore is no longer relevant for main town centre uses.</u> <u>Policy 19 (Chapter 9) supports the provision of about 8,900sq.m net of convenience retail floorspace, and about 7,300 sq.m of comparison floorspace by 2029. The revised provision is based on updated technical evidence base.</u> <p>Delivering WNJCS: Policy N2 (Northampton Central Area)</p>	To provide an explanation as to how Policies 12 and 19 supersede Policy N2 of the West Northamptonshire Joint Core Strategy.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because it outlines how Policies 12: Development of Main Town Centre Uses and 19: New Retail Developments and Retail Impact Assessment, which have been subject to SA, supersede Policy N2: Northampton Central Area in the West Northamptonshire Joint Core Strategy (2014).
		Chapter 7: Residential		

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
MM11	Policy 13	<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Amend paragraphs 7.1 to 7.11, Graph 1, Table 6, Table 7 and Graph 2 to read as follows:</p> <p>7.1 The West Northamptonshire Joint Core Strategy (JCS) established an objectively assessed need of 25,758 dwellings for Northampton between 2011 and 2029. <u>JCS</u> Policy S3 sets the housing requirement for Northampton Borough from 2011 to 2029 at about 18,870 dwellings. 7073 of these dwellings (37%) are set to be provided in the Sustainable Urban Extensions (SUEs) allocated in the JCS. By 1st April 2019–2021, 5,727 <u>6,957</u> dwellings had been delivered, against a JCS requirement to allocate sufficient sites (allowing for windfall) to accommodate 8,157 <u>11,236</u> new dwellings in Northampton by that time. The number of dwellings delivered by 1st April 2019 <u>2021</u> falls some 2,430 <u>4,279</u> units short of the delivery trajectory^[1] set out in the JCS (see Table 6).</p> <p>7.2 The profile of the JCS delivery trajectory was heavily influenced by economic conditions and intelligence at the time it was being progressed. The trajectory envisaged that between 2014/15 and 2023/24, an annual completion rate of over 1,000 dwellings (peaking at 1,588 in 2019/20) was deliverable. This has not materialised. This is mainly because delivery of new dwellings at the SUEs has been relatively slow. Therefore, it is now expected that not all of the dwellings to be delivered by the SUEs, will be completed before 1st April 2029. Table 6 below shows the housing commitments for the SUEs. Graph 1 illustrates this persistent under-delivery against the JCS proposed housing delivery trajectory. <u>Table 6 below shows the housing commitments for the SUEs. The JCS assumed that all of the SUEs would be fully built out by 1st April 2029, but Table 6 shows that around 2,624 dwellings will are likely to be delivered after that date.</u></p>	<p>This change is proposed to make the Plan Effective, and updates the data on the delivery of housing and the housing trajectory for the plan period</p>	<p>Mixed sustainability implications (effects score changed): This proposed Main Modification will alter the findings of the SA as a result of the changes to Appendix 1, as referenced by this Main Modification.</p> <p>In line with the assessment criteria for residential sites, if a site accommodates 100 dwellings or more, significant positive effects are expected in relation to SA objective 1: housing. If a site accommodates less than 100 dwellings, minor positive effects are expected in relation to SA1.</p> <p>The following two sites were previously recorded as providing less than 100 dwellings and therefore received a minor positive effect against SA1. These two sites are now expected to provide 100 dwellings or more and therefore receive a significant positive effect against SA1:</p> <ul style="list-style-type: none"> • LAA0288r: Northampton Railway Station Car Park; and • LAA1022: Belgrave House.

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording Wording to be deleted is struckthrough New wording is <u>underlined</u>	Reason for modification	Implications for the SA findings
		<p style="text-align: center;">Graph 1: Housing delivery in Northampton against the Joint Core Strategy proposed housing delivery trajectory</p>  <p>7.3 Northampton's Five Year Housing Land Supply Assessment for April 2019 shows that Northampton has under delivered against the JCS target over the last five years.^[1] It was anticipated that, to accord with the NPPF, a buffer of 20% would have needed to be added to the supply of deliverable sites. However, in 2018, the Ministry of Housing, Communities and Local Government introduced a new methodology for measuring housing delivery.^[2] The first two Housing Delivery Tests concluded that</p>		<p>Residential site LAA0288r is allocated alongside employment site LAA0288c and residential site LAA0333, under Policy 39: Northampton Railway Station, Railfreight and Adjoining Sites. Policy 39 is already recorded as having a significant positive effect against SA1 because when the Proposed Submission Local Plan Part 2 was submitted for Examination, this policy already sought to deliver over 100 dwellings via a combination of both LAA0288r and LAA0333.</p> <p>The following two sites were previously recorded as providing 100 dwellings or more and therefore received a significant positive effect against SA1. These two sites are now expected to provide less than 100 dwellings and therefore receive a minor positive effect against SA1:</p> <ul style="list-style-type: none"> • LAA0204: The Farm, Hardingstone; and • LAA1006: Pineham. <p>A number of allocations have been removed from the Local Plan Part 2 due to a number of reasons, as set</p>

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings																		
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Northampton Borough passed and therefore only needed a 5% buffer for the first 5 years.¹³¹ An assessment of Northampton's five year housing land supply also confirmed that windfall sites of under 200 dwellings have the capacity to generate in the region of 300 dwellings per annum. This is a figure that has consistently been delivered over the last 10 years. It is anticipated that this trend will continue, and potentially increase, in the short to medium term due to Government changes to permitted development rights (which include flexibility for changes of use from employment and other commercial uses to residential).</p> <p style="text-align: center;">Table 6 Z: Housing commitments (including Joint Core Strategy allocations), proposed allocations and windfall</p> <table border="1" data-bbox="555 874 1335 1107"> <thead> <tr> <th></th> <th>JCS requirement 2011-2019<u>2021</u></th> <th>Net completions 2011-49<u>2021</u></th> <th>Delivery of dwellings compared to JCS requirement</th> </tr> </thead> <tbody> <tr> <td>Total dwellings</td> <td>8157<u>11,236</u></td> <td>5,727<u>6,957</u></td> <td>-2430 <u>-4,279</u></td> </tr> </tbody> </table> <table border="1" data-bbox="555 1152 1352 1394"> <thead> <tr> <th>Site name</th> <th>Status as at 1st April 2019<u>2021</u></th> <th>Dwellings completed as at 1st April 2019<u>2021</u></th> <th>Remaining capacity to 1st April 2029</th> <th>Remaining capacity forecast to be delivered after 1st April 2029</th> </tr> </thead> <tbody> <tr> <td>N5 (Northampton)</td> <td>Under construction.</td> <td>0</td> <td>6361<u>000</u></td> <td>3640</td> </tr> </tbody> </table>		JCS requirement 2011- 2019 <u>2021</u>	Net completions 2011- 49 <u>2021</u>	Delivery of dwellings compared to JCS requirement	Total dwellings	8157 <u>11,236</u>	5,727 <u>6,957</u>	-2430 <u>-4,279</u>	Site name	Status as at 1 st April 2019 <u>2021</u>	Dwellings completed as at 1 st April 2019 <u>2021</u>	Remaining capacity to 1 st April 2029	Remaining capacity forecast to be delivered after 1 st April 2029	N5 (Northampton)	Under construction.	0	6361 <u>000</u>	3640		<p>out below. The removal of these site allocations from the Proposed Submission Local Plan Part 2 will alter the findings of the SA because the effects previously recorded for those allocations will no longer occur.</p> <ul style="list-style-type: none"> • LAA0168: Rowtree Road – combined to form LAA1144; • LAA0197: Hunsbury School, Hunsbury Fill – completed; • LAA0205: Parklands Middle School, Devon Way – removed as currently an Amenity Green Space typology and site is currently under construction; • LAA0336: Chronicle and Echo South (rear of Aldi) – completed; • LAA0403: Allotments Studland Road – currently an Allotment typology; • LAA0657: Fraser Road – currently an Amenity Green Space typology; • LAA0685: Adj 12 Pennycress Place, Ecton Brook Road – currently an
	JCS requirement 2011- 2019 <u>2021</u>	Net completions 2011- 49 <u>2021</u>	Delivery of dwellings compared to JCS requirement																			
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		New wording is <u>underlined</u>						
		on South SUE	N/2013/1035 (outline permission) and <u>N/2017/1566</u> . Reserved matters for phase 1 – 349 dwellings approved					Amenity Green Space typology; <ul style="list-style-type: none"> • LAA1009: Land west of Policy N5 Northampton South SUE (site 1) – combined to form LAA1144; • LAA1037: Swale Drive garage site and rear/ unused land – completed; • LAA1041: Newnham Road, Kingsthorpe – currently an Amenity Green Space typology; • LAA1051a: Land between Waterpump Court and Billing Brook Road – completed; • LAA1058: Land off Oat Hill Drive, Ecton Brook – currently an Amenity Green Space typology; • LAA1060: Hayeswood Road, Lings – currently an Amenity Green Space typology and site is currently under construction; • LAA1094: Land off Holmecross Road – currently an Amenity Green Space typology;
		N6 (Northampt on South of Brackmills)	Under construction. N/2013/0338, <u>N/2017/1369</u> and <u>N/2019/0048</u>	0	<u>1115911</u>	<u>0204</u>		
		N7 (Northampt on Kings Heath SUE – Dallington Grange)	Not implemented. N/2014/1929 (live application)	0	2000950	+0002_050		
		N9 (Northampt on Upton Park SUE)	N/2011/0997 (outline approval for up to 1,000 dwellings) N/2018/0426 (reserved	<u>04</u>	861856	0		


Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings														
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>3,394</p> </div> <table border="1" style="margin: 10px 0; width: 100%;"> <thead> <tr> <th style="text-align: left;"><u>Source</u></th> <th style="text-align: right;"><u>Net additional dwellings</u></th> </tr> </thead> <tbody> <tr> <td>Completions</td> <td style="text-align: right;">6,957</td> </tr> <tr> <td>Existing commitments as at 1st April 2021</td> <td style="text-align: right;">1,889</td> </tr> <tr> <td>Windfall allowance</td> <td style="text-align: right;">1,800</td> </tr> <tr> <td>Sustainable Urban Extensions</td> <td style="text-align: right;">4,832</td> </tr> <tr> <td>Allocations</td> <td style="text-align: right;">3,838</td> </tr> <tr> <td><u>Total</u></td> <td style="text-align: right;"><u>19,316</u></td> </tr> </tbody> </table> <p>In formulating this local plan, the Council has undertaken a robust Land Availability Assessment. This detailed investigation concluded that the Council had sufficient supply to meet the requirement of about 18,870 net additional dwellings across the plan period to 2029, without over reliance on delivery of housing at the SUE's and therefore complies with Policy S3 of the adopted Joint Core Strategy. In addition, despite the results of the Housing Delivery Test and the changes to Northampton's position on housing delivery, across the five years of the Local Plan (2019/20 – 2023/24), there is still a predicted immediate shortfall.</p> <p>7.5 The following needs to be considered:</p>	<u>Source</u>	<u>Net additional dwellings</u>	Completions	6,957	Existing commitments as at 1 st April 2021	1,889	Windfall allowance	1,800	Sustainable Urban Extensions	4,832	Allocations	3,838	<u>Total</u>	<u>19,316</u>		
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		<ul style="list-style-type: none"> • Much of the identified under-delivery so far has been the result of slower rates of housing completions in the Sustainable Urban Extensions than anticipated • The short-term housing supply is constrained by the JCS's heavy reliance on large SUEs for substantially meeting the Borough's housing needs • The Council has researched alternative sites in the borough exhaustively through its Call for Sites and Land Availability Assessments. There are no other sources of supply that could address this short-term shortfall <p>7.6— In the face of long term under-delivery, which the Council has tried to overcome, it is unreasonable to envisage that historic under-delivery against the JCS's proposed housing delivery trajectory can be addressed in the first five years of the Local Plan Part 2, particularly at a time when that same proposed delivery trajectory set out in the JCS sets unprecedented levels of housing delivery.</p> <p>7.7— The Council has therefore considered it necessary to have a housing trajectory that differs significantly from the proposed housing trajectory set out in the JCS.</p> <p>7.8— The housing assessment for Northampton Borough concluded that there is sufficient capacity to deliver 22,267 dwellings over the period 2011 to 2029 (this figure</p>		

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>includes all planning approvals and commitments, a proportion of homes through the Sustainable Urban Extensions, windfalls and the housing capacity identified through the proposed Local Plan Part 2 developments). The Joint Core Strategy only requires the delivery of 18,873 dwellings over this same period. This means that sufficient capacity has been identified to deliver 3,394 dwellings more than is required by 2029. Further information can be found in the Housing Technical Paper (Northampton Borough Council, May 2020).</p> <p>7.9 Taking into account the fact that delivery rates have proven to be low since 2011, particularly in Sustainable Urban Extensions, this surplus of 3,394 dwellings has been deducted from the requirement for 2019 – 2024 and a flat rate delivery rate of 1,030 dwellings per year has been applied to those years. This is a conservative approach which allows some contingency in case the SUEs continue to under deliver, but it is also challenging given that it exceeds previous years' rates of delivery since 2011.</p> <p>7.10 From 2024/25 onwards, the annual requirement will step up to 1,609 dwellings per year. Clearly, the higher delivery level envisaged for the last five years of the Plan period is ambitious, but this matter can be addressed in the West Northamptonshire Strategic Plan, which is timetabled to have reached adoption in 2022. This will enable an early review of the Northampton Local Plan Part 2 to take place. This revised housing delivery trajectory is set out in Table 7 and Graph 2.</p> <p>Table 7: Local Plan Part 2 Housing Delivery Trajectory</p>		

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording				Reason for modification	Implications for the SA findings
		Wording to be deleted is struckthrough New wording is <u>underlined</u>					
		Year	Trajectory (including 5% buffer for 2019– 2024), dwellings	Baseline Target, dwellings	Proposed Housing Trajectory from West Northamptonshi re Joint Core Strategy, 2014, dwellings		
		2011-12	423	423	423		
		2012-13	516	516	516		
		2013-14	834	834	785		
		2014-15	877	877	1,039		
		2015-16	739	739	1,132		
		2016-17	884	884	1,292		
		2017-18	865	865	1,426		
		2018-19	673	673	1,544		
		2019-20	1,030	981	1,588		
		2020-21	1,030	981	1,491		
		2021-22	1,030	981	1,355		
		2022-23	1,030	981	1,278		
		2023-24	1,030	981	1,025		
		2024-25	1,609	1,658	900		
		2025-26	1,609	1,658	875		

Deletions and capacity changes as a result of flooding technical work. Changes to capacity and build rates established through

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2026-27	1,609	1,658	815																	
2027-28	1,609	1,658	695																	
2028-29	1,609	1,658	694																	
Total	18,873	18,873	18,873																	
		<p>Graph 2: Northampton Local Plan housing delivery trajectory</p>  <p>^[1] Northampton Housing Technical Paper (Northampton Borough Council, March 2019)</p> <p>^[2] Housing Delivery Test measurement rulebook (MHCLG, July 2018)</p>																		

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>iii Northampton Housing Technical Paper (Northampton Borough Council, March 2019)</p> <p>iii West Northamptonshire Joint Core Strategy (adopted 2014)</p> <p>Revise policy as set out in Appendix 1</p>		
MM12	Para 7.15, 7.20 and Policy 14	<p>Paragraph 7.15, amend as follows: In accordance with Government guidance, the Council keeps a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in Northampton for those individuals to occupy as their sole or main residence. The register of self-build and custom build projects also provides the Council with evidence when making provision for serviced plots of land. <u>As at 30th October 2021, there were 39 entries on the register of self-build and custom build projects, giving an indication of the level of demand for which the Council needs to ensure provision. On the basis that the market has not made provision for self-build or custom build housing to address this identified demand, the Council requires that 3% of plots on development sites of more than 100 dwellings be provided as serviced plots for self-build and custom build dwellings, as set out in Policy 14.</u></p> <p>Policy 14, amend the wording in the 'Self-build and Custom Build Housing' section: On sites of more than 100 dwellings, 3% of the total number of plots should be provided as serviced plots for self and custom build provision should be made for a proportion of serviced plots to contribute towards meeting the evidenced demand.....</p> <p><u>Plots which have remained vacant for 3 years 12 months after the installation of roads and utilities, sufficient to make them serviced plots, can be developed for other forms of housing provision if marketing evidence following a marketing strategy agreed by the local planning authority demonstrates that there have been no</u></p>		<p>No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although Policy 14: Type and Mix of Housing and its supporting text identify a percentage for the number of plots for self and custom build homes, the purpose of Policy 14 remains the same in that it seeks to meet the need for self and custom build homes, unless there have been no expressions of interest. If there are no expressions of interest for self and custom build homes, other forms of housing provision are supported. Further clarity is provided on making homes accessible to wheelchair users but this does not alter the findings of the SA because the policy already sought to deliver accessible housing, with a significant positive effect already recorded against SA objective 1: housing.</p>

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p><u>expressions of interest for the plots for the purposes of self-build and custom build housing.</u></p> <p>Paragraph 7.20, amend as follows: Accordingly, a significant proportion of new dwellings will need to be <u>built to Building Regulations Part M accessible and adaptable dwellings to Category 2 and 3 standards in Building Regulations. The Northampton Specialist Housing SPD (or its successor document will) provides further detail on the figures contained in Table 9 in terms of provision of Category 2 and 3 dwellings and should be referred to at the outset when considering specialist housing within schemes. Further work needs to be carried out to establish the proportion of category 2 dwellings that would be most appropriate.</u> The Housing Market Evidence also recommends that a minimum of 4% of all market housing <u>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. wheelchair user dwelling standard (Category 3 of the Building regulations) and 8% of all affordable housing.</u></p> <p>Policy 14 , amend the wording within the Specialist and Accessible Housing section of to read:</p> <p><u>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) (Wheelchair user dwellings) standards, or their successor, to enable wheelchair adaptability and accessibility.</u></p> <p><u>Applicants will need to provide evidence when site constraints prohibit the ability to deliver the required amount of specialist housing. Constraints include sites that are vulnerable to flooding, site topography, instances where the provision of a lift to</u></p>	<p>Amend para 7.20 to provide clarity on the evidence underpinning specialist housing requirements and when category M4(3) (2) (b) can be delivered.</p> <p>Amend Policy 14 to provide clarity on M4(3) dwelling requirements and provide detail on when sites may not be suitable for delivery of M4(2) and M4(3) housing.</p>	

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>		
MM13	Paras 7.26 and 7.27 and Policy 16	<p>Delete Policy 16 and supporting text:</p> <p>G. GYPSIES AND TRAVELLERS</p> <p>7.26 The West Northamptonshire Travellers Accommodation Needs Study[1] concluded that Northampton did not need to cater for additional pitches in the Local Plan for households that meet the planning definition of Gypsies and Travellers[2]. There are also no requirements to provide plots for travelling showpeople. However, temporary stopping places can be made available at times of increased demand due to fairs or cultural celebrations attended by Gypsies and Travellers. The Study concluded that a charge may be levied as determined by the Council although they only need to provide basic facilities including cold water supply, portaloos, sewage disposal point and refuse disposal facilities, to include cleansing of the site when vacated.</p> <p>7.27 This Travellers Accommodation Needs Study updates the requirements set out in Policy H6 of the West Northamptonshire Joint Core Strategy, so there is a need to replace this policy in this Plan, as set out in Policy 16. Policy 16 sets out development management criteria for any future provision that is required as result of any future evidence about requirements for Gypsy and Traveller provision.</p> <p>POLICY 16 GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE Provision will be made for the accommodation of Gypsies, Travellers and Travelling Showpeople in the period 2016 to 2029 to meet the needs identified in the most recent Gypsy, Traveller and Travelling Showpeople needs assessment.</p>	Matter to be addressed through review of the West Northamptonshire Joint Core Strategy.	Policy removed: This proposed Main Modification will alter the findings of the SA because the removal of the heading, supporting text and policy will result in the effects recorded for that policy to no longer occur.

