

West Northamptonshire Council

Sustainability Appraisal **Main Modifications to the** **Northampton Local Plan** **Part 2**

Final report
Prepared by LUC
June 2022



West Northamptonshire Council

Sustainability Appraisal Main Modifications to the Northampton Local Plan Part 2

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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
		Wording to be deleted is struckthrough New wording is <u>underlined</u>		
Note 1		In the final version of the plan, every paragraph in a policy which has more than one paragraph will be given a letter, and each bullet pointed criterion will be given a roman numeral. As these changes are presentational only, they do not formally form part of these modifications.	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</u> providing easy <u>and inclusive</u> access to those facilities nearby</p> <p>iii. Creating healthy environments that prioritise people walking and cycling to reach local facilities and facilitate recreation</p> <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-all 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 <u>standards set out in Policy 28 of this Plan; and</u></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><u>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.</u></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. This policy has now been superseded by Policies 12 and Policy 19 of this Local Plan because:</u></p> <ul style="list-style-type: none"> <u>Policy 12 supports main town centre uses in the town centre. Evidence shows that the role of the town centre is changing and more emphasis should be given to promoting main town centre uses within the town centre boundary. The reference to the Central Area therefore is no longer relevant for main town centre uses</u> <u>Policy 19 (Chapter 9) supports the provision of about 8,900sq.m net of convenience retail floorspace, and about 7,300 sq.m of comparison floorspace by 2029. The revised provision is based on updated technical evidence base.</u> <p>Delivering WNJCS: 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	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 style="text-align: center;">Graph 1:</p> <p style="text-align: center;">Housing delivery in Northampton against the Joint Core Strategy proposed housing delivery trajectory</p>  <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.^{E31} 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 2011-19<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 (Northampt</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- 19 <u>2021</u>	Delivery of dwellings compared to JCS requirement	Total dwellings	8157 <u>11,236</u>	5,727 <u>6,957</u>	-2430 <u>-4,279</u>	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 (Northampt	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- 19 <u>2021</u>	Delivery of dwellings compared to JCS requirement																			
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		Wording to be deleted is struckthrough 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					<p>Amenity Green Space typology;</p> <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. <u>N/2013/0338, N/2017/1369 and N/2019/0048</u>	0	115911	<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	01	861856	0		

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>						
			matters in progress for 860 dwellings)					
		N9A (Northampton on Upton Lodge SUE)	N/2017/0091 (live application for 1,400 dwellings) N/2018/0074	033	13471,115	53370		<ul style="list-style-type: none"> LAA1097: Gate Lodge – currently an Amenity Green Space typology; LAA1099: Upton Reserve site – removed due to flood risk issues; LAA1121: Upton Valley Way East – currently an Amenity Green Space typology and site is currently under construction; LAA1127: 32 Connaught Street – removed because it was included as an allocated site in error. LAA1138: Land south of Bedford Road – removed as a result of failing the flooding exceptions test; and LAA1142: Land west of Northampton South SUE (site 2) – combined to form LAA1144;
		Completions	Existing commitments (as of 1st April 2019)	Windfall allowance	Sustainable Urban Extensions	LP2 Allocations	Total Delivery	Plan Target
		5728	4377	2,400	5959	3,804	22,267	18,873
		Difference between Plan Target and Total Delivery						

