



West  
Northamptonshire  
Council

# West Northamptonshire Local Development Scheme

November 2022



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## **1.0 WHAT IS A LOCAL DEVELOPMENT SCHEME**

1.1 A Local Development Scheme (LDS) sets out and timetables the key planning policy documents that local planning authorities (LPAs) will prepare to plan for development in their area. Its main purpose is to ensure that local communities, businesses, developers, service and infrastructure providers and other interested organisations know when they will be able to participate. It is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended by Section 111 of the Localism Act (2011)) that LPAs prepare and maintain an LDS.

1.2 The LDS must specify:

- The local development documents which are to be development plan documents;
- The subject matter and geographical area to which each development plan document is to relate;
- Which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;
- Any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee;
- The timetable for the preparation and revision of the development plan documents; and
- Such other matters as are prescribed.

1.3 Development plan documents must be prepared in accordance with the LDS.

1.4 This LDS is the second to be prepared by West Northamptonshire Council. It sets out the programme for the production of the following local plans:

- a) the West Northamptonshire Strategic Plan which it is intended will review and replace the policies that address the strategic priorities of the area in the West Northamptonshire Joint Core Strategy (adopted in December 2014); and
- b) the Northampton Local Plan (Part 2) which will provide detailed planning policies to manage and guide development across the former borough council area.

## **2.0 THE DEVELOPMENT PLAN CONTEXT IN WEST NORTHAMPTONSHIRE**

2.1 The statutory development plan is a suite of documents that set out a local authority's policies and proposals for the development and use of land in their area.

2.2 Development plan documents (DPDs) must be written to be in general conformity with government guidance, in particular the National Planning Policy Framework (NPPF).

Development plan documents include:

- Local plans for a council area (or for more than one council area if working together). Preparation of a local plan is a statutory requirement. A local plan may be a single document or a suite of documents with some covering specific policy matters or specific geographical areas.
  - Neighbourhood development plans can be produced by town or parish councils or other relevant bodies to set out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular, specified neighbourhood area. They are not prepared by the local planning authorities but are submitted to them ahead of independent examination and referendum. Neighbourhood development plans are not legally defined as development plan documents but do become part of the statutory development plan when they are 'made' (adopted).
- 2.3 West Northamptonshire Council was established on 1<sup>st</sup> April 2021 and encompasses the former administrative areas of Daventry District, Northampton Borough and South Northamptonshire Councils. For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004, on publication of this LDS in November 2022 the Development Plan for West Northamptonshire comprises:

- **West Northamptonshire Joint Core Strategy Local Plan (Part 1)** – Adopted December 2014;
- **Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029** – Adopted February 2020;
- **South Northamptonshire Local Plan (Part 2) 2011-2029** – Adopted July 2020
- Saved policies of the **Northampton Local Plan** – Adopted June 1997;
- **Northampton Central Area Action Plan** – Adopted January 2013; and
- **Northamptonshire Minerals and Waste Local Plan** – Adopted July 2017.

- **neighbourhood development plans** which have been formally ‘made’ by West Northamptonshire Council and the predecessor authorities<sup>1</sup>

### **West Northamptonshire Joint Core Strategy Local Plan (Part 1) (JCS)**

- 2.5 The JCS sets out the long-term vision and objectives for the whole of the West Northamptonshire area for the plan period up to 2029, including strategic policies for steering and shaping development. The Plan includes overall targets for the provision of homes and jobs and identifies specific locations for new strategic housing and employment together with the transport and other infrastructure required to support development.
- 2.6 The JCS provided a strategic framework to guide the preparation of the Part 2 Local Plans for Daventry District, Northampton Borough and South Northamptonshire. These Plans provide more detailed planning policies and site allocations for each of the former council areas.