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Applications for planning permission must meet the following criteria: a) The site has safe and convenient vehicular access from the public highway, and provides adequate space for parking, turning and servicing on-site.</p> <p>b) The site is reasonably accessible to a range of services set out in national policy, i.e. shops, public transport, primary health care and schools.</p> <p>c) The site will provide an acceptable standard of amenity for the proposed residents. Sites which are exposed to high levels of flood risk and noise and air pollution are not acceptable.</p> <p>d) The site will be capable of providing adequate on-site services for water supply, power, drainage, sewage disposal, waste disposal, composting and recycling facilities.</p> <p>e) The scale and location of the site will not have an unacceptable impact on the landscape, local infrastructure and existing communities. f) In the case of sites for travelling showpeople there will be sufficient space for the storage and maintenance of equipment and the parking and manoeuvring of all vehicles associated with the occupiers. Additional screening may be required having regard to the nature of the equipment that is being stored.</p> <p>Replaces Policy H6 of the Joint Core Strategy</p> <p>[1] West Northamptonshire Travellers Accommodation Needs Study (Opinion Research Services, January 2017)</p> <p>[2] Planning Policy for Travellers Sites (Department for Communities and Local Government, August 2015)</p>		
		Chapter 8: Economy		
MM14	Paragraph 8.14 and Policy 17	<p>Add to end of 8.14:</p> <p><u>Before the loss of any safeguarded employment site into another use, applicants will be expected to demonstrate that the site has been marketed for a relevant employment use for at least 12 months with no suitable interest being generated.</u></p>	To remove ambiguity from the policy	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although further detail has been added to the supporting text

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p><u>The marketing should be undertaken in accordance with a strategy which ensures that the property is actively marketed to all those likely to be interested in it. Evidence could be provided in terms of advertisements placed in professional journals as well as online. There could also be advertisements placed on the sites/ properties themselves to ascertain local interests in employment uses.</u></p> <p>Policy 17, 2nd bullet point, amend 2nd sentence: Evidence to be supplied includes details of <u>active</u> marketing undertaken over a <u>continuous</u> period of 6– 12 months which shows that the site has been actively and extensively marketed for employment use and that no suitable interest has been expressed.</p>		<p>regarding marketing of the employment use of a site, and some additional wording added to Policy 17: Safeguarding Existing Employment Sites, its purpose remains the same in that it seeks to support economic growth and productivity.</p>
MM15	Replace Paragraph 8.17, new paragraph and new Policy 17A	<p>Replace all of paragraph 8.17 with two new paragraphs:</p> <p><u>8.17 The Joint Authorities Monitoring Report for 2019/20 concluded that a net gain of 19,500 net jobs were created between 2008 and 2019 (see Table 10) compared to 21,500 in the previous year. This is the first fall in the number of jobs since 2012. There are further job losses expected as a result of the Covid pandemic but the overall net gain up to 2019 indicates that West Northamptonshire is still on track to deliver the target set by the Joint Core Strategy. The allocated commercial and employment sites in this local plan are expected to deliver around 2,950 jobs, and the Pannatoni Northampton site at Junction 16 is expected to deliver a further 2,800 new jobs. Around 7,300 jobs are expected to be created at Northampton Gateway, where the development of a railfreight terminal is underway. Although it is located next to the Northampton area boundary, it will function as part of Northampton and will boost the number of jobs that Northampton will contribute to the overall requirement.</u></p> <p><u>These, together with significant job opportunities that will be generated in the Daventry area (including the Daventry International Railfreight Terminal 3 which is expected to</u></p>	New policy added and sites previously allocated for employment uses in Policy 38 moved to the Employment section to clarify what uses the sites are allocated for.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although new Policy 17A: Employment Allocations lists the employment allocations and its supporting text sets out the number of jobs that will be delivered, the employment allocations have already been individually assessed on a 'policy off' basis with the results presented in Chapter 6 of the Main SA Report. This is consistent with the previous iteration of the SA whereby the

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings																									
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p><u>create around 7,500 jobs and allocations in the Part 2 plan), South Northamptonshire area (including employment allocations in the Part 2 plan) and Sustainable Urban Extensions, all demonstrate that the West Northamptonshire area is on track to deliver the overall target of 28,500 jobs by 2029.</u></p> <p>New paragraph following 8.17. <u>To support the local economy and to help new job creation opportunities, sites are allocated in this plan for employment led uses. These sites are identified on the policies map.</u></p> <p><u>New Policy 17A:</u></p> <p><u>POLICY 17A</u> <u>EMPLOYMENT ALLOCATIONS</u></p> <p><u>The following sites are allocated for employment use. Other policies of particular relevance in this plan (non-exhaustive) are indicated</u></p> <table border="1" data-bbox="555 986 1476 1353"> <thead> <tr> <th>Reference</th> <th>Address</th> <th>Area (Ha)</th> <th>No. of Jobs (indicative)</th> <th>Relevant Policies (Non-exhaustive)</th> </tr> </thead> <tbody> <tr> <td>LAA0167</td> <td>Tanner Street</td> <td>0.38</td> <td>500*</td> <td>Policy 44 Policy 7 Policy 31</td> </tr> <tr> <td>LAA0594</td> <td>Sixfields East</td> <td>10.18</td> <td>871</td> <td>Policy 29a and 29b</td> </tr> <tr> <td>LAA0598</td> <td>Car Park, Victoria Street</td> <td>0.63</td> <td>286</td> <td>Policy 31</td> </tr> <tr> <td>LAA0615</td> <td>Crow Lane</td> <td>2.92</td> <td>94</td> <td>Policy 7</td> </tr> </tbody> </table>	Reference	Address	Area (Ha)	No. of Jobs (indicative)	Relevant Policies (Non-exhaustive)	LAA0167	Tanner Street	0.38	500*	Policy 44 Policy 7 Policy 31	LAA0594	Sixfields East	10.18	871	Policy 29a and 29b	LAA0598	Car Park, Victoria Street	0.63	286	Policy 31	LAA0615	Crow Lane	2.92	94	Policy 7	<p>LAA0615 Crow Lane has been added to the list of sites previously included in Policy 38. It was omitted in error from Policy 38 but was shown on the Policies Map.</p> <p>LAA0328 Cattle Market Road was included in error and should be identified on the policies map as safeguarded – this is identified in the list of Policies Map modifications.</p>	<p>equivalent policy for residential allocations was not separately assessed because it did not place any additional requirements on the allocated sites listed in the policy.</p>
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		<table border="1"> <tr> <td>LAA0818</td> <td>St Peters Way</td> <td></td> <td>*</td> <td>Policy 7 Policy 31 Policy 44</td> </tr> <tr> <td>LAA0870</td> <td>Sixfields, Upton Way</td> <td>2.17</td> <td>170</td> <td>Policy 7</td> </tr> <tr> <td>LAA0931</td> <td>Sites in Green Street</td> <td>0.5</td> <td>*</td> <td>Policy 44 Policy 31</td> </tr> <tr> <td>LAA1005</td> <td>North of Martins Yard</td> <td>1.4</td> <td>194</td> <td>Policy 40 Policy 29a and 29b</td> </tr> <tr> <td>LAA1101</td> <td>Land at Waterside Way</td> <td>0.98</td> <td>445</td> <td>Policy 29a and 29b Policy 30</td> </tr> <tr> <td>LAA1112</td> <td>Milton Ham</td> <td>9.88</td> <td>494</td> <td>Policy 7 Policy 29a and 29b</td> </tr> </table> <p><u>Delivering WNJCS:</u> <u>Policy S7 (Provision of Jobs)</u> <u>Policy S8 (Distribution of Jobs)</u> <u>Policy E2 (New Office Floorspace)</u> <u>Policy E3 (Technology Realm, SEMLEP Northampton Waterside Enterprise Zone)</u></p> <p>*these job numbers apply to LAA0818, LAA0167 and LAA0931</p>	LAA0818	St Peters Way		*	Policy 7 Policy 31 Policy 44	LAA0870	Sixfields, Upton Way	2.17	170	Policy 7	LAA0931	Sites in Green Street	0.5	*	Policy 44 Policy 31	LAA1005	North of Martins Yard	1.4	194	Policy 40 Policy 29a and 29b	LAA1101	Land at Waterside Way	0.98	445	Policy 29a and 29b Policy 30	LAA1112	Milton Ham	9.88	494	Policy 7 Policy 29a and 29b		
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MM16	Policy 18	<p>Policy 18, amend 1st criterion:</p> <p>i. The site has been comprehensively assessed as being suitable for employment, 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 <u>adjoining land uses and occupiers, including residential amenity.</u> <u>The Council supports windfall employment development proposals provided the site has been comprehensively assessed as being suitable for</u></p>	To provide clarity on how employment applications outside designated sites will be assessed.	More sustainable (effects score changed): This proposed Main Modification will alter the findings of the SA because the Policy 18: Supporting New Employment Developments and Schemes Outside Safeguarded Sites now requires																														

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		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p><u>employment purposes. These assessments should include a statement detailing the nature of the proposal, the number of jobs expected to be created, the potential impacts on the uses and occupiers of the surrounding area, and environmental (such as noise and pollution) and traffic considerations. The potential impacts on the surrounding areas should also cover matters such as impacts on the natural environment and heritage and non-heritage assets.</u></p>		<p>assessments to be undertaken that give consideration to natural and cultural heritage. Therefore, minor positive effects are expected in relation to SA objectives 9: biodiversity and geodiversity and 11: historic environment. Consideration is also to be given to noise and air pollution, in addition to traffic, and therefore supports the minor positive effects already recorded against SA objectives 2: sustainable travel, 8: climate change mitigation and 12: air quality.</p>
		Chapter 9: Hierarchy of Centres, Retail and Community Services		
MM17	New paragraph after Table 11 Policy 19	<p>Insert new paragraph below Table 11 to read: <u>The retail provision figures set out in Policy 19 for convenience floorspace and comparison floorspace reflect the maximum figures to 2029 set out in Table 11 above.</u></p> <p>Policy 19, amend 1st paragraph to read: A. The Council will support the provision of between 7,000 sq.m and about 8,900 sq.m net of convenience retail floorspace and between 5,300 sq.m and about 7,300 sq.m net of comparison floorspace to meet forecast retail expenditure to 2029 in the defined retail hierarchy as set out in the table below.</p> <p>3rd bullet point: delete (i) and revise so it reads as follows: Within the defined Primary Shopping Areas, development proposals should <u>provide an active frontage and be open for business during the day.</u></p>	To provide clarity about the retail floorspace provision figures in Policy 19 and how they have been derived.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although the lower retail provision figures have been removed from Policy 19: New Retail Developments and Retail Impact Assessment, reference is still made to the maximum retail provision figures of 8,900sqm convenience retail floorspace and 7,300sqm comparison floorspace – both of

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Last bullet point: Remove reference to “upper floor”town centre uses or upper floor residential use.....</p> <p>Last bullet point, remove reference to “to 18 ” so the policy reads: ‘.....vacancy and marketing for 12 to 18 months’</p>	<p>To reflect the new use class order which came into force on the 1st September 2020.</p> <p>To clarify that this part of the policy should allow residential uses at all levels and not just on the upper floors</p> <p>To remove ambiguity in the policy.</p>	<p>which were subject to SA. Although (i) has been removed, the purpose of the third bullet point remains the same – to contribute to the vitality and viability of the town centre. Further to this, although the policy could encourage residential uses on the ground floor, this is only when there has been a proven continuous period of vacancy and in line with the third bullet point, an active frontage must still be achieved. The continuous period of vacancy must still be evidenced, albeit 12 months.</p>
MM18	Paras 9.12 to 9.15 and Policy 20	<p>Delete text and policy relating to hot food takeaways:</p> <p>e. Hot food takeaways</p> <p>9.12 Nationally, it is estimated that obesity is responsible for more than 30,000 deaths each year. Public Health England anticipates that in the future, obesity could overtake tobacco smoking as the biggest cause of preventable death. Obese people are:</p> <ul style="list-style-type: none"> ● At risk of certain cancers including colon cancer ● More than 2.5 times more likely to develop high blood pressure (risk factor for heart disease) 	Evidence not sufficient to justify policy.	Policy removed: This proposed Main Modification will alter the findings of the SA because the removal of the heading, supporting text and policy will result in the effects recorded for that policy no longer occurring.

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>● 5 times more likely to develop type 2 diabetes</p> <p>9.13 A Public Health Northamptonshire report referred to the following as being linked to the rise in obesity:</p> <p>We are living in an obesogenic environment where less than healthier choices are the default, which encourages excess weight gain and obesity</p> <p>While achieving and maintaining caloric balance is a consequence of individual decisions about diet and activity, our environment, and particularly the availability of caloric rich food, now makes it harder for individuals to maintain healthier lifestyles</p> <p>The increasing consumption of out-of-home meals, that are often cheap and readily available at all times of the day, has been identified as an important factor contributing to rising levels of obesity.</p> <p>9.14 the report states that in Northampton, 68.1% of the adult population over 16 are overweight or obese (compared to 62% in England), with children showing levels of 22.7% (4-5 years old) rising to 36.4% (10-11 years old). Analysis of national data shows that there is a statistical correlation between the density of fast food outlets and the prevalence of obesity. Northampton has the 3rd highest density in the country, at 86.9% per 100,000 population. It is therefore important for the Local Plan to address these challenges associated with health and wellbeing, and its relationship with poor diet and accessibility to facilities that contribute to this.</p> <p>9.15 According to Public Health England, takeaway foods tend to contain high levels of fat, saturated fat, sugar and salt, and lower levels of micronutrients. Some takeaway food can represent a low cost option to the consumer, which may enhance its appeal, including to children. Evidence shows that regular consumption of takeaway food over time has been linked to weight gain. Government guidelines support actions (like exclusion zones) to limit the proliferation of certain unhealthy uses within specified areas such as proximity to schools. Exclusion zone buffer sizes are usually set at 400m which is considered to be a reasonable 5 minute walk.</p>		

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Policy 20 HOT FOOD TAKEAWAYS The health and wellbeing of Northampton communities will be maintained and improved by managing the locations of, and access to, unhealthy eating facilities.</p> <p>Proposals for new hot food takeaways (Class A5) which are situated within close proximity to a primary or a secondary school will only be permitted if the takeaway facility is located at least 400m from any entrance to the school</p>		
MM19	Policy 21	<p>Delete: In suitable locations, proposals that seek to deliver residential accommodation on upper floors in the town centre, district centres and local centres will be supported, subject to all other material considerations.</p> <p>and replace with the following: <u>Residential development within the town centre will be specifically supported where this is above ground floor and has access which does not require people to pass through a business use.</u></p>	To clarify the policy.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although the sentence has been reworded, its meaning remains the same.
MM20	Policy 23	<p>Revise 1st paragraph as follows:</p> <p>A. Sports facilities and playing pitches, as defined in the justification text, should be safeguarded from development unless:</p> <p>a) <u>i.</u> An assessment has been undertaken which has clearly shown <u>the open space, buildings or land to be that the facility is surplus to requirements; or</u></p> <p>b) <u>ii.</u> The loss resulting from the proposed development would be replaced by an equivalent or better provision in terms of quantity and quality in a suitable location; or</p>	To comply with the NPPF.	More sustainable (effects score changed): This proposed Main Modification will alter the findings of the SA because major developments are no longer required to contribute towards providing sports facilities and playing pitches. Therefore, the significant positive effect recorded against SA objective 4: health and well-being should be downgraded to a minor positive effect. The

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>e) iii. The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use</p> <p><u>C. Proposals for Major developments are expected to have regard to contribute towards providing facilities in line with the recommendations provided in....</u></p>		remaining changes to the policy wording will not alter the findings of the SA because they ensure consistency with the NPPF.
MM21	Policy 24	<p>Replace 1st and 2nd paragraphs:</p> <p><u>A. Proposals for new community facilities, alterations or extensions to existing facilities and change of use to such facilities, will be viewed favourably where they:</u></p> <p><u>i. are located where the property/ site is accessible by public transport and other sustainable transport modes including walking and cycling</u></p> <p><u>ii. contribute positively to the well-being and social cohesion of local communities, and</u></p> <p><u>iii. do not result in any significant adverse impact on the residential amenity of the area including impacts associated with noise and traffic</u></p> <p>Development of new, or alterations to existing, community facilities will be viewed favourably where they are in a sustainable location and contribute positively to the well-being and social cohesion of local communities.</p> <p>Proposals for new or extended community, and for change of use to such facilities, including places of worship, will be considered against the following:</p> <ul style="list-style-type: none"> • The property/ site should be accessible by public transport and other sustainable transport modes including walking and cycling • Any proposal should no result in any significant, adverse impact on the residential amenity of the area including impacts associated with noise and traffic 	To remove duplication that appears in the 1 st and 2 nd paragraphs.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although the first two paragraphs have been reworded, their meaning remains the same.
MM22	Policy 25	<p>1st bullet point:</p> <p>Remove the word "sustainable" and the comma so the policy reads:locate premises within sustainable locations, with good.....</p>	To remove ambiguity within the policy.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because the removal of the word

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		Wording to be deleted is struckthrough New wording is <u>underlined</u>		'sustainable' does not alter the overall meaning of the policy.
MM23	Policy 26	Amend 1 st sentence:on the Policies Map will be <u>are</u> allocated..... Last sentence amended to read: ...extended cemeteries should be sensitive to ensure there is no harm to <u>result in a net gain in</u> biodiversity.	To correct a typographical error. To ensure consistency with the National Planning Policy Framework.	Less sustainable (effects score changed) : This proposed Main Modification will alter the findings of the SA because there is now a requirement to provide a net gain in biodiversity. Therefore, the minor negative but uncertain effect recorded against SA objective 9: biodiversity and geodiversity should be mixed with a minor positive effect.
		Chapter 10: Built and Natural Environment		
MM24	Policy 27	Amend 2 nd paragraph as follows: All major <u>major</u> housing and commercial <u>and commercial</u> developments of 15 dwellings or more will be expected to deliver and/or contribute to.....' Add 'and blue' to 1 st and 2 nd paras as follows: 1 st paragraph: New developments must ensure that existing green <u>and blue</u> infrastructure assets will be protected..... 2 nd paragraph:will be expected to deliver and/or contribute to the green <u>and blue</u> infrastructure projects. Applications must be accompanied by a site-specific green <u>and blue</u> infrastructure strategy and /or plan to illustrate how green <u>and blue</u> infrastructure is integrated within the development proposal and how it seeks to improve connectivity to the Local Level Green Infrastructure network beyond the site boundary.	To ensure consistency with the NPPF's (Annex 2) definition of Major. To ensure the policy is effective with regards to blue as well as green infrastructure.	More sustainable (no change to effects score) : This proposed Main Modification will not alter the findings of the SA because although commercial development is also now expected to deliver green infrastructure, a significant positive effect is already recorded against SA objective 9: biodiversity and geodiversity. However, the revised policy wording which now refers to commercial development, would contribute more greatly towards this significant positive effect. Further to this, although reference is now made to blue infrastructure,

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings								
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>		<p>the SA already records a significant positive effect against SA objective 13: water management and states that enhancing the green infrastructure network is likely to improve water quality.</p>								
MM25	Policy 28	<p>Include new paragraph under 10.11</p> <p><u>Suitable Alternative Natural Greenspaces (SANGS) are existing areas of open land which are improved to attract residents of new developments away from designated sites such as Special Protection Areas and Special Areas of Conservation. SANGS need to be suitably designed for recreation, accessible and usually provide circular footpaths. As set out in Policy 28, the provision of a SANG may meet or contribute to the provision of other types of open space.</u></p> <p>Amend table within Policy 28:</p> <table border="1" data-bbox="555 954 1485 1217"> <thead> <tr> <th data-bbox="555 954 763 1038">Open space type</th> <th colspan="3" data-bbox="763 954 1485 1038">Planning standards for new development</th> </tr> </thead> <tbody> <tr> <td data-bbox="555 1038 763 1217"></td> <td data-bbox="763 1038 965 1217">Quantity per 1,000 population</td> <td data-bbox="965 1038 1218 1217">Maximum distance of provision from all parts of proposed development <u>Accessibility</u></td> <td data-bbox="1218 1038 1485 1217">Reference quality standard to be applied <u>Quality</u></td> </tr> </tbody> </table>	Open space type	Planning standards for new development				Quantity per 1,000 population	Maximum distance of provision from all parts of proposed development <u>Accessibility</u>	Reference quality standard to be applied <u>Quality</u>	<p>To provide a definition of SANGs and detail how they can meet other open space requirements.</p> <p>Addition of the word 'walk' to reflect the recommended walking thresholds set out in the OSSR.</p> <p>Addition of footnotes to direct the applicant to quality standards that should be used.</p> <p>Include to paragraph D to clarify how open space requirements</p>	<p>No change to SA findings: This proposed Main Modification will not alter the findings of the SA because the additional paragraphs provide clarification on SANG meeting or contributing to open space requirements. The addition of the word 'walk' provides further clarification on column three in the table, whilst the additional footnotes provide clarification on use of the quality standards.</p>
Open space type	Planning standards for new development											
	Quantity per 1,000 population	Maximum distance of provision from all parts of proposed development <u>Accessibility</u>	Reference quality standard to be applied <u>Quality</u>									

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording				Reason for modification	Implications for the SA findings
		Wording to be deleted is struckthrough					
		New wording is <u>underlined</u>					
		Parks and gardens	1.43ha per 1,000	710m <u>walk</u>	Green Flag ³⁶ standard in association with the Local Quality Vision <u>Statement</u>	<p>are dealt with in relation to the SANG.</p> <p>Notes Para 10.8 - change to fig 16 (not 12)</p>	
		Amenity green space	1.45ha per 1,000	480m <u>walk</u>	NBC Assessment Framework in association with the Local Quality Vision Statement <u>Green Flag Standard</u>		
		Natural and Semi Natural Green Space	1.57ha per 1,000	720m walk	NBC Assessment Framework <u>Green Flag Standard</u>		
		Children's Play and provision for young people	0.25ha per 1,000 of Designated Equipped Playing Space including teenage provision	400m <u>walk</u> for teenage LEAP 1,000m <u>walk</u> for NEAP 1,000m <u>walk</u> for teenage facilities	New LEAPs and NEAPs should meet the Fields in Trust ³⁷ 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 <u>walk</u>	Allotments should be secure with gates and		

³⁶ <https://www.greenflagaward.org/media/1019/green-flag-award-guidelines.pdf>

³⁷ <https://www.fieldsintrust.org/knowledge-base/guidance-for-outdoor-sport-and-play>

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording				Reason for modification	Implications for the SA findings												
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <table border="1" data-bbox="555 453 1487 895"> <tr> <td data-bbox="555 453 763 663"></td> <td data-bbox="763 453 972 663"></td> <td data-bbox="972 453 1218 663"></td> <td data-bbox="1218 453 1487 663">fencing providing suitable and accessible areas for growing, and where applicable, an adequate water supply and car parking.</td> </tr> <tr> <td data-bbox="555 663 763 778">Civic Spaces</td> <td data-bbox="763 663 972 778">Specific to the locality. No set standard required.</td> <td data-bbox="972 663 1218 778"></td> <td data-bbox="1218 663 1487 778"><u>Green Flag Standard</u></td> </tr> <tr> <td data-bbox="555 778 763 895">Cemeteries and closed churchyards</td> <td data-bbox="763 778 972 895">Specific to the locality. No set standard required.</td> <td data-bbox="972 778 1218 895"></td> <td data-bbox="1218 778 1487 895"><u>Green Flag Standard</u></td> </tr> </table> <p>Include new paragraph D.</p> <p><u>D. Where Suitable Alternative Natural Greenspace (SANG) is required it is accepted that this may meet or contribute to the requirements of open space set out in the table above.</u></p>							fencing providing suitable and accessible areas for growing, and where applicable, an adequate water supply and car parking.	Civic Spaces	Specific to the locality. No set standard required.		<u>Green Flag Standard</u>	Cemeteries and closed churchyards	Specific to the locality. No set standard required.		<u>Green Flag Standard</u>		
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MM26	New para after 10.15 and Policy 29	<p>Include the following wording after para 10:15: <u>Biodiversity maps for Northampton can be found on the West Northamptonshire Council website, as well as through the Northamptonshire Biodiversity Records Centre.</u></p> <p>Replace existing policy, with two policies:</p> <p><u>POLICY 29A – Supporting and Enhancing Biodiversity</u></p> <p><u>A. The Council will require all development proposals to provide a net gain in biodiversity through the creation or enhancement of habitats by:</u></p> <p><u>i. Incorporating and enhancing existing biodiversity features on</u></p>				To take into account advice provided by Natural England to split the policy into two – covering biodiversity and nature conservation.	New policy: This proposed Main Modification will alter the findings of the SA because the original Policy 29: Supporting and Enhancing Biodiversity has been split into two separate policies. Separate appraisal matrices have been produced for these two policies, which can be found in Appendix B . The effects												

