



West Northamptonshire Joint Strategic Planning Committee

Your attendance is requested at a meeting to be held at the Council Chamber, Daventry District Council on Wednesday, 5 February 2014 at 6:00 pm.

D. Kennedy
Chief Executive

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Agenda

1. APOLOGIES FOR ABSENCE
2. MINUTES
(Copy attached)
3. DECLARATIONS OF INTEREST
 - Personal
 - Disclosable Pecuniary
4. MATTERS OF URGENCY
To consider any issues that the Chairman is of the opinion are Matters of Urgency.
5. PUBLIC PARTICIPATION (IF ANY)
6. PROPOSED MAIN MODIFICATIONS TO THE WEST NORTHAMPTONSHIRE JOINT CORE STRATEGY AS SUBMITTED - RATIFICATION OF DECISION OF 16 DECEMBER 2013
(Report attached)
7. THE CHAIRMAN TO MOVE:
"THAT THE PUBLIC BE EXCLUDED FROM THE REMAINDER OF THE MEETING ON THE GROUNDS THAT THERE IS LIKELY TO BE DISCLOSURE TO THEM OF SUCH CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS ARE LISTED AGAINST SUCH ITEM OR ITEMS OF BUSINESS BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF SCHEDULE 12A TO SUCH ACT."

WEST NORTHAMPTONSHIRE JOINT STRATEGIC PLANNING COMMITTEE

Monday, 16 December 2013, at Northampton

PRESENT: Councillor Chris Over (Chair); Councillor Rebecca Breese (Deputy Chair); Councillors Jim Bass (observer), Alan Chantler, Michael Clarke, Stephen Clarke, Andre Gonzalez de Savage, Robin Digby, Penny Flavell, Tim Hadland, Phil Larratt, Chris Millar and Jonathan Nunn.

1. APOLOGIES

Apologies were received from Councillor Irving-Swift (substituted by Councillor Millar) and Councillor Capstick (observer).

2. MINUTES (OF MEETING HELD ON 2 OCTOBER 2013)

The minutes of the meeting held on 2 October 2013 were agreed and signed by the Chair.

Councillor Hadland stated that he had omitted to declare a personal interest at the meeting in any items which might relate to a site in Brackley on which he had advised a former client.

3. DECLARATIONS OF INTEREST

Councillor Hadland declared a personal, non-pecuniary interest in item 6 – Proposed Main Modifications to the West Northamptonshire Joint Core Strategy as Submitted as he had advised a former client regarding a site in Brackley. Councillor Hadland stated that he would leave the room if there was any discussion on that site.

4. MATTERS OF URGENCY

None.

5. PUBLIC PARTICIPATION (IF ANY)

The following speakers addressed the Committee on item 6 – Proposed Main Modifications to the West Northamptonshire Joint Core Strategy as Submitted.

Mr Patrick Cross on behalf of Whitehills and Spring Park Residents Association (WASPRA) referred to a planning application for dwellings on Buckton Fields in 2011, which Daventry District Council (DDC) and Northampton Borough Council (NBC) had rejected on traffic grounds. Following receipt of a traffic consultant's letter DDC had reversed their decision without any material changes, whilst NBC had again rejected the application. In April 2013 WASPRA had made a submission to the Inspector voicing concerns about the inadequate provision of appropriate roads to support housing developments. Mr Cross referred to some roads being at maximum capacity and some minor roads operating today at 47% more than projections for 2021. He handed a report from WASPRA on this matter to the Chair and circulated a photograph to Committee members. He believed that the minimum 20% modal shift shown in the Transport Schedule was too optimistic. Mr Cross stated that the Joint Planning Unit (JPU) informed the Inspector at the April meeting that the M1 is really our north-west bypass, but still now publish plans for the delivery of a north-west bypass. This, he believed, would lead to more traffic, including HGVs, in the north of Kingsthorpe. WASPRA asked for a review of current and future traffic volumes by the appropriate authorities, including the Government, taking into account the impact of all proposed housing developments, commenting that the attractiveness of the North of Northampton for business investors and residents would be undermined if infrastructure was not provided before major house building.

Mr Michael Stead on behalf of the Friends of Boughton Area (FOBA) commented that the large scale housing development proposed to the north and west of Northampton should not be contemplated without a proper north-west bypass and comprehensive review of the traffic impact of all the projected Sustainable Urban Extensions (SUEs). He stated that paragraph 162 of the National Policy Planning Framework (NPPFF) stressed the need to ensure the provision of transport infrastructure able to meet forecast demand and that the proposal for a north-west bypass or northern relief road as set out in the report would be inadequate. He stated that the analysis and findings of WASPRA were supported which found that Boughton was being used as a “rat run” increasingly by vehicles trying to find east/west routes and to escape traffic jams on the A508.

Mr Robert Boulter on behalf of the Hunsbury and Collingtree Residents Alliance commented that the plan as a whole failed to address issues relating to the increase in car numbers, the need for a thorough assessment of flood risk for all the water courses that affect Northampton and the need for a new hospital. He stated that the A45 was becoming too congested and that there were no plans to increase the road’s capacity and advice received suggested the road would be gridlocked within the life of the plan. There was reference to modal shift in the plan but no indication that would occur. He referred to the proposals for a business park which would increase traffic. Mr Boulter referred to serious issues of viability and sustainability in respect of SUE 5. He asked that SUE 5 be removed from the plan.

Mr John Goodall on behalf of the Nene Flood Prevention Alliance (NFPA) commented that the Alliance objected to Policy BN7 on grounds of unsustainability until specific issues and omissions had been addressed. He stated that there was an absence of survey information and assessments for the material consideration of flood risk and that there would be problems without strategic site information. He stated that there was not a policy for a strategic drainage infrastructure upgrade of the 1970-1980s 50 year standard. Mr Goodall stated that there was an issue in respect of Article 14 of the Human Rights Act regarding discrimination on defence standards for Wootton and Dallington Brooks as existing developments have at best a 1 in 50 year standard whilst new developments are being provided with an on-going 1 in 200 year standard. He would like a legal opinion on this issue. The NFPA requested that a decision on the plan be deferred until these issues and omissions have been addressed.

Mr Peter Hawkins on behalf of Great Houghton Action Group welcomed some of the proposed changes, such as the stronger protection for sensitive landscapes, but referred to missed opportunities to protect rural areas within the Borough of Northampton. The Action Group had consistently argued that the target housing figures used in the plan are too high and could see the ONS population projections falling, having fallen by approximately 33% between 2011 and 2012 and the growth estimate falling from 4,700 to 3,200. He urged the Committee to develop contingency plans for lower housing numbers at the earliest opportunity. The Action Group welcomed the comments regarding the Brackmills Extension alternative employment site (SA46 in paragraph 9.16 of the SA Addendum Report) but asked that the bracketed clause be removed as no part of Great Houghton lay to the west of SA46. Mr Hawkins stated that this was most probably the result of human error by the JPU’s consultants but asked that the bracketed clause be removed before the documents went out to consultation.

6. PROPOSED MAIN MODIFICATIONS TO THE WEST NORTHAMPTONSHIRE JOINT CORE STRATEGY AS SUBMITTED

The Head of the Joint Planning Unit (JPU) stated that the Committee was being asked to approve the Proposed Main Modifications to the Pre-Submission version of the West Northamptonshire Joint Core Strategy (JCS), as amended by the Proposed Changes, for a public consultation period of six weeks between 14 January and 25 February 2014.

Approval was also sought for the Communication and Consultation Strategy which supported the Proposed Main Modification consultation. He also drew attention to an erratum sheet tabled at the meeting, largely covering typographical errors in the report, and suggested a change to recommendation two which would authorise the Head of the JPU, in consultation with the Chair, to agree any changes required to the Proposed Main Modifications.

The Head of the JPU stressed the need for a JCS to be agreed for West Northamptonshire to provide a framework to assist the local authorities to resist speculative planning applications, particularly as the National Planning Policy Framework required local authorities to plan positively and thereby contribute to national economic recovery.

The Development Team Leader then explained the progress on the plan to date, summarised the Proposed Main Modifications set out in the report and drew attention to the background papers used in preparing the plan, as listed at the conclusion of the report. She drew particular attention to the following issues:

- The Proposed Main Modifications had arisen either through discussions and agreed statements considered at the Examination or as a result of the further work requested by the Examination Inspector;
- All previous representations made in respect of the plan remained valid and are still with the Inspector for his consideration;
- The period of the JCS had been extended through to 2029 for the reasons set out in the Committee report;
- It was intended to have a further plan in the form of a Plan review that would potentially run through until 2036 and which it was anticipated would be adopted by 2020.

Councillor Millar stated that Daventry were receiving speculative applications and that as the National Planning Policy Framework favoured sustainable development there was a need for a JCS to combat speculative planning applications. He referred to the need for infrastructure and to the general need for improved transport infrastructure. He stated that the people of Daventry supported the expansion of the town and wanted to take a fair share of the growth in West Northamptonshire. He stated that significant resources had been spent by all partners, including the County Council, on reaching this stage of the JCS and that if the plan was not progressed those resources would be wasted and speculative development would be encouraged. He proposed the recommendations, stating that their main purpose was to approve a six week consultation on the JCS proposed modifications. Any feedback received following this public consultation would then be made available to the ongoing Public Examination, where it would be considered.

Councillor Breese stated that South Northamptonshire also had its share of speculative applications. She endorsed policy E8 and the proposals for employment in South Northamptonshire and Daventry. She seconded the recommendations.

Councillor Nunn referred to traffic, noise and air pollution in the Northampton South area which he said were not addressed in the JCS. He was concerned that the infrastructure was not present, about congestion on the A45 and the proximity of the M1 motorway. He considered that these were real issues and made development in that area a risk. He was disappointed by the JCS as it currently stood and did not consider that it would address the traffic issues.

Councillor Larratt stated that a JCS was needed for West Northamptonshire but did not consider this plan was appropriate to consult on. He stated that the sites for proposed development suited developers but were not where residents wanted development to take place. Development in the South of Northampton, particularly near to Hardingstone and

Collingtree, would be unlikely to benefit Northampton town centre as residents would look towards Milton Keynes for their requirements. He raised issues regarding infrastructure and the capacity of the A45. He referred to housing being foisted on Northampton. He also referred to a public speaker who stated there was an error in the plan and asked how many other errors it might contain. He did not support the plan and stated that it should be a community plan, with community engagement.

In relation to a comment on the housing figures used in the JCS, the Head of the JPU stated that the advice received from Counsel was that the figures provided by Peter Brett Associates were less sound than those provided by the Cambridge Centre for Housing and Planning Research, which used a more reliable base.

Councillor Chantler stated that there was a need for a strategic plan for West Northamptonshire and not a patchwork of local plans to protect the area. He did not believe there were many errors in the papers and would be supporting the recommendations in the report.

Councillor Michael Clarke stated that NCC had been consistent through the process, stressing there should be less development in the South and West of Northampton. He considered that the area to the North West of the A43, around Moulton village, had been overlooked and had been a missed opportunity to develop sustainable communities there.

Councillor Hadland expressed concerns regarding the fragility of the numbers on which the plan was based, with differences between the figures produced by the two companies used. He referred to one of the speakers who had stated that numbers could go down as well as go up. He was concerned at the pressures being placed on Northampton and hints that the next figures from Government could be lower than the ones used in the plan. Regarding provisions for transportation, he also questioned modal shift levels. He understood that sustainable development required infrastructure to be in place or to be provided and that without that infrastructure applications for sustainable development could be resisted. He considered that the plan had been process led, rather than community led. He would not be supporting the recommendations.

Councillor de Savage stated that he felt very uncomfortable that the public had not been given sufficient voices to speak on the plan and that the Committee should encourage the public's views to be heard. He was concerned about the impact of the JCS on Northampton. It was essential that the precise need for Northampton was understood. There were increasing pressures on local communities, which would increase gridlock and transport issues were not sustainable. He did not believe the proposals were sustainable and had concerns that the infrastructure could not take any more development on the South and West of Northampton and he did not support development of those areas without being fundamentally sure it was appropriate. He considered that the JCS should run until 2031 (not 2029) in respect of North Northampton. He did not consider that people living in Daventry understood the pressures made on Northampton. He would not be supporting the recommendations.

In response to comments about the JCS the Head of the JPU stated that the Inspector had not indicated whether or not he supported the plan but had requested that more work be undertaken on the plan and on sustainability matters and that the JCS be then brought back to the Inspector for consideration at further hearings.

Councillor Millar stated that without a JCS Daventry had no defence against applications for development. He stated that all the negative comments being expressed at the meeting appeared to relate to proposals for the South and West of Northampton, implying that the North of Northampton was less significant, which was not the case. He stated that West

Northamptonshire had been without a JCS for eight years and the likely undesirable consequences and impact for all partners had to be considered if the recommendations in the report were not agreed at this meeting.

The Head of the JPU stated that the JCS had already been submitted for Public Examination by the Committee in December 2012 and the Inspector expected that further hearings will be required once the further work he had requested had been completed in order to consider proposed modifications arising. The Head of the JPU stated that development would be likely to take place whether or not there was a JCS in place but the plan would allow this development to be controlled. Without the plan there was a real risk that the ability for partner Councils to control development across their areas would at best be weakened and at worse removed.

Councillor Hadland stated that it was unlikely the Committee would reach a consensus and that any vote would be split and require the Chair's casting vote. He suggested deferring the item to seek a consensus.

Councillor de Savage stated that he did not consider the Committee should agree a plan to which all Members were not committed.

It was proposed by Councillor Millar and seconded by Councillor Breese "That the recommendations in the report be approved."

- RESOLVED:**
1. That the proposed Main Modifications, attached at Appendix 1 to the report, to the Pre-Submission version of the West Northamptonshire Joint Core Strategy, as amended by the Proposed Changes, be approved for a six week consultation period to run from 14 January to 25 February 2014.
 2. That the Head of the Joint Planning Unit be authorised in consultation with the Chair of the Joint Strategic Planning Committee to agree any editorial changes required to the Proposed Main Modifications.
 3. That the Communication and Consultation Strategy, as attached at Appendix 2 to the report, to support the Proposed Main Modifications to the Pre-Submission version of the West Northamptonshire Joint Core Strategy, as amended by the Proposed Changes, be approved.

Note:

- i) The voting on the recommendations was tied (6 voting in favour and 6 voting against) and was carried on the Chair's casting vote.
- ii) Councillor Larratt requested that his vote against the recommendations be recorded in the minutes.

The meeting concluded at 7:45 pm.

Item No: 6
Date: 5 February 2014

WEST NORTHAMPTONSHIRE
JOINT STRATEGIC PLANNING COMMITTEE
(Special Meeting)

Proposed Main Modifications to the West Northamptonshire Joint Core Strategy as submitted – Ratification of Decision of 16th December 2013
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REPORT OF THE HEAD OF THE JOINT PLANNING UNIT

1. Background

1.1 At the meeting of the Committee on 16th December 2013 it was resolved as follows:-

- 1) *That the Proposed Main Modifications, attached as Appendix 1 to the report, to the Pre-Submission version of the West Northamptonshire Joint Core Strategy, as amended by the Proposed Changes, be approved for a six week consultation period to run from 14 January to 25 February 2014;*
- 2) *That the Head of the Joint Planning Unit be authorised in consultation with the Chair of the Joint Strategic Planning Committee to agree any editorial changes required to the Proposed Main Modifications; and*
- 3) *That the Communication and Consultation Strategy, as attached at Appendix 2 to the report, to support the Proposed Main Modifications to the Pre-Submission version of the West Northamptonshire Joint Core Strategy, as amended by the Proposed Changes, be approved*

For context and reference the complete set of papers that were before the Committee for its consideration is attached at Annex A to this report.

1.2 Since the meeting of the Committee a procedural flaw has been identified. This relates to the attendance of a member of the Committee as a substitute for a member who was unable to attend the meeting. The Statutory Instrument establishing the West Northamptonshire Joint Strategic Planning Committee, *The West Northamptonshire Joint Committee Order 2008 (SI 2008 No. 1572)*, states at Article 5(5) of the Schedule to the Order that:

“A voting member who is unable to attend any meeting of the joint committee shall inform the chair of the joint committee in writing as soon as practicable and in any event not later than 24 hours before the meeting is due to take place.”.....

However it became apparent to officers after the meeting that the absent member sent written notification to the chair of the Committee some 8 hours before the start of the meeting, albeit the chair was aware of the possible absence, and consequent right for a substitute to attend, many days prior to the meeting.

Legal advice obtained from the Committee’s Monitoring Officer and Queens Counsel has established that the requirement imposed by Article 5(5) above is likely to be viewed by a Court as mandatory as opposed to merely directory. This in turn means that the decisions taken at the meeting on 16 December 2013 are susceptible to a risk of legal challenge. The appropriate course of action to address that risk is for the Committee to ratify its previous decisions, hence the recommendation in 2.1 below.

A copy of the legal advice received from Queen’s Counsel is attached to this report as Annex B.

- 1.3 The six week Public Consultation relating to the Proposed Modifications to the Joint Core Strategy has commenced and closes on 25th February. Confirmation of this as an appropriate course of action is confirmed in the legal advice received.
- 1.4 In the light of the above it is necessary to ask the committee to consider two options: the preferred option is for the Committee to ratify the decisions it made on 16th December 2013 in order to address the risk described above and to reflect the fact that, had due notice of the relevant member’s absence been given to the chair, the decisions of the committee would have been the same. The alternative option is for the Committee to resolve to reconsider the decision it reached at that meeting. If the latter option is chosen it will be necessary for that reconsideration to take place at a further special meeting to be convened as soon as practicable. This is because, on the advice of Queen’s Counsel, any requests by members of the public to address this meeting of the committee on the specific agenda item have been limited in scope to the merits of the decision whether or not to ratify and have not been permitted to extend to the detailed merits of the Proposed Changes. Such public participation would only be appropriate in the context of an agenda item that was effectively a repeat of what was before the Committee on 16 December 2013, which is clearly not the subject of this report. These two options before the committee are set out in full in Section 4 of this report.

2. Recommendation

- 2.1 That Committee ratifies the decision it made at its meeting of 16 December 2013 as set out in paragraph 1.1 above.

3. Issues

- 3.1 It is essential that all the partner local planning authorities working with the County Council have a sound Joint Core Strategy Local Plan in place as soon as possible. This is to ensure that development occurring across the area can be robustly managed and coordinated through the framework that can only be provided through such an up to date plan. It is therefore important that the Committee maintains momentum on the preparation of the Strategy and, therefore, that it does ratify the decision it made on 16th December as soon as possible.

4. Options

- 4.1 The Committee should consider all reasonable options:

Option 1 (the preferred and recommended option)

The Committee ratifies the decision it made at its meeting of 16 December 2014.

Option 2 (the non-preferred option that is not recommended)

The Committee re-considers the decision it made at its meeting of 16 December at a further special meeting to be convened as soon as is practicable.

5. Context

- 5.1 The Joint Core Strategy will be the long term strategic plan for the development of Daventry District, Northampton Borough and South Northamptonshire administrative areas – it deals with the big picture of what will happen in the future. It is a spatial policy document, which means it deals with places and the activities that happen within and between them. The Joint Core Strategy is the priority planning document and all subsequent documents must reflect what it says.
- 5.2 The Joint Core Strategy has been under preparation for some time and it is subject to an on-going public examination. The Committee is currently concerned with whether to ratify the decision made on 16 December to approve Proposed Main Modifications to the Strategy for a period of six weeks public consultation. That consultation will enable all who wish to, the opportunity to make representations on the Proposed Main Modifications. A summary of those is set out in Section 5 of the covering report the Committee considered at that date, which is attached at Annex A. As requested by the Examination Inspector, these Proposed Main Modifications are prepared in the light of further work the Inspector requested. This further work comprises:

- The Objectively Assessed Housing and Jobs needs;
- The Sustainability Appraisal Addendum Report; and
- The Habitat Regulations Assessment Addendum Report.

5.3 The Examination Inspector has agreed with the JPU that other interested parties attending the Examination Hearings that there should be, approximately, a further three days of Hearings to consider the outcomes of the further work requested and the responses to the public consultation. All those who attended the relevant Examination Hearings sessions held to date will be invited to attend again. The Inspector will decide the programme, subject matter and issues for each further session in due course. The further hearings will take place in March 2014 at the Northampton Saints Conference Centre in Northampton.

6. Conclusion

6.1 It is essential that decisive progress is maintained on the Joint Core Strategy. There is a pressing need to put the Plan in place as soon as possible to enable development across the whole West Northamptonshire area to be positively managed. It is therefore important that the Committee ratify their decision of 16 December to publish the Proposed Main Modifications to the Joint Core Strategy for Public Consultation.

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Background Papers – Queen’s Counsel’s Advice at Annex B

Annex A

The report and appendices considered
by the West Northamptonshire Joint Strategic
Planning Committee
at its meeting on 16 December 2013.

Item No: 6

Date: 16 December 2013

**WEST NORTHAMPTONSHIRE
JOINT STRATEGIC PLANNING COMMITTEE**

**Proposed Main Modifications to the
West Northamptonshire Joint Core
Strategy as submitted**

REPORT OF THE HEAD OF THE JOINT PLANNING UNIT

1. Purpose

1.1 The purpose of this report is:

- a) To seek approval for the publication of Proposed Main Modifications (attached as Appendix 1) to the Pre-Submission version of the West Northamptonshire Joint Core Strategy, as amended by the Proposed Changes, for a six week consultation period , to run from 14 January to 25 February 2014; and
- b) To seek approval for the Communication and Consultation Strategy at Appendix 2 to support the Proposed Main Modifications to the Pre-Submission version of the West Northamptonshire Joint Core Strategy as amended by the Proposed Changes.

2. Recommendations

2.1 That the Joint Strategic Planning Committee:

- 1) Approves the Proposed Main Modifications (attached as Appendix 1) to the Pre-Submission version of the West Northamptonshire Joint Core Strategy, as amended by the Proposed Changes, for a six week consultation period to run from 14 January to 25 February 2014;
- 2) Authorises the Chair of the Joint Strategic Planning Committee to agree any editorial changes required to the Proposed Main Modifications; and
- 3) Approves the Communication and Consultation Strategy, as attached at Appendix 2, to support the Proposed Main Modifications to the Pre-Submission version of the West Northamptonshire Joint Core Strategy, as amended by the Proposed Changes.

3. Overview of the Joint Core Strategy Process to Date

3.1 The main body of this report is structured into seven sections. Starting with this section: the report provides a brief overview of the Joint Core Strategy Process to Date. The following section, Section 4, summarises the background relating to producing the Objectively Assessed Housing Need for the West Northamptonshire Area. Section 5, provides an introduction to the proposed Main Modifications to Joint Core Strategy by section of the Strategy. The full list of Proposed Modifications is included in Appendix 1 to this report. This section also covers some other matters such as the Equalities Impact Assessment of the Strategy and the format in which the Proposed Main Modifications are

to be published. Section 6 provides a summary of the SA Addendum report findings with Section 7 covering the Habitat Regulations Assessment (HRA) Addendum report findings. Section 8 touches on the Communication and Consultation Strategy. Finally, Section 9 covers the next steps in the preparation of the Joint Core Strategy. At the end of the report is a list of Background Documents relating to the Proposed Modifications. These are available to read and download from the West Northamptonshire Joint Planning Unit website. The report has two appendices to it: Appendix 1 is made up of the Schedules of the Main Modifications to the Joint Core Strategy, as submitted. This Appendix also includes maps relating to key spatially related modifications such as relating to the SUEs. Appendix 2 contains a Communication and Consultation Strategy for the Proposed Main Modifications.