### **Settlements and Countryside Local Plan (Part 2) for Daventry District 2011-2029**

- 2.7 The part 2 local plan for the Daventry area was adopted in February 2020. The Plan sets out clear local policies, standards and criteria against which all proposals for development and change of use of land and buildings in the Daventry Area will be assessed and to inform planning decisions in the period to 2029. The Plan also includes a settlement hierarchy and allocations of land to meet development needs identified in the JCS including policies, standards and criteria related to sites for gypsies, travellers and travelling showpeople.

### **South Northamptonshire Local Plan (Part 2) 2011-2029**

- 2.8 The part 2 local plan for the South Northamptonshire area was adopted in July 2020 and includes the following key components:
- Village and town confines;
  - Designation of local green space;
  - Establishing a settlement hierarchy;
  - Provision of new and extended employment sites;
  - Historic conservation, open space, landscape and nature conservation policies and designations;
  - Day to day development management policies;
  - Urban and rural non-strategic employment allocations; and
  - Policies map

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<sup>1</sup> Further information on Neighbourhood Plans is available via the following links: [Daventry Area](#) [Northampton Area](#) [South Northamptonshire Area](#)

### **Saved Policies from the 1997 Northampton Local Plan**

- 2.9 A number of policies from the 1997 Northampton Local Plan were saved in 2007 to ensure that they remained part of the development plan until they could be replaced by subsequent local plans. Some of these policies were subsequently replaced by the West Northamptonshire Joint Core Strategy and the Northampton Central Area Action Plan but a number of saved policies remain. These remaining policies will be replaced by the Northampton Local Plan (Part 2) when it is adopted.

### **Northampton Central Area Action Plan (CAAP)**

- 2.10 The CAAP was adopted in January 2013 and provides specific planning policy and guidance for Northampton town centre and adjoining areas where significant regeneration or investment is proposed in the period up to 2026. The continuing regeneration and growth of Northampton's central area, coupled with planning reforms, such as the prior notification system for changes of use from business to residential, means that it is necessary to review the CAAP's policies and proposals. The Northampton Local Plan Part 2 will include those policies which remain up to date and any CAAP policies which need updating. Once adopted, the part 2 local plan will replace the CAAP.

### **Northamptonshire Minerals and Waste Local Plan**

- 2.11 Northamptonshire County Council was responsible for the preparation of the Minerals and Waste Plan which sets out the strategy, policy and locations for minerals and waste development. The Minerals and Waste Plan update, which concentrated on reviewing the sites and allocations in the previously adopted 2014 Local Plan, was adopted in July 2017. It provides planning policies and site allocations for minerals and waste development in the whole of Northamptonshire. Future reviews of the Minerals and Waste Plan will be the responsibility of West Northamptonshire Council and will be set out in a separate minerals and waste development scheme.

## **3.0 THE FUTURE DEVELOPMENT PLAN**

- 3.1 This section sets out the development plan documents which will be prepared over the three-year period from November 2022 to September 2025.

### **Northampton Local Plan Part 2**

- 3.2 This Part 2 Local plan will cover the former administrative area of Northampton Borough Council including the Northampton central area and will be consistent with the JCS. The plan will cover the period up to 2029 and its main scope will be as follows:

- Site specific allocations including residential and employment uses;
  - Detailed development management policies against which planning applications will be determined;
  - Identification, phasing and implementation of local infrastructure;
  - Boundaries of retail centres;
  - Historic conservation, open space and nature conservation policies and designations; and
  - Policies map
- 3.4 Preparation of the plan is well-advanced and adoption is anticipated in March 2023. The timetable for completing the remaining stages of plan preparation is set out in Section 5.