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p><u>and/or off site;</u> <u>ii. Consolidating, developing and enhancing functionality of ecological networks including those beyond the Local Plan's boundary; and</u> <u>iii. Managing, monitoring and maintaining biodiversity within a development.</u> <u>B. Proposals should enhance natural capital and be designed around the existing components of the ecological network including sites of national or international importance, sites of local importance and other biodiversity assets.</u></p> <p><u>C. All applicants are expected to assess the impacts of their proposals on biodiversity, including indirect impacts such as recreational activities. Applicants should have regard to the Northamptonshire Biodiversity Action Plan and the latest guidance on biodiversity net gain when developing proposals. The Council requires applicants to use a recognised biodiversity calculator such as the DEFRA metric.</u></p> <p><u>D. Development that does not achieve biodiversity net gain, and fragments habitats and links will be refused.</u></p> <p><u>Policy 29B – Nature Conservation</u></p> <p><u>A. The Council requires development to protect, maintain and enhance biodiversity and geodiversity. All proposals likely to affect biodiversity will be expected to assess their impact through an ecological assessment. If harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort, compensated for, planning permission will be refused.</u></p> <p><u>B. Proposals should have regard to principles set out in the Northamptonshire Biodiversity SPD or successor document and where necessary undertake up to date, comprehensive ecological surveys in accordance with industry guidelines and standards to inform development.</u></p>		<p>for Policy 29A: Supporting and Enhancing Biodiversity remain the same as those previously recorded for original Policy 29, whilst Policy 29B: Nature Conservation is likely to result in a significant positive effect against SA objective 9: biodiversity and geodiversity and minor positive effects against SA objectives 4: health and well-being and 10: landscapes and townscapes. The additional wording after paragraph 10.15 provides clarity on where to find biodiversity maps for Northampton.</p>

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p><u>C. The Council will seek the protection or enhancement of the ecological network in proportion to the site's designation status, the contribution it makes to the ecological network and take account of considerations set out below:</u></p> <ol style="list-style-type: none"> I. <u>Sites of national or international importance - Special Protection Areas, Ramsar sites and Sites of Special Scientific Interest are of international and/or national importance and development affecting them will be expected to avoid causing adverse effects.</u> II. <u>Sites of local importance - Development affecting Northampton's Local Nature Reserves, Local Wildlife Sites, Local Geological Sites and Potential Wildlife Sites will be expected to avoid causing adverse effects on these assets unless it can be demonstrated that the benefits of development clearly outweigh the harm.</u> III. <u>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 the Borough's Northampton's wider biodiversity network.</u> 		
MM27	Paras 10.17, 10.18 and 10.20 and Policy 30	<p>Paragraph 10.17, amend to the following:</p> <p>The Upper Nene Valley Gravel Pits Special Protection Area (SPA) Supplementary Planning Document (SPD) was adopted by <u>West Northamptonshire Council in November 2021</u> the Council in 2015 and supplements the policies contained in the West Northamptonshire Joint Core Strategy (WNJCS). It highlights the requirement to consult Natural England on proposals that could affect the SPA and details consultation zones for different types of development. It should be referred to when preparing development proposals. A mitigation strategy <u>has also been adopted (March 2022)</u> will be prepared for the Upper Nene Valley Gravel Pits SPA <u>which is appended to the above SPD, with a view to its subsequent adoption as an addendum to the SPD.</u> It will advise applicants to ensure that development (standalone and cumulative) does not impact negatively on this biodiversity asset. This document will be produced within 12 months of the adoption of the Northampton Local Plan Part 2. However, the</p>	To reflect that the council has now adopted a mitigation strategy for Unit 1 of the Upper Nene Valley Gravel Pits SPA.	More sustainable (effects score changed): This proposed Main Modification will alter the findings of the SA because Policy 30: Upper Nene Valley Gravel Pits Special Protection Area and its supporting text have been refined to clearly set out the mitigation requirements for development in close proximity to the Upper Nene Valley Gravel Pits Special Protection Area. A new appraisal matrix has been produced for the revised policy, which can be found in Appendix B . The effects

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>broad principles and a draft of the mitigation strategy agreed with Natural England will be prepared prior to the adoption of the local plan.</p> <p>Paragraph 10.18, amend to the following: Since the adoption of the WNJCS, Natural England has continued to monitor visitor pressure on the SPA. Evidence shows that new housing within 3km of the SPA has increased recreational pressure, contributing to disturbance <u>of</u> and decline in bird species which form the SPA qualifying features. As such, there is a need to ensure that increased recreational pressure on the SPA resulting from housing growth within this local plan is addressed. With Due the amount of potential development being progressed within the vicinity, Northampton Borough Council will prepare an appropriate mitigation strategy to prevent additional pressure and disturbance to the birds. The strategy will draw on evidence of existing recreational impact and forecast additional impact from proposed residential growth, it will then identify suitable mitigation measures such as access management and monitoring to minimise impact on the SPA. Without mitigation, any increase in the number of residential units near the SPA has potential to increase the significance of the effect by increasing the number of visits to the designated site. <u>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 provide this mitigation and protect the SPA.</u></p> <p>Paragraph 10.19, remove final bullet point: <u>Monitoring of the impacts of new development on the SPA to inform the necessary mitigation requirements and future refinement of any mitigation measures</u></p>		<p>for the revised policy remain the same as the original, with the exception of a minor positive effect that is now expected against SA objective 13: water management. This is because there is now a requirement in the policy for major developments to demonstrate that there is sufficient capacity at the receiving Water Recycling Centre to ensure water quality is protected.</p>

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Paragraph 10.20 - New sentence after the 1st sentence: <u>In addition, there could be impacts on areas of functionally linked land which support the bird species (golden plover and lapwing) for which the Upper Nene Valley Gravel Pits SPA has been designated.</u></p> <p>Policy 30, amend as follows: Proposals must ensure that there is no adverse impact either alone or cumulatively on the Upper Nene Valley Gravel Pits SPA and Ramsar site.</p> <p><u>Developments that are likely to have significant effects alone or in combination on the Upper Nene Valley Gravel Pits Special Protection Area must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoid or mitigate where impacts are identified.</u></p> <p><u>Where development is likely to have significant effects on the UNVGP SPA, 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 UNVGP SPA Supplementary Planning Document.</u></p> <p>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. need to demonstrate that the impact of any increased recreational activity or pet predation (indirect or direct) on the SPA and Ramsar site will not have a detrimental impact.</p> <p><u>The Local Planning Authority has adopted a mitigation strategy for Unit 1 of the Upper Nene Valley Gravel Pits SPA which must be referred to when preparing an application that is located within 3km of Unit 1 of the SPA. Residential development will be required to pay a Strategic Access Management and Monitoring (SAMM) contribution and / or provide bespoke mitigation such as a Suitable Alternative Natural Greenspace</u></p>		

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>(SANG) in order to mitigate recreational impact. will prepare a Mitigation Strategy document concerning the UNVGP SPA which is to be adopted as an Addendum to the UNVGP SPA Supplementary Planning Document by the time this Local Plan is adopted. In some cases developments will be expected to provide bespoke mitigation such as Suitable Alternative Natural Greenspaces (SANGs).</p> <p>Proposals for major developments within close proximity of the SPA will need to demonstrate through the development management process that there will be no adverse effects on the integrity of the Special Protection Area and the species for which the land is designated. Significant</p> <p><u>Other adverse effects could include the loss or fragmentation of functionally linked land supporting habitat, non-physical disturbance (noise, vibration or light), and impacts due to water runoff. Sites that could potentially be functionally linked land associated with the SPA will need to undertake overwintering bird surveys early in the planning process ahead of submitting an application. , water abstraction or discharges from the foul drainage system either as a direct result of the development alone or in combination. Applicants should refer to Table 2 of the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document for guidance on when to consult with Natural England.</u></p> <p><u>Major developments will also be required to demonstrate that there is sufficient capacity at the receiving Water Recycling Centre to ensure water quality is protected consistent with the requirements of the Habitats Directive.</u></p> <p>In order to protect sightlines for birds included within the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar site, new development within a 250m zone of the Special Protection Area and Ramsar site shown on the policies map must undertake an assessment to demonstrate that it will not have a significant adverse effect on birds within the area or, if directly adjacent to existing buildings, should reflect surrounding building heights.</p>		

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
MM28	Paragraph 10.26 and Policy 31	<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Paragraph 10.26, add to the end: <u>All proposals should be developed consistent with guidance from Historic England and heritage best practice.</u></p> <p>Policy 31, amend last bullet point:</p> <ul style="list-style-type: none"> • v) Being consistent with <u>Having regard to</u> guidance from Historic England and heritage best practice 	To reflect the recommendation provided by the Planning Inspectors.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA as the additional sentence provides clarification on best practice guidance, whilst the minor change to the wording in the last bullet point of Policy 31: Protection and Enhancements of Designated and Non-Designated Heritage Assets does not change the overall meaning of the sentence.
		Chapter 11: Movement		
MM29	Policy 32	<p>Remove the 1st paragraph and replace with the following text: In order to deliver a high quality, accessible sustainable transport network, the Council will require developers to fund and financially contribute towards a range of transport schemes through the relevant legal agreements and planning conditions, in order to meet the growth requirements of this local plan, to mitigate the impacts of developments and to ensure they create a high quality, sustainable, accessible development that is well connected to the rest of the Borough.</p> <p><u>A. In order to deliver a high quality, accessible and sustainable transport network proposals will be required to deliver or contribute to the infrastructure projects contained within Appendix D of this Plan which are necessary to make them acceptable as per the tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (or subsequent policy/regulations).</u></p> <p>All major applications will also be required to include a Travel Plan, Applicants will be required to demonstrate that they can mitigate the proposal's transport impact either on-site or off-site.</p>	To ensure Policy 32 is effective, clear and unambiguous for decision makers.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although additional reference to delivering a sustainable transport network has been added, in addition to a reference to Travel Plans, significant positive effects are already recorded in relation to SA objectives 2: sustainable travel, 8: climate change mitigation and 12: air quality.

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording Wording to be deleted is struckthrough New wording is <u>underlined</u>	Reason for modification	Implications for the SA findings
		<p><u>B.</u> Developments should be designed to incorporate, demonstrate and achieve the following sustainable travel principles:</p> <ul style="list-style-type: none"> • <u>i.</u> To promote, improve and encourage active lifestyles and health and wellbeing • <u>ii.</u> To promote modal shift away from and reduce car usage • <u>iii.</u> To improve accessibility by, and usability, of sustainable transport modes including public transport • <u>iv.</u> To maximise opportunities for integrated secure and safe walking and cycling routes which connect to the existing network (<u>including public rights of way</u>), as well as open spaces and green infrastructure • <u>v.</u> To secure a high quality design of the street scene which creates a safe, secure and pleasant environment • <u>vi.</u> To upgrade and improve the existing street scene • <u>vii.</u> To design developments including the provision of streets, streetscapes and open spaces which enable and encourage children to walk, cycle and play within their local environments • <u>viii.</u> To promote sustainable travel to day-to-day destinations including the town centre, the railway station, the bus station, places of work, schools and colleges, health facilities and local leisure and recreation facilities • To provide electric vehicle re-charging points in line with Policy 34 and Policy 35 <p>Major new developments of 10 dwellings or more, or 0.5ha or more, must include a long term management strategy (travel plan) for integrating proposals to promote and encourage sustainable travel and reduce greenhouse gas emissions, including travel planning for new users</p> <p><u>C. Applications for major new developments will need to be accompanied by a Travel Plan. The Travel Plan needs to specify a long-term management strategy for integrating proposals to promote and encourage sustainable travel and reduce greenhouse gas emissions. This will include travel planning for new users. Applicants</u></p>		

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p><u>will need to demonstrate that they can mitigate the proposal's transport impact either on site or off site.</u></p> <p>D. All development must provide electric vehicle charging points in accordance with the standards set out in Appendix I.</p> <p><u>E. Development in the town centre will be expected to contribute towards the creation of new public routes and the facilitation of access, circulation and ease of use.</u></p>	<p>To provide clarity on the requirement for electric vehicle charging points in new developments.</p>	
MM30	Policy 33	<p>Amend 1st bullet point:</p> <p><u>i. There would be no unacceptable impacts on highway safety and that the residual cumulative impacts on the road network are not severe.</u> adverse impacts on the local and/or strategic transport network which cannot be mitigated against. Major planning applications and development <u>All development proposals.....by a Transport Assessment or Transport Statement; and</u></p>	<p>To ensure consistency with the NPPF.</p>	<p>No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although the bullet point has been reworded, its meaning remains the same.</p>
MM31	Paragraphs 11.15 to 11.17 and Policy 34	<p>Amend paragraph 11.15 as follows:</p> <p>There is a range of planned and potential future transport projects that will take place during and beyond the Local Plan period including the Brackmills & 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. <u>Accordingly, the route of the former Northampton to Market Harborough railway has been safeguarded as a potential transport corridor.</u></p>	<p>Route is no longer safeguarded.</p>	<p>Less sustainable (no change to effects score): This proposed Main Modification will not alter the findings of the SA because although the policy states that the former Northampton to Market Harborough and Northampton to Brackmills routes may be investigated for future transport use in a local plan review instead of being safeguarded, the policy still promotes sustainable transport. The proposed Main Modification adds further detail to the supporting text</p>

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording Wording to be deleted is struckthrough New wording is <u>underlined</u>	Reason for modification	Implications for the SA findings
		<p>Amend paragraph 11.16 as follows: The former Northampton to Market Harborough railway line now plays a significant role in the biodiversity network of Northampton and beyond, with a series of identified Local Wildlife Sites (LWS) located within / alongside it due to the species rich neutral grasslands (a Priority Habitat under the Natural Environment and Rural Communities Act, 2006) found within them, as well as itself, being a wildlife corridor. Any reopening of the former Northampton to Market Harborough railway line will be led by Network Rail and will need to be subject to relevant studies that consider alternative options and provide justification for the most sustainable option, bearing in mind its high biodiversity status. <u>If further evidence emerges that the future use of this link for transport is viable, the use of this route will need to be investigated in a future local plan review.</u></p> <p>Amend paragraph 11.17 as follows: A safeguarded corridor between Brackmills and Castle Northampton-Station is identified for use as a continuous public transport, cycling and/or walking route. The Council needs to safeguard the land required for transport-related developments to be progressed. Any proposals affecting this corridor should mitigate against the potential adverse impacts on biodiversity, and seek to secure net gain, in compliance with the relevant policies in this local plan. <u>If further evidence emerges that the future use of this link for transport is viable, the use of this route will need to be investigated in a future local plan review.</u></p>	<p>To ensure that the route is capable of being investigated in a future local plan review.</p> <p>To ensure that the route is capable of being investigated in a future local plan review.</p>	<p>and although the list of mitigation measures ensures the policy is unambiguous to decision makers, it does not alter the overall purpose of the policy and therefore does not change any of the effects previously recorded for this policy in the SA.</p>

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Policy 34, amend 1st paragraph as follows:</p> <p>A. The routes of the former Northampton to Market Harborough and Northampton to Brackmills railway lines, as shown on the Policies Map, is safeguarded <u>may be investigated</u> for future transport use <u>in a local plan review</u>.</p> <p>Amend last bullet point to read: <u>D. Transport schemes which provide an element of environmental protection will be prioritised. In some cases, it may be necessary to have regard to mitigation measures provide mitigation</u> in line with table 10 of the Northampton Low Emission Strategy 2017 (or the appropriate part of a successor document) <u>namely:</u></p> <p><u>Implementation and operation of Clean Air Zones (CAZ) or Low Emission Zone</u> <u>Development of Ultra-Low Emission Hubs and Corridors</u> <u>Northampton Electric Vehicle Plan</u> <u>Cycling Hubs</u> <u>Plugged-in development and demonstration schemes</u> <u>Infrastructure for low emission, alternative fuels including refuse collection services</u></p>	<p>To ensure GI is taken into consideration in any proposals.</p> <p>To ensure criterion is effective, clear and unambiguous for decision makers.</p>	
MM32	Policy 35	<p>Amend policy to read:</p> <p>New development must meet adopted parking standards and accord with <u>have regard to</u> the principles set out in the Parking Standards SPD, including the provision of facilities for electric vehicle charging points. Proposals for Transport schemes and major new developments should also provide a car parking management strategy.</p>	<p>To correctly reflect the relationship between the policy and supplementary planning document</p> <p>To delete element that repeated Policy 32</p>	<p>No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although reference to the provision of facilities for electric vehicle charging points has been removed, reference is made to the Parking Standards SPD which promotes the provision of electric vehicle charging points.</p>

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>		
		Chapter 12: Infrastructure		
MM33	Paragraph 12.6	<p>Add three new sentences at the beginning of paragraph 12.6:</p> <p><u>Part R of the Building Regulations (Physical Infrastructure for high-speed electronic communication networks) require the provision of in-building physical infrastructure from the service provider's 'access point' to the occupier's 'network termination point'. Objective 13 of the Plan seeks to enhance local services and ensure technology infrastructure is adequately provided to meet the needs of people and business and to ensure that relevant utilities are provided prior to occupancy. Policy 36 ensures that in-building broadband infrastructure is connected to infrastructure provided in the vicinity.</u></p>	To clarify the complementary relationship between the requirements of Part R of the Building Regulations and Policy 36.	No change to SA findings: This proposed Main Modification relates to the supporting text to Policy 37: Infrastructure Delivery and Contributions, proposed changes to which are considered separately below in relation to their implications for the SA findings.
MM34	Paragraphs 12.12 and 12.13 and Policy 37	<p>Amend paragraph 12.12: The plan calculates the additional school places required to accommodate the future growing population <u>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.</u> It is recognised that there are also free schools located within Northamptonshire. A free school is a type of academy, a non- profit making, independent, state-funded school which is free to attend but which is not wholly controlled by a local authority. Free schools are governed by non-profit charitable trusts that sign funding agreements with the Secretary of State for Education. <u>The majority of new schools delivered in Northampton will be free schools.</u></p> <p>Amend paragraph 12.13: The funding provision for education <u>new school places</u> is provided through a number of mechanisms including from the Government; the Education, <u>Skills and Funding Agency</u> and through securing funding from developers via Section 106 Agreements and the Community Infrastructure Levy <u>where schools are required as a result of housing growth.</u> Developers should seek the advice of the Local Education Authority and the Local Planning Authority to determine what level of education provision will need to be provided <u>in order to mitigate the development</u>, where it is to be located and the associated cost.</p>	<p>To reflect consultation from former Northamptonshire County Council and to provide further factual details.</p> <p>To ensure provision is made where</p>	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although reference to 'full fibre' connectivity has been removed from Policy 37: Infrastructure Delivery and Contributions, Policy 36: Electronic Communication Networks refers to technology infrastructure.