- 3.2 The Joint Core Strategy will be the long term strategic plan for the development of Daventry District, Northampton Borough and South Northamptonshire administrative areas it deals with the big picture of what will happen in the future. It is a spatial policy document, which means it deals with places and the activities that happen within and between them. The Joint Core Strategy is the priority planning document and all subsequent documents must reflect what it says.
- 3.3 At its meeting on 31 January 2011 the West Northamptonshire Joint Strategic Planning Committee approved the publication of the Pre-Submission version of the West Northamptonshire Joint Core Strategy for the statutory six weeks representations period in accordance with the then Regulations 27 and 28. The content of the Pre-Submission Joint Core Strategy was informed by the Joint Core Strategy Issues and Options (2007), the Regulation 25 consultation (2009) and the Emergent Joint Core Strategy consultation in 2009, as well as the collection of a wide ranging evidence base and on-going work with technical bodies.
- 3.4 At its meeting on 25 July 2011, the West Northamptonshire Joint Strategic Planning Committee formally received the quantitative analysis of and the summary of the main issues raised by the representations received to the Pre-Submission Joint Core Strategy.
- 3.5 At its meeting on 16 July 2012, the West Northamptonshire Joint Strategic Planning Committee approved the Proposed Changes to the Pre-Submission version of the West Northamptonshire Joint Core Strategy for the statutory six week representations period together with an additional two week advance publicity period to take account of the fact that the representations period coincided with the summer holiday period. The Proposed Changes to the Pre-Submission Joint Core Strategy were prepared in the light of the representations to the Pre-Submission Joint Core Strategy; changes to national planning policy, particularly in terms of the National Planning Policy Framework (NPPF); and the evidence base.
- 3.6 The West Northamptonshire Joint Core Strategy and its supporting documents were approved for submission to the Secretary of State for Examination by the West Northamptonshire Joint Strategic Planning Committee at its meeting on 20 December 2012. The supporting documents included all the representations received to the Joint Core Strategy and these representations still remain with the Inspector for this consideration.
- 3.7 The Examination Hearings sessions programmed between Tuesday 16 April and Wednesday 1 May 2013 have all been completed. Those sessions covered the following issues:
 - Issue 1 – Strategy/ Vision/ Objectives
 - Issue 2 – Retail and Distribution
 - Issue 3 – Housing Scale and Distribution
 - Issue 4 – Housing Policies
 - Issue 5 – Economy/ Employment

- Issue 6 – Built and Natural Environment
- Issue 7 – Infrastructure and Delivery
- Issue 8 – Transport
- Issue 9 – Northampton North SUE
- Issue 10 – Northampton West SUE
- Issue 11 – Northampton Kings Heath SUE
- Issue 12 – Northampton South SUE
- Issue 13 – Northampton South of Brackmills SUE
- Northampton Upton Park SUE
- Issue 14 – Northampton North of Whitehills SUE
- Issue 15 – Northampton Omission Sites
- Issue 16 – Rural Areas
- Issue 17 – Brackley
- Issue 18 – Towcester
- Issue 19 – Daventry
- Issue 20 – Monitoring and Implementation

- 3.8 As a result of the final revocation of the East Midlands Regional Spatial Strategy and in the light of the evidence considered and discussed at the Hearings the Inspector requested that the Joint Planning Unit (JPU), representing the Partner Councils, undertake a fresh assessment of the objectively assessed needs for new housing in the area over the plan period and beyond. The Inspector also asked the JPU to prepare a Sustainability Appraisal (SA)/ Strategic Environmental Assessment (SEA) Addendum Report to address acknowledged shortcomings in the work to date, (particularly relating to the selection of the Sustainable Urban Extension (SUE) sites around Northampton and the other towns) on a comparative basis and related to the reassessed housing needs of the area.
- 3.9 The JPU agreed with the Inspector that both the objectively assessed housing need and the SA/ SEA Addendum Report would be completed as soon as possible and that the JPU would assess the outcomes “with an open mind”, before deciding whether to put forward any further modifications for the Inspector to consider.

4. Objectively Assessed Needs – Housing and Jobs

Overview

- 4.1 The housing numbers in the Joint Core Strategy were prepared on the basis of the East Midlands Regional Spatial Strategy (RSS), and then reduced on the basis of delivery and infrastructure considerations. The revocation of the RSS on the Friday before the Joint Core Strategy (JCS) Examination Hearings started removed the general conformity requirement. However, this was effectively replaced by the National Planning Policy Framework (NPPF) requirement to meet the “objectively assessed needs” of the area.
- 4.2 The Inspector considered that the work supporting the housing numbers did not meet the requirements of the NPPF, and specifically did not refer to the government supported What Homes Where Toolkit, published on 11 March 2013, 5 weeks before the start of the hearings. He therefore requested that further work be undertaken which would satisfy the requirements of the NPPF, and set as parameters, a minimum annualised delivery rate based on the 2011 Census based projections, and a maximum based on the What Homes Where Toolkit. He did further comment that this was no reflection on the quality of the work already undertaken, or on the numbers which resulted from that work, but simply based on a need to comply with the latest government advice following the revocation of the RSS. The housing numbers in the Joint Core Strategy as submitted fitted within the range suggested by the Inspector as likely to be acceptable.

- 4.3 In addition, the Inspector expressed his concern about the length of time remaining for the plan period given a potential adoption date of 2014. He therefore asked the Joint Planning Unit to consider the consequences of extending the plan period to 2029 and to 2031.

JPU Commissioned Work

- 4.4 The JPU has commissioned two separate pieces of work to independently help identify the “Objectively Assessed Needs” for the area, which is what is required by the NPPF. One was commissioned from Peter Brett Associates (PBA), and provided an assessment of both housing and job needs for the area. The second is from the Cambridge Centre for Housing and Planning Research (CCHPR), who also produced the companion guide to the Toolkit. Both reports and the JPU assessment have been published on the JPU website. These can be found at:

<http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=3869072>

- 4.5 In summary, the Peter Brett Associates (PBA) report suggests an absolute minimum housing need of 1,586 per annum for the Plan period 2011-2031 (which they acknowledged should be increased, perhaps substantially, based on local knowledge and information). The figures suggested lie outside the parameters indicated by the Inspector as likely to be acceptable, and it is considered they do not appear to comply with the National Planning Policy Framework (NPPF). This is supported by legal advice from Counsel, who has advised that these figures are not an appropriate basis upon which to develop modifications to the Joint Core Strategy for the following reasons:-
- PBA departs from the official government projections without adequate justification; and
 - It does not take into account all the considerations advised in the NPPF
- 4.6 By contrast, the CCHPR report suggests an annual rate of housing which varies according to the end date, with the annual rate falling slightly over time. The rate for 2011-2026 is suggested as 2,359 per annum; for 2011-2029 it falls to 2,320 per annum, and for 2011-2031 it reduces further to 2,287 per annum. The resulting figures for each area are:
- 1,581 per annum (2011-2029) and 1,558 per annum (2011-2031) in the Northampton Related Development Area;
 - 388 per annum (2011-2029) and 385 per annum (2011-2031) in the remainder of Daventry district; and
 - 350 per annum (2011-2029) and 344 per annum (2011-2031) in the remainder of South Northamptonshire.
- 4.7 An adjustment for South Northamptonshire and Northampton relating to Grange Park (moving a need of 150 dwellings per annum from South Northamptonshire to Northampton) has been made to the CCHPR figures shown in this section.
- 4.8 The comparison figures from the Proposed Changes to the Pre-Submission Joint Core Strategy are:
- 2,252 dwellings per annum for the West Northamptonshire area as a whole;
 - 1,526 per annum for the Northampton Related Development Area;
 - * 352 per annum for the remainder of Daventry district; and
 - 374 per annum for the remainder of South Northamptonshire.

West Northamptonshire Objectively Assessed Need - Conclusions

- 4.9 The development of an Objectively Assessed Housing Need figure for West Northamptonshire is particularly difficult at the present time. There are technical issues with the ONS/ DCLG based population and household projections which should be the starting point of the Assessment of Objectively Assessed Housing Need. These technical issues have been referred to in Sections 4, 5 and 6 of the JPU's Objectively Assessed Housing Needs report.
- 4.10 In summary, the JPU's Objectively Assessed Housing Needs report has considered the projections listed below:
- The 2008 DCLG Household Projections;
 - The 2011 DCLG Interim Household Projections;
 - The Joint Core Strategy as submitted (the Pre-Submission Joint Core Strategy as amended by the Proposed Changes);
 - Peter Brett Associates 2001-2011 Trend Projections;
 - Peter Brett Associates 2006-2011 Trend Projections;
 - CCHPR return to Trend Projections; and
 - CCHPR Tracking Projections.
- 4.11 The JPU's conclusions are set out in full in the Objectively Assessed Needs Report, but in summary they consider that the CCHPR Tracking Projection best reflects the Objectively Assessed Needs for West Northamptonshire and these are set out in Tables 7 and 8 below. It is important and useful to note that the CCHPR methodology has been found 'sound' at other recent local plan inquiries. Please note that these tables, and Tables 9 and 10 that follow, are taken directly from the JPU's Objectively Assessed Housing Needs Report (July 2013), hence the table numbers match those in that report.

Table 7: Objectively Assessed Housing and Jobs Need

[Note – This table is taken from the JPU's Objectively Assessed Housing Needs Report, July 2013]

	Total Dwellings Required from 2011 (Net)		
	2011-2026	2011-2029	2011-2031
Cambridge Tracking	35,385	41,760	45,740
	Total Jobs Required from 2011		
	2011-2026	2011-2029	2011-2031
Cambridge Tracking	23,963	28,520	31,179

Table 8: Objectively Assessed Housing and Jobs Need (Annualised Rates)

[Note – This table is taken from the JPU’s Objectively Assessed Housing Needs Report, July 2013]

	Dwellings Required from 2011 Annualised		
	2011-2026	2011-2029	2011-2031
Cambridge Tracking	2,359	2,320	2,287
	Jobs Required from 2011 Annualised		
	2011-2026	2011-2029	2011-2031
Cambridge Tracking*	1,598	1,584	1,559

* Figures do not fully reflect Table 7 due to rounding

- 4.12 The alternative projections are set out in paragraph 4.10 above. In reaching this conclusion the JPU has considered all the alternative projections set out in paragraph 4.10 above. This analysis indicates that the only reasonable alternative to the CCHPR projections is the 2011 Census-based projections extended to 2029 and 2031 to match the periods being tested. These figures are lower than the CCHPR totals set out in Tables 7 and 8 above, but are based on the latest official Government projections. The JPU is of the opinion that, although these figures are extrapolated from the latest Government projections, they represent a largely recessionary period. Given the economic situation between 2008 and 2011, an objectively assessed housing need based on those figures would not achieve the objectives of paragraphs 14, 16 and 157 of the NPPF requiring local planning authorities to positively seek and plan opportunities to meet the development needs of their area. The JPU has also considered that whilst there is a possibility that the 2011 projections, as extended, may be an over-provision against the next official projections due in 2014, there is little evidence for this and using this hypothesis would be unsound. The projections based on the extended 2011 projections as the only reasonable alternative are set out in Tables 9 and 10 below.

Table 9: Reasonable Alternative Objectively Assessed Housing and Jobs Need

[Note – This table is taken from the JPU’s Objectively Assessed Housing Needs Report, July 2013]

	Total Dwellings Required from 2011 (Net)		
	2011-2026	2011-2029	2011-2031
2011 Census-based Projection (Extended)	31,815	36,972	40,260
	Total Jobs Required from 2011		
	2011-2026	2011-2029	2011-2031
2011 Census-based Projection (Extended)	21,836	26,849	30,192

Table 10: Reasonable Alternative Objectively Assessed Housing and Jobs Need (Annualised Rates)

[Note – This table is taken from the JPU’s Objectively Assessed Housing Needs Report, July 2013]

	Dwellings Required from 2011 Annualised		
	2011-2026	2011-2029	2011-2031
2011 Census-based Projection (Extended)	2,121	2,054	2,013
	Jobs Required from 2011 Annualised		
	2011-2026	2011-2029	2011-2031
2011 Census-based Projection (Extended)*	1,456	1,492	1,510

* Figures do not fully reflect Table 9 due to rounding

- 4.13 The JPU does not consider there are any other reasonable alternatives to assess and the reasons for this are given in the JPU’s Objectively Assessed Housing Needs report and set out above. The PBA recommendation is considered to be too low, does not represent positive planning for the area¹ and legal advice is that these should not be used as the basis for objectively assessed need. The 2008-based Sub-National Population Projections are considered to be too high, as evidenced by the results of the 2011 Census. The alternative CCHPR totals and the extended JCS totals are so close to the recommended Objectively Assessed Housing Needs totals that it is not necessary or appropriate to regard them as reasonable alternatives for this purpose.
- 4.14 ***Consequently, for the reasons set out in the JPU’s Objectively Assessed Housing Need Report (July 2013), together with the legal advice received, the JPU are recommending the CCHPR “tracking” projections should be used as the basis for West Northamptonshire’s dwelling calculations.***

Jobs and Employment Considerations

- 4.15 Revised job assumptions have been calculated on the basis of the Objectively Assessed Housing Need figures rather than from a full re-calculation of the Labour Force projections. The revised job assumptions have also been rebased to 2011, from the 2008 base used for the Submission Joint Core Strategy. These included a minimum of 19,000 jobs to be provided within West Northamptonshire after the job losses between 2008 and 2011 which had been recovered. The new, revised, minimum job figures for West Northamptonshire as a whole are:
- 23,673 net jobs by 2026;
 - 28,520 net jobs by 2029; and
 - 31,576 net jobs by 2031.

Housing Requirements by District and Northampton Related Development Area

- 4.16 The breakdown of the housing requirement totals set out in Tables 7 and 8 in Paragraph 4.13 of this report, by district and the Northampton Related Development Area at 2029 and 2031, are set out below in Table A.

¹ In a response to a question from the JPU about their figures PBA state that their figures are the absolute lowest figure below which the OAHN should not fall. They further state that local information and knowledge should be applied which could result in a very significantly higher OAHN for West Northamptonshire.

Table A – Housing Requirement by District and Northampton Related Development Area

Housing Requirement (Preferred Cambridge Scenario)	2011-2026	2011-2029	2011-2031
Daventry District (Excluding the NRDA)	5,917	6,984	7,700
Northampton Related Development Area	24,127	28,458	31,160
South Northamptonshire (Excluding the NRDA)	5,336	6,318	6,880
West Northamptonshire Total*	35,380	41,760	45,740

* Figures do not fully reflect Table 7 due to rounding

The Proposed Main Modifications to the Pre-Submission Joint Core Strategy as submitted – An Introduction

5.1 At the Hearing Sessions in April and May a number of possible Main Modifications were considered and discussed in order to ensure compliance with the National Planning Policy Framework and to address representations. The JPU has worked with the Partner Councils on the wording of these Proposed Main Modifications as well as additional Proposed Main Modifications that arise from the further work requested by the Inspector. These Proposed Main Modifications have also been prepared in accordance with advice from Queen’s Counsel.

The Proposed Main Modifications

5.2 The Joint Core Strategy, as submitted, sets out a vision for the West Northamptonshire area in 2026, now proposed to be modified to 2029, and that vision, and the spatial strategy that underpins it, is unchanged by the Proposed Modifications.

5.3 The Proposed Modifications to the Joint Core Strategy, as submitted, are divided into Minor and Main Proposed Modifications. The Minor ones are those which, for example, correct typographical errors or update factual information. The following paragraphs summarise the Main Modifications to the Joint Core Strategy, as submitted, by section of the document; The full list of Proposed Modifications may be found at Appendix 1 to this report.

Plan Period

5.4 Firstly, due to the fact that it is likely that the Joint Core Strategy will now be adopted in 2014, a 12 - year plan period from date of adoption, it is proposed to extend the plan period of the Joint Core Strategy by 3 years from an end date of 2026 to 2029. This is due to the need to respond positively to the National Planning Policy Framework that expresses a strong preference for a 15 year plan period. This is explained in more detail in paragraphs 5.22 – 5.28 below.

The Spatial Strategy

5.5 The Spatial Strategy remains unchanged (other than rewording) to update this section and especially to update housing and employment figures. In the light of the proposed extended Plan period, it is proposed that the Strategy makes provision for around 59,000 new homes between 2001 and 2029. This is a substantial reduction from the former East Midlands Regional Spatial Strategy (RSS) requirement of 62,125 to 2026. Over 18,000

new homes have already been built in the plan period up to 31st March 2013. Also, planning permission is in place for a further 9,700 homes. Therefore, the Strategy is planning for a further 31,300 to be granted planning permission and be built before the end of the extended plan period in 2029. The Strategy also, in-parallel, makes provision for a minimum net increase of some 28,500 jobs between 2008 and 2029 across the Plan area and aims to maintain a broad balance between homes and jobs overtime.

- 5.6 The hierarchy of towns and centres, together with the spatial distribution of development between these places is unaltered in the Strategy. This includes maximising the use of land and buildings within existing urban areas and by developing new Sustainable Urban Extensions (SUEs). Proposed Main Modifications to the SUEs are set out in more detail in paragraph 5.17 below.

Sustainable Development

- 5.7 The overall aim of the Proposed Modifications to the Strategy is to deliver sustainable development. This aim continues and is supported by the Proposed Modifications which ensure that the policy framework is robust and in accordance with the National Planning Policy Framework (NPPF).
- 5.8 It is proposed to include a new policy as part of the Proposed Modifications setting out the presumption in favour of sustainable development in accordance with the provisions of the NPPF.
- 5.9 The Proposed Modifications include amendments to Policies S3, 4, 5, 7, 8, 9 and 10. Regarding Policy S3, figures have been revised to reflect the objectively assessed housing needs. These needs are explained in more detail in Section 4 above of this report. Policy S4 has been updated to reflect the outcome of this objectively assessed housing needs work for the Northampton Related Development Area. Policy S5 has also been updated to reflect the resulting modified spatial distribution of development across the SUEs, and in terms of the delivery of the new housing and jobs that are needed in the extended plan period to 2029. Policy S7 has been updated to include the updated jobs needs up to 2029. Policies S8, 9 and 10 have all been adjusted to reflect the NPPF.

Economic Advantage

- 5.10 A central and enduring theme of this section is to secure the economic stability and prosperity of the Plan area through enabling a plentiful and varied range of job opportunities to be made available.
- 5.11 The Proposed Modifications make provision for 28,500 new jobs, increased from 19,000 in the submitted Plan, a 9,500 increase. Employment policies relating to Northampton and Daventry continue to focus on regeneration, renewal and jobs growth. Policy E1 has been further strengthened in that it now provides greater flexibility in the range and type of employment generating uses that can be considered within existing employment areas.
- 5.12 It is proposed to add a new policy to allocate a new strategic employment site near Northampton at Junction 16 of the M1 to meet the employment needs of Northampton in the extended plan period to 2029. The site will provide a range and mix of employment opportunities to ensure the site responds to and satisfies the needs of the expanding town through this plan period.

Housing

- 5.13 The Proposed Modifications to this section reflect the updated housing need emerging from the objectively assessed housing needs work. Policy H1 is updated and now incorporates the provisions of Policy H4, which it is proposed to delete. Policy H7 has been updated in the light of up to date needs evidence.

Built and Natural Environment

- 5.14 This section still contains a range of policies covering topics such as; biodiversity, green infrastructure, landscape, heritage assets, water, pollution control and ground stability. Policy BN3, relating to woodlands, has been strengthened to conform to the NPPF.
- 5.15 It is proposed to modify Policy BN5 in order to clarify the approach to be taken to landscape, particularly landscape sensitivity.
- 5.16 Both Policies BN7 and BN7A relating to Flood Risk, Water Supply, Quality and Wastewater Management are to be strengthened.

Sustainable Urban Extensions (SUEs)

- 5.17 A key tenet of the Strategy is to deliver new development that is needed in the form of SUEs. In the submitted Plan there were twelve SUEs across the Plan area: eight at Northampton, two at Brackley and one each at Towcester and Daventry. There are some detailed Proposed Modifications to some of these SUEs as follows:

Northampton

- Northampton North SUE: increased by 1,500 dwellings to a total 3,500 with 10 hectares of employment land for local employment opportunities.
- Northampton West SUE: increased by 1,050 dwellings to a total of 2,550.
- Northampton South of Brackmills SUE: increased by 300 dwellings to a total of 1,300 dwellings and make provision for an additional green corridor on the eastern boundary of the site.
- Northampton Norwood Farm/ Upton Lodge SUE: formerly a planning commitment which it is now proposed to allocate as an SUE. The total capacity of the SUE is proposed to be 3,500 dwellings: an increase of 1,000 dwellings on the former planning commitment. The SUE will also provide local employment opportunities.
- The other four SUEs around Northampton remain as in the submitted Joint Core Strategy.

Daventry

- Daventry North East SUE: Policy wording amended to reflect the Plan period extension but no change to the overall amount of development proposed.

Towcester

- Towcester South SUE: Policy wording amended to reflect the Plan period extension but no change to the overall amount of development proposed. Incorporate a reference to the need to improve the A43 junctions and remove the reference to the need for a new secondary school to serve the needs of the site.

Brackley

- Brackley East SUE: Policy wording amended to enable a more flexible range of employment generating uses. A reference to the need to improve the A43 junctions is also incorporated;
- Brackley North SUE: A reference to the need to improve the junction with the A43 is also incorporated.

Rural Areas

- 5.18 Proposed Modifications to Policy R1 will provide opportunities for additional housing and employment to be sensitively provided across rural areas at a scale that serves their

specific needs and supports the retention and future provision of local services and facilities.

Monitoring and Implementation

- 5.19 The main modification relates to Policy S6 and reflects the comments made by the Inspector at the hearings in April. The Joint Core Strategy, as submitted, included phasing tables within the policy text, which the Inspector considered could be used to constrain potential development, and would therefore be contrary to the spirit of the NPPF. He did, however, agree that an indication of phasing could be a useful aid to monitoring progress of the plan. The two tables have therefore been removed from the policy text but have been included in the supporting text to the policy.
- 5.20 In addition, the supporting text explores and clarifies the difference between the housing “need” figure and the “delivery” figure, which is higher, and clarifies that the 5 year land supply calculation should be calculated against the “need” figure rather than the “delivery” figure. This has been added as a bullet point to the policy text.
- 5.21 On a plan-wide scale, the following key Proposed Main Modifications are of particular note:
- Plan Period;
 - Housing Requirements and Spatial Implications; and
 - Job Requirements and Spatial Implications.
- Plan Period
- 5.22 At the JCS Examination Hearings the Inspector asked the JPU to consider the implications of two alternative plan period end dates: 2029 and 2031.
- 5.23 Paragraph 157 of the National Planning Policy Framework (NPPF) states that Local Plans should: “be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;”.
- 5.24 It is now expected that the Joint Core Strategy will be adopted in Autumn 2014. The plan period in the JCS (as submitted) extends to 2026 which means that the time horizon from adoption is only 12 years. The JCS (as submitted) does provide a longer framework than 2026 in terms of the spatial vision which does not specify an end date but rather refers to “our vision of the future”. However, clearly it has taken longer than originally anticipated to prepare the West Northamptonshire Joint Core Strategy and consequently the time horizon has unfortunately being shortened from that originally intended.
- 5.25 In preparing the objectively assessed housing need the JPU has identified the housing and job requirements for the existing plan period end date of 2026 and the two alternative plan period end dates: 2029 and 2031.
- 5.26 Given the large difference in the projections provided by the JPU’s consultants, and the recommendations from both the Office for National Statistics and the Department for Communities and Local Government that neither the 2011 based projections or the 2008 based projections should be used for making projections beyond 2021, the JPU has real concerns about extending the Plan period too far. Furthermore, as population and household projections are a key input to much of the evidence base, especially transport, education and community facilities, a shorter extension of the Plan period would better reflect the current evidence base.
- 5.27 ***Consequently, for the reasons set out in Paragraphs 5.24 - 5.26 above, the JPU are recommending that an extension of the Plan period to 2029 is preferable to an extension to 2031.***

5.28 *In the light of the recent and on-going economic challenges the JPU also recommends that it is prudent to additionally make a clear commitment to undertaking a review of the JCS with the aim of having an adopted plan in place by 2020. The principle of this review is supported by the Partner Councils.*

Housing Requirements and Spatial Implications

- 5.29 Table A in Paragraph 4.18 above of this report sets out the housing requirements by district and Northampton Related Development Area at 2029 and 2031.
- 5.30 For the purposes of the Joint Core Strategy the JPU has updated the anticipated supply of housing to 2013 including new completions, new permissions, reconsidering the urban capacity estimates and the rural allowance. This anticipated supply has then been deducted from the total requirement to establish how much additional housing is required in each district and the Northampton Related Development Area.
- 5.31 As a result of the Objectively Assessed Housing Need work there are some minor changes to the spatial distribution, as there is slightly more emphasis on Northampton as the focus of development. Also, because of the level of new permissions which have been granted consent in the rural areas (sometimes by the Inspectorate on appeal) there is a requirement to reconsider the rural allowances made in the Proposed Changes to the Pre-Submission Joint Core Strategy.
- 5.32 The implications of extending the plan period also varies across the area, as both Daventry and Towcester towns have JCS allocations which extend beyond 2026, and which can therefore contribute towards meeting an additional requirement needed for 2026-2029. This is not the case in Northampton, where all of any additional requirement needed for the period 2026-2029 would have to be in the form of further allocations.
- 5.33 Taking all these factors into account, and based on all the existing allocations coming forward, the additional requirement at 2029 and 2031 is set out below in Tables B and C:

Table B - The Additional Housing Requirement at 2029

Plan period to 2029	Daventry District (Excluding the NRDA)	NRDA	South Northants (Excluding the NRDA)
Supply 2011-2026 ²	6,075	23,014	6,425
Additional urban capacity	100	1,300	100
Additional rural allowance	150	0	75
Additional delivery on SUEs post 2026	600	0	600
Total Supply	6,925	24,314	7,200
Cambridge requirement	6,984	28,458	6,318
Shortfall/ Surplus	- 59	- 4,144	+ 882

² Currently the supply between 2011-2026 includes the Sustainable Urban Extensions (SUEs) allocated in the JCS as submitted.

Table C - The Additional Housing Requirement at 2031

Plan period to 2031	Daventry District (Excluding the NRDA)	NRDA	South Northants (Excluding the NRDA)
Supply 2011-2026³	6,075	23,014	6,425
Additional urban capacity	150	1,500	150
Additional rural allowance	250	0	125
Additional delivery on SUEs post 2026	1,000	0	1,000
Total Supply	7,475	24,514	7,700
Cambridge requirement	7,700	31,160	6,880
Shortfall/ Surplus	- 225	-6,646	+820

- 5.34 The figures clearly indicate that no additional land is required in South Northamptonshire district to meet South Northamptonshire’s needs, and the surplus gives assurance in the event of delays in the progress of sites.
- 5.35 Daventry is only slightly below requirement, and this could be made up through an allowance for development on sites of fewer than 10 dwellings that are not included as part of the strategic requirement.
- 5.36 The most significant shortfall is the additional requirement for Northampton’s needs, which amounts to more than 4,000 dwellings in the three year period 2026-2029. This inevitably means that additional strategic sites need to be allocated, and for these to deliver sufficient homes during the period 2026-2029, these sites will need to be consented by 2021-2022 and construction started on site by 2024-2025.
- 5.37 The JPU has undertaken a fresh site selection exercise for the Sustainable Urban Extension (SUE) sites around Northampton, Daventry, Towcester and Brackley on a comparative basis and in the light of the reassessed housing needs of the area. The West Northamptonshire Joint Core Strategy Strategic Site Selection Report published alongside this Committee paper sets out the strategic site selection methodology, the conclusions and the reasons for selection and rejection of alternatives (See Section 6 of this report for further information).
- 5.38 The overall conclusions of this exercise are that there should be no change to the SUE allocations at Daventry, Towcester or Brackley.
- 5.39 In relation to Northampton it is proposed that the following SUEs remain unchanged:
- Northampton Kings Heath;
 - Northampton North of Whitehills;
 - Northampton South; and
 - Northampton Upton Park.

