

**West Northamptonshire Council**

# **Local Plan (Part 2) - Further Main Modifications Habitats Regulations Assessment addendum**

**Final report**

Prepared by LUC

September 2022



## West Northamptonshire Council

### Local Plan (Part 2) - Further Main Modifications Habitats Regulations Assessment addendum

**Project Number**  
5823

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1.	Draft addendum	K Sydney	J Pearson	J Pearson	27.09.2022
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# Contents

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<b>Chapter 1</b>	
<b>Introduction</b>	<b>1</b>
Proposed Further Main Modifications (FMMs)	1

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<b>Chapter 2</b>	
<b>Assessment of Proposed Further Main Modifications</b>	<b>2</b>
Reduction in capacity at Ransome Road	2
Changes to access at The Green, Great Houghton	2

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<b>Chapter 3</b>	
<b>Conclusions</b>	<b>4</b>

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<b>Appendix A</b>	
<b>Proposed Further Main Modifications</b>	<b>A-1</b>

# Chapter 1

## Introduction

**1.1** LUC undertook a Habitats Regulations Assessment (HRA) of the Northampton Local Plan (Part 2), in June 2020. The Local Plan (Part 2) was submitted for Examination by Northampton Borough Council (now West Northamptonshire Council; WNC) in February 2021. Following Examination, WNC proposed Main Modifications, which were assessed in an updated version of the HRA report in June 2022. WNC now proposes Further Main Modifications (September 2022; as set out in **Appendix A**).

**1.2** This addendum assesses the implications of the Further Main Modifications for the findings set out in the June 2022 HRA Report, and should be read alongside that.

### Proposed Further Main Modifications (FMMs)

**1.3** The four proposed FMMs (**Appendix A**) relate to two main changes:

- A reduction for the number of new dwellings to be provided by 2029 at site LAA1139 Ransome Road of 17 homes, and a corresponding reduction in homes proposed in the Local Plan (when compared with the Main Modifications version of the Local Plan); and
- Amendments to Policy 41 The Green, Great Houghton (LAA1098), relating to car, bicycle and pedestrian access to the proposed development.

## Chapter 2

# Assessment of Proposed Further Main Modifications

### Reduction in capacity at Ransome Road

**2.1** The reduction in the number of dwellings to be provided at LAA1139 Ransome Road over the period to 2029 of 17 homes will not alter the findings of the June 2022 HRA.

**2.2** LAA1139 is c.1.9km from the Upper Nene Valley SPA/Ramsar and therefore its potential to contribute to non-physical disturbance or recreation pressure at the SPA/Ramsar was assessed. The HRA concluded that the allocated site is unlikely to contribute to non-physical disturbance due to the presence of main roads and urban areas between it and the European site. The change in housing capacity does not affect this.

**2.3** As LAA1139 allocates housing within 3km of the SPA/Ramsar, it will require developer contributions to strategic mitigation to ensure that it will not have an adverse effect on the SPA/Ramsar due to recreation pressure. The change in capacity reduces the number of homes and therefore the mitigation contribution required but does not change the HRA findings.

**2.4** The reduction in capacity at LAA1139 reduces the overall number of homes proposed in the Local Plan from 3,838 (compared to the Main Modifications Local Plan and as assessed in the June 2022 HRA) to 3,821.

**2.5** This will slightly reduce impacts that relate to the overall quantum of development, such as changes in water quality or air quality, but not to an extent that the HRA conclusions (no adverse effects on integrity) need to be altered.

### Changes to access at The Green, Great Houghton

**2.6** The proposed FMM specifies that access to The Green must be from the west of Saucebridge Farm. Although this may alter patterns of traffic flow on local roads when compared with access from other directions, this will not alter the findings of the HRA. The HRA concluded that the Upper Nene Valley Gravel Pits SPA and Ramsar site is not considered to be sensitive to air pollution to a degree that changes in traffic due to the Local Plan Part 2 would result in adverse effects on its integrity. The proposed FMM to Policy 41 would not change this.