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Insert new paragraph after 12.13: <u>It will also be necessary for all new major development to be assessed in relation to impact on Early Years provision, and in cases where there is an expected shortfall in places as a result of development, then s106 developer contributions may be necessary to ensure sufficient additional places can be provided.</u></p> <p>Policy 37, delete last sentence of 1st paragraph: Developers are also required to provide delivery of "full fibre" connectivity to new built development.</p>	<p>appropriate for Early Years provision.</p> <p>To avoid duplication of Policy 36.</p>	
		Chapter 13: Site Specific Allocations and Policies		
MM35	Policy 38	<p>Delete current paragraphs 13.1 to 13.3</p> <p>13.1 The West Northamptonshire.....through to heritage specialists.</p> <p>and replace with</p> <p>13.1 <u>This plan makes allocations for housing and employment use in policies 13 and 17A. For most of the allocations, sufficient guidance on requirements for planning applications is provided by the polices in this and other development plan documents. Some sites have a number of constraints where additional policy guidance is necessary. The following sections of this plan provide this additional guidance.</u></p> <p>Delete Policy 38 in its entirety</p> <p>Policy 38 DEVELOPMENT ALLOCATIONS.....and other material considerations.</p>	To provide clarity on the different development allocations within the local plan.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although Policy 38: Development Allocations has been superseded by Policies 13: Residential and Other Residential Led Allocations and 17A: Employment Allocations, Policy 38 was not separately assessed in the SA because it did not place any additional requirements on the allocated sites listed in the policy – all of which were individually assessed on a 'policy off basis'.
MM36	Paragraphs 13.6 and 13.9 and Policy 39	<p>Amend paragraph 13.6</p> <p>Amend 2nd sentence:</p>		No change to SA findings: This proposed Main Modification will not alter the findings of the SA because Class A has been replaced with

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Network Rail has indicated that subject to the current and future freight/ commercial operation being moved elsewhere, provision of a suitable replacement site to <u>accommodate railfreight activities</u> this opens up the potential for the residual railway land to be developed.</p> <p>Add a new paragraph after 13.9: <u>There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p> <p>Policy 39, amend 5th paragraph: ...residential and ancillary Class A <u>Class E</u> uses.</p> <p>6th paragraph, amend: On site LAA0333, the Council will support the delivery of at least 200 <u>about 188</u> dwellings.....</p> <p>9th paragraph, amend 1st bullet: • i. A high quality development that preserves and enhances the significance <u>and appreciation</u> of the former castle site and in particular the scheduled monument and listed Postern Gate and the setting of these heritage assets., <u>its designated components and their setting. Design and capacity will be informed by detailed archaeological investigations and assessments in advance of development. The proposals should provide opportunities to enhance the significance of the identified heritage assets</u></p>	<p>To reflect comments from Network Rail.</p> <p>To reflect change in the Use Classes Order</p>	<p>Class E (a,b,c), and Policy 39: Northampton Railway Station, Railfreight and Adjoining Sites still supports the delivery of mixed-use development. Therefore, Policy 39 is still expected to have a significant positive effect in relation to SA objective 6: economy. A significant number of new homes is still proposed to be delivered and therefore Policy 39 is still expected to have a significant positive effect in relation to SA objective 1: housing. Although the first bullet point of the policy has been reworded, its meaning remains the same. The new paragraph at the end of the policy also will not alter the findings of the SA because the SA is too high-level to give consideration to site access, which is typically considered at planning application stage. The additional paragraph on the existing sewer within the boundary of the site requires the layout of the site to be designed in a way that takes this into account. Due to the fact a significant positive effect is already recorded in relation to SA objective 10: landscapes and townscapes, there will be no changes to this</p>

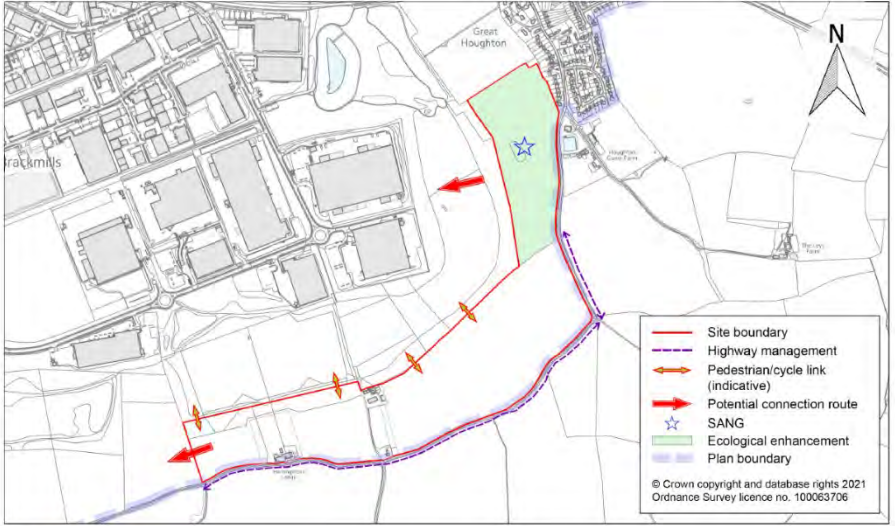
Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Add a new paragraph at the end of the policy</p> <p><u>L. Any proposal should include the safeguarding of suitable access for the maintenance of foul drainage infrastructure.</u></p>	To reflect the consultation response from Anglian Water and to strengthen the policy position.	effect. The rewording of the second sentence of paragraph 13.6 provides additional clarification and will not result in any changes to the effects previously recorded.
MM37	Paragraphs 13.12, 13.14 Policy 41 and Figure 20	<p>Add the following after the last sentence of paragraph 13.12: <u>It is therefore important to ensure that there is a reasonable buffer created between this existing village and the new development on The Green to ensure that the setting of the conservation area and its heritage assets can be respected and protected, and the identity of the village is maintained. There will also be an opportunity to provide semi natural stepping-stones (connected habitats) adjacent to and within the site that will provide habitat links.</u></p> <p>Add a new paragraph after 13.14 <u>There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.</u></p> <p>Amend Policy 41 as follows:</p> <p>POLICY 41 THE GREEN, GREAT HOUGHTON (LAA1098)</p>	To reflect consultation responses.	Rewritten policy: This proposed Main Modification will alter the findings of the SA because the site-specific policy for site LAA1098 has been rewritten. An appraisal matrix has been produced for this rewritten policy, which can be found in Appendix C . The effects for the rewritten policy remain the same as the original, with the exception of significant positive effects (as part of a mixed effect) in relation to SA objective 4: health and well-being, minor negative effects expected in relation to SA objective 9: biodiversity and geodiversity and minor positive effects expected in relation to SA objectives 13: water management and 14: flood risk. The rewritten policy is also expected to contribute more greatly towards the minor positive effect already

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Housing development of up to about 800 dwellings, which comply with the development principles shown on Figure 20 will be supported <u>at The Green, Great Houghton</u>, subject to the following criteria being met:</p> <ul style="list-style-type: none"> i. <u>Winter surveys are to be 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.</u> ii. There is an opportunity to provide woodland and semi-natural stepping stones (connected habitats) adjacent to and within the site that will provide habitat links. iii. Any development on this site must adhere to Policy 30 of this Plan, in particular with reference to recreational disturbance <u>and functionally linked land associated with the Upper Nene Valley Gravel Pits Special Protection Area.</u> iv. The built development should only take place outside of the area shaded green in the diagram v. The 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 vi. The scheme will need to take into consideration the surrounding townscape character and remain sensitive to the existing small-scale residential development within Great Houghton to the east and Hardingstone to the west. Special regard to Hardingstone Lodge will need to be incorporated in any proposal vii. A buffer is to be created, in the form of ecological enhancements and net increase in biodiversity within the area of search shaded green in the diagram. Appropriate types of habitat and accessibility are to be determined following surveys for Special Protection Area birds 		<p>recorded against SA objective 10: landscapes and townscapes (as part of a mixed effect).</p> <p>A minor change was also made to the boundary of the site but which did not alter any of the 'policy-off' effects previously recorded (see 'SA of Main Modifications to site allocations' section of this report).</p>

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording Wording to be deleted is struckthrough New wording is <u>underlined</u>	Reason for modification	Implications for the SA findings
		<p>viii. The development provides suitable transport links to neighbouring developments, including neighbourhood centres and community facilities</p> <p>ix. The close proximity of Brackmills Country Park to the north presents an opportunity to better connect the site and the parkland, and enhance the living accommodation of those within the site boundary and the surrounding area. The proposal should include pedestrian and cycling provision to secure connectivity and permeability within the site and improved connections to the employment area to the north and the proposed residential areas to the west</p> <p>x. Any p <u>Proposals that comes forward</u> should include suitable measures to mitigate the impact of additional traffic generated by the development. The vehicular access to the site shall not use the Green as a principal access and the development should seek to minimise additional traffic through Great Houghton village, and reduce the potential for traffic to use the Green or routes through the allocation to travel between the Newport Pagnell Road and the Bedford Road</p> <p>xi. Any proposal should also include <u>Proposals will be informed by air quality and noise impact assessments due to proximity to</u> from the Brackmills Industrial Estate</p> <p>xii. Any a <u>Applications</u> on the site will need to be accompanied by an archaeological investigation that considers any archaeological potential on the site.</p> <p>xiii. <u>Proposals must be accompanied by a landscape vision for the site including details of how views across the site into and out of the village of Great Houghton will be managed, especially views of the Grade II* listed church. The location and layout of the SANG could must assist in achieving the landscape vision for the site.</u></p> <p>xiv. Any proposal forwarded <u>Proposals</u> for this site should be accompanied by a site specific Flood Risk Assessment <u>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.</u> Any proposal</p>		

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording Wording to be deleted is struckthrough New wording is <u>underlined</u>	Reason for modification	Implications for the SA findings
		<p>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.</p> <p>xv. <u>Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS).</u></p> <p>xvi. <u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure is maintained.</u></p> <p>xvii. <u>A Suitable Alternative Natural Greenspace (SANG) will be secured.</u></p> <p>xviii. <u>Proposals must be informed by a masterplan for the whole allocation which will be expected to:</u></p> <ol style="list-style-type: none"> a. <u>Take into consideration the surrounding townscape character and remain sensitive to the existing small-scale residential development within Great Houghton to the east and Hardingstone to the west</u> b. <u>Provide suitable transport links to neighbouring developments, including neighbourhood centres and facilities</u> c. <u>Manage and control vehicular access to and from the site to the northern section of The Green near to the village of Great Houghton, minimise traffic through Great Houghton and provide alternative means of accessing the site other than from the Green.</u> d. <u>Connect the site to nearby Brackmills Country Park and surrounding areas including pedestrian and cycling provision to secure connectivity and permeability within the site, to the employment area to the north, the proposed residential areas to the west along The Green and to Great Houghton as shown on Figure 20</u> e. <u>Provide a SANG within the area identified in Figure 20 which provides the following:</u> <ol style="list-style-type: none"> i. <u>Protection, enhancement and / or creation of habitats in line with other policies of this plan</u> ii. <u>Accessibility for residents' recreation including an off-lead dog walking area</u> 		

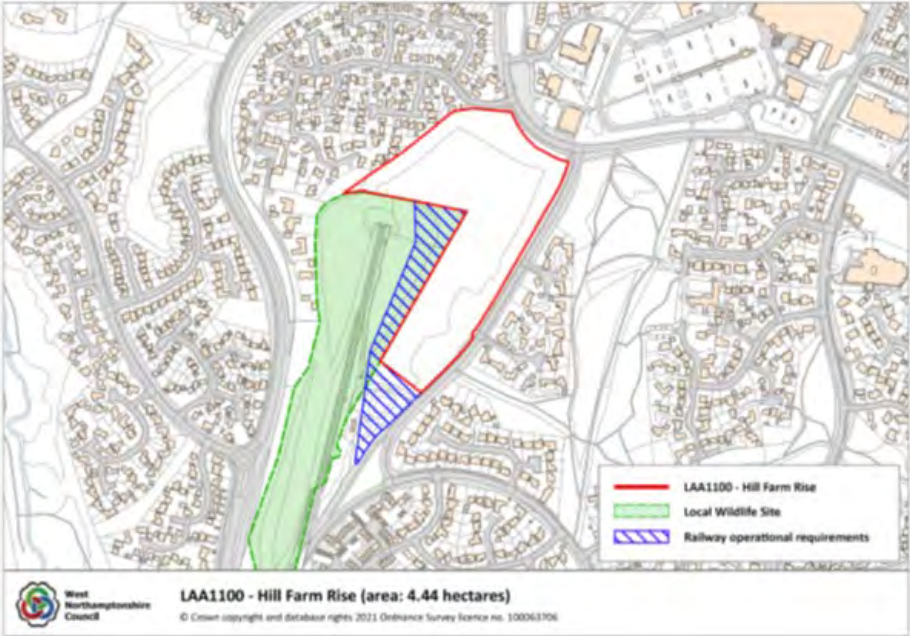
Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <ul style="list-style-type: none"> iii. <u>A circular walking route around the SANG and eastern development area</u> iv. <u>A clear separation between the developed site and the village of Great Houghton in order to protect its setting and the heritage assets of the village</u> v. <u>Formal and informal open space</u> vi. <u>A SANG car park</u> vii. <u>If any part of the SANG is proposed off-site, the SANG will need to be adjoining the site.</u> xix. <u>Ensure built development (other than as may relate to recreation and SANG functions) only takes place outside the SANG, the broad location of which is defined in Figure 20.</u> <p>Revised Figure 20:</p>		

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>  <p>The map shows a site boundary in red, a highway management area in purple, and a potential connection route in red with arrows. A SANG (Strategic Access Network Green) is marked with a blue star. Ecological enhancement is shown in green. The map includes a north arrow and a legend. The title is 'LAA1098 The Green, Great Houghtton' and it is attributed to West Northamptonshire Council.</p>		
MM38	Policy 43 and Figure 22	<p>Policy 43: Amend 1st paragraph: <u>A</u>. Ransome Road will be developed for at least 200 <u>about 500</u> dwellings.....</p> <p>Amend 1st bullet point: • <u>i</u> Generally be two to four storeys in height, with opportunities for taller buildings facing along the principal movement routes and the northern section of the site</p>	It has been demonstrated that the sites is able to accommodate a significantly larger number of dwellings.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA because although 500 dwellings instead of 200 dwellings will now be provided (roughly 200 will be provided within the Plan period), a significant

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Add new bullet point at the end of the bullet points: vi. <u>Design and capacity will be informed by detailed archaeological investigations and assessments in advance of any planning application being submitted.</u></p> <p>Amend legend in figure 22: Green Corridor <u>Greenspace</u> (indicative)</p>		<p>positive effect is already recorded against SA objective 1: housing. Although there is now a requirement for archaeological investigations and assessments to inform the design and capacity of the site, a negligible effect is already recorded against SA objective 11: historic environment. This is because the allocation policy requires development to respect the historic integrity of the site. The minor wording clarification regarding tall builds and factual correction regarding greenspace will not alter the findings of the SA.</p>
MM39	Policy 44	<p>Amend 3rd bullet point: ...in the region of about 5 dwellings....</p> <p>Add new paragraph at the end of the bullet points: <u>C. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS)</u></p>	To reflect consultation response from Anglian Water.	<p>More sustainable (effects score changed): This proposed Main Modification will alter the findings of the SA because maximising the use of SuDS will help mitigate against flood risk. Therefore, the significant negative effect against SA objective 14: flood risk should be upgraded to a minor negative effect. It is noted that although the use of SuDS is supported, the southern half of the site falls within Flood Zone 3, just over half of the site falls within a</p>

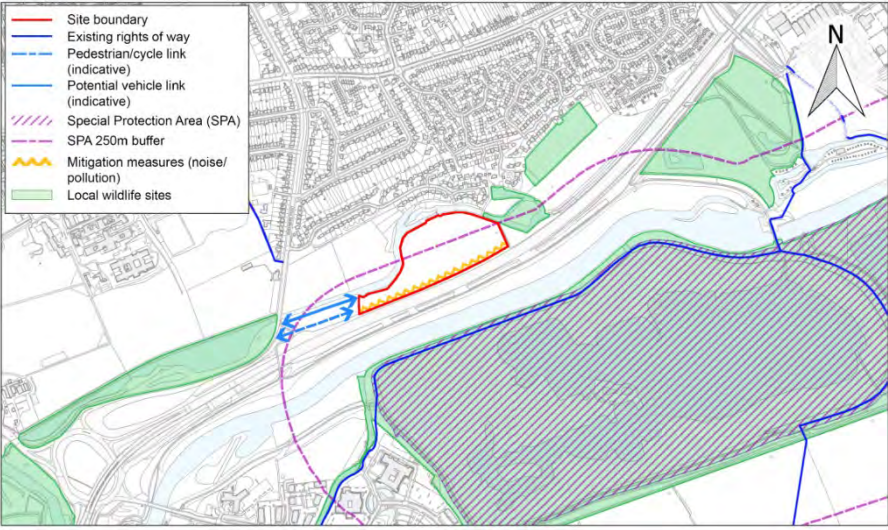

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		Wording to be deleted is struckthrough New wording is <u>underlined</u>		moderate groundwater flood risk area and a small proportion of the site falls within a 1 in 100 year surface water flood risk area.
MM40	New Policy 45	<p>Add new site specific policy:</p> <p><u>g. Hill Farm Rise, Hunsbury Hill (LAA1100)</u></p> <p><u>13.24 The site is approximately 4.44 hectares in size and is located in Hunsbury, south west Northampton. It is surrounded by a mix of uses including the Mereway Neighbourhood Centre with Tesco Mereway, a library and a Church to the north and north east; residential to the east and west and the railway line and a Local Wildlife Site to the south/ south west.</u></p> <p><u>13.25 The site adjoins a railway line, which then runs in a tunnel (Hunsbury Hill tunnel) under part of the site. The railway forms part of the Northampton Loop Line of the West Coast Main Line. Also adjoining the site is an area which is used for railway operational purposes including access. In addition, there is a significant number of trees on the site, particularly along the border. There is a possibility that the site also has some priority habitat grassland that may require protecting. The majority of the site is also a potential wildlife site.</u></p> <p><u>13.26 The site is located within Flood Zone 1. The site is also located within 3 miles of the Strategic Road Network and any development on the site could potentially impact on the M1 and the A45.</u></p> <div style="border: 1px solid black; padding: 5px;"> <p><u>POLICY 45</u></p> <p><u>HUNSBURY FARM RISE, HUNSBURY HILL (LAA1100)</u></p> <p><u>Housing development of about 80 dwellings at Hunsbury Hill will be supported subject to the following criteria being met. Proposals will be required to:</u></p> <p><u>i demonstrate, through an ecological survey and landscape assessment, the opportunities and constraints offered by the existing natural environment including</u></p> </div>		New policy: This proposed Main Modification will alter the findings of the SA because a site-specific policy has been created for site LAA1100. An appraisal matrix has been produced for this new policy, which can be found in Appendix C .

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

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p>  <p>LAA1100 - Hill Farm Rise (area: 4.44 hectares)</p> <p>© Crown copyright and database rights 2021. Ordnance Survey licence no. 100063706</p>		
MM41	New Policy 46	<p>Add a new site specific policy</p> <p><u>h. Abington Mill Farm (LAA1107)</u></p> <p><u>13.27 Abington Mill Farm is located approximately 2 miles (3.2km) east of Northampton's town centre and is 5.02ha in size. It is an area of open land bounded by housing to the north; a sports pitch and informal parking area to the west; and additional open space, the A45 and the River Nene to the south. The site is within 5 to 10 minutes' walk of Billing Road, which is well served by buses and has cycle lanes.</u></p>	To reflect recommendations provided by the Planning Inspectors, to ensure that issues of access, flood risk and green	New policy: This proposed Main Modification will alter the findings of the SA because a site-specific policy has been created for site LAA1107. An appraisal matrix has been produced for this new policy, which can be found in Appendix C .

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p><u>13.28 Close to the site, on the south side of the A45 is the Upper Nene Valley Gravel Pits Special Protection Area and Brackmills employment area. Both are accessible from the site via an overhead bridge across the A45. To the south east of the site, and south of Bedford Road, is the Barnes Meadow Local Nature Reserve.</u></p> <p><u>13.29 The site is located mostly within Flood Zone 2 with pockets of Flood Zones 3a and 3b within the site. Flood defences have been installed around the site. Because it is close to the A45, development on this site may have an impact on the strategic road network.</u></p> <p><u>13.30 The site is also located close to one of the local green infrastructure network, 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.</u></p> <p><u>POLICY 46</u></p> <p><u>ABINGTON MILL FARM (LAA1107)</u></p> <p><u>Abington Mill Farm will be developed for about 125 dwellings. The site will be developed in a manner consistent with the diagram shown in Figure 25 below:</u></p> <p><u>Proposals will be required to:</u></p> <ul style="list-style-type: none"> i) <u>Include measures to mitigate against the impacts of noise and pollution from the A45 dual carriageway</u> ii) <u>Demonstrate that Provide a safe and secure access from Rushmere Road can be provided in a manner that would pass the exceptions test</u> 	<p>infrastructure/open space are addressed.</p>	

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording Wording to be deleted is struckthrough New wording is <u>underlined</u>	Reason for modification	Implications for the SA findings
		<ul style="list-style-type: none"> iii) <u>Include a travel plan, to demonstrate how traffic matters will be mitigated against and managed along Rushmere Road and the Barnes Meadow interchange</u> iv) <u>Incorporate proposals to encourage cycling and walking, taking advantage of the availability of cycle routes to the south of the A45 which have access to the town centre and areas east of Northampton</u> v) <u>Contribute to improvements to the green infrastructure network to include projects within the Washlands and Eastern Nene corridor, such as the Upper Nene Valley Gravel Pits and Barnes Meadow Local Nature Reserve</u> vi) <u>Maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run-off</u> vii) <u>Include a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local Standards for surface water drainage of 1 in 200 year plus allowance for climate change to protect against fluvial flooding</u> <p><u>FIGURE 25: DEVELOPMENT PRINCIPLES FOR ABINGTON MILL FARM</u></p>		

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording Wording to be deleted is struckthrough New wording is <u>underlined</u>	Reason for modification	Implications for the SA findings
		 <p> — Site boundary — Existing rights of way - - - Pedestrian/cycle link (indicative) — Potential vehicle link (indicative) - - - Special Protection Area (SPA) - - - SPA 250m buffer ~ ~ ~ Mitigation measures (noise/pollution) ■ Local wildlife sites </p> <p>  West Northamptonshire Council LAA1107 Abington Mill Farm <small>© Crown copyright and database rights 2021 Ordnance Survey licence no. 100063706</small> </p>		
		Chapter 14: Implementation and Monitoring Framework		
MM42		Changes as set out in Appendix 3	To reflect changes in the main content of the plan.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA as it relates to Appendix 4 of the Local Plan Part 2, which was not subject to SA.

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
MM43	Glossary	<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Add: <u>Functionally linked land</u> <u>Any land outside of the European designated site which is used by species that are qualifying interest features of that designated site</u></p> <p><u>Playing pitches</u> <u>Pitches for playing sports covering football, cricket, rugby, hockey, rugby league and baseball.</u></p> <p><u>Sports facilities</u> <u>Includes sports hall, swimming pools, health and fitness, athletics, squash, gymnastics, bowls, tennis, golf, village and community halls, cycling, netball, judo, countryside and water sports, rowing, canoeing and orienteering.</u></p> <p><u>Non-statutory nature conservation site</u> <u>An area of land designated for its nature conservation value but which does not receive statutory protection. Some non-statutory sites may however receive a degree of protection under national or local policy. In Northamptonshire these sites include Local Wildlife Sites (LWS), Local Geological Sites (LGS), Potential Wildlife Sites (PWS) and Protected Wildflower Verges (PWV).</u></p>	To clarify terms used in the plan.	No change to SA findings: This proposed Main Modification will not alter the findings of the SA as it relates to a new glossary that would not be subject to SA.
		Appendix A: Northampton housing trajectory for sites allocated in the Local Plan Part 2 (excluding sustainable urban extensions)		
MM44	175	See table attached at Appendix 2 to this document.		No change to SA findings: This proposed Main Modification will not alter the findings of the SA as it relates to Appendix 2 of the Local Plan Part 2, which provides a factual update on the number of homes being delivered.

Reference	Policy/ Paragraph	Suggested Modification to Policy Wording Wording to be deleted is struckthrough New wording is <u>underlined</u>	Reason for modification	Implications for the SA findings
		Appendix B: Superseded Policies		
MM45	182	See tables attached at Appendix 4 to this document.		No change to SA findings: This proposed Main Modification will not alter the findings of the SA as it relates to Appendix B of the Local Plan Part 2, which was not subject to SA.
		Appendix D: Transport and Infrastructure Schedule		
MM46	191	Change the 'Sub Total NRDA Transport Infrastructure Known Costs': £155.47 <u>£148.22m</u>	Original total was incorrect	No change to SA findings: This proposed Main Modification will not alter the findings of the SA as it relates to Appendix D of the Local Plan Part 2, which was not subject to SA. However, Policy 32: Designing Sustainable Transport and Travel was subject to SA and makes reference to Appendix D (see MM31).
		Appendix G: Primary Education		
MM47	194	Remove line E41 - new three form entry primary school in Collingtree Remove line E42 – new two form entry primary school in Duston	Schools have been removed from the programme	No change to SA findings: This proposed Main Modification will not alter the findings of the SA as it relates to Appendix G of the Local Plan Part 2, which was not subject to SA.