³ Currently the supply between 2011-2026 includes the Sustainable Urban Extensions (SUEs) allocated in the JCS as submitted. .

5.40 It is proposed to extend three SUEs at Northampton as follows:

- Northampton North (increased by 1,500 dwellings to 3,500 dwellings and 10 ha employment);
- Northampton South of Brackmills (increased by 300 dwellings to 1,300 dwellings): and
- Northampton West (increased by 1,050 dwellings to 2,550 dwellings).

5.41 It is proposed to allocate one additional SUE at Northampton that was previously a planning commitment known as Northampton Norwood Farm/ Upton Lodge and increase it to 3,500 dwellings (an increase of 1,100 on the existing commitment).

Job Requirements and Spatial Implications

5.42 The current evidence base suggests that there is sufficient employment land within the development pipeline to meet the revised jobs figures set out in Tables 7 and 8 in Paragraph 4.13 of this report in purely numerical terms. However, both the revised 2029 and 2031 jobs requirements may be difficult to achieve within that anticipated pipeline while maintaining a choice of sites and maintaining a healthy “churn” of sites and premises. In addition, a review of the evidence and a comparison with recent enquiries, suggests that there is a potential shortfall within Northampton of larger sites for existing large companies who wish to expand. There is therefore a good case for allocating one strategic employment site in the period to 2029 to ensure a good supply of sites is maintained throughout the plan period. In addition, Proposed Modifications to the JCS also enable the identification of small strategic extensions to existing employment areas where these are deemed sustainable; the allocation of such sites will be facilitated in Part 2 Local Plans, such as the Northampton Related Development Area Local Plan, if they are not strategic in nature.

5.43 The JPU has undertaken a fresh site selection exercise for strategic employment sites in West Northamptonshire on a comparative basis and in the light of the reassessed jobs needs of the area. The West Northamptonshire Joint Core Strategy Strategic Site Selection Report published alongside this Committee paper sets out the strategic employment sites selection methodology, the conclusions and the reasons for selection and rejection of alternatives (See Section 6 of this report for further information). The conclusions of this exercise are that it is proposed that a Strategic Employment Site should be allocated at Junction 16 to meet the needs of the Northampton Related Development Area.

Equalities Impact Assessment

5.44 The Proposed Main Modifications to the Joint Core Strategy (as submitted) are subject to an on-going Equalities Impact Assessment (EqIA). The purpose of the EqIA process is to identify whether the plan has an adverse impact on equality of opportunity on the basis of a person’s race, gender, disability, sexuality, religion or belief or age or on relations between or within those groups, and how this can subsequently be addressed. The EqIA will be published alongside the Proposed Main Modifications to the Joint Core Strategy (as submitted) to allow respondents to the Proposed Modifications to reflect on this assessment in preparing their representations and to make any observations on the assessment itself.

Publication Format

5.45 The Proposed Main Modifications, only, will be published for representations in a series of tables, or Schedules, with one table per section of the JCS. Each Schedule will show the Proposed Main Modifications as tracked changes to the reasoned justification and/ or policy text of the JCS. The reason/s for the Proposed Main Modification will also be included in the Schedules. The tracked changes version of the Pre-Submission JCS, incorporating the Proposed Changes and the Proposed Modifications, will also be

published on the JPU website for reference purposes only. The Schedules of the Proposed Modifications are attached to this report as Appendix 1.

6. Sustainability Appraisal/ Strategic Environmental Assessment (SA/ SEA) Addendum Report and Habitats Regulations Assessment

- 6.1 Independent consultants LUC were appointed by the JPU to undertake the Addendum to the Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) Report for the West Northamptonshire Joint Core Strategy and the Habitats Regulations Assessment (HRA).
- 6.2 LUC prepared an addendum to the existing SA Scoping Report that focused on the work required of the SA Addendum. The Scoping Report Addendum was subject to five weeks consultation (as required by the SEA Regulations) between the 25 July and the 30 August 2013. The purpose of the consultation on the scope of the SA was to give an opportunity to comment on the scope of the work to be undertaken and the level of detail of the appraisal work. The consultation responses received were processed by the JPU and sent to LUC for their consideration. The SA Addendum Scoping Report Statement of Consultation has been published and is available on the JPU website as part of the background material to this report.
- 6.3 The SA Addendum Report and the SA Addendum Non-Technical Summary have now both been published and are available on the JPU website as part of the background material to this report. There now follows a summary of the findings of this report prepared by independent consultants, LUC.
- 6.4 The SA Addendum Report has sought to identify the effects of a range of alternatives to the Joint Core Strategy (JCS), as submitted, in order to ensure that the final adopted JCS will be the most sustainable one for West Northamptonshire.
- 6.5 The SA Addendum work builds on the earlier SA work on the JCS as submitted. It is not intended to replace the earlier SA work, but to supplement it, by providing further more detailed assessment as necessary in order to help the Joint Strategic Planning Committee make its decisions.
- 6.6 The SA Addendum work has involved close working between LUC, as the appointed SA consultants, and the JPU, with the findings of the SA work feeding into the decision-making process throughout. The SA Addendum work takes into account the proposed extension to the end date of the JCS plan period from 2026 to 2029. It has also taken into account up-to-date evidence on the objectively assessed housing and jobs provided by independent consultants, plus other technical studies as relevant.
- 6.7 The aim of the SA Addendum work has been to be as objective and consistent as possible. It used the same SA objectives that were developed for the earlier SA work up until submission of the JCS in December 2012. However, the work on the SA Addendum has been in much more detail than the earlier SA work drawing on up-to-date evidence base, using Geographical Information Systems (GIS) techniques for analysis of data, and using a new and comprehensive set of assumptions to underpin judgements of effects.
- 6.8 Although the SA has considered the sustainability effects of all the Proposed Main Modifications, the primary focus of the work has been on the SUE alternatives that are needed at the four main towns of Northampton, Daventry, Towcester and Brackley.
- 6.9 To ensure that all reasonable alternatives were subject to SEA on a consistent basis, a full and thorough assessment of the potential to act as SUEs of all the undeveloped areas adjoining each of the four towns was undertaken. The only exceptions were those areas that were considered not to be reasonable alternatives under policy guidance contained in the NPPF, or because they did not meet the objectives and strategy of the JCS as submitted. In practice, this meant that there was almost complete coverage of the areas surrounding all four towns.

- 6.10 In turn, this meant that those areas already allocated as SUEs in the JCS as submitted were re-assessed, plus alternative areas put forward by other stakeholders, and sites identified through the SHLAA process.
- 6.11 It was from this comprehensive and detailed work, and the additional technical work gathered by the JPU, that the Preferred Choice that is presented in the Proposed Main Modifications was prepared by the JPU for consideration by the West Northamptonshire Joint Strategic Planning Committee.
- 6.12 As explained in the Strategic Site Selection Report the JPU considered all other options would have either unacceptable impacts or would be undeliverable over the plan period for a variety of reasons, taking into account all the SA and other technical work it had at its disposal.
- 6.13 The SA carried out an assessment on an equivalent basis of the alternative approach to SUEs at Northampton put forward by Northamptonshire County Council. This alternative would have meant deleting two SUEs (Northampton South and Northampton West), and expanding Northampton North SUE by the equivalent amount of housing (2,500 dwellings). The assessment found that although the areas of greenfield land to the west and south of Northampton would remain undeveloped and the potential positive and negative effects of the Northampton West, Northampton South SUEs would therefore not occur, the significant effects identified for Northampton North would extend over a greater area.
- 6.14 In addition to the SUEs, the SA also assessed reasonable alternative strategic employment sites, including the new M1 Junction 16 site that is included in the Proposed Main Modifications, and two potential new settlement alternatives. With respect to the Junction 16 strategic employment site, potentially significant negative effects were identified with respect to landscape and air quality and noise, although its potential for negative effects on biodiversity were considered to be less than any of the other alternatives considered. With respect to the new settlement alternatives, it was found that they had generally less positive sustainability effects than the preferred approach in the JCS of focusing development within and adjoining the urban areas.
- 6.15 The objectively assessed housing and jobs needs work has indicated that a very significant amount of development is required in the JCS area. Delivery of this development will have significant positive social and economic effects. The SA Addendum work has confirmed that there are no alternatives for delivering the scale of development needed in the JCS area without some significant negative effects occurring. Given that it is impossible, and probably undesirable in sustainability terms, to concentrate even more development within the urban areas than is presented in the Proposed Main Modifications, it is inevitable that greenfield land will need to be developed. This in turn will mean that there will be some significant negative effects on the landscape, biodiversity and cultural heritage, both for some individual SUEs but also cumulatively across the JCS area as a whole. Mitigation can be provided through high quality design, the provision of green infrastructure including habitat creation, encouragement of sustainable modes of transport, and the development of balanced neighbourhoods integrated with existing development. But effects will still occur, wherever the development takes place.
- 6.16 The SA Addendum has identified the effects of developing in different locations in the JCS area, primarily around the four main settlements, and the JPU in turn has sought to avoid where possible the most sensitive environmental locations, but also having to be guided by other factors (e.g. transport implications). For example, the JPU has deliberately avoided choosing locations for SUEs that could affect the integrity of the internationally important Upper Nene Valley Gravel Pits nature conservation site. This does not mean that all potentially sensitive locations have been avoided, but it is reasonable to conclude that the alternatives would also result in significant effects, although they would be experienced in different locations.
- 6.17 The earlier SA work on the JCS as submitted identified a number of potential cumulative effects. In addition to the cumulative effects identified in the earlier SA work, there is the

potential for cumulative effects arising from the proposed strategic employment site at Junction 16 on air quality and noise associated with traffic using the M1. There is also the potential for cumulative effects of increasing the amount of development to be delivered through 'urban capacity' sites (likely to be a large number of smaller sites) on the townscape of Northampton and flood risk of both existing and new development. The overall increase in development in the Proposed Main Modifications will inevitably put pressure on natural resources, and in this respect there could be cumulative significant negative effects on the achievement of Water Framework Directive objectives and targets.

- 6.18 By way of conclusion to this summary of the SA Addendum report, in the light of all that has been considered the spatial distribution of development and the sites selected for development across the West Northamptonshire Joint Core Strategy plan area is considered by the JPU to be the most reasonable and most appropriate in sustainability terms. Therefore, the Joint Core Strategy, as proposed to be modified represents the most sustainable strategy available for this area.

7 Habitats Regulations Assessment (HRA) Addendum

- 7.1 The Habitats Regulations Assessment (HRA) Screening of the Proposed Main Modifications to the Joint Core Strategy, as submitted, revealed that likely significant effects cannot be ruled out on Rutland Water Special Protection Area and Ramsar site and on the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar site. However, more detailed Appropriate Assessment of these effects did not identify any adverse effects on the integrity of either of these European sites. No impact avoidance measures put forward by the preceding HRA work remain outstanding. The overall conclusion of the HRA of the Pre-Submission Joint Core Strategy, as amended by the HRA Addendum for the Proposed Changes to the Joint Core Strategy is that the Joint Core Strategy, as amended by the Proposed Main Modifications, will not result in adverse effects on the integrity of any European site.
- 7.2 The HRA Addendum Report, including the HRA Addendum Non-Technical Summary, has now been published and is available on the JPU website as part of the background material to this report.

8 Communication and Consultation Strategy

- 8.1 A proposed Communication and Consultation Strategy for the Proposed Main Modifications to the Joint Core Strategy (as submitted) is attached to this report as Appendix 2. The Strategy sets out the proposed arrangements for communication and consultation with the local community and all other stakeholders in respect of the Proposed Main Modifications. The Strategy meets the requirements of the Statements of Community Involvement adopted by the Partner authorities.

9 Next Stages

- 9.1 The Proposed Main Modifications to the Joint Core Strategy (as submitted) will be subject to public consultation for six weeks. Also the subject of public consultation will be
- The Objectively Assessed Housing and Jobs Needs;
 - The Sustainability Appraisal Addendum Report; and
 - The Habitats Regulations Assessment Addendum Report.
- 9.2 This consultation will be in accordance with the EAPP Regulations and reflect the consultation requirements of the Town and Country Planning (Local Planning) Regulations 2012 and the Joint Core Strategy Examination Inspector's requirements.
- 9.3 The Inspector has agreed with the JPU and other interested parties attending the Hearings that there should be up to a further three days of Hearings to consider the

outcomes of the further work and the responses to the consultation. All those who attended the relevant Hearing sessions held to date will be invited to attend again. The Inspector will decide the programme, subject matter and issues for each further session in due course, once the additional work has been completed. The further Hearings will be taking place between the 18 - 20 March 2014 at the Northampton Saints Conference Centre in Northampton.

BACKGROUND PAPERS

All the Background Papers listed below are available to read and download from the West Northamptonshire Joint Planning Unit website:

www.westnorthamptonshirejpu.org or on request from the Joint Planning Unit.

- Employment Technical Paper Second Update (December 2013)
- Habitats Regulations Assessment of the West Northamptonshire Joint Core Strategy Addendum Report (December 2013) – including the Non-Technical Summary
- Housing Technical Paper Second Update (December 2013)
- Objectively Assessed Housing Need Technical Paper Version 2 (December 2013)
- Sequential and Exception Test - Technical Note Second Update (December 2013)
- West Northamptonshire Joint Core Strategy Strategic Site Selection Report (December 2013)
- West Northamptonshire Joint Core Strategy Infrastructure Delivery Plan Update 2013 (December 2013)
- West Northamptonshire Joint Core Strategy Sustainability Appraisal Addendum Scoping Report (July 2013)
- West Northamptonshire Joint Core Strategy Sustainability Appraisal Addendum Scoping Report Statement of Consultation (December 2013)
- West Northamptonshire Joint Core Strategy Sustainability Appraisal Addendum Report (December 2013)
- West Northamptonshire Joint Core Strategy Sustainability Appraisal Addendum Report – Non-Technical Summary (December 2013)
- West Northamptonshire Strategic Housing Market Assessment Update Note (October 2013)
- West Northamptonshire Travellers Accommodation Needs Study (April 2013)

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Schedules of the Proposed Main Modifications to the Joint Core Strategy

Pre-Submission Version, as
amended by Proposed Changes
(as submitted)

West Northamptonshire Joint Strategic Planning
Committee

16 December 2013

Agenda Item 6, Appendix 1 & Appendix 2

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Introduction to the Schedule of Proposed Main Modifications

- 1.1 This schedule sets out all the Proposed Main Modifications to the West Northamptonshire Joint Core Strategy Pre-Submission version as amended (as submitted, December 2012) [known as SUB04]. The Proposed Main Modifications have been approved by the Joint Strategic Planning Committee and are being published for representations.
- 1.2 The Proposed Main Modifications have been made in response to the changes identified before/ during/ after the Examination Hearings in April and May 2013 and additional further modifications which have resulted from the Objectively Assessed Housing Needs assessment and the Sustainability Appraisal /Strategic Environmental Assessment Addendum work.
- 1.3 The Proposed Main Modifications shown are **further changes** to the Tracked Changes version of the West Northamptonshire Joint Core Strategy Pre-Submission version as amended by Proposed Changes [SUB04].
- 1.4 New text is underlined. Text to be deleted is shown as ~~struck through~~. Text to be added or deleted as part of these further changes is shown as *italicised text*.

How to make Representations

- 1.5 Representations are now invited on the Proposed Main Modifications to the Joint Core Strategy and all representations must be received **by 5 pm on 25 February 2014**.
- 1.6 At this stage of the Joint Core Strategy only representations that relate to the Proposed Main Modifications can be accepted. Representations that relate to parts of the Strategy unaffected by the Proposed Main Modifications will not be accepted as this is not an opportunity to reconsider the Joint Core Strategy in its entirety.
- 1.7 As with the Pre-Submission consultation stage of the Joint Core Strategy the Proposed Main Modifications consultation is also a formal stage of consultation. We are therefore only able to accept representations about whether the Proposed Main Modifications to the Joint Core Strategy are 'legally compliant' and/or 'sound'. The tests of 'soundness' are set out in law.

1.8 The tests of soundness are:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities: and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

1.9 There is a **representation form** available which you will need to make your representations. The representation form is accompanied by **Guidance Notes**. There is no need to repeat any comments that you have made to previous consultations as they will have already been considered. The forms are available on our **website** and at **Council Offices** and **local libraries** (normal office and opening times) throughout the West Northamptonshire area.

1.10 Representations on the Proposed Main Modifications to the Pre-Submission Joint Core Strategy, as amended by the Proposed Changes, can be made in the following ways:-

Online: We encourage electronic representations via our consultation portal at <http://ldfconsultation.westnorthamptonshirejpu.org> where you will be able to print or save a copy for your own records

Email: you can email your representations to: westnorthantsjpu@northampton.gov.uk

Post: you can write in with your representations to:

West Northamptonshire Joint Planning Unit, The Guildhall, St Giles Square, Northampton, NN1 1DE

Fax: 01604 838543

1.11 For further guidance on making representations please contact the Joint Planning Unit by email at westnorthantsjpu@northampton.gov.uk or by telephone: 01604 837838

Section 3.0 – Introduction

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 1	8 and 23	Paragraph 3.10. New Para. 5.4 and New Policy SA	As agreed at the Examination Hearing Session 1.	<p>Delete Paragraph 3.10 in Section 3.0 Introduction and replace it with a new Policy SA and new Paragraph 5.4 in Section 5.0 Spatial Strategy as set out below. Renummer subsequent paragraphs.</p> <p><u>“Presumption in Favour of Sustainable Development”</u></p> <p><u>5.4 In accordance with the National Planning Policy Framework Daventry District, Northampton Borough and South Northamptonshire Councils will work proactively to ensure planning is not a barrier to new development. This Joint Core Strategy provides a clear framework not just for planning decisions but also many other forms of investment decisions.</u></p> <p><u>“POLICY SA - PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT</u></p> <p><u>WHEN CONSIDERING DEVELOPMENT PROPOSALS THE RELEVANT COUNCIL WILL TAKE A POSITIVE APPROACH THAT REFLECTS THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT CONTAINED IN THE NATIONAL PLANNING POLICY FRAMEWORK. IT WILL ALWAYS WORK PROACTIVELY WITH APPLICANTS JOINTLY TO FIND SOLUTIONS WHICH MEAN THAT PROPOSALS FOR SUSTAINABLE DEVELOPMENT WILL BE APPROVED AND TO SECURE DEVELOPMENT THAT IMPROVES THE ECONOMIC, SOCIAL AND ENVIRONMENTAL CONDITIONS IN THE AREA.</u></p> <p><u>PLANNING APPLICATIONS THAT ACCORD WITH THE POLICIES IN THIS LOCAL PLAN (AND, WHERE RELEVANT, WITH POLICIES IN OTHER LOCAL PLANS AND NEIGHBOURHOOD PLANS) WILL</u></p>	To reflect the National Planning Policy Framework.

Section 3.0 – Introduction

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>BE APPROVED WITHOUT DELAY, UNLESS MATERIAL CONSIDERATIONS INDICATE OTHERWISE.</u></p> <p><u>WHERE THERE ARE NO POLICIES RELEVANT TO THE APPLICATION OR RELEVANT POLICIES ARE OUT OF DATE AT THE TIME OF MAKING THE DECISION THEN THE APPROPRIATE COUNCIL WILL GRANT PERMISSION UNLESS MATERIAL CONSIDERATIONS INDICATE OTHERWISE - TAKING INTO ACCOUNT WHETHER:</u></p> <ul style="list-style-type: none"> • <u>ANY ADVERSE IMPACTS OF GRANTING PERMISSION WOULD SIGNIFICANTLY AND DEMONSTRABLY OUTWEIGH THE BENEFITS, WHEN ASSESSED AGAINST THE POLICIES IN THE NATIONAL PLANNING POLICY FRAMEWORK TAKEN AS A WHOLE; OR</u> • <u>SPECIFIC POLICIES IN THAT FRAMEWORK INDICATE THAT DEVELOPMENT SHOULD BE RESTRICTED.”</u> 	
MM 2	10	New Paragraph 3.18	As agreed at the Examination Hearing Session 1.	<p>Delete Paragraph 3.18 and the heading above it in Section 3.0 Introduction and replace it with the following:</p> <p><u>“Review of the West Northamptonshire Joint Core Strategy</u></p> <p><u>3.18 In order to ensure that the local planning policy framework in West Northamptonshire remains up to date in the light of changing economic, social and environmental issues and new evidence Daventry District, Northampton Borough and South Northamptonshire Councils commit to undertaking a review of the West Northamptonshire Joint Core Strategy to a plan period end date of 2036 or such longer period as the Councils choose, with</u></p>	To provide a clear commitment to the Joint Core Strategy review and to provide clarity on its timing and content.

Section 3.0 – Introduction

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>the aim of having an adopted plan in place by 2020. This review will be led by the National Planning Policy Framework approach of objective assessment of housing, employment and other needs and the requirements of the duty to co-operate with adjoining authorities and other organisations as necessary. This review will commence once the three Part 2 Local Plans covering West Northamptonshire have been submitted to the Secretary of State for Examination. This is expected to be in 2017. The West Northamptonshire Local Development Scheme will be updated following the adoption of this Joint Core Strategy to reflect these anticipated timescales for the review.</u></p>	

Section 4.0 – Spatial Portrait, Vision and Objectives

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 3	23	Objective 16	Revised wording agreed with English Heritage (Joint Position Statement J7)	Amend Objective 16 as follows: <u>“Objective 16 – Heritage</u> <u>To conserve and where possible enhance, through carefully managed</u> <u>change, the <i>important</i> heritage assets and their settings of</u> <u>Northampton, Daventry, Towcester and Brackley West</u> <u>Northamptonshire, and to recognise the their role in providing of rural</u> <u>heritage assets and their settings to support a sense of place and local</u> <u>distinctiveness.”</u>	To reflect the National Planning Policy Framework and the importance of the contribution made by the setting of a historic asset to its significance.

Section 5.0 – Spatial Strategy and Key Diagram

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 4	28 – 31	Paragraphs 5.21 - 5.29	Modifications proposed as a consequence of the further work requested by the Inspector.	<ol style="list-style-type: none"> 1. Amend existing Paragraphs 5.21-5.29 and insert new paragraphs as follows (renumber the subsequent paragraphs); 2. Amend the existing Table 1 (see table on Page 35 of this schedule); and 3. Insert new Tables 2, 3, and 4 (see tables on Pages 36-38 of this schedule. <p>“5.21 The <u>now revoked</u> East Midlands Regional Spatial Strategy (RSS) sets out a housing provision for West Northamptonshire of 62,125 dwellings to be provided between 2001-2026. Even before the economic downturn in 2008 the RSS targets were challenging. Housing completions compared with the RSS targets were approximately 4,500 <u>6,080</u> dwellings less than the RSS targets for the period 2001-2010 <u>2011</u>. Furthermore, the RSS target is due to increase <u>increased</u> by 325 per annum from 2011. The current economic situation has rendered the achievement of the RSS housing rates unattainable despite ongoing endeavours locally to increase the housing supply. Even the meeting of predicted housing "need" based on the natural increase of the existing population will be extremely challenging, and will be dependent upon the development of new funding and delivery mechanisms nationally. In preparing this Plan it has been assumed that such new funding and delivery mechanisms will come forward, even though at this time it is not possible to say what form they will take.</p> <p><u>5.22</u> The Joint Core Strategy was submitted <u>in</u> this context work has been undertaken and sought to establish an achievable and reasonable level of housing provision. Full details of the</p>	To reflect the outcome of the objectively assessed housing needs work, the extension of the plan period to 2029, and the revocation of the RSS.