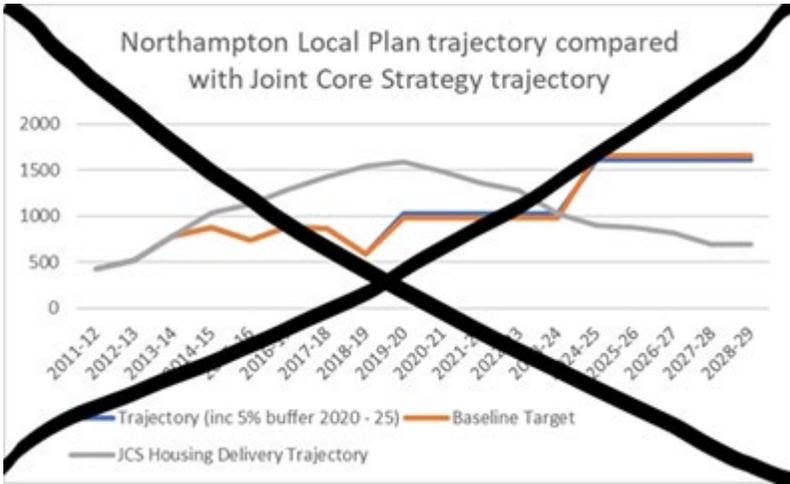
Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings														
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>3,394</p> <table border="1" data-bbox="633 549 1339 901"> <thead> <tr> <th><u>Source</u></th> <th><u>Net additional dwellings</u></th> </tr> </thead> <tbody> <tr> <td>Completions</td> <td>6,957</td> </tr> <tr> <td>Existing commitments as at 1st April 2021</td> <td>1,889</td> </tr> <tr> <td>Windfall allowance</td> <td>1,800</td> </tr> <tr> <td>Sustainable Urban Extensions</td> <td>4,832</td> </tr> <tr> <td>Allocations</td> <td>3,838</td> </tr> <tr> <td><u>Total</u></td> <td><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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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"> • 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

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																
		<table border="1" data-bbox="555 453 1350 639"> <tr> <td>2026-27</td> <td>1,609</td> <td>1,658</td> <td>815</td> </tr> <tr> <td>2027-28</td> <td>1,609</td> <td>1,658</td> <td>695</td> </tr> <tr> <td>2028-29</td> <td>1,609</td> <td>1,658</td> <td>694</td> </tr> <tr> <td>Total</td> <td>18,873</td> <td>18,873</td> <td>18,873</td> </tr> </table> <p data-bbox="645 687 1384 719">Graph 2: Northampton Local Plan housing delivery trajectory</p>  <p data-bbox="555 1278 1473 1310">^[1] Northampton Housing Technical Paper (Northampton Borough Council, March 2019)</p> <p data-bbox="555 1326 1288 1358">^[2] Housing Delivery Test measurement rulebook (MHCLG, July 2018)</p>	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>statements of common ground with developers and promoters and planning applications.</p>	
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																	

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>23 Northampton Housing Technical Paper (Northampton Borough Council, March 2019)</p> <p>24 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 and 8% of all affordable housing be built to <u>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>dwelling entrances is unachievable and other circumstances which may make a site less suitable for M4(2) and/or M4(3) housing, and where viability considerations would not allow for this provision.</p> <p>Delete Policy 16 and supporting text:</p> <p>C. GYPSIES AND TRAVELLERS</p> <p>7.26 The West Northamptonshire Travellers Accommodation Needs Study[1] concluded that Northampton did not need to cater for additional pitches in the Local Plan for households that meet the planning definition of Gypsies and Travellers[2]. There are also no requirements to provide plots for travelling showpeople. However, temporary stopping places can be made available at times of increased demand due to fairs or cultural celebrations attended by Gypsies and Travellers. The Study concluded that a charge may be levied as determined by the Council although they only need to provide basic facilities including cold water supply, portaloos, sewage disposal point and refuse disposal facilities, to include cleansing of the site when vacated.</p> <p>7.27 This Travellers Accommodation Needs Study updates the requirements set out in Policy H6 of the West Northamptonshire Joint Core Strategy, so there is a need to replace this policy in this Plan, as set out in Policy 16. Policy 16 sets out development management criteria for any future provision that is required as result of any future evidence about requirements for Gypsy and Traveller provision.</p> <p>POLICY 16 GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE Provision will be made for the accommodation of Gypsies, Travellers and Travelling Showpeople in the period 2016 to 2029 to meet the needs identified in the most recent Gypsy, Traveller and Travelling Showpeople needs assessment.</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: <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.	<p>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</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>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>
Reference	Address	Area (Ha)	No. of Jobs (indicative)	Relevant Policies (Non-exhaustive)																									
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MM16	Policy 18	<p>Policy 18, amend 1st criterion: 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																														