APPENDIX 1 – Proposed Modifications to Policy 13 – MM 13

POLICY 13

RESIDENTIAL AND OTHER RESIDENTIAL LED ALLOCATIONS

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

Reference	Location	Indicative Dwelling Capacity	<u>Relevant policies (non-exhaustive)</u>	Reason for change (this column will not be included in the adopted plan)
0168	Rowtree Road	131		Combined with other sites into LAA 1144
0171	Quinton Road	49 14	<u>Policy 7 - Flood risk and Water Management</u>	Capacity reduced as a result of the Flood Risk Assessment.
0174	Ransome Road Gateway	24	<u>Policy 7</u> <u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u> <u>BN9 of the West Northamptonshire Joint Core Strategy</u>	
0193	Former Lings Upper School, Birds Hill Walk	60 (54 in HLS)		Site removed from five-year housing land supply because no evidence it is deliverable in that time.
0195	Hunsbury School, Hunsbury Hill	73 (50 in HLS) 38		Removed because housing on this site has been completed.
0204	The Farm, Hardingstone	100 55	<u>Policy 30</u> <u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	To correct error regarding capacity.

0205	Parklands Middle School, Devon Way	132 (5YHLS)		Removed from allocation as site is currently an Amenity Green Space typology and site is currently under construction
0288 [±]	Northampton Railway Station car park	68 (5YHLS) <u>280</u>	<u>Policy 39</u> <u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	To reflect revised capacity agreed in SOCG.
0333 [±]	Northampton Railway Station (railfreight)	200 <u>188</u>	<u>Policy 7</u> <u>Policy 39</u> <u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	Capacity reduced as a result of the Flood Risk Assessment.
0335	Chronicle and Echo North	42 (6 in 5YHLS)	<u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	
0336	Chronicle and Echo South (rear of Aldi)	14 (5YHLS)		Site was completed in 20/21.
0338	Countess Road	68 (64 in 5YHLS) <u>Net: 4</u>		Conversion is underway for 68 units
0403	Allotments Studland Road	23		Removed from allocation as site is currently an allotment typology
0629	British Timken	138 (5YHLS) <u>121</u>		Site is under construction, 15 units complete, 121 units remaining as at 1 st April 2021
0657	Fraser Road	140		Removed from allocation as site is currently an Amenity Green Space typology
0685	Adj 12 Pennyeress Place, Ecton Brook Road	12		Removed from allocation as site is currently an Amenity Green Space typology
0719	Car garage workshop, Harlestone Road	35	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	

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

1036	Derwent Drive garage site, Kings Heath	8 5		Permission granted for 5 units
1037	Swale Drive garage site and rear/ unused land	6 (5YHLS)		Site was completed in 20/21.
1041	Newnham Road, Kingsthorpe	15		Removed from allocation as site is currently an Amenity Green Space typology
1048	Stenson Street	6 2	<u>Policy 7</u>	Permission granted for 2 units
1049	Land off Arbour Court, Thorplands garage block	11 6		Permission granted for 6 units
1051a	Land between Waterpump Court and Billing Brook Road	8		Site was completed in 20/21.
1052	Land rear of garages in Coverack Close	13		
1058	Land off Oat Hill Drive, Ecton Brook	11		Removed from allocation as site is currently an Amenity Green Space typology
1060	Hayeswood Road, Lings	6		Removed from allocation as site is currently an Amenity Green Space typology and site is currently under construction
1071	2 sites off Medway Drive, near Meadow Close	9		
1086a	2 parcels of land in Sunnyside Estate (Cosgrove Road)	6		
1086b	2 parcels of land in Sunnyside Estate (Chalcombe Avenue)	7		
1094	Land off Holmecross Road	15		Removed from allocation as site is currently an Amenity Green Space typology

1096	Land off Mill Lane	14	<u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	
1097	Gate Lodge	30		Removed from allocation as site is currently an Amenity Green Space typology
1098*	The Green, Great Houghton	800 <u>(A minimum of 225 of which will be provided within the plan period)</u>	<u>Policy 41</u> <u>Policy 30</u> <u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	To identify what proportion of the allocation will be completed within the plan period.
1099	Upton Reserve site	40		Site is deleted because of flood risk issues
1100	Hill Farm Rise, Hunsbury Hill (50% of the site)	80	<u>Policy 29</u> <u>Policy 45</u>	
1102	Site east of Towcester Road	60	<u>Policy 29</u>	
1104	Watering Lane, Collingtree	265 <u>(A minimum of 200 of which will be provided within the plan period)</u>	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	To identify what proportion of the allocation will be completed within the plan period.
1107	Former Abington Mill Farm, land off Rushmere Road	125	<u>Policy 7</u> <u>Policy 29</u> <u>Policy 30</u> <u>Policy 45</u>	
1108	Former Dairy Crest depot, Horsley Road	35		
1109	Mill Lane	6 (5YHLS)	<u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	
1113*	Greyfriars	400 <u>(delivery could be post plan period)</u>	<u>BN9 of the West Northamptonshire Joint Core Strategy</u> <u>Policy 42</u>	Part removed from allocation as part of site is currently an Amenity Green Space typology

1114	Cedarwood Nursing Home, 492 Kettering Road	2 (5YHLS) 31		Scheme under construction for 56 bed care home, equates to 31 dwellings.
1117	133 Queens Park Parade	6 (5YHLS) 8		Permission granted for 8 units
1121	Upton Valley Way East	34 (5YHLS)		Removed from allocation as site is currently an Amenity Green Space typology and site is currently under construction
1123	83-103 Trinity Avenue	9 (5YHLS)		
1124	41 – 43 Derngate	7 (5YHLS) 31	<u>Policy 31</u> <u>BN9 of the West Northamptonshire Joint Core Strategy</u>	Permission granted for 31 units
1126	5 Primrose Hill	6 (5YHLS)	<u>Policy 31</u> <u>BN9 of the West Northamptonshire Joint Core Strategy</u>	
1127	32 Connaught Street	6		Included in error
1131	The Leys Close, 39 Mill Lane	6 3	<u>Policy 31</u> <u>BN9 of the West Northamptonshire Joint Core Strategy</u>	To reflect remaining capacity as at 1 st April 2021.
1133	Eastern District Social Club	5 (5YHLS)	<u>Policy 29</u>	
1134	St John's Railway Embankment	12	<u>Policy 29</u>	
1137	Wootton Fields	74		
1138	Land south of Bedford Road	7		Site has failed the Flooding Exceptions test.
1139 [±]	Ransome Road	200 (500 in 5YHLS) 500 (A minimum of 224 of which will be provided within the plan period)	<u>Policy 43</u> <u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	To identify what proportion of the allocation will be completed within the plan period.
1140	Land north of Milton Ham	224	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	

1142	Land west of Northampton South SUE (site 2)	130		Combined with other sites into LAA 1144
1144	<u>Land to the west of Northampton South Sustainable Urban Extension</u>	<u>361 (A minimum of 90 of which will be provided within the plan period)</u>	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	This is the combination of LAA 0168, 1009 and 1142 into one allocation. The policy identifies what proportion of the allocation will be completed within the plan period.

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

Appendix B

Sustainability Appraisal matrices for development management policies

Policy 29A: Supporting and Enhancing Biodiversity

Summary of policy options:			
The Council will expect development proposals to provide a net gain in biodiversity and create or enhance ecological networks.			
SA Objective	Policy 29A		
SA1: Housing	0		
SA2: Sustainable Travel	0		
SA3: Schools	0		
SA4: Health and Well-being	+		
SA5: Crime	0		
SA6: Economy	0		
SA7: Town Centre	0		
SA8: Climate Change Mitigation	0		
SA9: Biodiversity & Geodiversity	++		
SA10: Landscapes & Townscapes	+		
SA11: Historic Environment	0		
SA12: Air Quality	0		
SA13: Water Management	0		
SA14: Flood Risk	0		
SA15: Soils & Minerals	0		
SA16: Waste Management	0		

SA Findings

B.1 Significant positive effects are expected in relation to SA objective 9 as this policy requires all development proposals to provide a net gain in biodiversity, through the creation or enhancement of habitats. There is also an expectation for proposals to 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.

B.2 Minor positive effects are also expected in relation to SA objectives 4 and 10, as protecting and enhancing biodiversity will help to protect the biodiversity sites as recreational and landscape assets.

Policy 29B: Nature Conservation

Summary of policy options:			
The Council will expect development proposals to protect, maintain and enhance biodiversity and geodiversity, and assess the impacts of a proposal on biodiversity.			
SA Objective	Policy 29B		
SA1: Housing	0		
SA2: Sustainable Travel	0		
SA3: Schools	0		
SA4: Health and Well-being	+		
SA5: Crime	0		
SA6: Economy	0		
SA7: Town Centre	0		
SA8: Climate Change Mitigation	0		
SA9: Biodiversity & Geodiversity	++		
SA10: Landscapes & Townscapes	+		
SA11: Historic Environment	0		
SA12: Air Quality	0		
SA13: Water Management	0		
SA14: Flood Risk	0		
SA15: Soils & Minerals	0		
SA16: Waste Management	0		

SA Findings

B.3 Significant positive effects are expected in relation to SA objective 9 as this policy requires development to protect, maintain and enhance biodiversity and geodiversity. If a proposal is likely to affect biodiversity, then there is an expectation that this impact will be assessed through an ecological assessment. The policy states that if harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort, compensated for, planning permission will be refused. Particular reference is given to sites of national or international importance (e.g. The Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI), sites of local importance and other biodiversity assets.

B.4 Minor positive effects are also expected in relation to SA objectives 4 and 10, as protecting and enhancing biodiversity will help to protect the biodiversity sites as recreational and landscape assets.

Policy 30: Upper Nene Valley Gravel Pits Special Protection Area

Summary of policy options:			
All new development proposals must demonstrate that their proposals will not contribute to the disturbance and subsequent decline of the bird species relating to the Upper Nene Valley Gravel Pits SPA.			
SA Objective	Policy 30		
SA1: Housing	0		
SA2: Sustainable Travel	0		
SA3: Schools	0		
SA4: Health and Well-being	+		
SA5: Crime	0		
SA6: Economy	0		
SA7: Town Centre	0		
SA8: Climate Change Mitigation	0		
SA9: Biodiversity & Geodiversity	++		
SA10: Landscapes & Townscapes	+		
SA11: Historic Environment	0		
SA12: Air Quality	0		
SA13: Water Management	+		
SA14: Flood Risk	0		
SA15: Soils & Minerals	0		
SA16: Waste Management	0		

SA Findings

B.5 Significant positive effects are expected in relation to SA objective 9. This is because developments that are likely to have significant effects alone or in combination on the Upper Nene Valley Gravel Pits SPA, must satisfy the requirements of the Habitats Regulations by determining site-specific impacts and avoiding or mitigating these impacts. Where development is likely to have significant effects on the SPA, a Habitats Regulations Assessment is required and may include the need for an Appropriate Assessment. Early consultation with Natural England is also encouraged, in addition to having regard to the Upper Nene Valley Gravel Pits SPA Supplementary Planning Document (SPD).

B.6 Applications comprising a net gain in residential units within 3km of the SPA will, in combination, have an adverse effect on the integrity of the SPA if not mitigated. West Northamptonshire Council 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.

B.7 The policy states that residential development will be required to pay a Strategic Access Management and Monitoring (SAMM) contribution and/or provide bespoke mitigation such as Suitable Alternative Natural Greenspace (SANG) in order to mitigate recreational impact. Additionally, sites that could potentially be functionally linked to land associated with the SPA will need to undertake overwintering

bird surveys, ahead of submitting a planning application. Development within 250m of the SPA must also protect sightlines for SPA birds.

B.8 A minor positive effect is expected in relation to SA objective 13: water management because major developments are required to demonstrate that there is sufficient capacity at the receiving Water Recycling Centre to ensure water quality is protected.

B.9 Minor positive effects are also expected in relation to SA objectives 4: health and well-being and 10: landscapes and townscapes, as protecting and enhancing biodiversity helps to protect the biodiversity sites as recreational and landscape assets.

Appendix C

Sustainability Appraisal matrices for site-specific allocation policies

Policy 41: The Green, Great Houghton (LAA1098)

Summary of policy			
Housing development of up to 800 dwellings.			
SA Objective	SA Sub-Objective	Initial SA assessment of LAA1098 ³⁸	Main Modifications Assessment
SA1: Housing	SA1a (Housing)	++	++
SA2: Sustainable Travel	SA2a (Sustainable transport links)	-	+
	SA2b (Services and facilities)	+	
SA3: Schools	SA3a (Schools)	-	-
SA4: Health and Well-being	SA4a (Healthcare facilities)	-	++/-
	SA4b (Open space and sports facilities)	+	
	SA4c (Air quality and noise)	0	
SA5: Crime	SA5a (Crime)	0	0
SA6: Economy	SA6a (Economy)	0	0
SA7: Town Centre	SA7a (Town centres)	0	0
SA8: Climate Change Mitigation	SA8a (Sustainable transport links)	-	+
	SA8b (Services and facilities)	+	
SA9: Biodiversity & Geodiversity	SA9a (Designated sites)	--	-
SA10: Landscapes & Townscapes	SA10a (Brownfield land and open space)	-	+/-
SA11: Historic Environment	SA11a (Heritage significance)	?	0
SA12: Air Quality	SA12a (AQMAs)	-?	-?
SA13: Water Management	SA13a (SPZs and contaminated land)	0	+
SA14: Flood Risk	SA14a (Flood risk from rivers)	0	+
	SA14b (Flood risk from groundwater)	0	

³⁸ The original 'policy-off' appraisal of site LAA1098, as reported in Chapter 6 of the Proposed Submission (Round 2) SA Report.

Summary of policy			
	SA14c (Surface water flood risk)	0	
SA15: Soils & Minerals	SA15a (Brownfield land)	0	--
	SA15b (Greenfield land)	--	
	SA15c (Agricultural land)	--	
	SA15d (Minerals)	-?	
	SA15e (Land instability)	0	
SA16: Waste Management	SA16a (Waste)	--?	--?

SA findings

C.1 Significant positive effects are expected in relation to SA objective 1: housing as this development site will deliver about 800 homes helping cater to the needs of Northampton's growing population.

C.2 Minor positive effects are expected in relation to SA objectives 2: sustainable travel and 8: climate change mitigation. Although the site is only in proximity to one type of sustainable transport link, the minor negative effect is not carried through to the SA score for the allocation policy due to the policy requirements for development to provide suitable transport links to neighbouring developments, including neighbourhood centres and community facilities and improved pedestrian and cycling connections to the employment area to the north and the proposed residential areas to the west and to Great Houghton (as also indicated in supporting design principles in the Figure supporting this policy). The site is also within 2000m of an existing employment area. As such, the location of this residential site could help to facilitate sustainable modes of travel and minimise greenhouse gas emissions.

C.3 Minor negative effects are expected in relation to SA objective 3: schools as this site is not within walking distance of primary schools.

C.4 Mixed significant positive and minor negative effects are expected in relation to SA objective 4: health and well-being as the site is more than 800m from a healthcare facility but within 800m of open space, including Brackmills Country Park adjacent to the north of site which the policy seeks to improve connections to. Further to this, the policy seeks to secure a Suitable Alternative Natural Greenspace (SANG), which will provide greater accessibility to the outdoors with the potential to increase levels of recreation.

C.5 Minor negative effects are expected in relation to SA objective 9: biodiversity and geodiversity. The site is within the 3km zone of influence of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI for recreational disturbance. Although any residential development within 3km of the designated site has the potential to contribute to visitor pressure, Policy 41, as modified, requires Suitable Alternative Natural Greenspace (SANG) to be secured on and/or adjoining LAA1098. It also sets out design principles that should ensure the SANG is effective in attracting residents to use it for recreation, including dog-walking. In addition, approximately two thirds of the site (to the north and east) contains land identified by earlier survey work³⁹ as optimal supporting habitat for the Golden Plover population of Upper Nene Valley Gravel Pits, with most of the remainder of the site containing sub-optimal habitat for the Golden Plover. However, Policy 41 requires winter surveys to be undertaken in order to determine whether the site is used by over-wintering Golden Plover/Lapwing and whether it acts as functionally linked land to the SPA. If the site is found to be functionally linked land, appropriate mitigation will be required for the loss of habitat. As a result of the mitigation within Policy 41, the potential significant negative effects in relation to SA objective 9 identified by the policy-off site appraisal are reduced to minor negative for the policy alone. These issues were considered in more detail in the HRA which concluded that the Local Plan Part 2 alone or in-combination would not result in adverse effects on the integrity of the Upper Nene Valley Gravel Pits SPA and Ramsar Site. The HRA notes that further mitigation is provided by Policy 30 and the recreation mitigation strategy that forms an appendix to the Upper Nene Valley Gravel Pits SPD.

C.6 Mixed minor effects are expected in relation to SA objective 10: landscapes and townscapes. Although the site is greenfield land, policy text and supporting design principles

³⁹ Survey Work to Support the Appropriate Assessment for the West Northamptonshire Joint Core Strategy, Environ UK Ltd, 2010.

outlined in the Figure supporting this policy indicate that a significant area in the north-east of the site will be subject to ecological enhancement, which is also likely to benefit the landscape. The development will not lead to any loss of designated open space. Potential negative effects on townscape are mitigated by the policy requirements for proposals to take into consideration the surrounding townscape character and remain sensitive to the existing small-scale residential development within Great Houghton to the east and Hardingstone to the west, with special regard to Hardingstone Lodge. The policy also specifically requires proposals for the site to 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. The location and layout of the SANG is to also assist in achieving the landscape vision for the site.

C.7 Prior to drafting of the allocation policy, uncertain effects were assessed by NBC (now known as WNC) in relation to SA objective 11: historic environment. The form of development has potential to impact on heritage assets. The setting of listed buildings (including views) will need to be taken into consideration as will the character of the conservation area, in any development proposals. There is potential to impact adversely on setting/character causing harm to heritage assets. However, mitigation is provided by the policy which requires the scheme to be of high quality design and take into account and be sensitive to the significance and the setting of the Great Houghton conservation area, evident through a Heritage Impact Assessment. Additionally, proposals are to 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, and especially views of the Grade II* listed church, will be managed. This mitigation results in a negligible effect overall.

C.8 Minor negative effects are expected in relation to SA objective 12: air quality as the large nature of this site could

lead to a significant increase in commuters by car occupying the Northampton road network leading to air pollution around Northampton. However, it appears unlikely from 2011 Census data and layout of road network that a significant number of car commuters from the area of this site would be likely to pass through an AQMA. In addition, the policy states that any proposal that comes forward should include suitable measures to mitigate the impact of additional traffic generated by the development. However, effects are uncertain as the actual routes that will be used by new residents are unknown and the actual implementation of effective suitable mitigation measures is unclear. Potential adverse air quality effects from the nearby Brackmills Industrial Estate are mitigated by the policy requirement for any proposal to include an air quality assessment.

C.9 Minor positive effects are expected in relation to SA objectives 13: SPZs and contaminated land and 14: flood risk because development of the site is required to maximise the use of Sustainable Drainage Systems, which can help limit surface water runoff at the same time as protecting water quality.

C.10 Significant negative effects are expected in relation to SA objective 15: soils and minerals as the site contains significant amounts (more than 1ha) of greenfield land and Grade 2 (Very Good) agricultural land. Furthermore, the southern part of the site is located within a Sand and Gravel safeguarding area.

C.11 Significant negative effects with uncertainty are expected in relation to SA objective 16: waste management as the north-western fringe of the site is partially within 300m of an industrial area in which the MLP considers waste management uses to be acceptable, with potential adverse effects on residential amenity.

C.12 Negligible effects are expected in relation to the remaining SA objectives.

Policy 42: Greyfriars (LAA1113)

Summary of policy				
Proposals for high density mixed use development.				
SA Objective	SA Sub-Objective	Initial SA assessment (LAA1113r)	Initial SA assessment (LAA1113c)	Proposed Submission Local Plan Assessment
SA1: Housing	SA1a (Housing)	++	0	++
SA2: Sustainable travel	SA2a (Sustainable transport links)	++	++	++
	SA2b (Services and facilities)	++	N/A	
SA3: Schools	SA3a (Schools)	++	0	++
SA4: Health and well-being	SA4a (Healthcare facilities / Sensitive receptors)	+	-?	++/-
	SA4b (Open space and sports facilities)	++	N/A	
	SA4c (Air quality and noise)	0	N/A	
SA5: Crime	SA5a (Crime)	0	0	0
SA6: Economy	SA6a (Economy / Employment)	0	++	++
SA7: Town Centre	SA7a (Town centres)	?	?	++
SA8: Climate change mitigation	SA8a (Sustainable transport links)	++	++	++
	SA8b (Services and facilities)	++	N/A	
SA9: Biodiversity & geodiversity	SA9a (Designated sites)	--	0	--
SA10: Landscapes & townscapes	SA10a (Brownfield land and open space)	N/A	N/A	++
SA11: Historic environment	SA11a (Heritage significance)	-	-	0
SA12: Air quality	SA12a (AQMA's)	-?	-?	-?
SA13: Water management	SA13a (SPZs and contaminated land)	-?	-?	-?
SA14: Flood risk	SA14a (Flood risk from rivers)	0	0	0
	SA14b (Flood risk from groundwater)	0	0	

Summary of policy				
	SA14c (Surface water flood risk)	-	-	
SA15: Soils & minerals	SA15a (Brownfield land)	+	+	+
	SA15b (Greenfield land)	0	0	
	SA15c (Agricultural land)	0	0	
	SA15d (Minerals)	0	0	
	SA15e (Land instability)	0	0	
SA16: Waste management	SA16a (Waste)	0	0	0

SA Findings

C.13 Significant positive effects are expected in relation to SA objective 1: housing as the allocation will facilitate the creation of a high-density, high quality housing development, which will help to deliver Northampton's identified housing need.