### **West Northamptonshire Strategic Plan**

- 3.7 This plan will review and where appropriate replace the policies that address the strategic priorities for the area in the adopted West Northamptonshire Joint Core strategy Local Plan (Part 1).
- 3.8 The scope of the plan will focus on strategic matters which will, as a minimum, meet the requirements of the revised NPPF for authorities to have a plan that addresses the strategic priorities for their areas. There will be a particular emphasis on place making for our communities to ensure that development and associated infrastructure is delivered through a plan led approach which ensures development of the right quality, in the right place and at the right time.
- 3.9 To address the key strategic priorities for the area the scope of the plan will comprise:
- **The spatial strategy** for the distribution of development.
  - **Climate change resilience** – as a cross cutting theme that runs through the plan’s strategy and policies.
  - **Place-shaping / sustainable development** – Key principles to ensure quality development and sustainable places.
  - **Natural and built environment** - the protection and enhancement of natural/built and historic assets and achieving net biodiversity gain.
  - **The housing requirement** – the number and type of new homes to be provided across West Northamptonshire and the proportion of the overall housing requirement that should be affordable.
  - **Economic growth** – Targets for the provision of jobs and employment land in West Northamptonshire and guidance on the strategic locations for new employment land to meet the jobs requirement. New policy guidance for town centres and retail development.
  - **Strategic infrastructure** – The key primary infrastructure projects that are required to deliver the strategy such as strategic transport schemes utility networks and community facilities.

- **Health** - ensuring people can lead active lifestyles, including access to good quality open space, natural and semi natural greenspace and enjoy cleaner air.
- **Strategic development locations and opportunities** – Key strategic sites that are crucial to the delivery of the spatial strategy will be identified in the Plan.

3.10 The spatial vision will be extended to align with the statutory plan period i.e. to 2041.

### **Stages of Plan Preparation**

3.11 The various stages of development plan document preparation, as prescribed by regulations, are summarised below, where progress has already been made, this is noted:

- **Commencement/ early tasks** – This stage involves gathering evidence, including the views of local communities. It also involves initial consultation on the sustainability appraisal technical report.
- **Pre-submission (Regulation 18)** – Consultation on the issues to be addressed by the plan followed by a consultation on the options to address these issues. Engagement with stakeholders and the community will continue throughout the pre-submission stage and is expected to include a consultation on a full draft of the plan. An Issues consultation was undertaken in the autumn of 2019 and an Options consultation in Autumn 2021.
- **Proposed Submission Consultation or Publication Stage (Regulation 19)** – This stage involves a formal consultation on the final version of the local plan, when the council will invite all interested parties to submit representations.
- **Submission (Regulation 22)** – The council will formally submit the local plan to the Secretary of State for independent examination.
- **Examination** – Interested parties can make representations to an independent Planning Inspector. Following the examination the Inspector will produce a report and may recommend changes.
- **Adoption** – This is the process whereby the council will adopt the local plan as part of the statutory development plan for the area.

3.12 The programme for preparing the West Northamptonshire Strategic Plan is set out in the schedule in section 5 and the LDS timetable in Appendix 1 at the end of this document. The council is expected to progress the preparation of the Plan in accordance with the schedule and progress on meeting the programme will be reported annually in the authority monitoring report. If significant changes occur the LDS will be reviewed.