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>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 calorie balance is a consequence of individual decisions about diet and activity, our environment, and particularly the availability of calorie rich food, now makes it harder for individuals to maintain healthier lifestyles</p> <p>The increasing consumption of out of home meals, that are often cheap and readily available at all times of the day, has been identified as an important factor contributing to rising levels of obesity.</p> <p>9.14 the report states that in Northampton, 68.1% of the adult population over 16 are overweight or obese (compared to 62% in England), with children showing levels of 22.7% (4-5 years old) rising to 36.4% (10-11 years old). Analysis of national data shows that there is a statistical correlation between the density of fast food outlets and the prevalence of obesity. Northampton has the 3rd highest density in the country, at 86.9% per 100,000 population. It is therefore important for the Local Plan to address these challenges associated with health and wellbeing, and its relationship with poor diet and accessibility to facilities that contribute to this.</p> <p>9.15 According to Public Health England, takeaway foods tend to contain high levels of fat, saturated fat, sugar and salt, and lower levels of micronutrients. Some takeaway food can represent a low cost option to the consumer, which may enhance its appeal, including to children. Evidence shows that regular consumption of takeaway food over time has been linked to weight gain. Government guidelines support actions (like exclusion zones) to limit the proliferation of certain unhealthy uses within specified areas such as proximity to schools. Exclusion zone buffer sizes are usually set at 400m which is considered to be a reasonable 5 minute walk.</p>		

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</p> <p>The health and wellbeing of Northampton communities will be maintained and improved by managing the locations of, and access to, unhealthy eating facilities.</p> <p>Proposals for new hot food takeaways (Class A5) which are situated within close proximity to a primary or a secondary school will only be permitted if the takeaway facility is located at least 400m from any entrance to the school</p>		
MM19	Policy 21	<p>Delete:</p> <p>In suitable locations, proposals that seek to deliver residential accommodation on upper floors in the town centre, district centres and local centres will be supported, subject to all other material considerations.</p> <p>and replace with the following:</p> <p><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
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MM21	Policy 24	<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 Mmajor developments are expected to have regard to contribute towards providing facilities in line with the recommendations provided in....</u></p> <p>Replace 1st and 2nd paragraphs: <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> <u>i. are located where the property/ site is accessible by public transport and other sustainable transport modes including walking and cycling</u> <u>ii. contribute positively to the well-being and social cohesion of local communities, and</u> <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: Remove the word "sustainable" and the comma so the policy reads:locate premises within <u>sustainable</u> 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
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MM23	Policy 26	<p>Amend 1st sentence:on the Policies Map will be <u>are</u> allocated.....</p> <p>Last sentence amended to read: ...extended cemeteries should be sensitive to ensure there is no harm to <u>result in a net gain in</u> biodiversity.</p>	<p>To correct a typographical error.</p> <p>To ensure consistency with the National Planning Policy Framework.</p>	<p>'sustainable' does not alter the overall meaning of the policy.</p> <p>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.</p>
		Chapter 10: Built and Natural Environment		
MM24	Policy 27	<p>Amend 2nd paragraph as follows: All major <u>major</u> housing and commercial developments of 15 dwellings or more will be expected to deliver and/or contribute to.....'</p> <p>Add 'and blue' to 1st and 2nd paras as follows:</p> <p>1st paragraph: New developments must ensure that existing green <u>and blue</u> infrastructure assets will be protected.....</p> <p>2nd paragraph:will be expected to deliver and/or contribute to the green <u>and blue</u> infrastructure projects. Applications must be accompanied by a site-specific green <u>and blue</u> infrastructure strategy and /or plan to illustrate how green <u>and blue</u> infrastructure is integrated within the development proposal and how it seeks to improve connectivity to the Local Level Green Infrastructure network beyond the site boundary.</p>	<p>To ensure consistency with the NPPF's (Annex 2) definition of Major.</p> <p>To ensure the policy is effective with regards to blue as well as green infrastructure.</p>	<p>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,</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>		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.								
MM25	Policy 28	Include new paragraph under 10.11 <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> Amend table within Policy 28: <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>	To provide a definition of SANGs and detail how they can meet other open space requirements. Addition of the word 'walk' to reflect the recommended walking thresholds set out in the OSSR. Addition of footnotes to direct the applicant to quality standards that should be used. Include to paragraph D to clarify how open space requirements	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.
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
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		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>