Section 5.0 – Spatial Strategy and Key Diagram

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p>methodology used are <u>were</u> set out in the Housing provision Technical Papers¹. As a result of this work the housing provision total of 50,153 <u>50,150</u> dwellings for West Northamptonshire has been <u>was</u> identified. <u>Of these, 16,369 dwellings were completed to March 2011, compared to a RSS target of 22,450 for the same period.</u></p> <p><u>5.23 The East Midlands Regional Spatial Strategy was formally revoked on 12th April 2013, and was replaced with the requirement in the National Planning Policy Framework (NPPF) for the plan to meet the Objectively Assessed Housing Needs for its area.</u></p> <p><u>5.24 The Objectively Assessed Housing Need for West Northamptonshire has been determined to be 41,760 dwellings (2011-2029)². For comparison purposes, the 16,370 completed dwellings have been added to give a requirement of 58,130 dwellings (2001-2029).</u></p> <p><u>5.25 Although the reports and the assessment of need has re-based the calculations from the 2011 Census, completions from 2001-2011 are shown in Table 1 below for comprehensiveness.</u></p> <p>5.22 Table 1 below sets out the housing requirement by Borough/ District, the housing completions between 2001 and 2011 2010, outstanding planning permissions and approvals in principle at 1 April 2011 2010 and the remaining requirement</p>	

¹ Housing Technical Paper (JPU) Feb 2011, and Housing Technical Paper Update (JPU) July 2012

² Objectively Assessed Needs (Joint Planning Unit) <http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=10698501>

Section 5.0 – Spatial Strategy and Key Diagram

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p>between <u>2011-2010</u> and the end of the Plan period, 2026. Table 1 shows the housing requirement rounded to the nearest 10 dwellings.</p> <p>5.23 Of the new housing provision requirement of 50,153 <u>50,150</u> dwellings, <u>32.6%</u> <u>31.3%</u> was completed between 2001 and <u>2011-2010</u>; <u>26.1%</u> <u>27.9%</u> is already committed through planning consents, or "Approved in principle" and <u>42.6%</u> <u>39.5%</u> remains to be provided – this is shown as the remaining requirement.</p> <p>5.24 Overall, the annualised housing completion for 2001-<u>2011-2010</u> was <u>1,637</u> <u>1,743</u> dwellings, and the requirement for the remainder of the Plan period is <u>2,252</u> <u>2,154</u> dwellings per year.</p> <p>5.25 <u>5.26</u> Northampton Borough is unable to physically accommodate its own housing needs. This has been identified since January 1992 when the Northamptonshire County Structure Plan Alteration No 1 was approved. This showed 1,000 dwellings to be provided in both Daventry District and South Northamptonshire related to the growth of Northampton. Significant levels of development have continued to be provided for and built within Northampton Borough's administrative area. However, the Borough's housing needs are being, and will increasingly be, met outside its administrative area with the development of Grange Park in South Northamptonshire, the allocation in Daventry District's Adopted Local Plan (now a Saved policy) of North of Whitehills (also known as Buckton Fields), and the planning consents at Wootton Fields Extension and <u>the planning</u></p>	

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				<p><u>application approved in principle at</u> Norwood Farm in South Northamptonshire district. The housing requirement for Northampton shown in Table 1 above is essentially the minimum housing requirement needed. This means that there is a clear need for Northampton Borough Council and its neighbouring authorities to work together to ensure Northampton's housing needs can be planned and provided in a sustainable way for all. This joint approach is also important as the residents of those areas adjoining Northampton will be largely reliant on Northampton's services placing an extra burden on it.</p> <p><u>5.27 Adjustments have been made to Table 1 above to reflect the wider Northampton area and the construction of Grange Park to meet Northampton's needs. It is accepted that there is a degree of uncertainty about the scale of the adjustment which should be made in respect of Grange Park, but it is believed that 150 per annum is the maximum adjustment justifiable. In recognition of this, the wider Northampton³ need figure should be regarded as a maximum and the South Northamptonshire figure as a minimum. The resulting need figures for the Plan areas are set out in Table 2 below:</u></p> <p><u>(INSERT NEW TABLE 2, see page 36 of this schedule)</u></p> <p><u>5.28 Of the new housing requirement of 58,130 dwellings, 28.2% was completed between 2001 and 2011, at an annualised rate of 1,637 dwellings per annum. The 41,760 dwellings remaining to</u></p>	

³ Known as the Northampton Related Development Area, discussed further below.

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				<p><u>be provided over 18 years gives an annualised rate of 2,320.</u></p> <p><u>Proposed Housing Delivery</u></p> <p><u>5.29 Full details of changes since 2011, and the recalculation of the commitments is shown in full in the Housing Technical Paper Second Update, but in summary, housing completions 2011-2013 total 1,712 dwellings (of which 939 were in Northampton,, 530 in South Northamptonshire and 243 in Daventry. The housing trajectory in Appendix 3 takes current market factors into account and seeks to show a rapid increase in housing completions based on existing commitments and the proposed Sustainable Urban Extensions (SUEs) coming on stream.</u></p> <p><u>5.30 The housing numbers being proposed in this Plan, as shown in Table 3 below, are slightly higher than the need figures presented in Tables 1 and 2 above. The full objectively assessed need will be met in Daventry (excluding the NRDA), and in the NRDA itself. The proposed number for South Northamptonshire is a little higher than the need, reflecting the following four matters</u></p> <ul style="list-style-type: none"> • <u>There is a substantial supply of sites with consent which are required to fulfill the 5 year land supply until the SUEs come on stream;</u> • <u>The allocated SUEs should not be artificially constrained to meet the “need”;</u> • <u>There are specific sites identified in village masterplans which should be encouraged; and</u> 	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<ul style="list-style-type: none"> • <u>Limited small scale developments in the rural areas are expected to continue to provide support to the rural economy.</u> <p><u>(INSERT NEW TABLE 3, see page 37 of this schedule)</u></p> <p>5.26 5.31 Since Between 2001 and 2011 9,350 9,030 dwellings have been built in Northampton Borough administrative area and at 1 April 2011 2010 a further 9,380 9,190 dwellings had an outstanding planning permission or were approved in principle. Previous Evidence shows suggested that a further 1,500 dwellings can could be provided using previously-developed land and buildings, sometimes referred to as urban capacity. This means that over 20,000 18,220 dwellings are already built or identified for development in Northampton Borough. In addition a further 2,963 dwellings have been built since 2001 or have outstanding planning permission or approval in principle at 1 April 2011 2010 in South Northamptonshire District to meet the needs of Northampton. In addition this JCS allocates four Sustainable Urban Extensions within Northampton Borough providing a total of 6,000 6,500 dwellings. In total Northampton Borough can provide 26,200 26,220 dwellings of its total requirement which along with the already built or consented 2,963 dwellings in South Northamptonshire leaves a shortfall of 4,500 dwellings that needs to be provided outside the Borough boundary. This JCS has allocated three Sustainable Urban Extensions adjoining Northampton's urban area but in Daventry and South Northamptonshire Districts to meet this requirement. In recognition of the importance of ensuring that Northampton's housing needs are provided in a sustainable way the extent</p>	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p>of the area in which Northampton's housing needs, including affordable housing, will be accommodated is identified in this JCS as the Northampton Related Development Area.</p> <p><u>5.32</u> <i>Since 2011 a further 939 dwellings have been completed between 2011 and 2013 (all within Northampton Borough); as at April 2013 commitments total 7,594, and the urban capacity to 2029 has been revised to 3,250 dwellings. In addition a further 2,183 dwellings have been built since 2001 or have outstanding planning permission in South Northamptonshire District to meet the needs of Northampton. This Joint Core Strategy allocates eight Sustainable Urban Extensions to meet Northampton's needs, of which 8,000 dwellings are in Northampton, 5,750 are in Daventry District, and 3,100 are in South Northamptonshire. In recognition of the importance of ensuring that Northampton's housing needs are provided in a sustainable way the extent of the area in which Northampton's housing needs, including affordable housing, will be accommodated is identified in this JCS as the Northampton Related Development Area.</i></p> <p>5.27<u>5.33</u> The Northampton Relate Development Area is defined as:</p> <ul style="list-style-type: none"> • the whole of Northampton Borough Council's administrative area; • those neighbouring parts of Daventry District and South Northamptonshire Councils' administrative areas where development 'related to the growth of Northampton' has 	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p>already been completed or has planning permission or an approval in principle; and</p> <ul style="list-style-type: none"> those neighbouring parts of Daventry District and South Northamptonshire Councils' administrative areas that are allocated for Sustainable Urban Extensions. It is recognised that some essential infrastructure, for example parts of the North-West Bypass, will take place outside the Northampton Related Development Area. <p>5.28 <u>5.34</u> The Northampton Related Development Area is identified on the Proposals Map, Figure 5 in Section 20 of this JCS. It is also illustrated on Figure 4 in Section 20. Policy S4 sets out the scale of housing development to be provided in the Northampton Related Development Area.</p> <p><u>5.35</u> <i>The Joint Core Strategy makes provision for the following scale of housing provision for Daventry District and South Northamptonshire (both excluding the Northampton Related Development Area) relative to their housing requirements taken from the table above (The NRDA is also shown for completeness).</i></p> <p><i>(INSERT NEW TABLE 4 see page 38 of this schedule)</i></p> <p><u>5.36</u> <i>The scale of housing provision identified in South Northamptonshire exceeds the figure derived as the objectively assessed housing need for that area (excluding the Northampton Related Development Area by 853 dwellings. Three Sustainable Urban Extensions are identified within South Northamptonshire to provide 3,910 dwellings between</i></p>	

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				<p><u>2011 and 2029 to support development being focused on the centres of Towcester and Brackley over the plan period. This, in part, reflects a level of commitments required to provide a five year land supply while growth intended for Towcester and Brackley is brought forward by this plan. The provision made for the period 2011 to 2029 seeks to fulfill the related objectives of the Strategy over the plan period</u></p> <p>5.295.37 Policy S3 below sets out the scale of housing development to be provided in West Northamptonshire by district and below district level over the Plan period 2001-2026 <u>2029, including where land in Daventry and South Northamptonshire Districts is contributing to the housing requirements of the Northampton Related Development Area.</u>"</p>	
MM 5	31	Policy S3	As agreed at the Examination Hearing Session 3 and as a consequence of the further work requested by the Inspector.	<p>Amend Policy S3 as follows:</p> <p>“PROVISION WILL BE MADE FOR <u>ABOUT 42,630</u> 50,150 NET ADDITIONAL DWELLINGS IN THE PLAN AREA DURING THE PLAN PERIOD <u>2011 TO 2029</u> 2026.</p> <p>THIS PROVISION WILL BE DISTRIBUTED BETWEEN THE BOROUGH AND DISTRICT COUNCILS AS FOLLOWS:</p> <p>DAVENTRY DISTRICT 11,880 <u>11,900*</u> <u>ABOUT 12,740</u></p> <p>NORTHAMPTON BOROUGH 26,220 <u>26,200</u> <u>ABOUT 18,870</u></p> <p>SOUTH NORTHAMPTONSHIRE DISTRICT 12,050 <u>ABOUT 11,020</u></p>	To reflect the outcome of the objectively assessed housing needs work and the extension of the plan period to 2029.

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				<p>BELOW THE BOROUGH AND DISTRICT LEVEL HOUSING DEVELOPMENT WILL BE DISTRIBUTED IN THE FOLLOWING WAY:</p> <p><u>DAVENTRY DISTRICT</u></p> <p><u>DAVENTRY TOWN</u> <u>ABOUT 4,540</u> <u>DAVENTRY RURAL AREAS</u> <u>ABOUT 2,450</u> <u>NORTHAMPTON RELATED DEVELOPMENT AREA</u> <u>ABOUT 5,750</u></p> <p><u>NORTHAMPTON BOROUGH</u></p> <p><u>NORTHAMPTON BOROUGH</u> <u>ABOUT 18,870</u></p> <p><u>SOUTH NORTHAMPTONSHIRE</u></p> <p><u>BRACKLEY TOWN</u> <u>ABOUT 2,150</u> <u>TOWCESTER TOWN</u> <u>ABOUT 2,660</u> <u>SOUTH NORTHANTS RURAL AREAS</u> <u>ABOUT 2,360</u> <u>NORTHAMPTON RELATED DEVELOPMENT AREA</u> <u>ABOUT 3,850</u></p>	
MM 6	32	Policy S4	As agreed at the Examination Hearing Session 3 and as a consequence of	<p>Amend Policy S4 as follows:</p> <p>PROVISION WILL BE MADE FOR <u>ABOUT 28,470</u> 33,665 <u>33,680</u> NET ADDITIONAL DWELLINGS WITHIN THE NORTHAMPTON RELATED DEVELOPMENT AREA IN THE PERIOD 2001 <u>2011</u></p>	To reflect the outcome of the objectively assessed housing needs work and the extension of the plan

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			the further work requested by the Inspector.	<p>TO 2026-2029, NO FURTHER DEVELOPMENT BEYOND THE NORTHAMPTON RELATED DEVELOPMENT AREA WILL BE PERMITTED IN THE PLAN PERIOD THAT RELATES TO NORTHAMPTON'S HOUSING NEEDS.</p> <p><u>NORTHAMPTON'S NEEDS, BOTH HOUSING AND EMPLOYMENT, WILL BE MET PRIMARILY WITHIN NORTHAMPTON'S EXISTING URBAN AREA AND AT THE SUSTAINABLE URBAN EXTENSIONS WITHIN THE NORTHAMPTON RELATED DEVELOPMENT AREA BOUNDARY. ADDITIONAL HOUSING DEVELOPMENT TO MEET NORTHAMPTON'S HOUSING NEEDS WILL BE SUPPORTED ONLY IF IT MEETS THE VISION, OBJECTIVES AND POLICIES OF THIS PLAN.</u></p> <p>THE NORTHAMPTON RELATED DEVELOPMENT AREA <u>BOUNDARY</u> WILL BE REVIEWED AS PART OF ANY REVIEW OF THE HOUSING REQUIREMENT FOR WEST NORTHAMPTONSHIRE OR ANY OF ITS CONSTITUENT ADMINISTRATIVE AREAS.</p> <p>THE NORTHAMPTON RELATED DEVELOPMENT AREA <u>BOUNDARY</u> IS SHOWN ON THE PROPOSALS MAP (FIGURE 5)."</p>	period to 2029.
MM 7	32	Paragraph 5.30	Modifications proposed as a consequence of the further work requested by the Inspector.	<p>Amend the penultimate sentence of Paragraph 5.30 as follows:</p> <p>"The full list of the 44 <u>12</u> Sustainable Urban Extensions is set out in Policy S5 below. The planned amount of housing and employment provision is also set out in Policy S5."</p>	To accommodate the objectively assessed housing and jobs need to 2029.

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 8	33	Policy S5	Modifications proposed as a consequence of the further work requested by the Inspector.	<p>Amend the second part of Policy S5 as follows:</p> <p>“NORTHAMPTON</p> <ul style="list-style-type: none"> • NORTHAMPTON KINGS HEATH (3,500 <u>3,000</u> DWELLINGS, 10 HA EMPLOYMENT) • NORTHAMPTON NORTH (2,000 <u>3,500</u> DWELLINGS, 7 HA <u>10 HA LOCAL EMPLOYMENT OPPORTUNITIES</u>) • NORTHAMPTON NORTH OF WHITEHILLS (1,000 DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES) • NORTHAMPTON SOUTH (1,000 DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES) • NORTHAMPTON SOUTH OF BRACKMILLS (1,000 <u>1,300</u> DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES) • NORTHAMPTON UPTON PARK (1,000 DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES) • NORTHAMPTON WEST (1,500 <u>2,550</u> DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES) • <u>NORTHAMPTON NORWOOD FARM/ UPTON LODGE (3,500 DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES)</u> <p>DAVENTRY</p> <ul style="list-style-type: none"> • DAVENTRY NORTH EAST (2,500 <u>2,000</u> <u>2,600</u> DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES) <p>TOWCESTER</p> <ul style="list-style-type: none"> • TOWCESTER SOUTH (1500 <u>2,100</u> DWELLINGS, 1,500 JOBS <u>15.5HA 10.8HA EMPLOYMENT”</u> 	To accommodate the objectively assessed housing and jobs need to 2029.

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MM 9	35	New Paragraph, Paragraphs 5.31 and 5.35, and Policy S6	As discussed at the Examination Hearing Session 20.	<p>Delete the final paragraph and tables at the end of Policy S6 and move them into the reasoned justification as follows:</p> <p>Amend paragraph 5.31 and insert two new paragraphs as follows (renumber the subsequent paragraphs):</p> <p><i>“5.31 Achievement of the housing provision is dependent <u>dependent</u> upon necessary supporting infrastructure coming forward in a timely manner. Again, some of this will be challenging in the current economic climate, and the <u>anticipated</u> phasing has been set out in <u>the housing trajectory for each district and the Northampton Related Development Area below in Policy S6</u> which will permit this to happen providing the economy improves as the Government expects. The housing trajectory in Appendix 3 of this JCS sets out the phasing of the housing development identified in this Plan on an annual basis over the period <u>2011 - 2029</u> 2010-2026. <u>The years 2011-2013 reflect the actual completions recorded, and the first 3 to 5 years of the trajectory is heavily biased towards the delivery of currently consented applications while progress is made on bringing forward the SUEs. Significant progress has been made on this matter with one SUE (Brackley North) now having consent; Northampton North of Whitehills has been Approved In Principle, and a further six SUEs (Towcester South, Northampton South, Upton Lodge, Northampton South of Brackmills; Northampton Kings Heath and Northampton North) all with planning applications currently under consideration. This It is intended that this trajectory will be updated annually as a part of the Authorities Monitoring</u></i></p>	To enable a more flexible approach to monitoring.

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				<p><u>Report.</u></p> <p><u>5.32 As an aid to the monitoring of the housing development proposed, the table below shows the current expected total housing need and phasing of housing development (to be updated annually in the Authorities Monitoring Report). Full details of the calculations for these tables can be found in the Housing Technical Paper Second Update. The figures in the tables are derived directly from the updated Appendix 3 housing trajectory, set out in this Plan. They are considered to be a more appropriate measure for the 5 year land supply and delivery calculations than a flat rate annualised figure. In the case of both Daventry (outside the NRDA) and the NRDA itself the shortfall from 2011-2013 against the annualised figures based on objectively assessed need have been re-profiled with the bulk of the shortfall being met during the middle plan period. The meeting of the shortfall in the first five years is considered to be undeliverable when considered against both the base position and the time required before SUEs start delivering new homes. In the case of SNC the SUEs are more advanced and there is a larger supply of sites with consent, so the shortfall has been profiled to be met within the first 5 year period. Although the trajectory will be re-profiled each year, the delivery will always be compared to the base trajectory in Appendix 3. Flexibility exists within the plan and housing trajectory that allows for development to be brought forward to mitigate the impact of delays on individual sites.”</u></p> <p>Tables 6A and 6B follow the above new paragraph (sees Table 6A and Table 6B on Page 41 and 42 of this schedule).</p>	

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				<p><u>“5.33 South Northamptonshire is shown with two figures, one relating to the Objectively Assessed Need figure as described previously in paragraphs 5.31 above, and the other relating to their proposed delivery, which is planned to be higher than their Objectively Assessed Need. In the case of SNC delivery will be measured and reported against both planned delivery and the objectively assessed need. For the purpose of calculating the 5 year land supply, the figures to be used are the NEED Target line, but for the avoidance of doubt, appropriate planning permissions will be granted to meet the planned delivery target set out in Policy S3.”</u></p> <p>Add an additional bullet point before the final bullet point of Paragraph 5.35 as follows:</p> <ul style="list-style-type: none"> • <u>“Consider use of local authority compulsory purchase powers under the planning acts; and”</u> <p>Amend the second bullet point in the second paragraph of Policy S6 as follows:</p> <p><u>“HOUSING COMPLETIONS BY LOCATION AND TYPE AND THE AVAILABILITY OF LAND FOR HOUSING IN THE FUTURE MEASURED AGAINST THE OBJECTIVELY ASSESSED NEED.”</u></p> <p>Insert a new third bullet point in the third paragraph of Policy S6 as follows:</p> <p><u>“CONSIDER THE USE OF COMPULSORY PURCHASE POWERS.”</u></p>	

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MM 10	38	Paragraphs 5.38, 5.40, 5.41, 5.43 and 5.44	Modifications proposed as a consequence of the further work requested by the Inspector.	<p>Amend Paragraphs 5.38, 5.40, 5.41, 5.43 and 5.44 as follows:</p> <p>“5.38² The East Midlands Regional Spatial Strategy (RSS)[East Midlands Regional Plan, March 2009]sets out a 'reference value' for jobs growth of 37,200 jobs for the period from 2001 to 2021. This figure is <u>was</u> to be used for monitoring and review and not as a jobs target. The reference value for jobs was provided to support the level of housing growth as set out in the RSS for the same period and complement regeneration in North Northamptonshire.</p> <p>5.34⁰ The housing provision of 50,150 <u>59,000</u> dwellings for the period 2001 to 2026 <u>2029</u> derived from an objective assessment of housing need for this period is lower than that used to inform RSS employment forecasts. <u>allows for a more limited housing growth than that suggested in the RSS based on an achievable delivery of housing within the plan period. The housing provision accounts largely for the natural growth of the existing resident population.</u> As a consequence the economically active element of the population will not be as extensive <u>less as anticipated</u> if the compared to the full delivery of an alternative RSS based level of growth <u>the RSS housing requirement be delivered.</u> With a reduced housing provision the labour force associated with the population to 2026 <u>2029</u> will be reduced and consequently the number of jobs required will be reduced from the RSS reference value.</p> <p>5.35⁴¹ In order to maintain a broad balance between the provision of homes and jobs a new level of jobs increase has been calculated <u>based on the basis of the level of population increase and the its likely profile based on the outputs from an objective assessment of need</u> of that population the details of which are</p>	To accommodate the objectively assessed jobs need to 2029.

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				<p>included <u>Assumptions surrounding job creation as set out in a–the Updated Employment Technical Paper (June 2012)–entitled ‘Labour Force and Job Numbers for West Northamptonshire’ remain valid but where necessary have been reviewed and revised in the Employment Technical Paper Second Update (December 2013) to address the objective assessment of need and new information such as that from the 2011 Census. The paper identifies a A–jobs reference value of 169,000 28,500 net new jobs to be delivered across the West Northamptonshire area has been identified for the period 2010–2008 to 2026 2029. The reference value takes its base from the number of jobs recorded in West Northamptonshire at 2008 – totaling 194,763⁴ – at an economic peak displaying a strong relationship between population growth and job creation.</u> It is considered that this reference value, if used as a guide for monitoring and review purposes, will provide a sustainable balance in relation to the proposed housing delivery and jobs provision. However, with anticipated recorded job losses due to the economic recession, in the short term, provision of additional jobs over and above this target is likely to be required to make up for jobs lost. The JCS is committed to make good any such losses, with a corresponding increase to the 19,000 28,500 jobs reference value.</p> <p>5.3743 West Northamptonshire has an existing potential supply of employment provision in the form of planning applications and available sites to cover the first five years of the plan period following adoption and probably beyond (West Northamptonshire Employment Land Study - July 2010 <u>and Update 2012</u>). <u>However, it is evident that in the Northampton area there is a specific shortage of larger</u></p>	

⁴ West Northamptonshire Employment Technical Paper Update – Appendix B (July 2012)

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				<p><u>sites to meet the needs of existing companies who wish to grow, and also to meet the requirements of companies who wish to move into the Northampton area. Further allocation for the strategic provision of employment land is therefore made within the plan to support the aims of growing, regenerating and diversifying the Northampton economy by ensuring a flexible supply of the right type and scale of sites remains available.</u> In addition to which sites of national importance such as Daventry International Rail Freight Terminal (DIRFT) and Silverstone Circuit have the potential to bring forward further jobs growth over the plan period to 2026 <u>2029</u> but which are related to a wider as well as local area for employment catchment.</p> <p>5.3844 For the period 2016 to 2026 <u>Throughout the plan period</u> jobs are likely to be created through renewal and regeneration of existing employment areas for B use , and jobs growth in the office and non- B sector jobs (such as health within the central areas of Northampton and Daventry). In addition DIRFT Phase 2 extension will <u>has commenced</u> delivery of jobs (approximately 2,000) as will <u>and</u> Silverstone Circuit (approximately 2,500 jobs) <u>is expected to commence</u>. It is anticipated that the first five years of the plan from adoption (2010 2011 to 2016) <u>will still be in a recessionary mode but leading in to be moving from</u> economic recovery <u>mode to a period of stronger growth</u>. Housing provision is likely to be subdued <u>expected to recover</u> in this period and therefore jobs growth will similarly be suppressed <u>required</u>. <u>The provision of new commercial floorspace through the new allocation at Northampton Junction 16, in addition to the existing pipeline of sites, will support this growth.</u></p>	

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MM 11	38	Policy S7	Modifications proposed as a consequence of the further work requested by the Inspector.	Amend Policy S7 as follows: “PROVISION WILL BE MADE FOR A MINIMUM NET INCREASE OF 28,500 19,000 16,000 JOBS IN THE PERIOD 2010–2008 - 2026 2029 IN ORDER TO MAINTAIN A BROAD BALANCE OVER TIME BETWEEN HOMES AND JOBS AND TO MAINTAIN A DIVERSE ECONOMIC BASE.”	To accommodate the objectively assessed jobs need to 2029.
MM 12	38	Paragraph 5.45	Revised wording agreed with the University of Northampton (Joint Position Statement J10)	Insert the following text at the end of Paragraph 5.45: <u>“The Northampton Central Area Action Plan (2013) sets out development principles for key sites in the Enterprise Zone including the Avon/ Nunn Mills site. The University of Northampton facilities are currently located outside the central area of Northampton. However the University is considering a re-location to Waterside (Avon/ Nunn Mills) to create a better relationship with the town centre and Enterprise Zone. Policy 28 of the NCAAP sets out the land uses that are acceptable at Avon/ Nunn Mills and the approach to this potential relocation. In view of the economic and cultural importance of the University of Northampton and the attractiveness of the site in terms of its waterside location, mature landscaping and excellent pedestrian links to the town centre, educational use would be acceptable in principle on part of the Avon/ Nunn Mills development, with replacement housing provision being made on the University’s existing estate.”</u>	To acknowledge the University of Northampton’s aspirations to move to Northampton Central Area, as identified in the Northampton Central Area Action Plan.
MM 13	39	New Paragraphs following Paragraph 5.50	Modifications proposed as a consequence of the further work requested by the	Insert the following new paragraphs after Paragraph 5.50 (renumber the subsequent paragraphs): “<u>Strategic Locations for Employment Growth</u>	To accommodate the objectively assessed jobs need to 2029.