## **4.0 SUPPORTING DOCUMENTS**

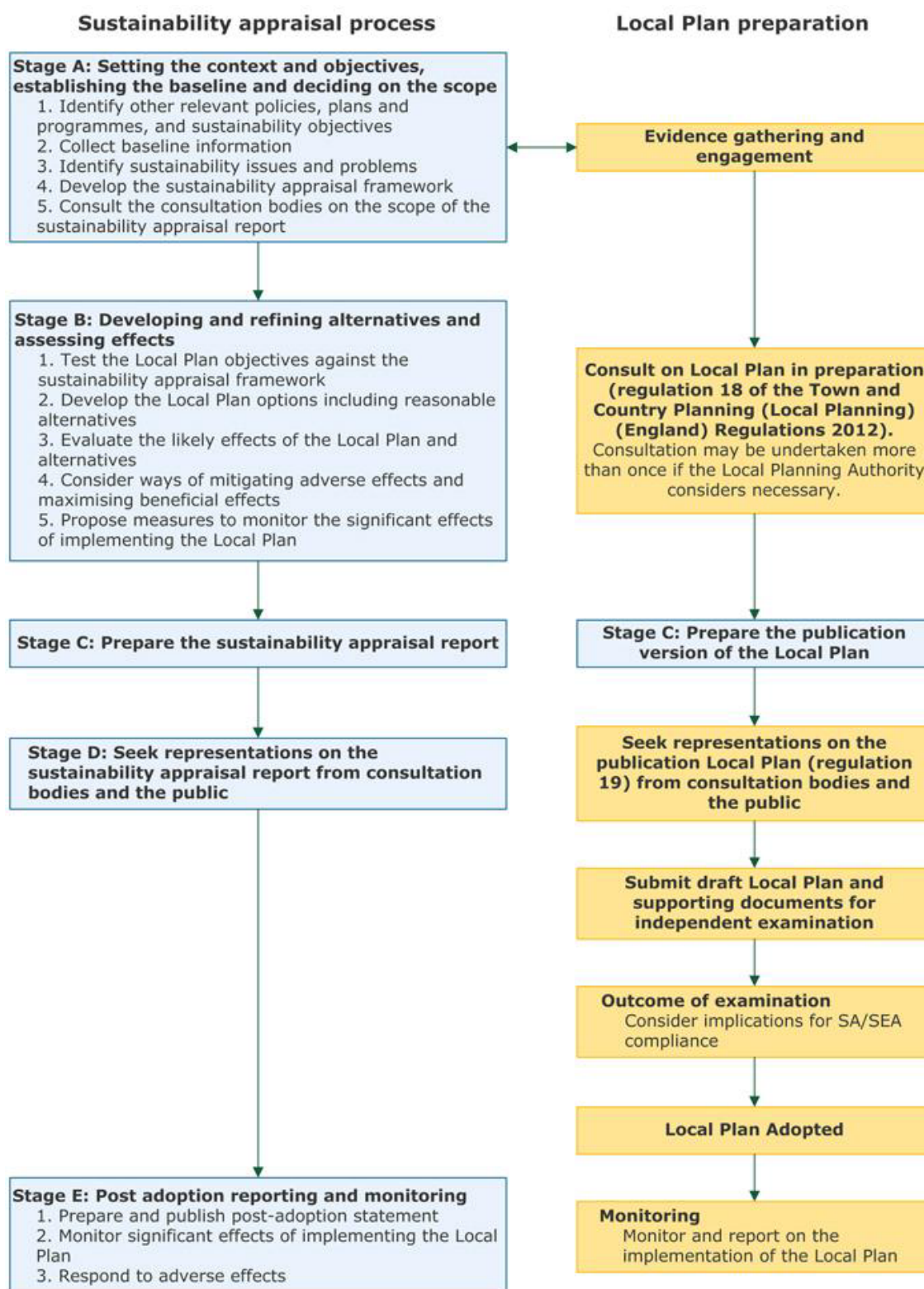


- 4.1 This section outlines the range of supporting documents which will sit alongside the proposed Northampton Local Plan Part 2 and the West Northamptonshire Strategic Plan.

### **Sustainability Appraisal and Habitats Regulation Assessment**

- 4.2 Under the Planning and Compulsory Purchase Act 2004 the sustainability appraisal of development plans is mandatory. For the development plan it is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment Directive (European Directive 2001/42/EC). Therefore, it is a legal requirement for local plans to be subject to SA and SEA throughout its preparation. The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process. The aim of the process is to appraise the social, environmental and economic effects of plan strategies and policies and ensure that they accord with the objectives of sustainable development.
- 4.3 The SA, incorporating the SEA, is being undertaken as an integral part of preparing the Local Plan and will help arrangements for monitoring and implementation. The SA process has the following five stages:
- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
  - Stage B: Developing and refining alternatives and assessing effects
  - Stage C: Prepare the sustainability appraisal report
  - Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public
  - Stage E: Post adoption reporting and monitoring
- 4.4 Under the Conservation of Habitats and Species Regulations 2010 (as amended) a Habitats Regulations Assessment (HRA) is required for any proposed plan or project which may have a significant effect on one or more European sites and which is not necessary for the management of those sites. The purpose of the HRA is to determine whether or not significant effects are likely and to suggest ways in which they could be avoided. The first stage is to carry out a screening process to establish if the local plan might have any likely significant effects on any European site and therefore to determine whether a full HRA would be required for the Plan. The screening will be undertaken at the same time as the issues and options stage (Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) of the plan's preparation.