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		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <table border="1" data-bbox="555 453 1485 895"> <tr> <td data-bbox="555 453 763 663"></td> <td data-bbox="763 453 965 663"></td> <td data-bbox="965 453 1218 663"></td> <td data-bbox="1218 453 1485 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="763 663 965 778">Specific to the locality. No set standard required.</td> <td data-bbox="965 663 1218 778"></td> <td data-bbox="1218 663 1485 778"><u>Green Flag Standard</u></td> </tr> <tr> <td data-bbox="555 778 763 895">Cemeteries and closed churchyards</td> <td data-bbox="763 778 965 895">Specific to the locality. No set standard required.</td> <td data-bbox="965 778 1218 895"></td> <td data-bbox="1218 778 1485 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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Cemeteries and closed churchyards	Specific to the locality. No set standard required.		<u>Green Flag Standard</u>													
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. Sites of national or international importance - Special Protection Areas, Ramsar sites and Sites of Special Scientific Interest are of international and/or national importance and development affecting them will be expected to avoid causing adverse effects. II. Sites of local importance - Development affecting Northampton’s Local Nature Reserves, Local Wildlife Sites, Local Geological Sites and Potential Wildlife Sites will be expected to avoid causing adverse effects on these assets unless it can be demonstrated that the benefits of development clearly outweigh the harm. III. Other biodiversity assets - Development affecting sites that are not formally designated, but which make a positive contribution to biodiversity, will be required to take into account their current or potential role in the Borough’s Northampton’s wider biodiversity network. 		
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 <p>• To provide electric vehicle re-charging points in line with Policy 34 and Policy 35</p> <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 All development proposals.....by a Transport Assessment or Transport Statement; and</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. Accordingly, the route of the former Northampton to Market Harborough railway has been safeguarded as a potential transport corridor.</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	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>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 <u>and Northampton to Brackmills</u> 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:</p> <p><u>D.</u> Transport schemes which provide an element of environmental protection will be prioritised. In some cases, it may be necessary to <u>have regard to mitigation measures</u> provide mitigation 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. <u>Proposals for</u> 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><u>13.1 This plan makes allocations for housing and employment use in policies 13 and 17A. For most of the allocations, sufficient guidance on requirements for planning applications is provided by the polices in this and other development plan documents. Some sites have a number of constraints where additional policy guidance is necessary. The following sections of this plan provide this additional guidance.</u></p> <p>Delete Policy 38 in its entirety</p> <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 accommodate railfreight activities this opens up the potential for the residual railway land to be developed.</p> <p>Add a new paragraph after 13.9: <u>There is an existing sewer in Anglian Water’s ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water’s existing assets may be required.</u></p> <p>Policy 39, amend 5th paragraph: ...residential and ancillary Class A <u>Class E</u> uses.</p> <p>6th paragraph, amend: On site LAA0333, the Council will support the delivery of at least 200 <u>about 188</u> dwellings.....</p> <p>9th paragraph, amend 1st bullet: <ul style="list-style-type: none"> • i. A high quality development that preserves and enhances the significance <u>and appreciation</u> of the former castle site and in particular the scheduled monument and listed Postern Gate and the setting of these heritage assets. <u>its designated components and their setting. Design and capacity will be informed by detailed archaeological investigations and assessments in advance of development. 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>