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			Inspector.	<p><u>The Joint Core Strategy actively seeks to promote and identify additional locations for employment growth where it can be demonstrated these will support and complement the vision of providing economic prosperity across West Northamptonshire. An appropriate scale for considering such locations is taken to be 40 hectares (ha) gross site area, to reflect that these should be strategic in nature in terms of being able to provide opportunities for employment growth for a large part of the plan period. Provision at this scale is also capable of being comprehensively planned for, including mitigating effects as a result of development and delivering infrastructure requirements. Strategic growth locations are also more capable of monitoring and review over the plan period to ensure they are continuing to contribute to the objectives of the Strategy.</u></p> <p><u>Support for the growth of employment at Silverstone Circuit and the Daventry International Rail Freight Terminal, along with the objectives of the SEMLEP Northampton Waterside Enterprise Zone, is included within the plan on this basis.</u></p> <p><u>Allocations of employment land within the Joint Core Strategy below the 40 ha strategic threshold are restricted to provision at Sustainable Urban Extensions, where they seek to meet the economic needs of new communities on mixed-use schemes at an appropriate scale. Allocations at a scale of below 40 ha should be considered positively during the preparation of Part 2 Local Plans where they comply with the objectives of this plan alongside fulfilling local priorities and considerations.</u></p>	

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				<i>An allocation of 79 ha of employment land, together with a strategic reserve allocation (90 ha) is identified at Northampton Junction 16 which supports and complements the vision of providing economic prosperity across West Northamptonshire. This makes provision for key areas of strength in the local economy so that these may continue to grow - offering new and enhanced job opportunities as a result and achieving concentration of growth at Northampton. The allocation will seek to maximise the advantages of the site in terms of its strategic connections and location whilst complementing objectives of regenerating Northampton Town Centre and continuing to make best use of existing employment areas and remaining allocations."</i>	
MM 14	39	Policy S8	Modifications proposed as a consequence of the further work requested by the Inspector.	<p>Insert a new bullet point at the end of the first paragraph of Policy S8 as follows:</p> <ul style="list-style-type: none"> • <u>"THE ALLOCATION OF A STRATEGIC EMPLOYMENT SITE (79HA) AT NORTHAMPTON M1 JUNCTION 16 TOGETHER WITH A STRATEGIC RESERVE SITE (90HA);"</u> <p>Insert a new third bullet point in the second paragraph of Policy S8 as follows:</p> <ul style="list-style-type: none"> • <u>"SUPPORTING THE GROWTH OF THE DAVENTRY INTERNATIONAL RAIL FREIGHT TERMINAL AS SET OUT IN POLICY E4; AND"</u> 	To accommodate the objectively assessed jobs need to 2029.
MM 15	40	Paragraphs 5.53 and 5.55	Modifications proposed as a consequence of the further work requested by the	<p>Amend paragraphs 5.53 and 5.55 as follows:</p> <p>"5.47⁵³ The jobs growth in the manufacturing sector is in decline, however this does not necessarily mean that less land is required for this sector. Some elements of manufacturing related to the high</p>	To accommodate the objectively assessed jobs need to 2029, including the proposed allocation of

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			Inspector.	<p>performance technologies sector are growing the sector continues to manufacture but often with a lower number of fewer employees due to successful mechanisation. Land requirements remain and may even require expansion. The land reservoir of existing and available employment land across the West Northamptonshire area will accommodate the needs of this sector over the plan period primarily through the 'churn' (reuse, redevelopment and renewal) of employment land and development. Additional support for demand within this sector will be provided within the strategic employment allocation at Northampton M1 Junction 16 and as part of the Technology Realm framework.</p> <p>"5.4955 West Northamptonshire already has a large supply of warehouse development with planning consent in the pipeline including Swan Valley, Bedford Road (Former Cattle Market), and DIRFT. No new warehousing sites are allocated in the JCS, and The majority of any new warehousing will be accommodated on existing employment sites through the <u>employment land supply pipeline</u> and churn of employment land. <u>The allocation of a strategic employment site at Northampton M1 Junction 16 provides further support for demand in this sector in a sustainable manner consistent with the economic strategy within the plan as a whole. New large warehousing developments (in excess of 40,000 sqm) will normally be expected to be provided for at DIRFT, except as provided for in Policy E8.</u>"</p>	a strategic employment site at Northampton M1 Junction 16.
MM 16	41	Paragraph 5.56	Discussed at the Examination Hearing Session 5.	<p>Amend new Paragraph 5.56 as follows:</p> <p>"DIRFT is a logistics site of national importance and is covered in the Economic Advantage Section 8 of this JCS under Policy E4. <u>DIRFT</u></p>	To clarify the policy in West Northamptonshire for additional rail freight

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				<u>gains access to the rail network via the “slow” lines on the Northampton Loop Line. The West Coast Main Line fast lines that pass through West Northamptonshire are used by 125 mph passenger services while most freight traffic uses the slow lines via the Northampton Loop. It is essentially a matter of national policy that determines access onto the national rail network. It is expected that access onto the fast lines will remain challenging even after High Speed 2. Consequently it is considered that new rail freight interchanges in West Northamptonshire, in addition to DIRFT, would not be deliverable within this plan period. The local authorities in West Northamptonshire will continue to work with Network Rail and the freight industry to consider and support further sustainable opportunities for rail freight interchanges in the longer term once the opportunities for additional access onto the rail network to support viable rail freight interchanges are confirmed.”</u>	interchanges.
MM 17	41	Paragraph 5.60	Revised wording agreed with the University of Northampton (Joint Position Statement J10).	Add an additional sentence, after the existing second sentence as follows to Paragraph 5.60: “Non B Class jobs include those jobs in health care, retail, leisure, tourism, sport, education, and cultural development. The non B jobs sector has grown in West Northamptonshire and the focus on town centres to provide more retail and service development to cater for the growing population will see this sector grow further. <u>The University of Northampton will continue to invest in the central area of Northampton creating a better relationship between education, the town centre and jobs.</u> In addition the tourism and leisure industries are important to both the rural and urban economies.”	To acknowledge the University of Northampton’s aspirations to move to Northampton Central Area, as identified in the Northampton Central Area Action Plan.
MM 18	44	Paragraphs 5.63, 5.64,	Revised wording as agreed at the	Amend Policy S9 and supporting paragraphs (and renumber subsequent paragraphs) as follows:	To reflect and be in conformity with the

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		5.65, 5.73 and Policy S9	Examination Hearing Session 2.	<p>“Distribution of Retail Development</p> <p>5.5763 Policies within the JCS direct the retail requirement to be accommodated at the most appropriate centres. Policy N2 in the Northampton Section of this JCS, Section 12, sets out the retail floorspace requirement to be accommodated firstly in Northampton <u>Primary Shopping Area town centre</u> and then within the <u>Town Centre Central Area</u>. The Northampton Central Area Action Plan (NCAAP) identifies available, achievable and deliverable sites to accommodate 45,000sqm net of comparison (non-food) retail development <u>to meet identified future floorspace capacity</u>, first within the <u>Primary Shopping Area of the town centre through the Grosvenor Centre redevelopment, a key investment in the town centre Primary Shopping Area. boundary and followed by identified edge of town centre sites in accordance with a sequential approach set out in Policy S9 below.</u></p> <p>5.604 Policy S9 also applies an impact assessment for retail development. The lower threshold for impact assessment for retail proposals outside the Northampton town centres <u>and Northampton Primary Shopping Area</u> is a reflection of the need to ensure town centre development is not put at risk by out of town centre/<u>Northampton Primary Shopping Area</u> development. This is critical to rebalance the retail position in Northampton from dispersed to town centre focused <u>and to protect the smaller town centres of Daventry, Towcester and Brackley.</u></p> <p>5.645 For Northampton's convenience (food) retailing there is a requirement for a more significant convenience retailing presence</p>	National Planning Policy Framework.

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				<p>within the <u>Primary Shopping Area</u> town centre together with a spread of convenience retailing provision within the urban area associated with new areas of housing growth. Specific Sustainable Urban Extension (SUE) policies give a requirement for local centre provision and a quantum of convenience <u>retailing floorspace</u> to be provided in each SUE.</p> <p><u>5.73 Reference in Policy S9 to the ‘appropriate’ town centre (or in the case of Northampton the Primary Shopping Area) refers to the appropriate catchment area of the proposal. For example, a proposal for retail floorspace associated with Daventry would not be expected to default to Towcester town centre or Northampton Primary Shopping Area under the sequential approach if no suitable sites were available in Daventry Town Centre.”</u></p> <p>“POLICY S9 - DISTRIBUTION OF RETAIL DEVELOPMENT</p> <p><u>RETAIL FLOORSPACE WILL SHOULD BE ACCOMMODATED FIRSTLY WITHIN THE APPROPRIATE TOWN CENTRES, EXCEPT FOR NORTHAMPTON TOWN CENTRE WHERE IT SHOULD BE FIRSTLY LOCATED IN THE PRIMARY SHOPPING AREA AND THEN OTHER TOWN CENTRE LOCATIONS.</u></p> <p><u>THEREAFTER UNLESS IDENTIFIED BY FLOORSPACE IN SUSTAINABLE URBAN EXTENSIONS PROPOSALS FOR NEW RETAIL DEVELOPMENT FOR WHICH THERE IS AN IDENTIFIED NEED AND WHICH CANNOT BE ACCOMMODATED WITHIN THE TOWN CENTRES WILL BE SUBJECT TO SEQUENTIAL APPROACH WHERE FIRST PREFERENCE IS GIVEN TO WELL CONNECTED EDGE OF</u></p>	

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				<p>TOWN CENTRE SITES, <u>AND THEN SITES WITHIN DISTRICT/LOCAL CENTRES (WHERE OF AN APPROPRIATE SCALE) WITH PREFERENCE GIVEN TO THOSE THAT ARE WELL SERVED BY LOCAL TRANSPORT. ONLY IF SEQUENTIALLY PREFERABLE SITES ARE NOT SUITABLE AND AVAILABLE SHOULD OUT OF CENTRE SITES BE CONSIDERED.</u></p> <p>AND</p> <p><u>PROPOSALS FOR RETAIL DEVELOPMENT OUTSIDE THE PRIMARY SHOPPING AREA OF NORTHAMPTON OR OUTSIDE OTHER IDENTIFIED CENTRES WILL BE</u> SUBJECT TO IMPACT ASSESSMENT FOR <u>PROPOSALS FLOORSPACE</u> OVER 1,000SQM GROSS IN ORDER TO DEMONSTRATE THAT THEY DO NOT HAVE <u>AN SIGNIFICANT</u> ADVERSE IMPACT ON THE VITALITY AND VIABILITY OF THE <u>PRIMARY SHOPPING AREA OR IDENTIFIED TOWN CENTRES WITHIN THE CATCHMENT AREA OF THE PROPOSAL.</u>”</p>	
MM 19	47	Policy S10	Revised wording agreed with English Heritage (Joint Position Statement J7).	<p>Amend the ninth bullet point of Policy S10 as follows:</p> <p><u>“PROTECT, CONSERVE AND ENHANCE THE NATURAL AND BUILT ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS.”</u></p>	To reflect the National Planning Policy Framework and the importance of the setting of a historic asset.

Section 5.0 – Spatial Strategy and Key Diagram

Proposed Modification to amend Table 1 in the Amount of Housing Required part of Section 5: Spatial Strategy and Key Diagram (see Proposed Modification MM4 above)

Table 1 - ~~Housing Requirement 2001-2026 (Rounded)~~ Objectively Assessed Housing Need - By District

Borough/ District	Total Housing Requirement 2001-2026-2029	Completions 2001-2006	Completions 2006-2011 2010	<i>Outstanding Planning Permissions and Approvals in Principle at 1 April 2011</i> 2010	Remaining Requirement 2011 2010-2026-2029
Daventry District	11,900 11,880 <u>9839</u>	1,720 1,725	<u>1,130</u> 970	1,770 1,830	7,280 7,360 <u>6984</u>
Northampton Borough	26,200 26,220 <u>35,108</u>	5,180 <u>5,175</u>	<u>4,170</u> 3,850	9,380 9,190	7,470 8,000 <u>25,758</u>
South Northamptonshire District	12,050 <u>13,183</u>	2,980 <u>2,975</u>	1,190 980 <u>1,195</u>	2,820 2,080	5,060 6,010 <u>9,018</u>
Total	50,150 58,130	9,880 9,875	6,490 5,800 6,495	13,970 13,100	19,810 21,370 41,760

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Section 5.0 – Spatial Strategy and Key Diagram

Proposed Modification to insert a new Table 2 in the Amount of Housing Required part of Section 5: Spatial Strategy and Key Diagram (see Proposed Modification MM4 above)

Table 2: Objectively Assessed Housing Need - By Plan Area

	<u>Total Housing Requirement 2001-2029</u>	<u>Completions 2001-2006</u>	<u>Completions 2006-2011</u>	<u>Remaining requirement 2011-2029</u>
<u>Daventry District (excluding NRDA)</u>	<u>9,839</u>	<u>1,725</u>	<u>1,130</u>	<u>6,984</u>
<u>Northampton Related Development Area</u>	<u>39,241</u>	<u>6,550</u>	<u>4,235</u>	<u>28,458</u>
<u>South Northamptonshire Council (excluding NRDA)</u>	<u>9,050</u>	<u>1,600</u>	<u>1,130</u>	<u>6,318</u>
<u>Total</u>	<u>58,130</u>	<u>9,875</u>	<u>6,495</u>	<u>41,760</u>

Section 5.0 – Spatial Strategy and Key Diagram

Proposed Modification to insert a new Table 3 in the Amount of Housing Required part of Section 5: Spatial Strategy and Key Diagram (see Proposed Modification MM4 above)

Table 3: Proposed Housing delivery - By Plan Area

	<u>Total Housing Delivery 2001-2029</u>	<u>Completions 2001-2006</u>	<u>Completions 2006-2011</u>	<u>Remaining delivery planned 2011-2029</u>
<u>Daventry District (excluding NRDA)</u>	<u>9,839</u>	<u>1,725</u>	<u>1,130</u>	<u>6,984</u>
<u>Northampton Related Development Area</u>	<u>39,256</u>	<u>6,550</u>	<u>4,233</u>	<u>28,473</u>
<u>South Northamptonshire Council (excluding NRDA)</u>	<u>9,905</u>	<u>1,602</u>	<u>1,130</u>	<u>7,173</u>
<u>Total</u>	<u>59,000</u>	<u>9,877</u>	<u>6,493</u>	<u>42,630</u>

Section 5.0 – Spatial Strategy and Key Diagram

Proposed Modification to insert a new Table 4 in the Amount of Housing Required part of Section 5: Spatial Strategy and Key Diagram (see Proposed Modification MM4 above)

Table 4: Proposed housing delivery (breakdown)

<u>Plan Area</u>	<u>Total Housing Need 2001-2029</u>	<u>Completions 2001-2011</u>	<u>Completions since 2011, Development Pipeline, Urban Capacity and Rural Allowance</u>	<u>Sustainable Urban Extensions</u>	<u>Total Housing Provision Identified</u>
<u>Daventry (exc NRDA)</u>	<u>9,839</u>	<u>2,855</u>	<u>4,385</u>	<u>2,600</u>	<u>9,840</u>
<u>Northampton related Development ARea</u>	<u>39,241</u>	<u>10,783</u>	<u>11,623</u>	<u>16,850</u>	<u>39,256</u>
<u>South Northamptonshire (Exc NRDA)</u>	<u>9,050</u>	<u>2,732</u>	<u>3,263</u>	<u>3,910</u>	<u>9,825</u>

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Section 5.0 – Spatial Strategy and Key Diagram

Proposed Modification to delete the existing table in Policy S3 in Section 5: Spatial Strategy and Key Diagram (see Proposed Modification MM 5 above)

<i>DISTRICT/ BOROUGH</i>	<i>SETTLEMENT/ AREA</i>	<i>NET-ADDITIONAL HOUSING REQUIREMENT 2001-2026</i>	<i>OF WHICH HOUSING COMPLETIONS 2001-2010</i>
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DAVENTRY

<i>TOWNS</i>	<i>DAVENTRY</i>	<i><u>5,330</u> 5,820</i>	<i><u>1,405</u> 1,310</i>
<i>RURAL AREAS</i>	<i>DAVENTRY RURAL</i>	<i><u>2,800</u> 2,310</i>	<i><u>1,445</u> 1,380</i>
<i>NORTHAMPTON RELATED DEVELOPMENT</i>	<i>NORTHAMPTON</i>	<i>3,750</i>	<i>-</i>
<i>DAVENTRY TOTAL</i>		<i><u>11,900*</u> 11,800</i>	<i><u>2,850</u> 2,690</i>

NORTHAMPTON

<i>TOWNS</i>	<i>NORTHAMPTON</i>	<i><u>26,200</u> 26,220</i>	<i><u>9,350</u> 9,030</i>
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Section 5.0 – Spatial Strategy and Key Diagram

<i>NORTHAMPTON TOTAL</i>		<i><u>26,200</u> 26,220</i>	<i><u>9,350</u> 9,030</i>
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SOUTH NORTHAMPTONSHIRE

<i>TOWNS</i>	<i>BRACKLEY</i>	<i><u>2,510</u> 2,460</i>	<i><u>430</u> 420</i>
	<i>TOWCESTER</i>	<i><u>2,225</u> 2,260</i>	<i>490</i>
<i>SOUTH NORTHANTS RURAL AREAS</i>	<i>SOUTH NORTHANTS</i>	<i><u>3,605</u> 3,620</i>	<i><u>1,815</u> 1,630</i>
<i>NORTHAMPTON RELATED DEVELOPMENT</i>	<i>NORTHAMPTON</i>	<i><u>3,715</u> 3,710</i>	<i><u>1,435</u> 1,430</i>
<i>SOUTH NORTHANTS TOTAL</i>		<i>12,050*</i>	<i><u>4,170</u> 3,960</i>

WEST NORTHAMPTONSHIRE

<i>WEST NORTHANTS TOTAL</i>		<i>50,150</i>	<i><u>16,370</u> 15,680</i>
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**** Difference due to rounding***

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Section 5.0 – Spatial Strategy and Key Diagram

Proposed Modification to include Tables S6A and S6B in a new Paragraph between Paragraphs (5.31 and 5.32 of Section 5: Spatial Strategy and Key Diagram (see Proposed Modification MM9 above)

Table S6A - District Totals

<u>District</u>	<u>2011-2013</u>	<u>2013-2018</u>	<u>2018-2023</u>	<u>2023-2029</u>
<u>Daventry</u>	<u>243</u>	<u>3117</u>	<u>4815</u>	<u>4560</u>
<u>Northampton</u>	<u>939</u>	<u>5674</u>	<u>7256</u>	<u>5004</u>
<u>South Northamptonshire</u> <u>NEED Target</u>	<u>530</u>	<u>2267</u>	<u>3340</u>	<u>4031</u>
<u>South Northamptonshire</u> <u>DELIVERY Target</u>	<u>530</u>	<u>2484</u>	<u>3818</u>	<u>4191</u>
<u>Total (NEED)</u>	<u>1712</u>	<u>11058</u>	<u>15411</u>	<u>13595</u>
<u>Total (DELIVERY)</u>	<u>1712</u>	<u>11275</u>	<u>15889</u>	<u>13755</u>

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Section 5.0 – Spatial Strategy and Key Diagram

Table S6B - Northampton Related Development Area (NRDA)

<u>Plan Area</u>	<u>2011-2013</u>	<u>2013-2018</u>	<u>2018-2023</u>	<u>2023-2029</u>
<u>Daventry (exc NRDA)</u>	<u>243</u>	<u>2102</u>	<u>2540</u>	<u>2100</u>
<u>NRDA</u>	<u>939</u>	<u>7029</u>	<u>11116</u>	<u>9389</u>
<u>South Northamptonshire (Exc NRDA)</u>	<u>530</u>	<u>1927</u>	<u>1755</u>	<u>2106</u>
<u>NEED Target</u>				
<u>South Northamptonshire (Exc NRDA)</u>	<u>530</u>	<u>2144</u>	<u>2233</u>	<u>2266</u>
<u>DELIVERY Target</u>				
<u>Total (NEED)</u>	<u>1712</u>	<u>11058</u>	<u>15411</u>	<u>13595</u>
<u>Total (DELIVERY)</u>	<u>1712</u>	<u>11275</u>	<u>15889</u>	<u>13755</u>

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Section 6.0 – Connections

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 20	58	Paragraph 6.20	Revised wording agreed with the Highways Agency (Joint Position Statement 9) and a factual update.	Amend the first part of Paragraph 6.20 as follows: “In order to ensure that the road network remains efficient and can serve the strategic demand, it will be important to make improvements to carefully manage more local movements (see Area Connections) to enhance capacity. At the strategic level the Government has plans to introduce Managed Motorways including Hard Shoulder Running on a number of sections of the national Motorway network. This has included <u>includes</u> the M1 between J14 <u>J13</u> and J19 and, although this scheme is not currently expected to be programmed, it may come forward during the plan period. In the case of the A45 and A43 trunk roads in the area, the Highways Agency are proposing to implement <u>secure the implementation of</u> traffic management measures and related junction modifications in conjunction with development coming forward in these corridors. <u>A43 junction improvements are required to enable housing and employment growth including at Towcester, Silverstone and Brackley in South Northamptonshire.</u> ”	Factual update and to enhance the soundness and clarity of the plan in the light of changes to the funding stream.
MM 21	63	Paragraph 6.31	Factual update.	Insert a new Paragraph 6.31 as follows and renumber the existing Paragraph 6.31 as Paragraph 6.32: <u>“6.31 The Secretary of State for Transport has made Safeguarding Directions on development affecting the route and associated works for the HS2 rail project: London – West Midlands. These Directions came into force on 9 July 2013. These Directions are not proposals of this Joint Core Strategy. The routes in question will not be determined through the development plan process. They will be considered in Parliament under Hybrid Bill procedures, which will provide appropriate opportunities for petitions to be made to Parliament by those directly affected by</u>	Factual update.

Section 6.0 – Connections

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<i><u>the scheme. The West Northamptonshire Proposals Map (see Figure 5) shows the safeguarded area in West Northamptonshire that is covered by the Safeguarding Directions.</u></i>	

Section 7.0 – Regenerating and Developing Communities

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 22	72	Policy RC2	Correction to add Northampton Related Development Area Local Plan to the list of Local Plans in Policy RC2.	The last paragraph of Policy RC2 should be corrected to read as follows: <u>“FINANCIAL CONTRIBUTIONS TOWARDS THE PROVISION OR ENHANCEMENT OF, EXISTING COMMUNITY FACILITIES WILL NEED TO BE PROVIDED BY NEW DEVELOPMENT. THE EXACT NATURE OF THE PROVISION AND TIMING WILL BE SET OUT WITHIN THE DEVELOPMENT MANAGEMENT AND SITE ALLOCATION DPD’S DAVENTRY DISTRICT SETTLEMENTS AND COUNTRYSIDE LOCAL PLAN, AND SOUTH NORTHAMPTONSHIRE SETTLEMENTS AND COUNTRYSIDE LOCAL PLAN AND NORTHAMPTON RELATED DEVELOPMENT AREA ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES LOCAL PLAN AND SUPPORTED BY THE DEVELOPER CONTRIBUTIONS SPD.”</u>	Factual correction.