4.5 Further details of how the SA and HRA processes relate to the local plan preparation stages are set out in the diagram below:



## **Policies Map**

- 4.2 A comprehensive West Northamptonshire policies and proposals map will geographically express the adopted local plan policies for West Northamptonshire as a whole. In accordance with regulation 9(1) of the regulations, a submission policies and proposals map will accompany the West Northamptonshire Strategic Plan and the Northampton Local Plan Part 2 to illustrate the geographical application of their policies. The adopted policies and proposals map will be revised as each new local plan is adopted, to ensure that it always reflects the up-to-date local plan policies for the West Northamptonshire area.

## **Authority Monitoring Report**

- 4.3 Following its approval, the LDS will be monitored on an annual basis in the West Northamptonshire Authority Monitoring Report (AMR).

## **Statement of Community Involvement**

- 4.4 The Statement of Community Involvement (SCI) sets out how the council will engage communities and stakeholders in the preparation of planning documents and the determination of planning applications. The predecessor councils of Daventry District, Northampton Borough and South Northamptonshire Councils have all produced SCIs.<sup>2</sup> A new SCI was produced in September 2021 specifically to deal with engagement on the strategic plan. The consultation and engagement to be undertaken in the preparation of the strategic plan will accord with this SCI.

## **Community Infrastructure Levy Charging Schedules**

- 4.5 The Community Infrastructure Levy (CIL) is a statutory way of collecting developer contributions to help fund infrastructure projects such as transport schemes and community facilities, to support new development in the area. Under the CIL arrangements local authorities can charge a locally set rate per square metre on many types of new development. The predecessor councils worked together on the proposals for CIL across West Northamptonshire, but each borough and district council retained its individual identity as a charging and collecting authority and retained control over the spending of CIL receipts.
- 4.6 During 2015 each of the predecessor councils approved CIL charging schedules and CIL charges have been operative across the whole of the West Northamptonshire area since April 2016. West

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<sup>2</sup> [Daventry District Council - Statement of Community Involvement](#) ; [Northampton Statement of Community Involvement](#) ; and [South Northamptonshire Council - Statement of Community Involvement](#)

Northamptonshire Council will consider whether a review of the CIL charging schedules is necessary having regard to the evidence base produced for the strategic plan.

## 5.0 PROGRAMME FOR PLAN PREPARATION

5.1 The programme for the preparation of the Northampton Local Plan Part 2 and the West Northamptonshire Strategic Plan is set out in the schedules below.

<b>Schedule 1 - Northampton Local Plan Part 2</b>	
Subject Matter	To set out site specific allocations for the former Northampton borough area including residential and employment uses. It will include policies against which planning applications for the development, management and use of land and buildings will be considered. It will include the identification, phasing and implementation of local infrastructure for sites. As an example the policy content will include boundaries of retail centres, historic conservation, open space and nature conservation policies and designations, highway issues and car parking. It will replace the Central Area Action Plan and saved policies from the 1997 Local Plan.
Geographical Area	Former Northampton Borough Area
Status	Development Plan Document
<b>Timetable for Production and Conformity with Appropriate Regulations</b>	
Formal Commencement of Preparation/ Consultation on the Scope of the Local Plan Part 2/ Call for Sites (Regulation 18)	September – October '15
Issues Consultation (Regulation 18)	April - June '16
Options Consultation (Regulation 18)	September – November '16
Sites Consultation (Regulation 18)	October - November '17
Publication of Draft Plan and Consultation (Regulation 19)	May '19 – June '19
Round 2 Publication of Draft Plan and Consultation (Regulation 19)	July '20 - September '20
Submission (Regulation 22)	February '21
Examination (Regulation 24)	November '21
Adoption (Regulation 26)	March '23
Management Arrangements	Assistant Director: Planning and Head of Planning Policy. Regular reports to Cabinet Member for Strategic Planning, Built Environment and Rural Affairs and Assistant Cabinet Members for Planning.