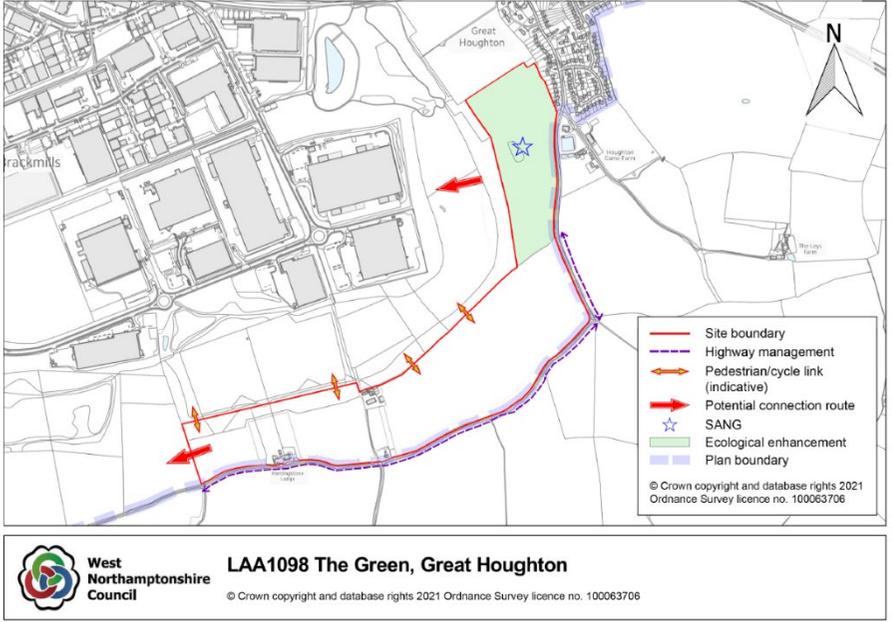
Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		<p>Wording to be deleted is struckthrough</p> <p>New wording is <u>underlined</u></p> <p>Add a new paragraph at the end of the policy</p> <p><u>L. Any proposal should include 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> 		

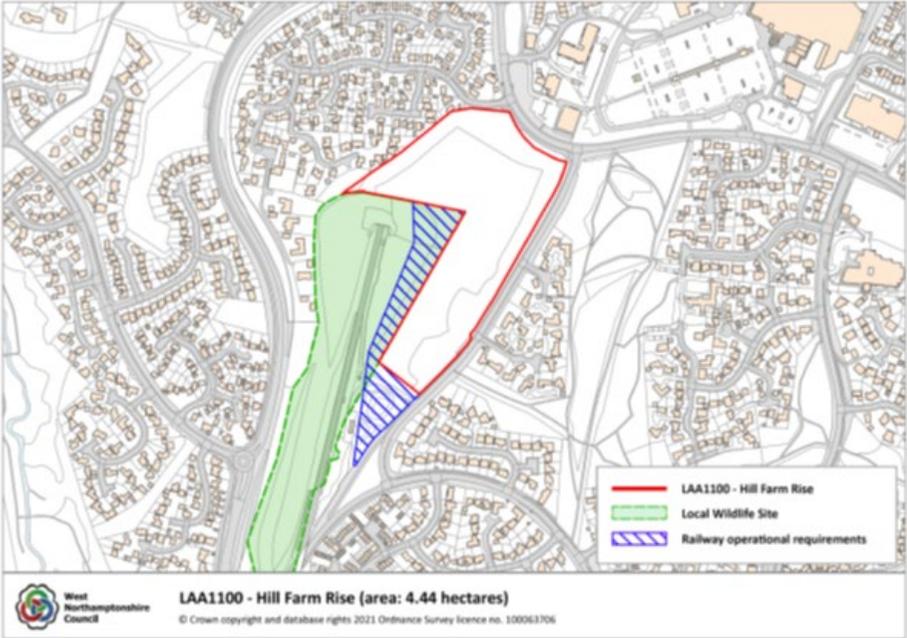
Reference	Policy/ Paragraph	Suggested Modification to Policy Wording Wording to be deleted is struckthrough New wording is <u>underlined</u>	Reason for modification	Implications for the SA findings
		<ul style="list-style-type: none"> iii. <u>A circular walking route around the SANG and eastern development 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> 		
MM38	Policy 43 and Figure 22	<p>Policy 43: Amend 1st paragraph: <u>A. Ransome Road will be developed for at least 200 <u>about 500</u> dwellings....</u></p> <p>Amend 1st bullet point: <ul style="list-style-type: none"> <u>i. Generally be two to four storeys in height, with opportunities for taller buildings facing along the principal movement routes and the northern section of the site</u> </p>	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>