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Section 8.0 – Economic Advantage

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 23	73	Paragraph 8.5	As agreed at the Examination Hearing Session 5.	<p>Amend Paragraph 8.5 as follows:</p> <p><u>“The plan area already has a considerable amount of employment floorspace in the planning pipeline in sustainable locations already consented through planning applications. Many existing employment sites are undergoing redevelopment to modern standards and are making efficient use of previously developed land, for example Royal Oak industrial estate in Daventry. Much of West Northamptonshire’s employment is provided on large purpose built estates with corresponding infrastructure, often badly suited to non-employment uses. Losses of employment land in West Northamptonshire for the last five years have been low. Where it can be shown that vacant employment land is no longer viable, a mix of employment uses including, exceptionally, Non-B employment generating class employment uses (as mentioned in WNELS) may be considered where shown to be essential to viability and appropriate – and including compliant with the sequential tests in Policy E2 (offices) and Policy S9 (retail) where relevant. While employment land will be protected WNELS does not require B class employment land to be protected for Strategic B8 use given the amount available over the plan period, comparatively low jobs densities, sustainability impacts, and the need for a balanced economy. WNELS does require the protection of small B8 uses in order to provide necessary support for other employment uses. Non Strategic B8 use typically has higher job densities of 1 worker per 50 sqm or better and will be protected.”</u></p>	To provide greater flexibility in the range of employment generating uses that can be considered within the existing employment areas.
MM 24	73	Policy E1	As agreed at the Examination	Amend Policy E1 as follows:	To provide greater flexibility in the range

Section 8.0 – Economic Advantage

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
			Hearing Session 5.	<p><u>“TO HELP SUPPORT A VIBRANT, SUCCESSFUL AND DEVELOPING LOCAL ECONOMY EXISTING AND ALLOCATED EMPLOYMENT SITES AND INDUSTRIAL ESTATES ACROSS WEST NORTHAMPTONSHIRE WILL BE RETAINED FOR USES WITHIN USE CLASSES B1,B2, AND NON STRATEGIC B8 AND APPROPRIATE NON-B EMPLOYMENT GENERATING USES.</u></p> <p>CHANGE OF USE TO OTHER (<u>NON EMPLOYMENT GENERATING</u>) USES WILL BE RESISTED UNLESS IT CAN BE DEMONSTRATED THAT THE SITE IS NO LONGER ECONOMICALLY VIABLE FOR EMPLOYMENT PURPOSES IN THE LONG TERM, THERE IS A CLEAR CONFLICT WITH ADJOINING USES, OR ITS RELEASE WOULD OFFER SIGNIFICANT BENEFITS TO THE LOCAL AREA.</p> <p>NEW COMMERCIAL FLOORSPACE AT THE RURAL SERVICE CENTRES OF TOWCESTER AND BRACKLEY AND OTHER SMALLER SETTLEMENTS WILL BE OF A SCALE THAT IS COMMENSURATE WITH THEIR FUNCTION.</p> <p><u>“DETAILED IMPLEMENTATION OF THIS POLICY WILL BE THROUGH THE PART 2 LOCAL PLANS.”</u></p>	of employment generating uses that can be considered within the existing employment areas and to clarify the implementation of the policy.
MM 25	74	Policy E2	As agreed at the Examination Hearing Session 5.	<p>Amend Policy E2 as follows:</p> <p><u>“NORTHAMPTON</u></p> <p>MAJOR OFFICE DEVELOPMENT (<u>1000 SQ M GROSS OR MORE</u>) WILL BE LOCATED IN NORTHAMPTON FOLLOWING A SEQUENTIAL APPROACH COMPRISING:</p>	To clarify the policy and improve its implementation.

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<ul style="list-style-type: none"> • <u>SITES ALLOCATED IN THE NORTHAMPTON CENTRAL AREA ACTION PLAN; AND</u> • WITHIN THE TOWN CENTRE BOUNDARY; THEN • EDGE OF TOWN CENTRE; FOLLOWED BY • OTHER SUITABLE OFFICE SITES AS ALLOCATED IN THE NORTHAMPTON CENTRAL AREA ACTION <u>RELATED DEVELOPMENT AREA LOCAL PLAN PART 2.</u> <p><u>DAVENTRY</u></p> <p>OTHER MAJOR OFFICE DEVELOPMENT WILL BE LOCATED IN DAVENTRY CENTRAL AREA. <u>DEVELOPMENT OF OFFICE FLOORSPACE WITHIN THE CENTRAL AREA IN EXCESS OF 500 SQ M WILL BE ACCEPTABLE WHERE IT IS DEMONSTRATED THAT THERE WILL BE NO UNACCEPTABLE ADVERSE IMPACT ON THE REGENERATION OF OTHER CENTRES.</u></p> <p><u>BRACKLEY AND TOWCESTER</u></p> <p>NEW OFFICE FLOORSPACE <u>UP TO 500 SQ M GROSS WILL BE LOCATED</u> AT THE RURAL SERVICE CENTRES OF BRACKLEY AND TOWCESTER AND OTHER SMALLER SETTLEMENTS WILL BE OF A SCALE THAT IS COMMENSURATE WITH THEIR FUNCTION.</p> <p><u>OTHER SMALLER SETTLEMENTS</u></p> <p><u>THE SCALE OF OFFICE DEVELOPMENT IN OTHER SMALLER SETTLEMENTS WILL BE COMMENSURATE WITH THEIR</u></p>	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<u>FUNCTION.</u>	
MM 26	81	New Policy E8	Modifications proposed as a consequence of the further work requested by the Inspector.	<p>Insert a New Policy E8 and reasoned justification as follows:</p> <p><u>“Northampton Junction 16 Strategic Employment Site</u></p> <p><u>8.38 Recent historic evidence, at least until prior to the economic downturn, shows that between 1996 and 2008 208ha of employment land was developed within the Northampton Related Development Area⁵. Development over this period saw a range of companies, many of whom already have connections with West Northamptonshire, grow and expand by utilising the strategic advantages of our location. This has seen the profile of the area increase as a location for strategic distribution activities but also meet the spatial and technical requirements of modern, high-quality manufacturing processes such as those undertaken by Cosworth high performance engines.</u></p> <p><u>8.39 The West Northamptonshire Employment Land Study (2012 Review) demonstrates the substantial floorspace available within the plan area over the plan period to support the economic objectives of the JCS. This will be maximised not simply by repeating past trends or supporting unconstrained demand in any one sector. Space remains available at recent employment growth locations including Pineham and Swan Valley. Nevertheless, the range and size of sites currently available will not be sufficient to give scope for the continued</u></p>	Modifications proposed as a consequence of the further work requested by the Inspector.

⁵ Northampton Borough Council Industrial and Commercial Employment Land Development Monitoring Report: 1st April 2007 – 31st March 2008

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>growth of existing occupiers or opportunities to expand growing sectors to levels that would complement the economic strategy as a whole.</u></p> <p><u>8.40 A strategic allocation for additional employment land is identified at a location adjacent to the East and North of Junction 16 of the M1 Motorway. The total area of the site covers 171ha (gross) extending west to east along the A4500 corridor running towards the village of Harpole and the built urban area of Northampton beyond. The allocation extends to the north and south of the A4500, with the majority of the land area (131ha) located to the north of this route. The allocated site is located within South Northamptonshire District, approximately 7km from Northampton Town Centre. The area is presently in agricultural use and is open countryside. The allocation is within a location recognised as being of high-medium landscape sensitivity.</u></p> <p><u>8.41 The scale of the allocation represents a level of provision that compliments the economic objectives for the plan as a whole. Development associated with maximising the economic advantages of Northampton is proposed in a manner that simultaneously reflects the direction of large scale strategic distribution activities towards DIRFT. This will be achieved by means of a sequential test within the policy. Detailed consent for units over 40,000sqm will not be granted unless it can be demonstrated that the occupier has an existing connection to Northampton, whereby relocation of the employer outside the area would negatively impact the local economy and reduce the sustainability of existing employment patterns; or the</u></p>	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>proposed use is a minimum of 75% B2 use. This allocation is provided specifically to meet the needs of existing companies within Northampton where there are insufficient sites of adequate size to meet their needs. Within the plan support for larger units is provided at DIRFT, so unless justified by exceptional circumstances other occupiers requiring development at this scale and with no existing connection to the area will be directed towards that location.</u></p> <p>8.42 <u>The scale and extent of B8 (Storage or Distribution) uses will be carefully controlled. This site is specifically allocated to meet the needs of Northampton, and is not intended to provide a strategic distribution park. Overall B8 uses should be no more than 50% of the total floorspace on the site, subject to the provision for the relocation of existing Northampton based employers. This is in recognition of the provision that has been made for large scale storage and distribution in more appropriate locations within the plan area, particularly at DIRFT. This provision also intends to ensure that floorspace remains available for B2 manufacturing occupiers to continue to build on the strategic advantages for this sector within the local economy. B1(a) office provision will be subject to the sequential test in Policy E2, and will be restricted to no individual unit exceeding 1,000sqm, unless it can be demonstrated that these functions are directly related to B2 or B8 occupiers at the location and reflect activities best served by this site. This will ensure protection of the objective to concentrate office development at Northampton Town Centre.</u></p> <p>8.43 <u>The allocation makes provision for development 79ha (gross)</u></p>	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>within the plan period 2011-2029 at Phase 1 (south of the A4500) and Phase 2 (north of the A4500), and shown on Inset Map 18. Provision is made for development of a mix of B1 floorspace (including research and development / light industrial uses), B2 and B8 uses; a minimum 2 ha lorry parking facility; and associated facilities; alongside necessary landscaping and infrastructure provision within the site.</u></p> <p><u>8.44 The allocation makes provision for the remainder of the site (Phase 3) to be treated as a strategic reserve over the plan period. The purpose of this reserve is to meet the need for existing Northampton employers who require large sites (in excess of 40,000 sq. metres) and where no alternative site exists. Release of these remaining elements of the site will not be considered before commencement of 90% the employment floorspace (defined as buildings above the ground level) in the first two phases of the allocation and an assessment concluding that further provision will continue the objective of the strategy of the plan as a whole. If release is considered prior to 2029 this would need to be justified and evidenced on the basis that no other opportunities – free from signed pre-let agreements - remain in the development pipeline for units in excess of 40,000 sq m of B2/B8 floorspace. For the avoidance of doubt, this provision for early release is restricted to large users (over 40,000 sq. metres), and is limited to existing local employers.</u></p> <p><u>8.45 The allocation in this area seeks to capture benefits of this location but will ensure that impacts on the environment and infrastructure are mitigated and where possible result in a net</u></p>	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>gain as a result of development.</u></p> <p><u>8.46 Development proposals will have regard to the key features of the location including the topography at the north west of the site which has a steeper gradient associated with Glassthorpe Hill. The River Nene corridor towards the south-east is associated with a small area of flood risk as well as being of significance in terms of green infrastructure and ecological assets within the immediate and wider area. A watercourse running north to south across the site provides an additional sensitive area and broadly separates Phases 2 and 3 described above. Ensuring the provision of structural greenspace within these areas as a minimum would provide a basis for mitigating any impacts, as well as ensuring the developed area is free from flood risk.</u></p> <p><u>8.47 Mitigation to the strategic and local road network will be required and the site will be expected to make a financial contribution to these mitigation measures as well as providing any land required. The A4500 corridor running within the allocation will be a focus for improvements to walking, cycling and public transport connections, reflecting its importance as route into Northampton. Connections with the town of Daventry will also be enhanced as a consequence of development. This will be delivered in addition to improving other walking and cycling connections within the site and its surrounding area as a result of the development. Delivery of the lorry park and its associated accommodation facilities within the allocation represents an opportunity to fulfil the objective of relieving congestion within the main urban area and removing such</u></p>	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>traffic from less sustainable journeys on the local road network. Delivery will be expected early within the allocated phase of development.</u></p> <p><u>8.48 Policy E8 below sets out the framework for development of this site. A comprehensive development brief will be required to support preparation of a detailed masterplan for Phases 1 and 2 of the site and inform proposals before they can be approved. Connectivity to Phase 3 will also be required to be shown within the masterplan. As a part of developing proposals the studies specified in the policy must be prepared and agreed by the determining authority. These studies will include consideration of the scale, design and height of buildings proposed for the site to minimise and mitigate impacts on the visual sensitivity of the area. The full gross site area of the allocation (including the strategic reserve element) must be included when preparing these documents.</u></p> <p><u>8.49 The relevant Councils in West Northamptonshire, working with other partners and the development sector, will where necessary utilise the powers of compulsory acquisition to secure the implementation of this development.”</u></p> <p><u>“POLICY E8 – NORTHAMPTON JUNCTION 16 STRATEGIC EMPLOYMENT SITE</u></p> <p><u>THE BOUNDARY OF THE NORTHAMPTON JUNCTION 16 STRATEGIC EMPLOYMENT SITE IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT CONSTITUTES MAJOR DEVELOPMENT AS SPECIFIED IN POLICY S11, AND AS A</u></p>	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>MINIMUM WILL BE EXPECTED TO COMPLY WITH THE REQUIREMENTS SET OUT IN POLICIES S10 AND S11.</u></p> <p><u>THE DEVELOPMENT WILL MAKE PROVISION FOR B1, B2 AND B8 USES:</u></p> <ul style="list-style-type: none"> • <u>PHASES 1 AND 2 WILL BE 79 HA GROSS;</u> • <u>PHASE 3 (90 HA GROSS) WILL BE ALLOCATED AS A STRATEGIC RESERVE SITE</u> • <u>A MINIMUM 2 HA SECURE LORRY PARK WITHIN PHASE 1;</u> • <u>ANCILLARY FACILITIES ASSOCIATED WITH THE LORRY PARK;</u> • <u>ANY PROPOSALS FOR A B1(A) OFFICE USE SHALL BE SUBJECT TO THE SEQUENTIAL TEST SET OUT IN POLICY E2, AND SHALL NOT EXCEED 1,000 SQM;</u> • <u>THE MAXIMUM SIZE OF ANY UNIT WILL BE 40,000SQM GROSS EXCEPT WHERE THERE IS A PROPOSAL FROM A NORTHAMPTON BASED EMPLOYER WHICH REQUIRES A BUILDING IN EXCESS OF 40,000 SQ METRES GROSS OR A SITE SUITABLE FOR A BUILDING IN EXCESS OF 40,000 SQ METRES GROSS, WHICH IS NOT AVAILABLE WITHIN NORTHAMPTON BOROUGH, AND WHERE THE RELOCATION OF THE EMPLOYER OUTSIDE THE AREA</u> 	

Section 8.0 – Economic Advantage

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>WOULD NEGATIVELY IMPACT THE LOCAL ECONOMY OR THE PROPOSAL IS PRIMARILY FOR B2 USE (MORE THAN 75% OF FLOORSPACE);</u></p> <ul style="list-style-type: none"> • <u>NECESSARY HIGHWAYS WORKS TO MITIGATE THE IMPACT OF THE DEVELOPMENT INCLUDING PROVISION OF JUNCTION 16 IMPROVEMENTS AND A FINANCIAL CONTRIBUTION TO THE DAVENTRY DEVELOPMENT LINK ROAD;</u> • <u>AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO ADJOINING NEIGHBOURHOODS AND THE TOWN CENTRE;</u> • <u>STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS INDICATED ON THE PROPOSALS MAP (FIGURE 5);</u> • <u>ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION; AND</u> • <u>FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT AND FROM ALL OTHER SOURCES</u> • <u>ON A UNIT BY UNIT BASIS ANY PLANNING APPROVAL WILL BE SUBJECT TO A SECTION 106 AGREEMENT REQUIRING THE OCCUPATION OF ANY BUILDING IN</u> 	

Section 8.0 – Economic Advantage

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>EXCESS OF 40,000 SQM GROSS TO BE RESERVED FOR AN EMPLOYER IN NORTHAMPTON BOROUGH FOR A MINIMUM OF 2 YEARS. ANY DETAILED PROPOSAL NOT TIED TO A NORTHAMPTON BASED EMPLOYER WILL NEED TO SHOW DETAILED EVIDENCE OF THE MARKETING OF THE SITE TO NORTHAMPTON COMPANIES FOR A MINIMUM PERIOD OF TWO YEARS.</u></p> <p><u>PHASE 3 (90 HA) WILL BE RETAINED AS A STRATEGIC RESERVE SITE, AND WILL ONLY BE RELEASED WHEN 90% OF PHASES 1 AND 2 HAVE COMMENCED, OR IT CAN BE PROVED THAT NO ALTERNATIVE SITE OF APPROPRIATE SIZE IS AVAILABLE TO MEET THE GROWTH REQUIREMENTS OF EXISTING NORTHAMPTON BASED COMPANIES.</u></p> <p><u>PHASE 3 WILL BE SUBJECT TO FURTHER HIGHWAY INVESTIGATION AT THE TIME OF ANY PROPOSED DEVELOPMENT, AND THE PROVISION OF ANY ADDITIONAL HIGHWAY IMPROVEMENTS WHICH MAY BE REQUIRED, INCLUDING TO JUNCTION 16.</u></p> <p><u>NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.</u></p> <p><u>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.”</u></p>	

Section 9.0 – Housing

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 27	82	Paragraph 9.4 and Table 4	Modifications proposed as a consequence of the further work requested by the Inspector.	Amend the first two sentences of paragraph 9.4 as follows and delete the existing Table 4 and replace with a new Table 4 (see table on Page 63 of this schedule): “A Strategic Housing Market Assessment (SHMA) was undertaken for West Northamptonshire based on the housing requirement set out in the East Midlands Regional Plan. The findings of the SHMA have been reassessed <u>to take account of the revised household projections arising from the most recent objective assessment of housing needs and the extended plan period to 2029, in the light of the Joint Core Strategy’s planned housing delivery of 50,150 additional homes for the period 2001-2026 and have been updated to reflect the 2008 based household projections.</u> ”	To reflect the conclusions of the West Northamptonshire Strategic Housing Market Assessment Update.
MM 28	84	Paragraph 9.12	As agreed at the Examination Hearing Session 4.	Insert the following text at the end of Paragraph 9.12: <u>“The JCS seeks to meet the range of housing needs which exist in our communities. Some groups such as older people or those with disabilities may require specialised housing. These vary from traditional nursing homes to schemes which support independent living, but also offer care packages. The Sustainable Urban Extensions, in particular, are of a scale which provides the scope to meet the full range of needs which exist.”</u>	To incorporate the provisions of Policy H4 which it is proposed to delete.
MM 29	84	Policy H1	As agreed at the Examination Hearing Session 4.	Amend the first paragraph of Policy H1 as follows: <u>“ACROSS WEST NORTHAMPTONSHIRE NEW HOUSING DEVELOPMENT WILL PROVIDE FOR A MIX OF HOUSE TYPES, SIZES AND TENURES TO CATER FOR DIFFERENT ACCOMMODATION NEEDS., INCLUDING THE NEEDS OF OLDER PEOPLE AND VULNERABLE GROUPS.”</u>	To incorporate the provisions of Policy H4 which it is proposed to delete.

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 30	86	New Paragraph 9.18	As agreed at the Examination Hearing Session 4.	Add a new Paragraph 9.18 after Paragraph 9.17 as follows (and renumber subsequent paragraphs): <i><u>“For the avoidance of doubt all schemes which provide self-contained units, including sheltered and assisted living housing schemes, are expected to provide affordable accommodation in accordance with Policy H2. Where on site provision is not practicable then an off-site contribution of equivalent value will be acceptable.”</u></i>	To incorporate the provisions of Policy H4 which it is proposed to delete.
MM 31	89	Policy H4	As agreed at the Examination Hearing Session 4.	Delete Policy H4 and the supporting text at Paragraph 9.20.	To address concerns raised at the Examination Hearings regarding the effectiveness of the policy in terms of its practical implementation. It was agreed that the principal provisions of the policy could be incorporated into other Plan policies.
MM 32	90 - 91	Paragraphs 9.25 - 9.27, 9.29 and 9.31	Modifications proposed as a consequence of the completion of the West Northamptonshire	Amend Paragraphs 9.25 to 9.27, 9.29 and 9.31 as follows: <i><u>“9.205 <u>A Travellers Accommodation Needs Study (TANS)</u>⁶ has been undertaken to quantify the accommodation and housing related support needs of Gypsies and Travellers (including Travelling Showpeople) in West Northamptonshire for the period 2012/13 to</u></i>	To reflect the conclusions of the West Northamptonshire Travellers Accommodation

⁶ RRR Consultancy Ltd (April 2013) *West Northamptonshire Travellers Accommodation Needs Study*

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
			Travellers Accommodation Needs Study.	<p><u>2032/33. The TANS is based on primary research undertaken in Daventry District and Northampton Borough and also incorporates the results of a separate accommodation needs study which covers South Northamptonshire.⁷ The study concludes that there is an overall shortfall in West Northamptonshire over the next twenty years of 81 residential pitches and 3 emergency stopping places for Gypsies and Travellers and 2 plots for Travelling Showpeople. The most recent sub-regional assessment of need is provided by the Northamptonshire Gypsy and Traveller Accommodation Assessment (GTAA)(2008)[1]. The GTAA identifies a need for 51 residential pitches, 10 transit pitches and 4 travelling showpeople plots for the period 2007-2017 in West Northamptonshire. A district/settlement breakdown of this requirement taken directly from the GTAA TANS is provided in Table 5 below. (See Table 5 on Page 64 below)</u></p> <p><u>9.26 The TANS also provides evidence of when provision should be made in order to meet the needs for permanent residential pitches that have been identified. Table 6 below indicates when provision is expected to be made during the plan period and should be used as an aid for monitoring. The provision of travelling showpeople plots and emergency stopping places is expected to take place by 2017. (See Table 6 on Page 65 below)</u></p> <p><u>9.2716Policy H7 below identifies pitch and plot targets based on the evidence of need provided in the TANS. Specific sites Site provision to meet the needs specified in Policy H7 below will be made through a combination of allocations allocated in the West Northamptonshire Gypsy, Travellers and Travelling Showpeople</u></p>	Needs Study.

⁷ Arc⁴ (January 2013) Cherwell, West Oxfordshire and South Northamptonshire Gypsy and Traveller Housing Needs Assessment

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><i>Allocations Local Plan Site Allocations Development Plan Document and the development management process</i> in accordance with the criteria set out in the policy below. The provision of small sites which are integral to and planned alongside the Sustainable Urban Extensions will be considered where they meet the criteria. These criteria should also be applied to the consideration of planning applications for sites to meet unexpected demand.</p> <p>9.227 Since 2007 one residential pitch for gypsies and travellers, and two plots for travelling showpeople have been provided in Daventry District. This provision has been discounted from the requirements specified in Policy H7 below.</p> <p>9.249 Policy H7 does not seek to set a specific limit on the size of individual sites, as this would be an arbitrary approach. However, it is noted that government guidance⁸ suggests that a maximum of 15 pitches is conducive with providing a comfortable environment which is easy to manage, <u>whilst practical experience indicates up to six pitches containing one family group works well.</u> This reflects the preference of residents and site managers and larger sites should be avoided unless there is a clear need and preference expressed through local community consultation including with the gypsy and traveller community.</p> <p>9.2631 The GTAA for Northamptonshire only identifies pitch requirements up to 2017. A joint Local Plan will be prepared which</p>	

⁸ Communities and Local Government (2008) - Designing Gypsy and Traveller Sites: Good Practice Guide [\[back\]](#)

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				will review the need for accommodation in West Northamptonshire up to and beyond 2017 and identify sites to meet this need in accordance with national policy. Clearly it will be necessary to review and update the GTAA and any revised requirements beyond 2017 will need to be addressed through a future review of the JCS.	
MM 33	91	Policy H7	Modifications proposed as a consequence of the completion of the West Northamptonshire Travellers Accommodation Needs Study.	<p>Amend the first part of Policy H7 as follows:</p> <p>“THE FOLLOWING PROVISION WILL BE MADE FOR ACCOMMODATION OF GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE IN THE PERIOD UP TO 201729:</p> <ul style="list-style-type: none"> • WITHIN DAVENTRY DISTRICT : 8 <u>20</u> RESIDENTIAL PITCHES, AND 3 TRANSIT PITCHES; <u>1 EMERGENCY STOPPING PLACE AND 2 TRAVELLING SHOWPEOPLE PLOTS;</u> • WITHIN NORTHAMPTON BOROUGH: 32 <u>35</u> RESIDENTIAL PITCHES AND <u>1 EMERGENCY STOPPING PLACE</u> 5 TRANSIT PITCHES; AND • WITHIN SOUTH NORTHAMPTONSHIRE: 10 <u>19</u> RESIDENTIAL PITCHES, 2 TRANSIT PITCHES AND <u>2 TRAVELLING SHOWPEOPLE PLOTS</u> 1 EMERGENCY STOPPING PLACE.” 	To reflect the conclusions of the West Northamptonshire Travellers Accommodation Needs Study.