Resources Required	Planning Policy team; input from other Council services, neighbouring authorities, consultees, Programme Officer and Planning Inspectorate.
Monitoring and Review Mechanisms	Authority Monitoring Report
<b>Schedule 2 – West Northamptonshire Strategic Plan</b>	
Subject Matter	<p>To address the key strategic priorities for the area including:</p> <ul style="list-style-type: none"> <li>• <b>The spatial strategy</b> for the distribution of development.</li> <li>• <b>Climate change resilience</b> – as a cross cutting theme that runs through the plan’s strategy and policies.</li> <li>• <b>Place-shaping / sustainable development</b> – Key principles to ensure quality development and sustainable places.</li> <li>• <b>Natural and built environment</b> - the protection and enhancement of natural/built and historic assets and achieving net biodiversity gain.</li> <li>• <b>The housing requirement</b> – the number and type of new homes to be provided across West Northamptonshire and the proportion of the overall housing requirement that should be affordable.</li> <li>• <b>Economic growth</b> – Targets for the provision of jobs and employment land in West Northamptonshire and guidance on the strategic locations for new employment land to meet the jobs requirement. New policy guidance for town centres and retail development.</li> <li>• <b>Strategic infrastructure</b> – The key primary infrastructure projects that are required to deliver the strategy such as strategic transport schemes utility networks and community facilities.</li> <li>• <b>Health</b> - ensuring people can lead active lifestyles, including access to good quality open space, natural and semi natural greenspace and enjoy cleaner air.</li> <li>• <b>Strategic development locations and opportunities</b> – Key strategic sites that are crucial to the delivery of the spatial strategy will be identified in the Plan.</li> </ul>
Status	Development Plan Document (Local Plan)
Geographical Area	The whole of West Northamptonshire

<b>Timetable for Production and Conformity with Appropriate Regulations</b>	
Formal Commencement of Preparation/ Consultation on the Scope of the Local Plan Part 2/ Call for Sites (Regulation 18)	October 2018 – June 2019
Issues Consultation (Regulation 18)	August – October '19
Options Consultation (Regulation 18)	October – December '21
Draft Plan Consultation (Regulation 18)	June '23
Publication of Draft Plan and Consultation (Regulation 19)	December '23
Submission (Regulation 22)	May '24
Examination (Regulation 24)	December '24
Adoption (Regulation 26)	September '25
Management Arrangements	Assistant Director: Planning and Head of Planning Policy. Regular reports to Cabinet Member for Strategic Planning, Built Environment and Rural Affairs and Assistant Cabinet Members for Planning.
Resources Required	Planning Policy Team, input from other Council services, neighbouring authorities, consultees, Programme Officer and Planning Inspectorate.
Monitoring and Review Mechanisms	Authority Monitoring Report

## APPENDIX 1 – LOCAL DEVELOPMENT SCHEME TIMETABLE

Timetable	2022		2023												2024												2025									
	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	
Northampton Local Plan Part 2					A																															
West Northants Strategic Plan								D						P					S							E									A	

**Key:**

- O** – Consultation on Options (Reg 18)
- D** – Consultation on Draft Plan (Reg 18)
- P** - Publication of Proposed Submission Plan (Reg 19)
- S** - Submission of Plan to Secretary of State (Reg 22)
- E** – Commencement of Examination (Reg 24)
- A** – Adoption (Reg 26)