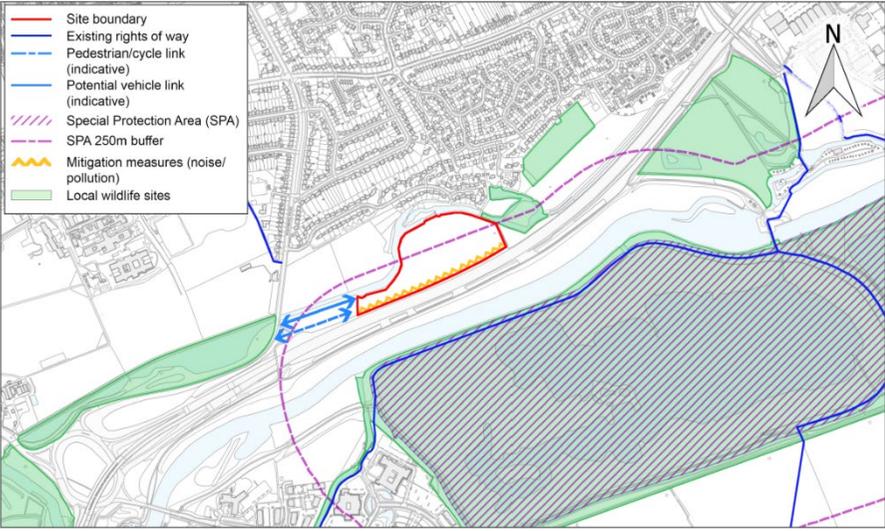
Reference	Policy/ Paragraph	Suggested Modification to Policy Wording	Reason for modification	Implications for the SA findings
		Wording to be deleted is struckthrough New wording is <u>underlined</u>		moderate groundwater flood risk area and a small proportion of the site falls within a 1 in 100 year 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>The map shows the Hill Farm Rise site (LAA1100) outlined in red. A green area within the site is designated as a Local Wildlife Site. A blue hatched area indicates railway operational requirements. The site is situated in a residential area with roads and buildings visible. A legend in the bottom right of the map identifies the red outline as 'LAA1100 - Hill Farm Rise', the green area as 'Local Wildlife Site', and the blue hatched area as 'Railway operational requirements'. Below the map, the text reads 'LAA1100 - Hill Farm Rise (area: 4.44 hectares)' and '© 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: Functionally linked land <u>Any land outside of the European designated site which is used by species that are qualifying interest features of that designated site</u></p> <p>Playing pitches <u>Pitches for playing sports covering football, cricket, rugby, hockey, rugby league and baseball.</u></p> <p>Sports facilities <u>Includes sports hall, swimming pools, health and fitness, athletics, squash, gymnastics, bowls, tennis, golf, village and community halls, cycling, netball, judo, countryside and water sports, rowing, canoeing and orienteering.</u></p> <p>Non-statutory nature conservation site <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	Relevant policies (non-exhaustive)	Reason for change (this column will not be included in the adopted plan)
0168	Rowtree Road	131		Combined with other sites into LAA 1144
0171	Quinton Road	19 14	<u>Policy 7 - Flood risk and Water Management</u>	Capacity reduced as a result of the Flood Risk Assessment.
0174	Ransome Road Gateway	24	<u>Policy 7</u> <u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u> <u>BN9 of the West Northamptonshire Joint Core Strategy</u>	
0193	Former Lings Upper School, Birds Hill Walk	60 (54 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) <u>38</u>		Removed because housing on this site has been completed.
0204	The Farm, Hardingstone	100 <u>55</u>	<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) Net:4		Conversion is underway for 68 units
0403	Allotments Studland Road	23		Removed from allocation as site is currently an allotment typology
0629	British Timken	138 (5YHLS) <u>121</u>		Site is under construction, 15 units complete, 121 units remaining as at 1 st April 2021
0657	Fraser Road	140		Removed from allocation as site is currently an Amenity Green Space typology
0685	Adj 12 Pennyeress Place, Ecton Brook Road	12		Removed from allocation as site is currently an Amenity Green Space typology
0719	Car garage workshop, Harlestone Road	35	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	