C.14 Significant positive effects are expected in relation to SA objectives 2: sustainable travel and 8: climate change mitigation as the site is in proximity to three types of sustainable transport links. The site is also within Northampton Town Centre, and within 2,000m of employment areas and local centres. As such, the location of this mixed-use site could help to reduce the need to travel within, to and from Northampton by providing easy access to jobs, services and facilities and to sustainable travel alternatives.

C.15 Significant positive effects are expected in relation to SA objective 3: schools as the site is within walking distance of the Northampton International Academy Secondary School and the western half of the site is within 500m of primary schools.

C.16 Mixed significant positive and minor negative effects are expected in relation to SA objective 4: health and well-being. Positive effects arise from the site being within 800m of sports facilities and open space, including Wellington St Amenity Greenspace located across the road to the east of site, and within walking distance of a healthcare facility. However, development of the site would lead to the loss of Lady's Lane Amenity Green Space and the policy and supporting development principles figure do not indicate that any green space will be conserved or provided. Note that the minor negative effect within uncertainty assigned to employment use of the site was an assumption for all smaller employment sites in the absence of qualitative assessment. However, the allocation policy stipulates town centre uses and this form of employment development would be unlikely to negatively

affect nearby residential development or other sensitive receptors.

C.17 Significant positive effects are expected in relation to SA objectives 6: economy and 7: town centre as the site will incorporate town centre development, as well as residential development which complements, expands and seeks to enhance the town centre. As such the development will increase the availability of jobs and growth of Northampton's economy. It will also serve to increase the vitality of the town centre such as through provision of active frontages, as required by the allocation policy criteria and shown in the design principles Figure supporting this policy.

C.18 Significant negative effects are expected in relation to SA objective 9: biodiversity and geodiversity as the site is within the 3km zone of influence of the Upper Nene Valley Gravel Pits SPA, Ramsar Site and SSSI for recreational disturbance. This issue was considered in more detail in the HRA which concluded that the Local Plan Part 2, alone or in-combination, would not result in adverse effects on the integrity of the Upper Nene Valley Gravel Pits SPA and Ramsar Site.

C.19 Significant positive effects are expected in relation to SA objective 10: landscapes and townscapes as the policy requires development of this site to be of high quality design and include the creation of key, unique landmark buildings that reflect the location of this site and Northampton town centre. As such, this policy could help to enhance the quality and character of Northampton's townscape.

C.20 The site could accommodate medium to high density development, as long as particular attention is given to the setting of listed buildings along Sheep Street. Therefore, potential minor negative effects are identified in relation to this SA objective. However, the allocation policy requires development to be well related, sympathetic and responsive to

the character and heritage assets of the surrounding areas. In light of this mitigation, the potential effects of the allocation are judged to be negligible.

C.21 Minor negative effects with uncertainty are expected in relation to SA objective 12: air quality as it appears likely from 2011 census data and the layout of the road network that a significant proportion of car commuters to and from the site would pass through Zone 6 Campbell Square AQMA, Zone 8 St Michael's Road AQMA and Zone 2 Victoria Promenade AQMA and the allocation policy provides for vehicle parking. However, these effects are uncertain since they are subject to the routes actually used and the degree to which modes of sustainable travel are used. Some mitigation is provided by the policy requirement for any application to demonstrate how it will improve air quality in the surrounding area.

C.22 Minor negative effects are expected in relation to SA objective 13: water management as parts of the site contain contaminated land, which could have minor negative effect on groundwater quality. However, these effects are uncertain

subject to the protective measures taken during construction and operation, and the nature of any land contamination. In this regard it is notable that the policy requires any proposal to be accompanied by an assessment of contaminated land, albeit that this is mentioned in connection with the potential for implementing SuDS rather than the risk to groundwater quality.

C.23 Negligible effects are expected in relation to SA objective 14: flood risk because although a small proportion of the site is within a 1 in 100 year surface water flood risk area, the allocation policy states that development on this site should maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run-off.

C.24 Minor positive effects are expected in relation to SA objective 15: soils and minerals as the majority of the site contains previously developed land.

C.25 Negligible effects are expected in relation to the remaining SA objectives.

Policy 45: Abington Mill Farm (LAA1107)

Summary of policy			
On site LAA1107, the Council will support the delivery of about 125 dwellings.			
SA Objective	SA Sub-Objective	Initial SA assessment (LAA1107)	Main Modifications Assessment
SA1: Housing	SA1a (Housing)	++	++
SA2: Sustainable Travel	SA2a (Sustainable transport links)	-	++
	SA2b (Services and facilities)	++	
SA3: Schools	SA3a (Schools)	-	-
SA4: Health and Well-being	SA4a (Healthcare facilities/Sensitive receptors)	+	+/-
	SA4b (Open space and sports facilities)	+	
	SA4c (Air quality and noise)	-	
SA5: Crime	SA5a (Crime)	0	0
SA6: Economy	SA6a (Economy/Employment)	0	0
SA7: Town Centre	SA7a (Town centres)	0	0
SA8: Climate Change Mitigation	SA8a (Sustainable transport links)	-	++
	SA8b (Services and facilities)	++	
SA9: Biodiversity & Geodiversity	SA9a (Designated sites)	--	--/+
SA10: Landscapes & Townscapes	SA10a (Brownfield land and open space)	--	--/+
SA11: Historic Environment	SA11a (Heritage significance)	?	-?
SA12: Air Quality	SA12a (AQMAs)	-?	-?
SA13: Water Management	SA13a (SPZs and contaminated land)	0	0
SA14: Flood Risk	SA14a (Flood risk from rivers)	--	-
	SA14b (Flood risk from groundwater)	-	
	SA14c (Surface water flood risk)	-	
SA15: Soils & Minerals	SA15a (Brownfield land)	0	--
	SA15b (Greenfield land)	--	
	SA15c (Agricultural land)	-	
	SA15d (Minerals)	--?	
	SA15e (Land instability)	0	

Summary of policy			
SA16: Waste Management	SA16a (Waste)	0	0

SA Findings

C.26 Significant positive effects are expected in relation to SA objective 1: housing as this policy supports the delivery of 125 dwellings on site LAA1107, and will therefore help to deliver Northampton's identified housing need.

C.27 Significant positive effects are expected in relation to SA objectives 2: sustainable travel and 8: climate change mitigation. Although the site is only in close proximity to one type of sustainable transport link, the minor negative effect is not carried through to the SA score for the allocation policy due to the policy requirement for development to incorporate proposals to encourage walking and cycling, 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.

C.28 Minor negative effects are expected in relation to SA objective 3: schools because the site is not within walking distance of a primary school but is within 2,000m of a secondary school.

C.29 Mixed minor positive and minor negative effects are expected in relation to SA objective 4: health and well-being. Positive effects arise from the site being within 800m of open space, and within walking distance of a healthcare facility. However, development of the site would lead to the partial loss of Rushmere Road/Rille Nene Greenspace and the policy does not indicate that any greenspace will be conserved or provided. Further to this, the site falls within 50m of the A45 and so residents could be adversely affected by noise pollution.

C.30 Mixed significant negative and minor positive effects are expected in relation to SA objective 9: biodiversity and geodiversity. This is because although the site is within the 3km zone of influence of the Upper Nene Valley Gravel Pits SPA, Ramsar site and SSSI, and directly adjacent to the Abington Old Millpond Local Wildlife Site, the policy requires contributions to be made to improvements to the green infrastructure network to include projects within the Washlands and Eastern Nene corridor – which includes the Upper Nene Valley Gravel Pits SPA, Ramsar site and SSSI.

C.31 Mixed significant negative and minor positive effects are expected in relation to SA objective 10: landscapes and townscapes, because development of this site will result in the loss of some of the Former Abington Mill Farm Natural and Semi-Natural Greenspace. However, as mentioned already the policy requires contributions to be made to improvements

to the green infrastructure network, including projects within the Washlands and Eastern Nene Corridor.

C.32 With regard to the historic environment, uncertain effects were assessed by NBC (now known as WNC) in relation to SA objective 11: historic environment. According to the Site Allocation Heritage Impact Assessment (2020), the site is considered to have medium sensitivity and therefore minor negative but uncertain effects are identified in relation to this SA objective. The uncertainty relates to the fact that the development design and layout are unknown until specific proposals come forward.

C.33 Minor negative effects are expected in relation to SA objective 12: air quality because it appears likely from 2011 Census data and the layout of the road network, that a number of commuters from the area of this site could pass through an AQMA. However, it is noted that the policy requires proposals to include measures to mitigate against the impacts of noise and pollution from the A45 dual carriageway. The effects are recorded as uncertain as the actual routes that will be used by new residents are unknown, and the actual implementation of effective suitable mitigation measures is unclear. It is noted that there is also a requirement under the policy to encourage walking and cycling, which would help minimise air pollution associated with use of the private car.

C.34 Minor negative effects are expected in relation to SA objective 14: flood risk, as almost the entire site falls within Flood Zone 3. Furthermore, a large proportion of the site falls within a moderate ground water flood risk area, in addition to the site containing land with a 1 in 100 year risk of surface water flooding. However, the policy requires proposals to maximise the use of Sustainable Drainage Systems, to reduce the rate of surface water run-off. There is also a requirement for a site-specific Flood Risk Assessment to be undertaken and it is acknowledged that 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 years, plus allowance for climate change to protect against fluvial flooding.

C.35 Significant negative effects are expected in relation to SA objective 15: soils and minerals because the site contains more than 1ha of greenfield land and is entirely located within a Sand and Gravel Safeguarding Area.

C.36 Negligible effects are expected in relation to the remaining SA objectives.

Policy 46: Hill Farm Rise, Hunsbury Hill (LAA1100)

Summary of policy			
On site LAA1100, the Council will support the delivery of about 80 dwellings.			
SA Objective	SA Sub-Objective	Initial SA assessment (LAA1100)	Main Modifications Assessment
SA1: Housing	SA1a (Housing)	+	+
SA2: Sustainable Travel	SA2a (Sustainable transport links)	+	++
	SA2b (Services and facilities)	++	
SA3: Schools	SA3a (Schools)	++	++
SA4: Health and Well-being	SA4a (Healthcare facilities/Sensitive receptors)	-	++/-
	SA4b (Open space and sports facilities)	++	
	SA4c (Air quality and noise)	-	
SA5: Crime	SA5a (Crime)	0	0
SA6: Economy	SA6a (Economy/Employment)	0	0
SA7: Town Centre	SA7a (Town centres)	0	0
SA8: Climate Change Mitigation	SA8a (Sustainable transport links)	+	++
	SA8b (Services and facilities)	++	
SA9: Biodiversity & Geodiversity	SA9a (Designated sites)	-	+/-
SA10: Landscapes & Townscapes	SA10a (Brownfield land and open space)	-	-
SA11: Historic Environment	SA11a (Heritage significance)	?	0
SA12: Air Quality	SA12a (AQMA's)	-?	0
SA13: Water Management	SA13a (SPZs and contaminated land)	-?	-?
SA14: Flood Risk	SA14a (Flood risk from rivers)	0	0
	SA14b (Flood risk from groundwater)	0	
	SA14c (Surface water flood risk)	-	
SA15: Soils & Minerals	SA15a (Brownfield land)	+	-/+
	SA15b (Greenfield land)	--	
	SA15c (Agricultural land)	--?	
	SA15d (Minerals)	0	

Summary of policy			
	SA15e (Land instability)	-	
SA16: Waste Management	SA16a (Waste)	0	0

SA Findings

C.37 Minor positive effects are expected in relation to SA objective 1: housing because the site will deliver around 80 new dwellings.

C.38 Significant positive effects are expected in relation to SA objectives 2: sustainable travel and 8: climate change mitigation. Although the site is within close proximity of two types of sustainable transport link, it is within 800m of a local centre and 2,000m of an employment area. There are also policy requirements for the development to improve connectivity and accessibility to the Mereway Neighbourhood Centre, to encourage walking and cycling.

C.39 Significant positive effects are expected in relation to SA objective 3: schools because the site is within 500m of Simon De Senlis Primary School and 1,000m of Abbeyfield Secondary School.

C.40 Overall, this policy is judged to have significant positive effects mixed with minor negative effects in relation to SA objective 4: health and well-being. This is because although the site is within 800m of open spaces and a sports facility, it is not within 800m of a healthcare facility. Further to this, a small portion of the site falls within 50m of a railway track, which could generate noise pollution. However, it is noted that this is the end of the railway track and it is therefore unlikely that new residents in the area will be subject to constant rail traffic passing through. Additionally, the policy states that development proposals are required to demonstrate, through the use of design and building materials, that adverse impacts from noise, particularly from railway operations, will be reduced.

C.41 Mixed minor positive and minor negative effects are expected in relation to SA objective 9: biodiversity and geodiversity, because the site directly adjoins the Wootton Railway Embankments Local Wildlife Site and its development could therefore result in adverse effects on biodiversity. However, the policy requires development proposals for the site to be designed in a way that is sensitive towards the Local Wildlife Site, including the potential to make the site more resilient to visitor pressure.

C.42 Minor negative effects are expected in relation to SA objective 10: landscapes and townscapes. This is because development of the site will result in the loss of greenfield land not designated as open space. It is noted that the policy

requires a landscape assessment to be undertaken, to identify how the landscape might be protected, but this may not mitigate against all adverse effects on the landscape as a result of development.

C.43 Uncertain effects were assessed by NBC (now known as WNC) in relation to SA objective 11: historic environment. According to the Site Allocation Heritage Impact Assessment (2020), the site is considered to have low sensitivity and high development potential, partly as a result of built development located either side of the site and between the site and listed buildings. Therefore, development of the site is not considered likely to result in adverse effects on the setting of these listed buildings. As such, a negligible effect is recorded against SA objective 11.

C.44 Negligible effects are expected in relation to SA objective 12: air quality because it appears unlikely from the 2011 Census data and layout of the road network, that car commuters from this site would be likely to pass through an AQMA. Additionally, the policy requires the production of a Transport Assessment that includes consideration of the impact of the scheme on the A45 and the M1.

C.45 Minor negative but uncertain effects are expected in relation to SA objective 13: water management, as parts of the site contain contaminated land which could adversely affect groundwater. However, effects are uncertain dependent on protective measures taken during construction and operation of the employment site.

C.46 Negligible effects are expected in relation to SA objective 14: flood risk because although a small proportion of the site is within a 1 in 100 year surface water flood risk area, the allocation policy states that development of this site should maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run-off.

C.47 Mixed significant negative and minor positive effects are expected in relation to SA objective 15: soils and minerals. This is because the site includes a small area of Category C ground instability and mainly comprises greenfield land classified as Grade 3 agricultural land – all of which would be lost to development. However, the site also contains some brownfield land and its development would be an efficient use of previously developed land.

C.48 Negligible effects are expected in relation to the remaining SA objectives.

Appendix D

Site assessment criteria

Table D.1: Assessment criteria for residential sites

GIS-based assessment criteria	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain negative -?	Minor negative -	Uncertain major negative --?	Major negative --	Additional qualitative/non-GIS factors considered for larger (>=2.5ha) sites
<p>Res1a: Housing provision</p> <p>All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development. It is assumed that all housing sites with capacity for more than 15 dwellings will make provision for affordable housing (either on site or by way of financial contribution). Larger sites (100+ dwelling capacity) will provide opportunities for developing greater numbers of both new market and affordable homes, and therefore are assumed to have a significant positive effect.</p>	Large sites (100+ dwelling capacity).	Smaller sites (1-99 dwelling capacity).	N/A.	N/A.	N/A.	N/A.	N/A.	N/A.	
<p>Res2a: Walking distance to sustainable transport links</p> <p>Within...</p> <ul style="list-style-type: none"> ■ 500m of bus stops with services at least every 15 mins during weekday peak travel times ■ 2,000m of a railway station ■ 500m of a cycle route <p>The proximity of residential sites to public transport links will affect the extent to which residents are able to make use of non-car based modes of transport to access services, facilities and job opportunities. It is possible that new transport links such as bus routes or cycle paths may be provided as part of larger-scale housing developments but this cannot be assumed.</p>	In proximity to all three types of sustainable transport link.	In proximity to two types of sustainable transport link.	N/A.	N/A.	N/A.	In proximity to only one type of sustainable transport link.	N/A.	Not in proximity to any types of sustainable transport link.	<p>Bus service frequency (available from County Council bus routes map).</p> <p>Presence of physical barriers between site option and service centre/employment area.</p>
<p>Res2b: Walking distance to services and facilities</p> <p>The location of housing sites will not directly affect the number or range of services in a particular location (although a large scale housing development could potentially stimulate the provision of new services). However, the location of housing sites could affect this objective by influencing people's ability to access existing services and facilities, particularly by walking.</p>	Within 800m of the town centre or within 800m of a local centre, and 2,000m of an employment area.	Within 800m of a local centre or within 2,000m of an employment area.	N/A.	N/A.	N/A.	All other sites.	N/A.	More than 800m from the town centre and more than 800m from a local centre and more than 2,000m from an employment area.	Presence of physical barriers between site option and service centre/employment area.
<p>Res3a: Walking distance to schools</p> <p>The proximity to residential sites to schools and public transport links to schools will affect the extent to which residents are able to make use of non-car based modes of transport to access educational services. It is possible that new transport links such as bus routes or cycle paths may be provided as part of larger-scale housing developments but this cannot be assumed.</p>	Within 1,000m of a secondary school and 500m of a primary school.	Within 500m of a primary school and more than 1,000m from a secondary school.	N/A.	N/A.	N/A.	More than 500m from a primary school and within 2,000m of a secondary school.	N/A.	More than 500m from a primary school and more than 2,000m from a secondary school.	Presence of physical barriers between site option and school.

GIS-based assessment criteria	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain negative -?	Minor negative -	Uncertain major negative --?	Major negative --	Additional qualitative/non-GIS factors considered for larger (>=2.5ha) sites
Res4a: Walking distance to healthcare facilities Housing sites that are within walking distance (800m) of GP surgeries or hospitals will ensure that residents have good access to healthcare facilities.	N/A.	Within 800m of a healthcare facility.	N/A.	N/A.	N/A.	More than 800m from a healthcare facility.	N/A.	N/A.	Presence of physical barriers between site option and healthcare facility.
Res4b: Walking distance to open space and sports facilities Housing sites that are within walking distance (800m) of open spaces and sport facilities will offer opportunities for residents to take part in physical activity and encourage healthy lifestyles.	Within 800m of an area of open space and within 800m of a sports facility.	Within 800m of an area of open space or within 800m of a sports facility.	N/A.	N/A.	N/A.	More than 800m from any area of open space or sports facility.	N/A.	N/A.	Presence of physical barriers between site option and open space or sports facility.
Res4c: Exposure to low air quality or noise If a housing site is wholly or partly within an Air Quality Management Area (AQMA) there could be an impact on health, particularly if vehicle movements associated with the new development (including potentially HGVs) compound existing air quality problems. New residential development within close proximity of existing major roads or railways or industrial areas may result in noise pollution affecting the new residents in the longer term.	N/A.	N/A.	Not within an AQMA or within 50m of an A-road, motorway, railway line, or industrial area.	N/A.	N/A.	Partly within an AQMA or within 50m from an A-road, motorway, railway line, or industrial area.	N/A.	Wholly within an AQMA and within 50m from an A-road, motorway, railway line, or industrial area.	Presence of industrial areas within 50m of site, based on base map and aerial imagery.
Res5a: Reduce crime The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not typically be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible (0).	N/A.	N/A.	All housing sites.	N/A.	N/A.	N/A.	N/A.	N/A.	
Res6a: Growth of economy and availability of jobs While provision of new housing within Northampton should have positive effects on the economy by supporting temporary growth in the construction sector and by bringing a pool of labour into proximity with local businesses the particular location of individual site allocations within the Borough is assumed not to significantly alter this effect therefore the effects of the potential sites on this SA objective will be assumed to be negligible (0).	N/A.	N/A.	All housing sites.	N/A.	N/A.	N/A.	N/A.	N/A.	
Res7a: Location of sites relative to town centre	N/A.	N/A.	Housing sites outside of Northampton town centre.	Housing sites within Northampton town centre.	N/A.	N/A.	N/A.	N/A.	Qualitative assessment of the effects of development of site options within the town centre will be undertaken with reference to

GIS-based assessment criteria	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain negative -?	Minor negative -	Uncertain major negative --?	Major negative --	Additional qualitative/non-GIS factors considered for larger (>=2.5ha) sites
<p>For the purposes of this SA objective, the town centre will be assumed to be the town centre area defined in the Northampton Central Area Action Plan.</p> <p>It is unlikely that sites outside the Northampton Central Area (as defined in the Northampton Central Area Action Plan) will have an effect on the town centre and all sites outside the town centre will initially be assumed to have a negligible effect (0). Further qualitative assessment will be made for larger sites as set out in the final column of this table.</p> <p>All sites within the town centre will initially be assessed as having uncertain (?) effects as assessment of locational context requires qualitative assessment which will not be carried out for smaller sites. Further qualitative assessment will be made for larger sites as set out in the final column of this table.</p>									each of the SA objective 7 sub-questions (see Table 3.2), taking into account the type of development option and its locational context within the town centre (as defined in the Northampton Central Area Action Plan).
<p>Res8a: Walking distance to sustainable transport links</p> <p>Within...</p> <ul style="list-style-type: none"> ■ 500m of bus stops with services at least every 15 mins during weekday peak travel times ■ 2,000m of a railway station ■ 500m of a cycle route <p>[same as Res2a]</p>	In proximity to all three types of sustainable transport link.	In proximity to two types of sustainable transport link.	N/A.	N/A.	N/A.	In proximity to only one type of sustainable transport link.	N/A.	Not in proximity to any types of sustainable transport link.	<p>Bus service frequency (available from County Council bus routes map).</p> <p>Presence of physical barriers between site option and service centre/employment area.</p>
<p>Res8b: Walking distance to services and facilities</p> <p>[same as Res2b]</p>	Within 800m of the town centre or within 800m of a local centre, and 2,000m of an employment area.	Within 800m of a local centre or within 2,000m of an employment area.	N/A.	N/A.	N/A.	All other sites.	N/A.	More than 800m from the town centre and more than 800m from a local centre and more than 2,000m from an employment area.	Presence of physical barriers between site option and service centre/employment area.
<p>Res9a: Proximity to designated sites</p> <p>Site options that are close to an international, national or locally designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Recreational disturbance can have a significant effect on Upper Nene Valley Gravel Pits SPA where developments are located up to 3km from the designated site. Proximity to designated sites therefore provides an initial indication of the potential for an adverse effect. However, as a built up area, Northampton already</p>	N/A.	N/A.	All other sites.	N/A.	N/A.	Within 250m of a locally designated biodiversity site.	N/A.	Within 3km of the Upper Nene Valley Gravel Pits SPA and Ramsar site (also a SSSI) or contains optimal supporting habitat for that designation or	<p>The GIS-based assessment scores may need to be adjusted to take into account relevant qualitative factors where these are known, for example:</p> <ul style="list-style-type: none"> ■ The relationship of the development site option and the designated site (including by reference to the Upper Nene Valley Gravel Pits consultation zones set out in the SPD for this site);