## Chapter 2

### Assessment of Proposed Further Main Modifications

Local Plan (Part 2) - Further Main Modifications  
September 2022

**2.7** The principle of connecting the site to Brackmills Country Park has already been assessed in the HRA as part of the Main Modifications.

## Chapter 3

### Conclusions

**3.1** The proposed FMMs will not alter the findings of the HRA (June 2022).

LUC

September 2022

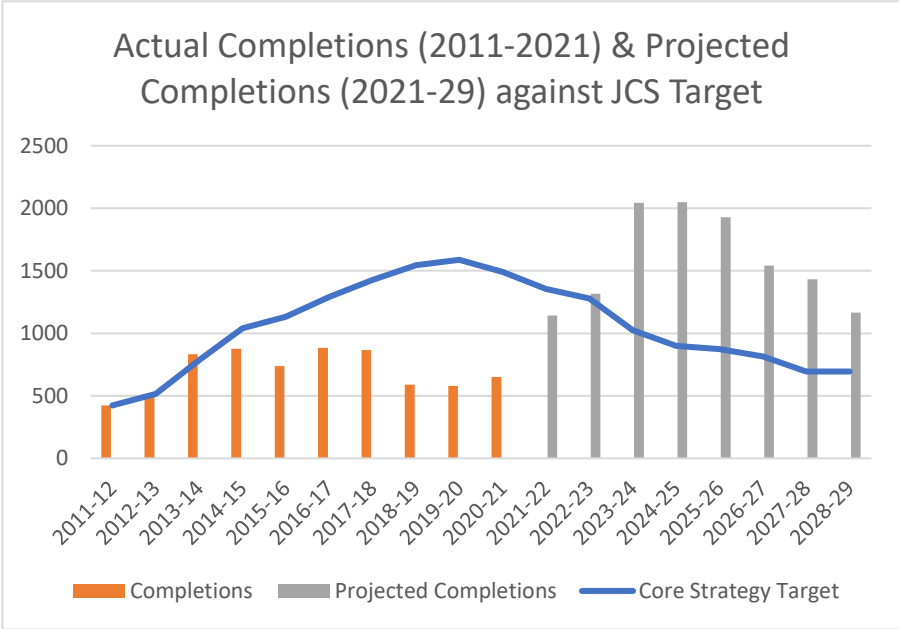
## **Appendix A**

### **Proposed Further Main Modifications**

**A.1** The following table sets out the Further Main Modifications proposed by WNC and the reason for them.

**A.2** The overall number of homes proposed by the Local Plan has reduced from 3,838 (as set out in the Main Modifications) to 3,821. This is a reduction of 17 when compared with the Submission version of the Local Plan.