Section 9.0 – Housing

Proposed Modification to include a new Table 4 after Paragraph 9.4. in Section 9.0 Housing (see Proposed Modification ref MM23 above)

Table 4: Housing Requirement by Area 2011-2029 (Note: Figures may not sum due to rounding. Source: ORS Housing Market Model)

<u>Housing Type</u>	<u>Daventry District⁹</u>	<u>Northampton Related Development Area</u>	<u>South Northamptonshire¹⁰</u>
<u>Housing Requirement 2011-29</u>			
<u>Market housing</u>	<u>5,500</u>	<u>20,900</u>	<u>3,900</u>
<u>Intermediate affordable housing</u>	<u>0</u>	<u>0</u>	<u>1,700</u>
<u>Social rented/ Affordable rented housing</u>	<u>1,500</u>	<u>7,600</u>	<u>1,600</u>
<u>Total Housing Requirement</u>	<u>7,000</u>	<u>28,500</u>	<u>7,200</u>
<u>Market housing</u>	<u>78.6%</u>	<u>73.3%</u>	<u>54.2%</u>
<u>Intermediate affordable housing</u>	<u>0.0%</u>	<u>0.0%</u>	<u>23.6%</u>
<u>Social rented/ Affordable housing</u>	<u>21.4%</u>	<u>26.7%</u>	<u>22.2%</u>

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⁹ Excluding the Northampton Related Development Area

¹⁰ Excluding the Northampton Related Development Area

Section 9.0 – Housing

Proposed Modification to Table 5 in Policy H7 (See Proposed Modification Ref MM28 above)

Table 5: Accommodation Requirements for Gypsies, Travellers and Travelling Showpeople – District/Settlement Breakdown ~~2007-2017~~ 2012/13 – 2032/33

Area	Residential Pitches	Transit Pitches <u>Emergency Stopping Places</u>	Travelling Showpeople Plots
Daventry	9 <u>24</u>	3 <u>1</u>	2
Northampton	32 <u>39</u>	5 <u>1</u>	0
South Northamptonshire	10 <u>18</u>	2 <u>1</u>	2 <u>0</u>
Total	51 <u>81</u>	10 <u>3</u>	4 <u>2</u>

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Proposed Modification to include a new Table 6 in Policy H7 (see Proposed Modification MM28 above)

Table 6: Residential Pitch Requirements for Gypsies and Travellers 2012-2029

<u>Period</u>	<u>Daventry</u>	<u>Northampton</u>	<u>South Northamptonshire</u>
<u>2012-17</u>	<u>8</u>	<u>17</u>	<u>6</u>
<u>2017-22</u>	<u>5</u>	<u>7</u>	<u>6</u>
<u>2022-27</u>	<u>5</u>	<u>8</u>	<u>6</u>
<u>2027-29</u>	<u>2</u>	<u>3</u>	<u>1</u>

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Section 10.0 – Built and Natural Environment

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 34	99	Policy BN3	Revised wording proposed in the JPU Statement to Examination Hearing Session 6.	Amend last sentence of the first paragraph of Policy BN3 as follows: <u>“DEVELOPMENT THAT WOULD LEAD TO FURTHER FRAGMENTATION OR RESULT IN A LOSS OF ANCIENT WOODLAND, AGED AND VETERAN TREES WILL NOT BE PERMITTED UNLESS THE NEED FOR, AND BENEFITS OF, THE DEVELOPMENT IN THAT LOCATION CLEARLY OUTWEIGH THE LOSS.”</u>	To conform with the National Planning Policy Framework.
MM 35	101	Paragraph 10.32	As discussed at the Examination Hearing Session 6.	Amend Paragraph 10.32 as follows: “10.2532 In addition to natural features, such as green infrastructure networks and habitats, the historic environment is an important element of the <i>overall</i> landscape <i>sensitivity</i> and reflects the human <i>interaction relationship</i> with geology, topography and the natural environment <i>over time</i> .”	To clarify the policy approach to landscape and particularly landscape sensitivity.
MM 36	102	Paragraph 10.36	Revised wording proposed in the JPU Statement to Examination Hearing Session 6.	Amend the second statement of Paragraph 10.36 as follows: “Weedon Depot, an a Grade II listed <i>example of a planned military complex with a large number of Grade II* listed buildings</i> , is the subject of a specific policy (Policy BN6) in this Joint Core Strategy due to its size, location and historical importance.”	Factual correction in relation to the listed building status of Weedon Depot.
MM 37	103	Policy BN5	As discussed at the Examination Hearing Session 6.	Amend the first part of Policy BN5 as follows: <u>“POLICY BN5 – THE HISTORIC ENVIRONMENT <i>AND</i> LANDSCAPE</u> <u>DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS AND THEIR SETTINGS <i>AND</i> LANDSCAPES WILL BE CONSERVED AND ENHANCED IN RECOGNITION OF THEIR INDIVIDUAL AND</u>	To clarify the policy approach to landscape and particularly landscape sensitivity.

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>CUMULATIVE SIGNIFICANCE AND CONTRIBUTION TO WEST NORTHAMPTONSHIRE'S LOCAL DISTINCTIVENESS AND SENSE OF PLACE.</u></p> <p>IN ENVIRONMENTS WHERE VALUED HERITAGE ASSETS ARE AT RISK, THE ASSET AND ITS SETTING WILL BE <u>APPROPRIATELY CONSERVED AND MANAGED. IN PROPORTION TO THE SIGNIFICANCE OF THE ASSET.</u></p> <p>IN ORDER TO SECURE AND <u>ENHANCE</u> RETAIN—THE SIGNIFICANCE OF THE AREA'S HERITAGE ASSETS AND THEIR SETTINGS <u>AND LANDSCAPES</u>, DEVELOPMENT IN AREAS OF <u>LANDSCAPE SENSITIVITY AND/ OR KNOWN HISTORIC OR HERITAGE SIGNIFICANCE IMPORTANCE</u> WILL BE REQUIRED TO:</p> <p>1. SUSTAIN AND ENHANCE THE <u>HERITAGE AND LANDSCAPE</u> FEATURES WHICH CONTRIBUTE TO THE CHARACTER OF THE AREA INCLUDING:</p> <ul style="list-style-type: none"> • CONSERVATION AREAS; • SIGNIFICANT HISTORICAL LANDSCAPES INCLUDING <u>HISTORIC PARKLAND, BATTLEFIELDS AND RIDGE AND FURROW;</u> • THE SKYLINE AND <u>LANDSCAPE</u> SETTINGS OF TOWNS AND VILLAGES; • SITES OF KNOWN OR POTENTIAL <u>HERITAGE OR HISTORICAL SIGNIFICANCE;</u> • LOCALLY AND NATIONALLY <u>IMPORTANT SIGNIFICANT BUILDINGS, AND—STRUCTURES AND</u> 	

Section 10.0 – Built and Natural Environment

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				MONUMENTS.”	
MM 38	108	Policy BN7a	Revised wording agreed with the Environment Agency, Northants County Council, Anglian Water (Joint Position Statement J8).	Amend the first paragraph of Policy BN7a as follows: <u>“NEW DEVELOPMENT PROPOSALS WILL ENSURE THAT ADEQUATE AND APPROPRIATE WATER SUPPLY AND WASTEWATER INFRASTRUCTURE IS AVAILABLE TO MEET THE ADDITIONAL REQUIREMENTS PLACED UPON IT AND TO ENSURE THAT WATER QUALITY, IS PROTECTED, AND AS FAR AS PRACTICABLE IS PROTECTED OR IMPROVED.”</u>	To strengthen the water related policies and overcome outstanding objections.
MM 39	109	Policy BN7	Revised wording agreed with the Environment Agency, Northants County Council, Anglian Water (Joint Position Statement J8).	Amend the first paragraph of Policy BN7 as follows: <u>“DEVELOPMENT PROPOSALS WILL COMPLY WITH FLOOD RISK ASSESSMENT AND MANAGEMENT REQUIREMENTS SET OUT IN THE NPPF AND TECHNICAL GUIDANCE TO THE NPPF AND THE WEST NORTHAMPTONSHIRE STRATEGIC FLOOD RISK ASSESSMENTS TO ADDRESS CURRENT AND FUTURE FLOOD RISKS WITH APPROPRIATE CLIMATE CHANGE ALLOWANCES.”</u>	To strengthen the water related policies and overcome outstanding objections.

Section 11.0 – Infrastructure and Delivery

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 40	120	Table 7	As agreed at the Examination Hearing Session on Issue 8 (i)	<p>Make the following amendments to Table 7 – Primary Infrastructure Projects:</p> <p>Column 3 – Broad Phasing “Scale and type of solution to be informed by Northampton General Central Area Drainage Assessment (May 2011 <u>2012</u>)”</p> <p>Add the following project as a new row in Table 7 – Primary Infrastructure Projects:</p> <p>Column 1 – Infrastructure Required “<u>A43 Junction Improvements in South Northamptonshire.</u>” Column 2 – Reason for Requirement “<u>Required to enable housing and employment growth in Towcester, Silverstone and Brackley.</u>” Column 3 – Broad Phasing “<u>To commence 2014.</u>”</p> <p>Remove the following project from Table 7 – Primary Infrastructure Projects:</p> <p>Column 1 “Waste Water Treatment Works – Daventry” Column 2 “Whilton Waste Water Treatment Works requires upgrading to allow long term development to take place.” Column 3 “Three year scheme due to <u>Work Commenced</u> in 2012.”</p>	To be consistent with Policy C3 and to provide a factual update to the table.

Section 11.0 – Infrastructure and Delivery

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				Remove the following project from Table 7 – Primary Infrastructure Projects: Column 1 – Infrastructure Required “ Grosvenor Centre, Northampton Bus Interchange – Northampton ” Column 2 – Reason for Requirement “ Required as a key part of modal shift measures within the town centre. ” Column 3 – Broad Phasing “ Two year project commencing 2012. ”	

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MM 41	128	Paragraphs 12.23 and 12.27	Modifications proposed as a consequence of the further work requested by the Inspector.	<p>Amend Paragraphs 12.23 and 12.27 as follows:</p> <p>“12.23 Cowpasture Spinney a tree belt some 50m to 60m wide borders the north eastern edge of the SUE and to the south east is a second tree belt approximately 35m wide known as Coleman Leys. Billing Brook watercourse flows along the eastern and southern boundaries of the SUE passing through Cowpasture Spinney and flowing into Overstone Park Lake. Due to the landscape features and topography the SUE has a high level of visual containment although this diminishes to the north of the site.”</p> <p>“12.27 The Northampton North SUE can capitalise on its position to create high value jobs in the technology and research and development sector. The Proposals Map (Figure 5 at the end of the JCS) indicates an area within the SUE of about 7ha which will be retained for a Northampton Technology Realm located in the northern part of the SUE. It will provide a 'gateway' feature into the town from the approach along the A43. (See Policy E3, Economic Advantage, in Section 8 of this JCS). The allocated site will provide for a mixed use development of homes, jobs, community facilities including school provision, retail and leisure and green open space. A dedicated employment area of about 10ha will provide local employment opportunities but will not prejudice Employment uses within the SUE must be of an appropriate scale to ensure that major office expansion and leisure development within Northampton Central Area is not prejudiced.”</p>	Modifications proposed as a consequence of the further work requested by the Inspector.
MM 42	129	Policy N3	Modifications proposed as a consequence of	<p>Amend the first and fourth bullet points of Policy N3 as follows:</p> <p>“IN THE REGION OF 2,000 3,500 DWELLINGS;</p>	Modifications proposed as a consequence of the

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			the further work requested by the Inspector.	<u>“A TOTAL OF APPROXIMATELY 10HA OF LAND FOR LOCAL EMPLOYMENT OPPORTUNITIES;”</u>	further work requested by the Inspector.
MM 43	131	Policy N4	<p>Modifications proposed as a consequence of the further work requested by the Inspector.</p> <p>Revised wording proposed in the JPU Statement to Examination Hearing Session 10.</p>	<p>Amend paragraphs 12.31 and 12.32 as follows:</p> <p>“12.31 The Northampton Landscape Sensitivity Study identifies this part of the <u>that much of the site is within a</u> landscape <u>classed</u> as being of low to medium sensitivity and therefore less sensitive to change. The <u>majority of the</u> SUE is contained within the lower parts of the topography and its development must preserve key landmark views, such as that to St Crispin's Tower to the east. Areas of structural green space to be incorporated within the development are <u>indicatively</u> shown on the Proposals Map (Figure 5 at the end of the JCS) and an ecological assessment should identify how these areas of structural green space will positively address the enhancement of biodiversity within the area of the SUE.</p> <p>12.32. Within the SUE area there are no identified heritage constraints and no areas of strategic flood plain. The diversity of ecology within the site can be improved through appropriate structural landscaping, open space and creation of habitat corridors. Of particular importance is the protection of the villages of Harlestone and Harpole in their countryside settings. <u>In this respect development to the south of Roman Road should not extend beyond the 115m contour and the ridgeline should be protected by an extensive green buffer along the southern boundary of the site.</u>”</p> <p>Amend the first and fifth bullet points of Policy N4 as follows:</p>	<p>Modifications proposed as a consequence of the further work requested by the Inspector.</p> <p>To reflect the updated evidence base, which demonstrates that Northampton West SUE has no impact on the Cock Hotel Junction.</p>

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				<p><u>“ IN THE REGION OF 1,500 2550 DWELLINGS;”</u></p> <p><u>“NECESSARY HIGHWAYS WORKS TO MITIGATE THE IMPACT OF THE DEVELOPMENT INCLUDING A FINANCIAL CONTRIBUTION TO THE NORTH WEST BYPASS AND THE A FINANCIAL CONTRIBUTION TO IMPROVEMENTS TO THE KINGSTHORPE CORRIDOR (A508) INCLUDING THE COCK HOTEL JUNCTION;”</u></p>	
MM 44	133 - 134	Paragraphs 12.44, 12.46, 12.48 and Policy N6	Modifications proposed as a consequence of the further work requested by the Inspector.	<p>Amend Paragraphs 12.44, 12.46 and 12.48 and Policy N6 as follows:</p> <p>“12.4445—This SUE is situated to the south of Brackmills employment area adjoining the existing neighbourhoods of Hardingstone and Wootton to the south and west. The site itself comprises largely arable land sloping generally from north to south, occupying part of a limestone ridge which forms a bold and prominent feature on the south western side of Northampton. <u>The eastern part of the site comprises two fields divided by a minor road known as the Green which sits within a shallow valley. The land rises up from the road on both sides and also to the east.</u></p> <p>12.4647 The creation of a green corridor running from north-west to south-east across the northern site boundary will help protect existing habitats to the north as well as providing for a new greenway linking existing and proposed urban areas to the wider countryside. <u>A further green corridor should be created along the eastern boundary of the site which will provide a link to the woodland to the north and also ensure that the development creates a positive rural edge to the east.</u> The potential for development within the SUE to impact on the skyline when viewed from the north <u>and the east</u> must be taken into account and addressed within the master plan for</p>	Modifications proposed as a consequence of the further work requested by the Inspector.

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				the site. Along part of the southern and western boundaries of the site a landscaped buffer will be required to provide screening between existing residential development and the proposed SUE. 12.4849 A public footpath, and Landimore Road (providing an access into Brackmills), <u>and a minor road known as the Green</u> run through the site and should be incorporated into future development.”	
MM 45	134	Policy N6	Modifications proposed as a consequence of the further work requested by the Inspector.	Amend the first bullet point of Policy N6 as follows: “ <u>IN THE REGION OF 1,000 1,300 DWELLINGS;</u> ”	Modifications proposed as a consequence of the further work requested by the Inspector.
MM 46	140	New Policy N9A and new Paragraphs	Modifications proposed as a consequence of the further work requested by the Inspector.	Insert a New Policy N9A and reasoned justification as follows: <u>“Northampton Norwood Farm/ Upton Lodge SUE</u> <u><i>The proposed Northampton Norwood Farm/ Upton Lodge SUE is located on the western edge of Northampton’s urban area, partly within Northampton Borough and partly within South Northamptonshire. The site has for the most part previously been identified for development in the Northampton Local Plan 1997 and formed part of a wider urban extension known as the South West District. Much of the South West District has been built, is under construction or has planning approval but whilst planning applications have been submitted in respect of some of the site no planning permissions have yet been issued. This site is an important component of the housing provision which is proposed for the Northampton Related Development Area. Allocation in the Joint Core Strategy provides clarity regarding the site’s planning status in the future for those parts which are subject to extant planning applications</i></u>	Modifications proposed as a consequence of the further work requested by the Inspector.

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>and also recognises that development in addition to that which had previously been considered appropriate can also be accommodated to meet objectively assessed housing needs over the plan period.</u></p> <p><u>The SUE is bounded to the north by Berrywood Road and the community of New Duston; to the north east by areas of new housing at St Crispin and Berrywoodfields, and by the former Princess Marina Hospital site; to the south by Weedon Road, and beyond this the proposed Upton Park SUE. Sandy Lane will provide a clear western boundary for built development within the site, but the allocated site will extend further to the west to include a proposed Country Park.</u></p> <p><u>Development of this SUE has an important role to play in linking the emerging communities to the north of the A4500 Weedon Road and the new communities of Upton. Connectivity through the site and to the wider South West District, including service areas and facilities particularly by sustainable means must be addressed.</u></p> <p><u>Areas of structural green space are to be incorporated within the development which is indicatively shown on the Proposals Map and an ecological assessment should identify how areas of structural green space will positively address the enhancement of biodiversity within the area of the SUE. The diversity of ecology within the site can be improved through appropriate structural landscaping, open space and creation of habitat corridors. Of particular importance is the protection of the village of Harpole’s countryside setting. Development of the site is expected to deliver a new Country Park to the west of Sandy Lane, which will act as a buffer between the urban area and the open countryside adjoining the village of Harpole and also provide essential recreational opportunities for new and existing communities.</u></p>	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>Part of the Sandy Lane Relief Road Phase 2 will need to be constructed to ensure the sustainable development of the SUE.</u></p> <p><u>The SUE will provide for two primary schools which will enable educational needs to be addressed in an area where there are additional pressures from further residential developments. The SUE will also provide local retail and community facilities which are consistent with a development of this size.</u></p> <p><u>It is anticipated that the SUE can commence delivery in the early part of the plan period and would deliver in the region of 3,500 dwellings during the plan period. Policy N9A below details the required elements for the development. A masterplan will be required to be submitted alongside any proposal to demonstrate how the land use elements positively respond to context, design issues, connectivity and sustainable planning requirements.</u></p> <p><u>POLICY N9A – NORTHAMPTON NORWOOD FARM/ UPTON LODGE SUE</u></p> <p><u>THE BOUNDARY OF THE NORTHAMPTON NORWOOD FARM/ UPTON LODGE SUE IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:</u></p> <ul style="list-style-type: none"> • <u>IN THE REGION OF 3,500 DWELLINGS;</u> • <u>TWO PRIMARY SCHOOLS;</u> • <u>A LOCAL CENTRE TO INCLUDE LOCAL RETAIL FACILITIES</u> 	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>OF AN APPROPRIATE SCALE (INCLUDING A SMALL CONVENIENCE STORE), HEALTH CARE SERVICES AND COMMUNITY FACILITIES;</u></p> <ul style="list-style-type: none"> • <u>LOCAL EMPLOYMENT OPPORTUNITIES;</u> • <u>SANDY LANE RELIEF ROAD PHASE 2;</u> • <u>AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO THE ADJOINING NEIGHBOURHOODS, EMPLOYMENT AREAS AND THE TOWN CENTRE;</u> • <u>STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS INDICATED ON THE PROPOSALS MAP (FIGURE 5) INCLUDING THE PROVISION OF A COUNTRY PARK;</u> • <u>OPEN SPACE AND RECREATION PROVISION;</u> • <u>ARCHAEOLOGICAL, ECOLOGICAL AND GROUND STABILITY ASSESSMENT OF THE SITE AND REQUIRED MITIGATION; AND</u> • <u>FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT AND FROM ALL OTHER SOURCES.</u> <p><u>NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.</u></p>	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<u>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.</u>	
MM 47	145	Paragraph 12.96	Revised wording agreed with the Highways Agency (Joint Position Statement 9).	<p>Add an additional sentence after the existing second sentence of Paragraph 12.96 as follows:</p> <p><u>“Measures identified on the A45 between M1 Junction 15 and Great Billing Junction will be required in order to deliver growth in the town. These measures are set out in the Growth Management Scheme prepared by the Highways Agency. Development in the Northampton area including the SUE developments set out in Policies N3, N4, N5, N6, N7, N8, N9 and N9A will provide a contribution towards the provision of the Northampton Growth Management Scheme in accordance with the provisions of the A45/ M1 J15 NGMS – Memorandum of Understanding (26th March 2012) or successor agreements. The provision of key highway infrastructure will be required as set out in Table 7 – Key Primary Infrastructure Projects.”</u></p>	To enhance the soundness and clarity of the plan in the light of changes to the funding stream.

Section 13.0 – Daventry

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 48	152	Paragraph 13.32 and Policy D3	Modifications proposed as a consequence of the further work requested by the Inspector.	<p>Amend Paragraph 13.32 as follows:</p> <p>“The Daventry North East SUE allocation is suitable, available and deliverable for <u>at least up to 2,500 2,000 2600</u> dwellings within the plan period and Policy D3 below sets out the land use requirements for the full 4,000 dwelling development and <u>. The development should commence from the south-western edge and infrastructure provision must be phased accordingly. It is anticipated that the development of the SUE will commence broadly in the south west quadrant of the site.</u>”</p> <p>Amend the first bullet point of Policy D3 as follows:</p> <ul style="list-style-type: none"> • “4,000 DWELLINGS (2,500 <u>A MINIMUM OF 2,000 2,600</u> OF WHICH WILL BE PROVIDED WITHIN THE PLAN PERIOD TO 2026 <u>2029</u>); 	To reflect the extension of the plan period up to 2029.

Section 14.0 – Towcester

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 49	159	Paragraph 14.15	As agreed at the Examination Hearing Session 18.	Delete the following words from the end of the final sentence of Paragraph 14.15: “subject to securing the delivery of the relief road”. Insert a new sentence at the end of Paragraph 14.15 as follows: <u>“The relief road will be secured by phased development of the SUE.”</u>	To recognise that the implementation of the ‘Town Park’ proposals are not subject to the delivery of the relief road.
MM 50	160	Paragraph 14.21	Revised wording agreed with the Highways Agency (Joint Position Statement J9).	Amend the second sentence of Paragraph 14.21 as follows: “The development will be delivered across all three phases of the plan period. Phasing will be required to ensure that necessary infrastructure is delivered alongside the development, particularly the provision of the <u>A5 bypass relief road and A43 Tove and Abthorpe junction improvements</u> which is <u>are an</u> essential prerequisites to the development. <u>The dwelling yield and employment land that is relied upon to be delivered by 2026 2029 are not regarded as thresholds which would restrict additional development within the SUE during the plan period, provided the necessary infrastructure is delivered.</u> ”	1. To enhance the soundness and clarity of the plan in the light of changes to the funding stream. 2. To reflect the proposed extension of the plan period to 2029.
MM 51	160	Policy T3	Revised wording proposed in JPU Statement to Examination Hearing Session 18.	Amend the first, second ,fourth and fifth bullet points of Policy T3 as follows: <u>“IN THE REGION OF 3,000 3,300 DWELLINGS (OF WHICH A MINIMUM OF 1,500 2,100 WILL SHOULD BE DELIVERED IN THE PLAN PERIOD UP TO 2026 2029);”</u> <u>“3000 JOBS AT LEAST 15.5 HA OF EMPLOYMENT LAND (OF WHICH 1,500 A MINIMUM OF 50% 70% WILL SHOULD BE</u>	1. To be consistent with the wording of other SUEs in the plan. 2. To enhance the soundness and clarity of the plan in the light of changes to the

Section 14.0 – Towcester

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p>DELIVERED IN THE PLAN PERIOD UP TO 20262029”</p> <p>“DIRECTLY RELATED AND NECESSARY ESSENTIAL IMPROVEMENTS TO THE A43 JUNCTIONS;”</p> <p>“2 PRIMARY SCHOOLS AND 1 SECONDARY SCHOOL;”</p>	<p>funding stream.</p> <p>3. To reflect the updated evidence base, which demonstrates that a new secondary school at Towcester is not required.</p> <p>4. To reflect the proposed extension of the plan period to 2029</p>

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Section 15.0 – Brackley

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 52	167	Paragraph 15.16	Factual correction.	<p>Amend Paragraph 15.16 as follows:</p> <p>“The land to the north of Turweston Road is a greenfield site currently in agricultural use. It has the potential to be a key gateway site into Brackley from the north and the A43. South Northamptonshire Council has resolved to granted <u>outline planning permission for a business park development on the site, subject to the completion of a legal agreement. More recently the Council has resolved to grant planning permission for an alternative mixed use development. The proposed development comprises a new foodstore; petrol filling station ; 60 bed nursing care home (including the relocation of the Brackley Cottage Hospital’s 12 beds); a new Primary Care Centre facility including a new pharmacy ; employment development within Class B1, B2 and B8, and a hotel (Circa 70 beds) including a restaurant and bar. These uses fall within the definition of economic development set out in the National Planning Policy Framework and will provide new employment opportunities to support Brackley’s role as a Rural Service Centre.</u> It is expected that the development of this part of the site will therefore come forward in the first phase of the plan period.”</p>	Factual correction to reflect South Northamptonshire Council’s recent decision on a planning application submitted for a mixed use development on the land to the north of Turweston Road which forms part of the proposed Brackley East SUE
MM 53	168	Paragraph 15.17	As agreed at the Examination Hearing Session 17.	<p>Inset a new paragraph after Paragraph 15.17 as follows (and renumber the subsequent paragraphs):</p> <p><u>“Although the proposed SUE is not of a scale which justifies the provision of a local centre, it does provide the opportunity to include appropriate healthcare facilities. The Brackley Masterplan includes a proposal for a new Primary Care Centre and the land to the north of Turweston Road is identified as a suitable site for this facility.”</u></p>	To provide scope for the provision of appropriate community facilities including the Primary Care Centre, as proposed in the Brackley Masterplan.