GIS-based assessment criteria	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain negative -?	Minor negative -	Uncertain major negative --?	Major negative --	Additional qualitative/non-GIS factors considered for larger (>=2.5ha) sites
includes urban development close to nature conservation sites. Appropriate mitigation may avoid adverse effects or result in beneficial effects.								overlaps a locally designated biodiversity or geodiversity site.	<ul style="list-style-type: none"> ■ The allocated use; ■ The current use, including whether site is brownfield and has any known biodiversity interest; ■ Existing barriers between the development site and the designated site (e.g. existing built development); ■ The potential for human disturbance and trampling (e.g. from recreation and dog walking, or from noise or light) and any existing measures in place to manage these.
Res10a: Presence of brownfield land, derelict buildings, and open space As a primarily urban area, with no national landscape designations, the effects may often be uncertain because they will depend upon the design of the new development. For the purposes of this SA objective, it is assumed that all new development will be of a high design standard.	Redevelopment of derelict and/or disused brownfield site.	Redevelopment of a brownfield site currently in use.	N/A.	N/A.	N/A.	Loss of greenfield land that is not designated as open space.	N/A.	Loss of all or part of a designated open space.	Where a brownfield site is redeveloped, a qualitative assessment will be made of whether the GIS-based score needs to be adjusted to take into account the existing character of the site, e.g. whether current uses are detracting from the landscape and townscape.
Res11a: Qualitative assessment of potential impact on heritage significance Carried out by NBC officers by reference to Historic England guidance.	N/A.	N/A.	N/A.	N/A.	N/A.	N/A.	N/A.	N/A.	Qualitative assessment of potential impact on heritage significance carried out by NBC officers by reference to Historic England guidance
Res12a: Contribution to road traffic increases within AQMAs All sites will initially be assumed to give rise to a minor negative but this will be uncertain (-?) as assessment of likely road routes for traffic generated by development requires qualitative assessment which will be not carried out for smaller sites. Larger sites will be subject to qualitative assessment as described in last column of table.	N/A.	N/A.	N/A.	N/A.	Initial score for all sites, based on GIS only.	N/A.	N/A.	N/A.	While all site options could generate traffic, and hence air pollution, the main issue in Northampton is the air quality of the seven AQMAs. Professional judgment and 2011 Census data on commuting patterns were used to assess the likelihood of larger sites generating traffic that would use road routes through an AQMA. Larger sites judged likely to generate traffic that uses an AQMA route as its primary access into or out of Northampton were assessed as having a significant negative effect but with uncertainty about actual routes that will be used (--?).
Res13a: Location within a Source Protection Zone (SPZ) or on contaminated land	N/A.	N/A.	Allocation not within a SPZ or	N/A.	Allocation within a SPZ or area of contaminated land.	N/A.	N/A.	N/A.	

GIS-based assessment criteria	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain negative -?	Minor negative -	Uncertain major negative --?	Major negative --	Additional qualitative/non-GIS factors considered for larger (>=2.5ha) sites
<p>The location of housing and employment sites could affect water quality, depending on whether they are in an area where there is capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. However, the overall quantum of development was determined through the adopted JCS and consideration was given to the capacity of sewage treatment works serving Northampton at that time. The Local Plan Part 2 will only determine the specific location of that development within the Plan area.</p> <p>There is one Source Protection Zones (SPZ) (Inner Zone 1) within Northampton Borough and a numbers of areas of contaminated land. Therefore, where a site option is located within the SPZ or an area of contaminated land, there may be a minor negative effect on groundwater quality although this is uncertain, depending on the nature of development, protective measures taken during construction and operation, and the nature of any land contamination.</p>			area of contaminated land.						
<p>Res14a: Flood risk from rivers</p> <p>Residential or employment development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. While new development in any location may offer good opportunities to incorporate SuDS, and therefore have a positive effect on reducing flood risk, this would depend on the design of the proposed development and not on the location of the site.</p> <p>National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p>	N/A.	N/A.	All other sites.	N/A.	N/A.	Majority (>50%) within Flood Zone 2 or smaller proportion (1-50%) within Flood Zone 3.	N/A.	Majority (>50%) within Flood Zone 3.	
<p>Res14b: Flood risk from groundwater</p> <p>Parts of Northampton are vulnerable to groundwater flooding. Groundwater flood risk can occur via permeable superficial deposits (PSD) (these generally occur in the flood plain, and can be mistaken for fluvial flooding), via high spring flows (spring lines are common in Northamptonshire), and via high bedrock groundwater levels (not a major issue in Northampton due to lack of big aquifers). There are five categories of risk that take into account the duration of flooding: Very High; High; Moderate; Low; and Very Low.</p>	N/A.	N/A.	All other sites.	N/A.	N/A.	Majority (>50%) within 'moderate' groundwater flood risk area or smaller proportion (1-50%) within 'high' or 'very high' groundwater flood risk area.	N/A.	Majority (>50%) within 'high' or 'very high' groundwater flood risk area.	
<p>Res14c: Surface water flood risk</p> <p>Surface water flooding occurs when intense rainfall overwhelms drainage systems. Parts of Northampton have been subject to surface water flooding during</p>	N/A.	N/A.	All other sites.	N/A.	N/A.	Smaller proportion (1-50%) within 1 in 100 year surface	N/A.	Majority (>50%) within 1 in 100 year surface water flood risk area.	

GIS-based assessment criteria	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain negative -?	Minor negative -	Uncertain major negative --?	Major negative --	Additional qualitative/non-GIS factors considered for larger (>=2.5ha) sites
historic flood events, including in November 20132 and April 1998. Environment Agency data 'Risk of Flooding from Surface Water (Basic)' identifies areas with a 1 in 100 years or greater risk of surface water flooding.						water flood risk area.			
Res15a: Prioritising use of brownfield land Prioritising the development of previously developed (brownfield) land can help to ensure that greenfield land is protected from unnecessary development. It represents a more efficient use of land providing that it is not of high environmental value (e.g. for biodiversity).	Site contains 1ha or more of brownfield land.	Site contains up to 1ha of brownfield land.	Site contains no brownfield land.	N/A.	N/A.	N/A.	N/A.	N/A.	No brownfield data available in GIS. Qualitatively assessed all site options >=1.0ha, based on LAA form (if recorded), or OS and aerial imagery.
Res15b: Avoiding loss of greenfield land Discussed under Res15a.	N/A.	N/A.	Site contains no greenfield land.	N/A.	N/A.	Site contains up to 1ha of greenfield land.	N/A.	Site contains 1ha or more of greenfield land.	No greenfield data available in GIS. Planners to manually assess all site options >=1.0ha, based on LAA form (if recorded), or OS and aerial imagery.
Res15c: Avoiding loss of high quality agricultural land Development of high quality agricultural land would result in that land being lost to farming and food production.	N/A.	N/A.	All other sites.	N/A.	N/A.	Contains 1 ha or more of Grade 4 (Poor) agricultural land but less than 1 ha of Grades 1-3.	Contains 1 ha or more of Grade 3 (Good to Moderate) agricultural land but less than 1 ha of Grade 1 or Grade 2.	Contains 1 ha or more of Grade 1 (Excellent) or Grade 2 (Very Good) agricultural land.	
Res15d: Avoiding sterilisation of mineral resources All new development will result in the increased consumption of minerals for construction but this will not be influenced by the location of development sites. However, the location of development sites can influence the efficient use of minerals by their proximity to Sand and Gravel Safeguarding Areas as defined in the Northamptonshire Minerals and Waste Local Plan as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts.	N/A.	N/A.	All other sites.	N/A.	Partly within a Sand and Gravel Safeguarding Area.	N/A.	Wholly within a Sand and Gravel Safeguarding Area or any part within a 'Preventing Land Use Conflict Consultation Buffer' relating to a mineral extraction site as defined in the Minerals and Waste Local Plan.	N/A.	
Res15e: Avoiding risk from land instability There are areas in Northampton that are prone to ground instability issues due to underlying geology and geomorphology. The combination of the Northampton Sand overlying Upper Lias Clay can cause the formation of landslides particularly where slopes have angles greater than seven degrees. Five categories of instability have been identified. Categories A and B include areas where slope instability problems are either not thought to occur or not likely to occur. Category C includes areas where	N/A.	N/A.	None of site contains Category C, D or E Ground Instability.	N/A.	N/A.	Sites that include areas of Category C Ground Instability.	N/A.	Sites that include areas of Category D or E Ground Instability.	

GIS-based assessment criteria	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain negative -?	Minor negative -	Uncertain major negative --?	Major negative --	Additional qualitative/non-GIS factors considered for larger (>=2.5ha) sites
<p>slope instability problems may be present or anticipated, and it is recommended that site investigation at the planning application stage should consider specifically the slope stability of the site. Category D includes areas where slope instability problems are likely to be present or have occurred in the past. Category E covers areas where slope instability problems are almost certainly present and may be active. This category is considered to be a significant constraint on land use. Therefore, sites in the higher categories could have a negative effect on preventing both new and existing development from contributing to or being put at unacceptable risk from land instability.</p>									
<p>Res16a: Avoiding conflicts with waste management sites</p> <p>All new development will inevitably involve an increase in waste generation, but it may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location.</p> <p>Levels of recycling will not be influenced by the location of site options, as the whole of Northampton is covered by kerbside recycling collections for residential properties and levels of recycling within employment developments will depend on the practices of the businesses that locate there.</p> <p>The Northamptonshire Minerals and Waste Local Plan (MWLP) identifies sites for waste management facilities in Northampton. The allocation of sites, particularly residential sites, in or close to such sites could affect the ability of the waste management facilities to come forward. Waste management facilities can give rise to noise, traffic, odour and light pollution during construction and operation. The effects are very dependent on the type of facility, its design and potential mitigation measures proposed, which would be assessed at the planning application stage. It is assumed that the facility will be well run and that mitigation measures implemented should be sufficient to avoid any potential amenity effects. The Minerals and Waste Local Plan requires local planning authorities to consult the Minerals Planning Authority (Northamptonshire County Council) on proposals for major development that is considered to be incompatible with the affected waste development within 300 m. Residential and offices are considered to be of medium sensitivity and industrial and outdoor storage as low sensitivity uses.</p>	N/A.	N/A.	All other sites.	N/A.	N/A.	N/A.	Within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable.	Within 300m of an active or committed waste management facility.	

Table D.2: Assessment criteria for employment sites

Initial quantitative/ GIS-based assessment for all site options; larger sites (>=2.5 ha) will also be subject to the qualitative assessment described in the last column	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain minor negative -?	Minor negative -	Uncertain significant negative --?	Significant negative --	Additional qualitative/ non-GIS factors considered for larger (>=2.5 ha) sites
<p>Emp1a: Housing provision</p> <p>The locations of employment sites are unlikely to have a direct effect on this SA objective and all sites will therefore have a negligible (0) effect.</p>	N/A	N/A	All employment sites	N/A	N/A	N/A	N/A	N/A	
<p>Emp2a: Walking distance to sustainable transport links</p> <p>Within...</p> <ul style="list-style-type: none"> - 500m of bus stops with services at least every 15 mins during weekday peak travel times - 2,000m of a railway station - 500m of a cycle route <p>As Northampton is primarily a built-up area, it is likely that employment locations will be relatively close to residential areas meaning that some people are likely to be within walking distance, although there is no guarantee that they will work at the nearest employment site. Therefore, accessibility to employment sites by sustainable modes of transport will be particularly important. Where employment sites are located in close proximity to sustainable transport links there are more likely to be good opportunities for people to commute to and from the site using non-car based modes of transport.</p>	In proximity to all three types of sustainable transport link	In proximity to two types of sustainable transport link	N/A	N/A	N/A	In proximity to only one type of sustainable transport link	N/A	Not in proximity to any types of sustainable transport link	
<p>Emp3a: Walking distance to schools</p> <p>The location of employment sites will not have a direct effect on this SA objective and all sites will therefore have a negligible (0) effect.</p>	N/A	N/A	All employment sites	N/A	N/A	N/A	N/A	N/A	
<p>Emp4a: Noise and light impacts on sensitive receptors</p> <p>Where new employment development is proposed in close proximity to existing sensitive receptors (e.g. houses, schools, hospitals etc.) there may be negative effects on amenity as a result of increased noise and light pollution depending on the nature of commercial activities at the site. All employment sites will initially be assumed to give rise to a minor negative effect but this will be uncertain (-?) effect as assessment of sensitivity of surrounding receptors requires qualitative assessment which will be not carried out for smaller sites. Larger sites will be subject to qualitative assessment as described in last column of table.</p>	N/A	N/A	N/A	N/A	All smaller employment sites	N/A	N/A	N/A	<p>Where new employment development is proposed on larger sites within close proximity to existing sensitive receptors (e.g. houses, schools, hospitals etc.) there may be negative effects on amenity as a result of increased noise and light pollution depending on the nature of commercial activities at the site.</p> <ul style="list-style-type: none"> • Employment sites that are not directly adjacent to residential development or other sensitive receptors but which have such receptors within 100m may have a minor negative (-?) effect although this is uncertain. • Employment sites that are directly to residential development or other sensitive receptors may

Initial quantitative/ GIS-based assessment for all site options; larger sites (>=2.5 ha) will also be subject to the qualitative assessment described in the last column	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain minor negative -?	Minor negative -	Uncertain significant negative --?	Significant negative --	Additional qualitative/ non-GIS factors considered for larger (>=2.5 ha) sites
									have a significant negative (--?) effect although this is uncertain. • All other employment sites are assumed to have a negligible effect (0).
<p>Emp5a: Reduce crime</p> <p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not typically be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of the potential sites on this SA objective will be assumed to be negligible (0).</p>	N/A	N/A	All employment sites	N/A	N/A	N/A	N/A	N/A	
<p>Emp6a: Employment provision</p> <p>All of the potential employment sites are expected to have positive effects on this objective, due to the nature of the proposed development. Larger sites will provide opportunities for generating larger numbers of jobs and the greatest economic benefits, and therefore are assumed to have a significant positive effect.</p>	Large sites (1 ha and above)	Smaller sites (below 1 ha)	N/A	N/A	N/A	N/A	N/A	N/A	
<p>Emp7a: Location of sites relative to town centre</p> <p>For the purposes of this SA objective, the town centre will be assumed to be the town centre area defined in the Northampton Central Area Action Plan.</p> <p>It is unlikely that sites outside the Northampton Central Area (as defined in the Northampton Central Area Action Plan) will have an effect on the town centre and all sites outside the town centre will initially be assumed to have a negligible effect (0). Further qualitative assessment will be made for larger sites as set out in the final column of this table.</p> <p>All sites within the town centre will initially be assessed as having uncertain (?) effects as assessment of locational context requires qualitative assessment which will not be carried out for smaller sites. Further qualitative assessment will be made for larger sites as set out in the final column of this table.</p>	N/A	N/A	Employment sites outside of Northampton town centre	Employment sites within Northampton town centre	N/A	N/A	N/A	N/A	Qualitative assessment of the effects of development of site options within the town centre will be undertaken with reference to the SA objective 7 sub-questions (see Error! Reference source not found.), taking into account the type of development option and its locational context within the town centre (as defined in the Northampton Central Area Action Plan).
<p>Emp8a: Walking distance to sustainable transport links</p>	In proximity to all three types of	In proximity to two types of	N/A	N/A	N/A	In proximity to only one type of	N/A	Not in proximity to any types of	

Initial quantitative/ GIS-based assessment for all site options; larger sites (>=2.5 ha) will also be subject to the qualitative assessment described in the last column	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain minor negative -?	Minor negative -	Uncertain significant negative --?	Significant negative --	Additional qualitative/ non-GIS factors considered for larger (>=2.5 ha) sites
<p>Within...</p> <ul style="list-style-type: none"> - 500m of bus stops with services at least every 15 mins during weekday peak travel times - 2,000m of a railway station - 500m of a cycle route <p>[same as test 2(a)]</p> <p>While new employment development will inevitably lead to an increase in greenhouse gas emissions (both through emissions from buildings and the increased vehicle traffic associated with commuting and commercial activities), the location of individual employment sites will not have an effect on levels of energy consumption and the potential for renewable energy use. These factors would be influenced more by the specific design and construction methods used, and whether renewable energy infrastructure is to be incorporated in the development, which will not be known until planning applications come forward. The likely levels of emissions from commercial activities cannot be assessed at this stage as this will depend largely on the nature of businesses that eventually locate at the employment sites.</p> <p>Therefore, the location of employment development will influence the achievement of this SA objective primarily through the likely impacts on levels of car use amongst employees; the same assessment criteria as those listed under SA objective 2 are therefore applicable.</p>	sustainable transport link	sustainable transport link				sustainable transport link		sustainable transport link	
<p>Emp9a: Proximity to designated sites</p> <p>Site options that are close to an international, national or locally designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Proximity to designated sites therefore provides an initial indication of the potential for an adverse effect. However, as a built up area, Northampton already includes urban development close to nature conservation sites. Appropriate mitigation may avoid adverse effects or result in beneficial effects.</p>	N/A	N/A	All other sites	N/A	N/A	Within 250m of a designated biodiversity site	N/A	<p>Within the relevant consultation zones (2km) for the Upper Nene Valley Gravel Pits SPA and Ramsar site (also a SSSI), or contains optimal supporting habitat for that designation or overlaps a locally designated biodiversity or geodiversity site</p>	<p>The GIS-based assessment may need to be adjusted to take into account relevant qualitative factors where these are known, for example:</p> <ul style="list-style-type: none"> - the relationship of the development site option and the designated site (including by reference to the Upper Nene Valley Gravel Pits consultation zones set out in the SPD for this site); - the allocated use; - the current use, including whether site is brownfield and has any known biodiversity interest; - existing barriers between the development site and the

Initial quantitative/ GIS-based assessment for all site options; larger sites (>=2.5 ha) will also be subject to the qualitative assessment described in the last column	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain minor negative -?	Minor negative -	Uncertain significant negative --?	Significant negative --	Additional qualitative/ non-GIS factors considered for larger (>=2.5 ha) sites
									designated site (e.g. existing built development); - the potential for disturbance from noise or light and any existing measures in place to manage these.
Emp10a: Presence of brownfield land, derelict buildings, and open space As a primarily urban area, with no national landscape designations, the effects may often be uncertain because they will depend upon the design of the new development. For the purposes of this SA objective, it is assumed that all new development will be of a high design standard.	Redevelopment of derelict and/or disused brownfield site	Redevelopment of a brownfield site currently in use	N/A	N/A	N/A	Loss of greenfield land that is not designated as open space	N/A	Loss of all or part of a designated open space	Where a brownfield site is redeveloped, the score may need to be adjusted to take into account the existing character of the site, e.g. whether current uses are detracting from the landscape and townscape.
Emp11a: Qualitative assessment of potential impact on heritage significance Carried out by NBC officers by reference to Historic England guidance	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Qualitative assessment of potential impact on heritage significance carried out by NBC officers by reference to Historic England guidance
Emp12a: Contribution to road traffic increases within AQMAs All sites will initially be assumed to give rise to a minor negative but this will be uncertain (-?) as assessment of likely road routes for traffic generated by development requires qualitative assessment which will be not carried out for smaller sites. Larger sites will be subject to qualitative assessment as described in last column of table.	N/A	N/A	N/A	N/A	Initial score for all sites, based on GIS only	N/A	N/A	N/A	While all site options could generate traffic, and hence air pollution, the main issue in Northampton is the air quality of the seven AQMAs. Professional judgment and 2011 Census data on commuting patterns were used to assess the likelihood of larger sites generating traffic that would use road routes through an AQMA. Larger sites judged likely to generate traffic that uses an AQMA route as its primary access into or out of Northampton were assessed as having a significant negative effect but with uncertainty about actual routes that will be used (--?).
Emp13a: Location within a Source Protection Zone (SPZ) or on contaminated land The location of housing and employment sites could affect water quality, depending on whether they are in an area where there is capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. However, the overall quantum of development was determined through the adopted	N/A	N/A	Allocation not within a SPZ or area of contaminated land	N/A	Allocation within a SPZ or area of contaminated land	N/A	N/A	N/A	