Further Main Modification reference	Main Modification reference		Reason for the FMM																																																																												
FMM1	MM11	<p><b>CHAPTER 7: RESIDENTIAL</b></p> <p>Adjust the following graphs and tables and the following part of Policy 13 to reflect the reduction in capacity of the Ransome Road site (LAA1139) in the plan period by 17 units. These changes supersede the corresponding changes in MM11. No other parts of MM11 are affected by this consultation.</p> <p>Graph 1: Housing delivery in Northampton against Joint Core Strategy proposed housing delivery trajectory</p>  <table border="1" data-bbox="456 676 1352 1307"> <caption>Actual Completions (2011-2021) &amp; Projected Completions (2021-29) against JCS Target</caption> <thead> <tr> <th>Year</th> <th>Actual Completions</th> <th>Projected Completions</th> <th>Core Strategy Target</th> </tr> </thead> <tbody> <tr><td>2011-12</td><td>400</td><td></td><td>400</td></tr> <tr><td>2012-13</td><td>500</td><td></td><td>500</td></tr> <tr><td>2013-14</td><td>800</td><td></td><td>700</td></tr> <tr><td>2014-15</td><td>900</td><td></td><td>1000</td></tr> <tr><td>2015-16</td><td>750</td><td></td><td>1100</td></tr> <tr><td>2016-17</td><td>900</td><td></td><td>1300</td></tr> <tr><td>2017-18</td><td>850</td><td></td><td>1500</td></tr> <tr><td>2018-19</td><td>600</td><td></td><td>1600</td></tr> <tr><td>2019-20</td><td>550</td><td></td><td>1600</td></tr> <tr><td>2020-21</td><td>650</td><td></td><td>1500</td></tr> <tr><td>2021-22</td><td></td><td>1100</td><td>1400</td></tr> <tr><td>2022-23</td><td></td><td>1300</td><td>1300</td></tr> <tr><td>2023-24</td><td></td><td>2000</td><td>1000</td></tr> <tr><td>2024-25</td><td></td><td>2000</td><td>900</td></tr> <tr><td>2025-26</td><td></td><td>1900</td><td>850</td></tr> <tr><td>2026-27</td><td></td><td>1500</td><td>800</td></tr> <tr><td>2027-28</td><td></td><td>1400</td><td>700</td></tr> <tr><td>2028-29</td><td></td><td>1150</td><td>700</td></tr> </tbody> </table>	Year	Actual Completions	Projected Completions	Core Strategy Target	2011-12	400		400	2012-13	500		500	2013-14	800		700	2014-15	900		1000	2015-16	750		1100	2016-17	900		1300	2017-18	850		1500	2018-19	600		1600	2019-20	550		1600	2020-21	650		1500	2021-22		1100	1400	2022-23		1300	1300	2023-24		2000	1000	2024-25		2000	900	2025-26		1900	850	2026-27		1500	800	2027-28		1400	700	2028-29		1150	700	<p>Reduction in the capacity of the Ransome Road site (LAA1139) submitted by landowner in response to the consultation on Main Modifications</p>
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		<p>Third section of Table 6: Housing commitments (including Joint Core Strategy allocations), proposed allocations and windfall</p> <table border="1" data-bbox="454 352 1682 576"> <thead> <tr> <th>Source</th> <th>Net additional dwellings</th> </tr> </thead> <tbody> <tr> <td>Completions</td> <td>6,957</td> </tr> <tr> <td>Existing commitments as at 1<sup>st</sup> 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><u>3,821</u></td> </tr> <tr> <td>Total</td> <td><u>19,299</u></td> </tr> </tbody> </table> <p>Paragraph 7.11</p> <p>Sites have been allocated in this Plan to deliver about <del>3,804</del> <u>3,821</u> new dwellings. Appendix A shows the trajectory for sites allocated in the Local Plan Part 2, which excludes the SUEs and sites already committed through planning approvals. The sites below are allocated on the Policies Map for housing and residential-led mixed use development.</p> <p><b>POLICY 13</b></p> <p><b>RESIDENTIAL AND OTHER RESIDENTIAL LED ALLOCATION</b></p> <p>1139 Ransome Road</p> <p><del>200 (500 in 5YHLS)</del> <u>230</u> (A minimum of 207 of which will be provided within the plan period)</p>	Source	Net additional dwellings	Completions	6,957	Existing commitments as at 1 <sup>st</sup> April 2021	1,889	Windfall allowance	1,800	Sustainable Urban Extensions	4,832	Allocations	<u>3,821</u>	Total	<u>19,299</u>	
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FMM2	MM37	<p><b>POLICY 41</b></p> <p><b>THE GREEN, GREAT HOUGHTON (LAA1098)</b></p> <p><b>Amend the following parts of Policy 41 – this supersedes the corresponding parts of MM37 (no other parts of MM37 are affected by this consultation) to:</b></p> <p>x. <del>Any p</del> <del>Proposals that comes forward</del> should include suitable measures to mitigate the impact of additional traffic generated by the development. <u>The principal access to the site should be from The Green west of Saucebridge Farm, west of the junction of The Green with the unnamed road which leads south at this point, and the development should seek to minimise additional traffic eastwards from this point towards Great Houghton village and the Bedford Road. The intention should be to reduce the potential for traffic to use The Green to the east or routes through the allocation to travel between the Newport Pagnell Road and the Bedford Road or vice versa.</u></p>	To clarify access and traffic arrangements.														