0720	Ryland Soans garage, Harlestone Road	62	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	
0767	Spencer Street	25 (5YHLS)	<u>Policy 7</u>	
0903	Hawkins Shoe Factory, Overstone Road	105 (5YHLS)	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	
0910	379 Harlestone Road	14		
0932	Site 1 Southbridge Road	45 (5YHLS)	<u>Policy 7</u>	
0933	Site 2 Southbridge Road	28 50 (5YHLS)	<u>Policy 7</u>	To better reflect capacity
1006	Pineham	80 106	<u>Policy 7</u>	To reflect capacity of current planning application.
1007	Land south of Wooldale Road, east of Wootton Road	16 22	<u>Policy 7</u>	Capacity reduced as a result of the Flood Risk Assessment.
1009	Land west of Policy N5 Northampton South SUE (site 1)	100		Combined with other sites into LAA 1144
1010	Land at St Peter's Way/ Court Road/ Freeschool Street	5	<u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	
1013	University of Northampton Park Campus	585 653 (5YHLS)		To reflect remaining capacity as at 1 st April 2021.
1014	University of Northampton Avenue Campus	170 200		To reflect capacity of current planning application.
1022	Belgrave House	122 99 (5YHLS)	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	To reflect capacity of planning permission
1025	Land to the west of Towcester Road	180 230	<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) <u>31</u>		Scheme under construction for 56 bed care home, equates to 31 dwellings.
1117	133 Queens Park Parade	6 (5YHLS) <u>8</u>		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) <u>31</u>	<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 <u>3</u>	<u>Policy 31</u> <u>BN9 of the West Northamptonshire Joint Core Strategy</u>	To reflect remaining capacity as at 1 st April 2021.
1133	Eastern District Social Club	5 (5YHLS)	<u>Policy 29</u>	
1134	St John's Railway Embankment	12	<u>Policy 29</u>	
1137	Wootton Fields	74		
1138	Land south of Bedford Road	7		Site has failed the Flooding Exceptions test.
1139*	Ransome Road	200 (500 in 5YHLS) <u>500 (A minimum of 224 of which will be provided within the plan period)</u>	<u>Policy 43</u> <u>Policy 31</u> <u>BN5 of the West Northamptonshire Joint Core Strategy</u>	To identify what proportion of the allocation will be completed within the plan period.
1140	Land north of Milton Ham	224	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	

1142	Land west of Northampton South SUE (site 2)	130		Combined with other sites into LAA 1144
<u>1144</u>	<u>Land to the west of Northampton South Sustainable Urban Extension</u>	<u>361 (A minimum of 90 of which will be provided within the plan period)</u>	<u>BN9 of the West Northamptonshire Joint Core Strategy</u>	This is the combination of LAA 0168, 1009 and 1142 into one allocation. The policy identifies what proportion of the allocation will be completed within the plan period.

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

Appendix 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
Emp15b: Avoiding loss of greenfield land Discussed under Emp15a.	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
Emp15c: Avoiding loss of high quality agricultural land Development of high quality agricultural land would result in it 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	
Emp15d: 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	
Emp15e: 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 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	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	