Initial quantitative/ GIS-based assessment for all site options; larger sites (>=2.5 ha) will also be subject to the qualitative assessment described in the last column	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain minor negative -?	Minor negative -	Uncertain significant negative --?	Significant negative --	Additional qualitative/ non-GIS factors considered for larger (>=2.5 ha) sites
<p>JCS and consideration was given to the capacity of sewage treatment works serving Northampton at that time. The Local Plan Part 2 will only determine the specific location of that development within the Plan area.</p> <p>There is one Source Protection Zones (SPZ) (Inner Zone 1) within Northampton Borough and a number of areas of contaminated land. Therefore, where a site option is located within the SPZ or an area of contaminated land, there may be a minor negative effect on groundwater quality although this is uncertain, depending on the nature of development, protective measures taken during construction and operation, and the nature of any land contamination.</p>									
<p>Emp14a: Flood risk from rivers</p> <p>National Planning Practice Guidance identifies offices and general industry as a 'less vulnerable use', which is suitable in areas of flood zone 1, 2 and 3a but is unsuitable in flood zone 3b.</p>	N/A	N/A	All other sites	N/A	N/A	Majority (>50%) within Flood Zone 2 or smaller proportion (1-50%) within Flood Zone 3	N/A	Majority (>50%) within Flood Zone 3	
<p>Emp14b: Flood risk from groundwater</p> <p>Parts of Northampton are vulnerable to groundwater flooding. Therefore the appraisal needs to include assessment criteria to reflect this type of flood risk.</p>	N/A	N/A	All other sites	N/A	N/A	Majority (>50%) within 'moderate' groundwater flood risk area or smaller proportion (1-50%) within 'high' or 'very high' groundwater flood risk area	N/A	Majority (>50%) within 'high' or 'very high' groundwater flood risk area	
<p>Emp14c: Surface water flood risk</p> <p>Surface water flooding occurs when intense rainfall overwhelms drainage systems. Parts of Northampton have been subject to surface water flooding during historic flood events, including in November 20132 and April 1998. Environment Agency data 'Risk of Flooding from Surface Water (Basic)' identifies areas with a 1 in 100 years or greater risk of surface water flooding.</p>	N/A	N/A	All other sites	N/A	N/A	Smaller proportion (1-50%) within 1 in 100 year surface water flood risk area	N/A	Majority (>50%) within 1 in 100 year surface water flood risk area	
<p>Emp15a: Prioritising use of brownfield land</p> <p>Prioritising the development of previously developed (brownfield) land can help to ensure that greenfield land is protected from unnecessary development. It represents a more efficient use of land providing that it is not of high environmental value (e.g. for biodiversity).</p>	Site contains 1ha or more of brownfield land	Site contains up to 1ha of brownfield land	Site contains no brownfield land	N/A	N/A	N/A	N/A	N/A	No brownfield data available in GIS. Planners to manually assess all site options >=1.0ha, based on LAA form (if recorded), or OS and aerial imagery

Initial quantitative/ GIS-based assessment for all site options; larger sites (>=2.5 ha) will also be subject to the qualitative assessment described in the last column	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain minor negative -?	Minor negative -	Uncertain significant negative --?	Significant negative --	Additional qualitative/ non-GIS factors considered for larger (>=2.5 ha) sites
<p>Emp15b: Avoiding loss of greenfield land</p> <p>Discussed under Emp15a.</p>	N/A	N/A	Site contains no greenfield land	N/A	N/A	Site contains up to 1ha of greenfield land	N/A	Site contains 1ha or more of greenfield land	No greenfield vs. brownfield data available in GIS. Planners to manually assess all site options >=1.0ha, based on LAA form (if recorded), or OS and aerial imagery
<p>Emp15c: Avoiding loss of high quality agricultural land</p> <p>Development of high quality agricultural land would result in it being lost to farming and food production.</p>	N/A	N/A	All other sites	N/A	N/A	Contains 1 ha or more of Grade 4 (Poor) agricultural land but less than 1 ha of Grades 1-3	Contains 1 ha or more of Grade 3 (Good to Moderate) agricultural land but less than 1 ha of Grade 1 or Grade 2	Contains 1 ha or more of Grade 1 (Excellent) or Grade 2 (Very Good) agricultural land	
<p>Emp15d: Avoiding sterilisation of mineral resources</p> <p>All new development will result in the increased consumption of minerals for construction but this will not be influenced by the location of development sites. However, the location of development sites can influence the efficient use of minerals by their proximity to Sand and Gravel Safeguarding Areas as defined in the Northamptonshire Minerals and Waste Local Plan as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts.</p>	N/A	N/A	All other sites	N/A	Partly within a Sand and Gravel Safeguarding Area	N/A	Wholly within a Sand and Gravel Safeguarding Area or any part within a 'Preventing Land Use Conflict Consultation Buffer' relating to a mineral extraction site as defined in the Minerals and Waste Local Plan	N/A	
<p>Emp15e: Avoiding risk from land instability</p> <p>There are areas in Northampton that are prone to ground instability issues due to underlying geology and geomorphology. The combination of the Northampton Sand overlying Upper Lias Clay can cause the formation of landslides particularly where slopes have angles greater than seven degrees.</p> <p>Five categories of instability have been identified. Categories A and B include areas where slope instability problems are either not thought to occur or not likely to occur. Category C includes areas where slope instability problems may be present or anticipated, and it is recommended that site investigation at the planning application stage should consider specifically the slope stability of the site. Category D includes areas where slope instability problems are likely to be present or have occurred in the past. Category E covers areas where slope instability problems are almost certainly present and may be active. This category is considered to be a significant constraint on land use. Therefore, sites in the higher categories could have a negative effect on preventing both new and existing development from</p>	N/A	N/A	None of site contains Category C, D or E Ground Instability	N/A	N/A	Sites that include areas of Category C Ground Instability	N/A	Sites that include areas of Category D or E Ground Instability	

Initial quantitative/ GIS-based assessment for all site options; larger sites (>=2.5 ha) will also be subject to the qualitative assessment described in the last column	Significant positive ++	Minor positive +	Negligible 0	Uncertain effects ?	Uncertain minor negative -?	Minor negative -	Uncertain significant negative --?	Significant negative --	Additional qualitative/ non-GIS factors considered for larger (>=2.5 ha) sites
contributing to or being put at unacceptable risk from land instability.									
<p>Emp16a: Avoiding conflicts with waste management sites</p> <p>All new development will inevitably involve an increase in waste generation, but it may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location.</p> <p>Levels of recycling will not be influenced by the location of site options, as the whole of Northampton is covered by kerbside recycling collections for residential properties and levels of recycling within employment developments will depend on the practices of the businesses that locate there.</p> <p>The Northamptonshire Minerals and Waste Local Plan identifies sites for waste management facilities in Northampton. The allocation of sites, particularly residential sites, in or close to such sites could affect the ability of the waste management facilities to come forward. Waste management facilities can give rise to noise, traffic, odour and light pollution during construction and operation. The effects are very dependent on the type of facility, its design and potential mitigation measures proposed, which would be assessed at the planning application stage. It is assumed that the facility will be well run and that mitigation measures implemented should be sufficient to avoid any potential amenity effects. The Minerals and Waste Local Plan requires local planning authorities to consult the Minerals Planning Authority (Northamptonshire County Council) on proposals for major development that is considered to be incompatible with the affected waste development within 300 m. Residential and offices are considered to be of medium sensitivity and industrial and outdoor storage as low sensitivity uses.</p>	N/A	N/A	All other sites	N/A	N/A	N/A	Within 300m of an industrial area in which the MWLP considers waste management uses to be acceptable	Within 300m of an active or committed waste management facility	

Part 7
Further Main Modifications SA
Addendum (December 2022)



West Northamptonshire Council

**Sustainability Appraisal
for Northampton Local
Plan Part 2**

**Further Main Modifications
SA Addendum**

Final report, post consultation

Prepared by LUC

December 2022

West Northamptonshire Council

Sustainability Appraisal Further Main Modifications to the Northampton Local Plan Part 2

Version	Status	Prepared	Checked	Approved	Date
1.	Final report	S. Temple	J. Pearson	J. Pearson	27.09.2022
2.	Final report, post consultation	S. Temple	J. Pearson	J. Pearson	20.12.2022

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Introduction

1.1 LUC has undertaken Sustainability Appraisal (SA) of the Northampton Local Plan (Part 2) throughout its preparation. The Local Plan (Part 2) was submitted for Examination by Northampton Borough Council (now West Northamptonshire Council; WNC) in February 2021. Following Examination, WNC proposed Main Modifications, which were assessed in an SA Addendum report in June 2022. WNC now proposes Further Main Modifications (September 2022; as set out in **Appendix A**).

1.2 This SA Addendum presents the SA of the proposed four further main modifications to the Local Plan Part 2 and considers their implications for the SA findings reported previously. Together with the June 2020 SA Report at Proposed Submission stage and the subsequent addendum reports and erratum listed below, this addendum represents an appraisal of the Local Plan Part 2 as proposed to be further modified, updating the findings that were previously presented in those documents. This SA Addendum should therefore be read alongside the June 2020 SA Report and those subsequent SA documents.

1.3 The SA Addendum was consulted on between 7 November and 19 December 2022. The representations received on the Addendum are presented in **Appendix B**, with a response from LUC against each one.

SA work to date

1.4 There have been nine key stages in the SA of the Northampton Local Plan (Part 2) to date:

- An SA Scoping Report was published for consultation in March 2016.
- An SA Report that accompanied the Options Consultation Paper was published for consultation in August 2016.
- An SA Report that accompanied the Site Options document was published for consultation in September 2017.
- An SA Report that accompanied the Proposed Submission Local Plan Part 2 was published for Regulation 19 (Round 1) consultation in April 2019.
- An SA Report that accompanied the Proposed Submission Local Plan Part 2 was published for Regulation 19 (Round 2) consultation in June 2020.
- An SA Addendum was produced in June 2020 to clarify the appraisal findings in relation to the allocation by Policy 26 of Land adjoining Dallington Cemetery.

- An Erratum to Appendix D of the Regulation 19 (Round 2) SA Report was produced in October 2020 to flag that Appendix D incorrectly stated that site LAA0204: The Farm was a non-allocated site option when in fact it was allocated.
- An SA Addendum was produced in November 2021 to appraise the revised boundary of the site allocation at The Green, Great Houghton (LAA1098), to include Hardingstone Lodge (LAA1098B).
- A Main Modifications SA Addendum was produced in June 2022 to appraise the proposed Main Modifications to the Northampton Local Plan Part 2.

Proposed Further Main Modifications (FMMs)

1.5 The four proposed FMMs (**Appendix A**) relate to two main changes:

- A reduction for the number of new dwellings to be provided by 2029 at site LAA1139 Ransome Road of 17 homes, and a corresponding reduction in homes proposed in the Local Plan (when compared with the Main Modifications version of the Local Plan); and
- Amendments to Policy 41 The Green, Great Houghton (LAA1098), relating to car, bicycle and pedestrian access to the proposed development.

Methodology

1.6 The approach to assessing the SA implications of the proposed further main modifications involved considering each further modification as set out in the Schedule of Further Main Modifications. A column was added to the Schedule of Further Main Modifications to consider and record whether the proposed further modification would be likely to change the SA findings presented in the June 2020 SA Report and subsequent erratum and addendum reports, including the June 2022 Main Modifications SA Addendum. The Schedule of Further Main Modifications with the additional SA implications column is presented in **Appendix A** of this SA Addendum.

SA framework

1.7 The likely effects of the proposed further main modifications were appraised in relation to the sustainability objectives set out in the SA framework, provided in Table 1.1 of the June 2022 addendum. Appendix D of the same Addendum outlines the criteria used to guide site assessments.

1.8 Since the publication of the Main Modifications SA Addendum in June 2022, there have been no significant changes to the evidence base or policy context of relevance to the SA of the further main modifications.

Summary of SA findings

1.9 As outlined in **Appendix A**, the proposed further main modifications will not alter any of the SA findings previously recorded in the 2020 SA Report and the subsequent addendum reports and erratum, including the June 2022 Main Modifications SA Addendum.

Summary of HRA findings

1.10 The Local Plan (Part 2) has been subject to a separately reported Habitats Regulations Assessment (HRA). The HRA has been updated to consider the effects of the further main modifications. This found that the proposed further main modifications will not alter the findings of the June 2022 Main Modifications version of the HRA that adverse effects on the integrity of European sites can be ruled out.

Cumulative effects

1.11 This Further Main Modifications SA Addendum has identified no changes to the sustainability effects of the Northampton Local Plan Part 2. Therefore, there will be no changes to the overall cumulative effects reported in the June 2022 SA Report and the subsequent addendum reports and erratum, including the June 2022 Main Modifications SA Addendum.

LUC

September 2022

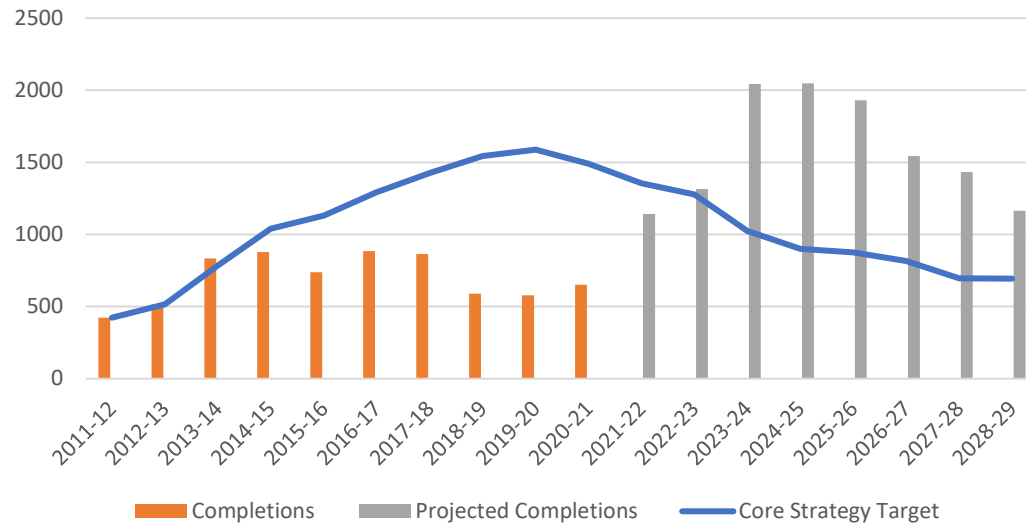
Appendix A

Schedule of further main modifications with SA implications

The proposed Further Main Modifications relate only to the identified parts of the Main Modifications below.

Further Main Modification reference	Main Modification reference	Suggested Modification	Reason for the FMM	Implications for the SA findings
FMM1	MM11	<p>CHAPTER 7: RESIDENTIAL</p> <p>Adjust the following graphs and tables and the following part of Policy 13 to reflect the reduction in capacity of the Ransome Road site (LAA1139) in the plan period by 17 units. These changes supersede the corresponding changes in MM11. No other parts of MM11 are affected by this consultation.</p> <p>Graph 1: Housing delivery in Northampton against Joint Core Strategy proposed housing delivery trajectory</p>	<p>Reduction in the capacity of the Ransome Road site (LAA1139) submitted by landowner in response to the consultation on Main Modifications</p>	<p>No change to SA findings: This proposed Further Main Modification will not alter the findings of the SA because although the site capacity of Ransome Road (LAA1139) has decreased by 17 dwellings from 224 to 207 (the total dwelling capacity of the Plan has coincidentally decreased by 17 from 3,821 to 3,804), the Ransome Road site is still expected to have a significant positive effect in relation to SA objective 1: housing. This is in accordance with the site assessment criteria whereby any site that delivers 100 dwellings or more receives a significant positive effect.</p> <p>As explained in the June 2020 SA Report and June 2022 Main Modifications SA Addendum, Policy 13 lists the residential site allocations and does not place any additional requirements on them. Therefore, Policy 13 was not appraised in its own right by the</p>

Actual Completions (2011-2021) & Projected Completions (2021-29) against JCS Target



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

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

SA. Instead, each site allocated by Policy 13 is separately appraised on a 'policy-off' basis.

		<p>Paragraph 7.11</p> <p>Sites have been allocated in this Plan to deliver about 3,804 <u>3,821</u> new dwellings. Appendix A shows the trajectory for sites allocated in the Local Plan Part 2, which excludes 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.</p> <p>POLICY 13 RESIDENTIAL AND OTHER RESIDENTIAL LED ALLOCATION</p> <p>1139 Ransome Road 200 (500 in 5YHLS) <u>230 (A minimum of 207 of which will be provided within the plan period)</u></p>		
FMM2	MM37	<p>POLICY 41 THE GREEN, GREAT HOUGHTON (LAA1098)</p> <p>Amend the following parts of Policy 41 – this supersedes the corresponding parts of MM37 (no other parts of MM37 are affected by this consultation) to:</p> <p>x. Any p Proposals that comes forward should include suitable measures to mitigate the impact of additional traffic generated by the development. <u>The principal access to the site should be from The Green west of Saucebridge Farm, west of the junction of The Green with the unnamed road which leads south at this point, and the development should seek to minimise additional traffic eastwards from this point towards Great Houghton village and the Bedford Road. The intention should be to reduce the potential for traffic to use The Green to the east or routes through the allocation to travel between the Newport Pagnell Road and the Bedford Road or vice versa.</u></p>	To clarify access and traffic arrangements.	<p>No change to SA findings: This proposed Further Main Modification will not alter the findings of the SA because although the vehicular access to the site has changed, the policy still seeks to provide suitable transport links to neighbouring developments including Great Houghton, the Brackmills Country Park and employment area to the north, helping to facilitate sustainable modes of travel and minimise greenhouse gas</p>

Appendix A
 Schedule of further main modifications with SA implications

Sustainability Appraisal
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		<p>xviii c. <u>Manage and control vehicular access to and from the site to the northern/eastern section of The Green near to the village of Great Houghton, and minimise traffic arising from the development passing through Great Houghton.</u></p> <p>xix. xviii d) <u>Connect the site to nearby Brackmills Country Park and surrounding areas including pedestrian and cycling provision to secure connectivity and permeability within the site, to the employment area to the north, the proposed residential area to the west along The Green and towards Great Houghton as shown on figure 20.</u></p>		<p>emissions. A minor positive effect is therefore still expected in relation to SA objectives 2: sustainable travel and 8: climate change mitigation. A minor negative effect is still expected in relation to SA objective 12: air quality due to the large nature of the site and increase in commuters by car.</p>
FMM3	MM38	<p>POLICY 43</p> <p>RANSOME ROAD (LAA1139)</p> <p>Amend the following part of Policy 43 – this supersedes the corresponding part of MM38 no other parts of MM11 are affected by this consultation :</p> <p>A.Ransome Road will be developed for at least 200 <u>about 230 dwellings, with 207 dwellings to be provided in the plan period.....</u></p>	<p>Reduction in the capacity of the Ransome Road site (LAA1139) submitted by landowner in response to the Main Modifications consultation.</p>	<p>See FMM1.</p>
FMM4	MM44	<p>Adjust the following line in appendix A to reflect the reduction in capacity of the Ransome Road site (LAA1139) in the plan period by 17 units. These changes supersede the corresponding changes in MM44. No other parts of MM44 are affected by this consultation.</p> <p>Appendix A: Northampton housing trajectory for sites allocated in the Local Plan Part 2 (excluding Sustainable Urban Extensions)</p>	<p>Consequential change following reduction in the capacity of the Ransome Road site (LAA1139) submitted by landowner in response to the</p>	<p>See FMM1.</p>

Appendix A
 Schedule of further main modifications with SA implications

Sustainability Appraisal
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Ref	Site Name	Yield in policy 13	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	TOTAL in policy 13	Main Modifications consultation.
1139	Ransome Road	200 (HLS) 230				52	52	52	51		0207	
	SUB TOTAL		479 421	545 401	578 800	407 567	373 642	377 462	384 313	382 215		
	TOTAL	5215									3804 3821	

Appendix B

Consultation comments

Table B.1: Responses to consultation comments received on this SA Addendum (consulted on between November and December 2022)

Para / table / map / or page	Representor ID and name	Proposed Submission Rep ID	Representor Organisation (If applicable)	On behalf of	Comment	LUC Response
FMM2	272	272/1	Living Streets Northampton		<p>In relation to Policy 41)The Green, Great Houghton LAA1098) – the proposed amendments do not in any way make this into a sustainable development.</p> <p>The document states “a minor negative effect is still expected in relation to SA objective 12: air quality due to the large nature of the site and increase in commuters by car”.</p> <p>The word “minor” is not accurate in this context, since it is a pattern of developments all over West Northants that together have a major negative effect on air quality. This development is clearly built to be car dependent – there is no realistic prospect of most residents using sustainable transport to get to work, to school, to the shops or to the town centre, because of the lack of usable bus services and a lack of safe and convenient infrastructure for walking and cycling.</p>	<p>Site LAA1098 allocated by Policy 41: The Green, Great Houghton was initially appraised on a 'policy-off' basis. When a site is appraised on a policy off basis, it is appraised on its physical constraints only and does not take into account mitigation. The site was recorded as having a minor negative but uncertain policy-off effect in relation to SA objective 12a because in accordance with the site assessment criteria in Appendix E of the June 2020 Reg 19 (Round 2) SA Report, it appears unlikely from the 2011 Census data and layout of the road network that a significant number of car commuters from the area of this site would be likely to pass through an Air Quality Management Area. The effect is recorded as uncertain because the actual routes that will be used by new residents are unknown.</p> <p>The site was then appraised on a 'policy-on' basis in that mitigation provided by Policy 41 was assessed. The effect remained as minor negative but uncertain in relation to SA objective 12 for the reasons outlined above. The June 2022 Main Modifications SA Addendum does, however, state that the large nature of the site could lead to a significant increase in commuters by car occupying the Northampton road network, leading to air pollution around Northampton. The SA acknowledges that Policy 41 requires proposals that come forwards to include suitable measures to mitigate the impact of additional traffic generated by development. The effect is recorded as uncertain because the actual implementation of effective suitable mitigation measures is unclear.</p>

Appendix B
 Consultation comments

Sustainability Appraisal
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Para / table / map / or page	Representor ID and name	Proposed Submission Rep ID	Representor Organisation (If applicable)	On behalf of	Comment	LUC Response
FMM2	272	272/2	Living Streets Northampton		<p>The document makes no mention of additional CO2 emissions by more car journeys. This seems extraordinary, considering the Council has declared a climate emergency and is supposed to become carbon neutral in the near future.</p> <p>Proper walking and cycling infrastructure needs to be built to enable car-free access to work, to school, to the shops and to the town centre. Regular bus services are also needed.</p>	<p>As stated in paragraph 1.2 of the Further Main Modifications SA Addendum, the document should be read alongside the June 2020 Reg 19 (Round 2) SA Report and all subsequent SA documents.</p> <p>LUC is aware that the Council declared a climate emergency in August 2019. The SA framework (Table 3.2 in the June 2020 SA Report) against which the Local Plan has been appraised consists of 16 SA objectives, a number of which relate to reducing reliance on the private car by encouraging walking, cycling and public transport use. SA objective 8 specifically relates to greenhouse gas emissions and assesses how the Local Plan will minimise increases in greenhouse gas emissions from vehicles. All of the policies and sites contained within the Local Plan have been appraised against these SA objectives.</p>