		<p>xviii c. <u>Manage and control vehicular access to and from the site to the northern/eastern section of The Green near to the village of Great Houghton, and minimise traffic arising from the development passing through Great Houghton.</u></p> <p><del>xix</del> xviii d) <u>Connect the site to nearby Brackmills Country Park and surrounding areas including pedestrian and cycling provision to secure connectivity and permeability within the site, to the employment area to the north, the proposed residential area to the west along The Green and towards Great Houghton as shown on figure 20.</u></p>																																																	
FMM3	MM38	<p><b>POLICY 43</b></p> <p><b>RANSOME ROAD (LAA1139)</b></p> <p><b>Amend the following part of Policy 43 – this supersedes the corresponding part of MM38 no other parts of MM11 are affected by this consultation :</b></p> <p>a. Ransome Road will be developed for <del>at least 200</del> <u>about 230 dwellings, with 207 dwellings to be provided in the plan period.....</u></p>	Reduction in the capacity of the Ransome Road site (LAA1139) submitted by landowner in response to the Main Modifications consultation.																																																
FMM4	MM44	<p>Adjust the following line in appendix A to reflect the reduction in capacity of the Ransome Road site (LAA1139) in the plan period by 17 units. These changes supersede the corresponding changes in MM44. No other parts of MM44 are affected by this consultation.</p> <p>Appendix A: Northampton housing trajectory for sites allocated in the Local Plan Part 2 (excluding Sustainable Urban Extensions)</p> <table border="1"> <thead> <tr> <th>Ref</th> <th>Site Name</th> <th>Yield in policy 13</th> <th>2021/22</th> <th>2022/23</th> <th>2023/24</th> <th>2024/25</th> <th>2025/26</th> <th>2026/27</th> <th>2027/28</th> <th>2028/29</th> <th>TOTAL in policy 13</th> </tr> </thead> <tbody> <tr> <td>1139</td> <td>Ransome Road</td> <td><del>200</del> (HLS) <u>230</u></td> <td></td> <td></td> <td></td> <td><u>52</u></td> <td><u>52</u></td> <td><u>52</u></td> <td><u>51</u></td> <td></td> <td><u>0207</u></td> </tr> <tr> <td></td> <td><b>SUB TOTAL</b></td> <td></td> <td><b><u>479 421</u></b></td> <td><b><u>545 401</u></b></td> <td><b><u>578 800</u></b></td> <td><b><u>407 567</u></b></td> <td><b><u>373 642</u></b></td> <td><b><u>377 462</u></b></td> <td><b><u>381 313</u></b></td> <td><b><u>382 215</u></b></td> <td></td> </tr> <tr> <td></td> <td><b>TOTAL</b></td> <td><b><u>5215</u></b></td> <td colspan="7"></td> <td></td> <td><b><u>3804 3821</u></b></td> </tr> </tbody> </table>	Ref	Site Name	Yield in policy 13	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	TOTAL in policy 13	1139	Ransome Road	<del>200</del> (HLS) <u>230</u>				<u>52</u>	<u>52</u>	<u>52</u>	<u>51</u>		<u>0207</u>		<b>SUB TOTAL</b>		<b><u>479 421</u></b>	<b><u>545 401</u></b>	<b><u>578 800</u></b>	<b><u>407 567</u></b>	<b><u>373 642</u></b>	<b><u>377 462</u></b>	<b><u>381 313</u></b>	<b><u>382 215</u></b>			<b>TOTAL</b>	<b><u>5215</u></b>									<b><u>3804 3821</u></b>	Consequential change following reduction in the capacity of the Ransome Road site (LAA1139) submitted by landowner in response to the Main Modifications consultation.
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