Section 15.0 – Brackley

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 54	168	Policy B2	<p>As agreed at the Examination Hearing Session 17.</p> <p>Revised wording agreed with the Highways Agency (Joint Position Statement J9).</p>	<p>Amend the second bullet point of Policy B2 as follows:</p> <p><u>“4000 JOBS 9.4 HA OF <i>EMPLOYMENT ECONOMIC DEVELOPMENT LAND</i>”</u></p> <p>Amend the fifth bullet point of Policy B2 and add new sixth and seventh bullet points as follows:</p> <ul style="list-style-type: none"> • <u>“A MIX OF <i>ECONOMIC DEVELOPMENT B1(A) OFFICE, B1(C) LIGHT INDUSTRIAL AND B8 STORAGE AND DISTRIBUTION. THE PROPORTION OF B8 FLOORSPACE SHALL NOT EXCEED 40% OF THE TOTAL FLOORSPACE ON THE ECONOMIC DEVELOPMENT LAND.</i></u> • <u>HEALTH CARE FACILITIES SUCH AS A PRIMARY CARE CENTRE AND/ OR A NURSING CARE HOME;</u> • <u>IMPROVEMENTS TO A43 JUNCTIONS AT BRACKLEY;</u> 	<ol style="list-style-type: none"> 1. To provide greater flexibility on the type of employment generating uses that can be accommodated on the site. 2. To enable the provision of appropriate health care facilities including the Primary Care Centre, as proposed in the Brackley Masterplan. 3. To enhance the soundness and clarity of the plan in the light of changes to the funding stream.
MM 55	170	Policy B3	<p>Revised wording agreed with the Highways Agency (Joint Position Statement J9).</p>	<p>Insert a new bullet point between the fourth and fifth bullet points of Policy B3:</p> <p><u>“IMPROVEMENTS TO A43 JUNCTIONS AT BRACKLEY”</u></p>	<p>To enhance the soundness and clarity of the plan in the light of changes to the funding stream.</p>

Section 16.0 – Rural Areas

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 56	174 - 175	Paragraphs 16.11 - 16.19	As agreed at the Examination Hearing Session 16,	<p>Amend the explanatory text to Policy R1 as follows:</p> <p>(i) Amend and merge Paragraphs 16.11 and 16.12 as follows (subsequent paragraphs to be renumbered):</p> <p>“16.11 As part of the evidence base for this JCS an analysis of all the villages in the Plan area has been carried out. The full results of this analysis and the methodology used are set out in the technical paper[1]. 16.12 This analysis will be kept up to date as part of updated and developed through the preparation of the Part 2 Local Plans annual monitoring and will inform the detailed hierarchy to be prepared for the rural areas, together with any particular local constraints and opportunities.”</p> <p>(ii) Amend existing Paragraph 16.15 as follows:</p> <p>16.15 16.14 “The scale of development which will be appropriate in each village will vary having regard to the <u>criteria set out in Policy R1 position in the hierarchy</u> and the housing requirements for the rural areas of individual districts. Policy R1 sets out the scale of development that will be acceptable in each category of settlement. This level of development will be measured as the percentage increase from the existing dwelling stock as at the base date of 2011-2006. This Part 2 Local Plans will ensure that the scale of development is proportionate to the scale of each village within the hierarchy <u>and will take into account the level of existing planning permissions and completions that have taken place within the village during the plan period.</u> Irrespective of whichever category villages are allocated to within the hierarchy this will not automatically mean that development will be appropriate. The Local Planning Authority will need to be satisfied that any proposals are acceptable in</p>	Factual updates and to address concerns raised at the Examination Hearings regarding the need for a more flexible and positive approach to development in the rural areas.

Section 16.0 – Rural Areas

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>terms of environmental, social and economic sustainability. Once the residual housing requirements for the rural areas have been met through planning permissions or allocations in future Local Plans, or Once a particular settlement has reached the upper limit of the scale then further developments will be resisted unless exceptional circumstances can be demonstrated as specified in Policy R1 below.</u></p> <p>(iii) Insert a new Paragraph as follows:</p> <p><u>16.16 “Whilst in general terms the rural housing needs will be set by the requirements set out in Policy S3, it is not the intention of the Plan to prevent additional appropriate development in the rural areas from coming forward. For example, development considered under Policy H3 (Rural Exception Sites), would not be constrained by the rural housing requirement specified in Policy S3. In addition the Part 2 Local Plans could allocate additional sites, based on evidenced local need.”</u></p> <p>(iv) Amend Paragraph 16.19 as follows:</p> <p><u>16.19 “Community led plans cannot allocate should not promote less development than in a higher tier plan. However they can allow for additional growth, for example where this would support the retention of or improvement to essential local services that may be under threat (in particular the local primary school or primary health services). Planning applications for additional growth within villages will need to be informed by a community involvement exercise, undertaken in accordance with the up to date Statement of Community Involvement in each District, prior to the submission of the planning application.”</u></p>	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 57	175 -177	Policy R1	Modifications arising from the Examination Hearing Session 16 and the further work requested by the Inspector.	<p>Amend Policy R1 as follows:</p> <p><u>“WITHIN THE RURAL AREAS OF WEST NORTHAMPTONSHIRE THERE IS AN RESIDUAL IDENTIFIED NEED FOR 1355 2110 DWELLINGS WITHIN DAVENTRY DISTRICT AND 1790 1850 DWELLINGS WITHIN SOUTH NORTHAMPTONSHIRE TO BE PROVIDED BETWEEN 2011 AND 2026–2029. BEYOND THE TOWNS OF DAVENTRY, TOWCESTER AND BRACKLEY. WITHIN THE RURAL AREAS THE DISTRIBUTION OF THE RURAL HOUSING REQUIREMENT WILL BE THE SUBJECT OF THE PART 2 LOCAL PLANS THAT ARE BEING PREPARED BY DAVENTRY DISTRICT AND SOUTH NORTHAMPTONSHIRE COUNCILS ACCORDING TO THE LOCAL NEED OF EACH VILLAGE AND THEIR ROLE WITHIN THE HIERARCHY</u></p> <p>DEVELOPMENT WITHIN THE RURAL AREAS WILL BE GUIDED BY A RURAL SETTLEMENT HIERARCHY THAT WILL COMPRISE THE FOLLOWING CATEGORIES:</p> <ul style="list-style-type: none"> • PRIMARY SERVICE VILLAGES; • SECONDARY SERVICE VILLAGES; AND • OTHER VILLAGES; AND • <u>SMALL SETTLEMENTS/HAMLETS</u> <p><u>THE RURAL HIERARCHY IN THE PART 2 LOCAL PLANS WILL HAVE REGARD TO BUT NOT EXCLUSIVELY, THE FOLLOWING :</u></p> <ul style="list-style-type: none"> • <u>THE PRESENCE OF SERVICES AND FACILITIES TO MEET THE DAY TO DAY NEEDS OF RESIDENTS, INCLUDING THOSE FROM SURROUNDING SETTLEMENTS;</u> 	<p>1. To reflect the outcome of the objectively assessed housing needs work and the extension of the plan period to 2029.</p> <p>2. To address concerns raised at the Examination Hearings regarding the need for a more flexible and positive approach to development in the rural areas.</p> <p>3. To provide greater clarity in accordance with the NPPF.</p>

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<ul style="list-style-type: none"> • <u>OPPORTUNITIES TO RETAIN AND IMPROVE THE PROVISION AND ENHANCEMENT OF SERVICES CRITICAL TO THE SUSTAINABILITY OF SETTLEMENTS;</u> • <u>ACCESSIBILITY, PARTICULARLY BY PUBLIC TRANSPORT, TO THE MAIN TOWNS AND SUSTAINABLE EMPLOYMENT OPPORTUNITIES;</u> • <u>EVIDENCE OF LOCAL NEEDS FOR HOUSING (INCLUDING MARKET AND AFFORDABLE HOUSING), EMPLOYMENT AND SERVICES;</u> • <u>THE ROLE, SCALE AND CHARACTER OF THE SETTLEMENT;</u> • <u>THE CAPACITY OF SETTLEMENTS TO ACCOMMODATE DEVELOPMENT IN TERMS OF PHYSICAL, ENVIRONMENTAL, INFRASTRUCTURE AND OTHER CONSTRAINTS;</u> • <u>THE AVAILABILITY OF DELIVERABLE SITES INCLUDING PREVIOUSLY DEVELOPED LAND IN SUSTAINABLE LOCATIONS;</u> • ENABLE SMALL SCALE HOUSING AND EMPLOYMENT WHERE THIS MEETS LOCAL NEEDS AND/ OR SUPPORTS LOCAL SERVICES; • SUPPORT THE RETENTION AND PROVISION OF LOCAL SERVICES AND FACILITIES IN RURAL COMMUNITIES; • <u>SUSTAINING THE RURAL ECONOMY BY RETAINING EXISTING EMPLOYMENT SITES WHERE POSSIBLE, BY ENABLING SMALL SCALE ECONOMIC DEVELOPMENT, INCLUDING TOURISM, THROUGH RURAL DIVERSIFICATION AND BY SUPPORTING APPROPRIATE AGRICULTURAL AND FORESTRY DEVELOPMENT;</u> 	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<ul style="list-style-type: none"> • PROTECT AND ENHANCE THE CHARACTER AND QUALITY OF THE RURAL AREA'S HISTORIC BUILDINGS AND AREAS OF HISTORIC OR ENVIRONMENTAL IMPORTANCE; AND • ENABLING LOCAL COMMUNITIES TO IDENTIFY AND MEET THEIR OWN LOCAL NEEDS. <p>IN REFINING AND DETERMINING THE DETAILED HIERARCHY EACH DISTRICT COUNCIL WILL TAKE THE FOLLOWING FACTORS INTO ACCOUNT:</p> <ul style="list-style-type: none"> • A) THE PRESENCE OF SERVICES AND FACILITIES TO MEET THE DAY TO DAY NEEDS OF RESIDENTS, INCLUDING THOSE FROM SURROUNDING SETTLEMENTS; • B) OPPORTUNITIES TO IMPROVE SERVICE PROVISION AND ENHANCE THE SUSTAINABILITY OF SETTLEMENTS; • C) ACCESSIBILITY, PARTICULARLY BY PUBLIC TRANSPORT, TO THE MAIN TOWNS; • D) EVIDENCE OF LOCAL NEEDS FOR HOUSING, EMPLOYMENT AND SERVICES; AND • E) THE SUITABILITY OF SETTLEMENTS TO ACCOMMODATE DEVELOPMENT IN TERMS OF ENVIRONMENTAL, INFRASTRUCTURE AND OTHER CONSTRAINTS. <p>THE SETTLEMENTS AND COUNTRYSIDE LOCAL PLANS TO BE PREPARED FOR DAVENTRY DISTRICT AND SOUTH NORTHAMPTONSHIRE WILL DETERMINE THE APPROPRIATE SCALE OF DEVELOPMENT WITHIN FOR EACH CATEGORY OF</p>	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>INDIVIDUAL VILLAGE WITHIN THAT CATEGORY, THE FOLLOWING OVERALL SCALE OF RESIDENTIAL DEVELOPMENT OVER THE BASE DATE POSITION WILL BE APPROPRIATE THIS WILL HAVE REGARD TO THE INDICATIVE FIGURES BELOW MEASURED FROM A BASE DATE POSITION (2011):</u></p> <ul style="list-style-type: none"> • <u>PRIMARY SERVICE VILLAGES – MODERATE SCALE - 10% - UP TO 12% OF THE EXISTING DWELLING STOCK</u> • <u>SECONDARY SERVICE VILLAGES – SMALL SCALE - 5- UP TO 7% OF EXISTING DWELLING STOCK</u> • <u>OTHER VILLAGES - SMALL SCALE INFILL - UP TO 5 DWELLINGS</u> • <u>SMALL SETTLEMENTS/HAMLETS - DEVELOPMENT RESTRICTED TO AFFORDABLE HOUSING</u> <p><u>RESIDENTIAL DEVELOPMENT IN RURAL AREAS WILL BE REQUIRED TO:</u></p> <ul style="list-style-type: none"> <u>A) PROVIDE FOR AN APPROPRIATE MIX OF DWELLING TYPES AND SIZES, INCLUDING AFFORDABLE HOUSING TO MEET THE NEEDS OF ALL SECTORS OF THE COMMUNITY, INCLUDING THE ELDERLY AND VULNERABLE; AND</u> <u>B) NOT AFFECT OPEN LAND WHICH IS OF PARTICULAR SIGNIFICANCE TO THE FORM AND CHARACTER OF THE VILLAGE; AND</u> <u>C) PRESERVE AND ENHANCE HISTORIC BUILDINGS AND AREAS OF HISTORIC OR ENVIRONMENTAL</u> 	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>IMPORTANCE INCLUDING THOSE IDENTIFIED IN CONSERVATION AREA APPRAISALS AND VILLAGE DESIGN STATEMENTS; AND</u></p> <p><u>D) PROTECT THE AMENITY OF EXISTING RESIDENTS;AND</u></p> <p><u>E) BE OF AN APPROPRIATE SCALE TO THE EXISTING SETTLEMENT; AND</u></p> <p><u>F) PROMOTE SUSTAINABLE DEVELOPMENT THAT EQUALLY ADDRESSES ECONOMIC, SOCIAL AND ENVIROMENTAL ISSUES; AND</u></p> <p><u>G) BE WITHIN THE EXISTING CONFINES OF THE VILLAGE. DEVELOPMENT OUTSIDE THE EXISTING CONFINES WILL BE PERMITTED WHERE IT INVOLVES THE RE-USE OF BUILDINGS OR, IN EXCEPTIONAL CIRCUMSTANCES, WHERE IT WILL ENHANCE OR MAINTAIN THE VITALITY OF RURAL COMMUNITIES OR WOULD CONTRIBUTE TOWARDS AND IMPROVE THE LOCAL ECONOMY.</u></p> <p><u>ONCE THE HOUSING REQUIREMENT FOR THE RURAL AREAS HAS BEEN MET THROUGH PLANNING PERMISSIONS OR FUTURE ALLOCATIONS,. OR ONCE A PARTICULAR SETTLEMENT HAS REACHED THE UPPER LIMIT OF THE SCALE SPECIFIED ABOVE IN THE APPROPRIATE LOCAL PLAN FURTHER HOUSING DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT IT:</u></p> <ul style="list-style-type: none"> <u>• WOULD RESULT IN ENVIRONMENTAL IMPROVEMENTS</u> 	

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p>ON A SITE INCLUDING FOR EXAMPLE THE RE-USE OF PREVIOUSLY DEVELOPED LAND AND BEST PRACTICE IN DESIGN ; OR</p> <ul style="list-style-type: none"> • IS REQUIRED TO SUPPORT THE RETENTION OF OR IMPROVEMENT TO ESSENTIAL LOCAL SERVICES THAT MAY BE UNDER THREAT (IN PARTICULAR THE LOCAL PRIMARY SCHOOL OR PRIMARY HEALTH SERVICES); AND • HAS BEEN INFORMED <u>INFORMED AGREED BY A BY AN WITH THE RELEVANT PARISH COUNCIL OR APPROPRIATE LOCAL COMMUNITY REPRESENTATIVES FOLLOWING A EFFECTIVE COMMUNITY INVOLVEMENT EXERCISE PRIOR TO THE SUBMISSION OF A PLANNING APPLICATION;</u> OR • <u>IS A RURAL EXCEPTIONS SITE THAT MEETS THE CRITERIA SET OUT IN POLICY H3; OR</u> • <u>HAS BEEN AGREED THROUGH AN ADOPTED NEIGHBOURHOOD PLAN,</u> <p>UNTIL THE NAMED RURAL SETTLEMENT HIERARCHY HAS BEEN DEFINED WITHIN FUTURE DEVELOPMENT PLAN DOCUMENTS PREPARED BY INDIVIDUAL LOCAL PLANNING AUTHORITIES IN CONSULTATION WITH LOCAL COMMUNITIES THE EXISTING SAVED LOCAL PLAN POLICIES FOR DAVENTRY DISTRICT AND SOUTH NORTHAMPTONSHIRE WILL APPLY.</p>	
MM 58	177	Paragraph 16.20	As agreed at the Examination Hearing Session 16.	<p>Add the following sentence at the end of Paragraph 16.20:</p> <p><u><i>“The role of existing employment areas is recognised and these should be retained in accordance with the provisions of Policy E1.”</i></u></p>	To recognise role of existing employment areas and provide a cross reference to Policy E1.

Section 17.0 – Monitoring and Implementation Framework

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 59	183	New Paragraph	Modification proposed as a consequence of the further work requested by the Inspector	<p>Insert a new paragraph 17.19 at the end of the section entitled ‘Housing Trajectory’:</p> <p><u>“The base for the 5 year land supply calculation is the housing trajectory set out in Appendix 3, and specifically the “NEED” lines shown. Although the trajectory will be updated each year in the Authorities Monitoring Report, the “NEED” lines will not change, and performance will always be measured against these base figures. Under or over provision as set out in Appendix 6 The Monitoring Framework will invoke the contingency provisions indicated there.”</u></p>	To clarify the baseline for the calculation of the 5 year housing land supply.

Section 18.0 – Appendices

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 60	192	Appendix 3	Modifications proposed as a consequence of the further work requested by the Inspector	Delete the 'Projected Completions Trajectory' Tables in Appendix 3 and replace new 'Projected Completions Trajectory' Tables (see Tables on pages 94-95 of this Schedule) Delete and replace the following graphs in Appendix 3: 'West Northamptonshire Proposed Trajectory' 'Trajectory based on District Boundaries' 'Trajectory by NRDA and Residuals for Daventry and South Northants'	To reflect the outcome of the objectively assessed housing needs work and the extension of the plan period to 2029.
MM 61	220	Appendix 5	Modifications proposed as a consequence of the further work requested by the Inspector	Add to 'Replacement Policy Number and Title in the Joint Core Strategy" for H1 and H4 under Northampton Borough: <u>"N9A Northampton Norwood Farm / Upton Lodge SUE"</u>	To reflect the proposed allocation of this SUE in response to the outcome of the objectively assessed housing needs work and the extension of the plan period to 2029.

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Section 18.0 – Appendices

Proposed Modification to include new ‘Projected Trajectory’ Tables in Appendix 3 (see Proposed Modification MM 60 above)

A. Proposed Trajectory (based on delivery profile and requirement to meet need (where different) 2011-2029 by District Boundary

	<u>2011/ 2012</u>	<u>2012/ 2013</u>	<u>2013/ 2014</u>	<u>2014/ 2015</u>	<u>2015/ 2016</u>	<u>2016/ 2017</u>	<u>2017/ 2018</u>	<u>2018/ 2019</u>	<u>2019/ 2020</u>	<u>2020/ 2021</u>	<u>2021/ 2022</u>	<u>2022/ 2023</u>	<u>2023/ 2024</u>	<u>2024/ 2025</u>	<u>2025/ 2026</u>	<u>2026/ 2027</u>	<u>2027/ 2028</u>	<u>2028/ 2029</u>	<u>Totals 11-29</u>
<u>DDC (DELIVERY and NEED)</u>	<u>145</u>	<u>98</u>	<u>264</u>	<u>400</u>	<u>662</u>	<u>855</u>	<u>936</u>	<u>930</u>	<u>1020</u>	<u>970</u>	<u>925</u>	<u>970</u>	<u>930</u>	<u>885</u>	<u>725</u>	<u>725</u>	<u>685</u>	<u>610</u>	<u>12735</u>
<u>NBC (DELIVERY and NEED)</u>	<u>423</u>	<u>516</u>	<u>785</u>	<u>1039</u>	<u>1132</u>	<u>1292</u>	<u>1426</u>	<u>1544</u>	<u>1588</u>	<u>1491</u>	<u>1355</u>	<u>1278</u>	<u>1025</u>	<u>900</u>	<u>875</u>	<u>815</u>	<u>695</u>	<u>694</u>	<u>18873</u>
<u>SNC (DELIVERY)</u>	<u>304</u>	<u>226</u>	<u>250</u>	<u>365</u>	<u>450</u>	<u>619</u>	<u>800</u>	<u>772</u>	<u>830</u>	<u>725</u>	<u>736</u>	<u>755</u>	<u>780</u>	<u>805</u>	<u>739</u>	<u>691</u>	<u>631</u>	<u>545</u>	<u>11023</u>
<u>SNG (NEED)</u>	<u>304</u>	<u>226</u>	<u>206</u>	<u>321</u>	<u>407</u>	<u>576</u>	<u>757</u>	<u>621</u>	<u>741</u>	<u>651</u>	<u>651</u>	<u>676</u>	<u>701</u>	<u>726</u>	<u>676</u>	<u>676</u>	<u>651</u>	<u>601</u>	<u>10168</u>
<u>West Northamptonshire Total Provision - NEED</u>	<u>872</u>	<u>840</u>	<u>1255</u>	<u>1760</u>	<u>2201</u>	<u>2723</u>	<u>3119</u>	<u>3095</u>	<u>3349</u>	<u>3112</u>	<u>2931</u>	<u>2924</u>	<u>2656</u>	<u>2511</u>	<u>2276</u>	<u>2216</u>	<u>2031</u>	<u>1905</u>	<u>41776</u>
<u>West Northamptonshire Total Provision - DELIVERY</u>	<u>872</u>	<u>840</u>	<u>1299</u>	<u>1804</u>	<u>2244</u>	<u>2766</u>	<u>3162</u>	<u>3246</u>	<u>3438</u>	<u>3186</u>	<u>3016</u>	<u>3003</u>	<u>2735</u>	<u>2590</u>	<u>2339</u>	<u>2231</u>	<u>2011</u>	<u>1849</u>	<u>42631</u>

Section 18.0 – Appendices

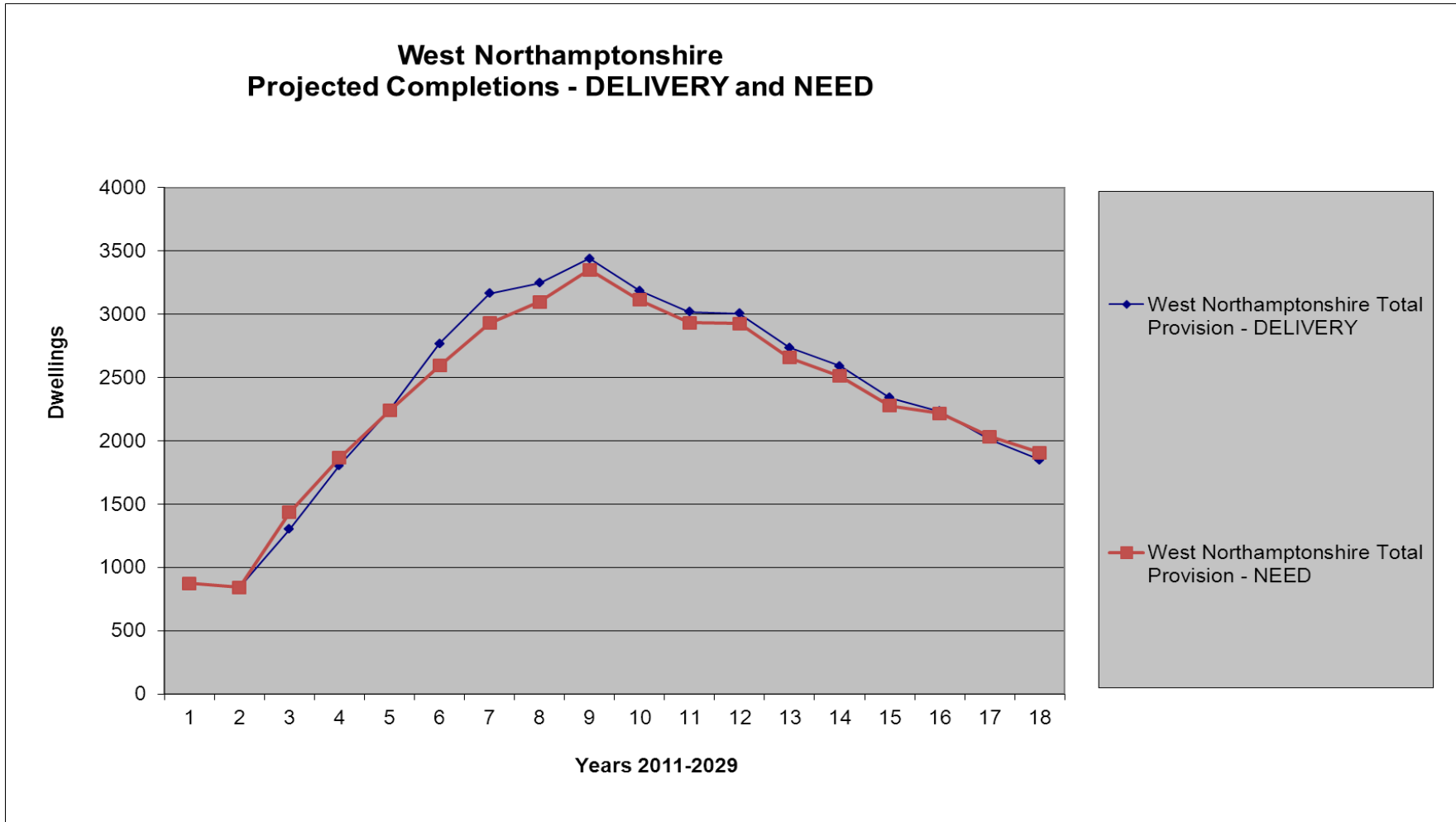
B. Proposed Trajectory (based on delivery profile and requirement to meet need (where different) 2011-2029 by Northampton Related Development Area (NRDA) and Residuals for Daventry District and South Northamptonshire Council Areas

	<u>2011/ 2012</u>	<u>2012/ 2013</u>	<u>2013/ 2014</u>	<u>2014/ 2015</u>	<u>2015/ 2016</u>	<u>2016/ 2017</u>	<u>2017/ 2018</u>	<u>2018/ 2019</u>	<u>2019/ 2020</u>	<u>2020/ 2021</u>	<u>2021/ 2022</u>	<u>2022/ 2023</u>	<u>2023/ 2024</u>	<u>2024/ 2025</u>	<u>2025/ 2026</u>	<u>2026/ 2027</u>	<u>2027/ 2028</u>	<u>2028/ 2029</u>	Totals 11-29
<u>DDC - Excluding NRDA (DELIVERY and NEED)</u>	<u>145</u>	<u>98</u>	<u>264</u>	<u>350</u>	<u>462</u>	<u>465</u>	<u>561</u>	<u>590</u>	<u>580</u>	<u>470</u>	<u>450</u>	<u>450</u>	<u>430</u>	<u>425</u>	<u>325</u>	<u>300</u>	<u>310</u>	<u>310</u>	<u>6985</u>
<u>NRDA (DELIVERY and NEED)</u>	<u>423</u>	<u>516</u>	<u>785</u>	<u>1129</u>	<u>1392</u>	<u>1742</u>	<u>1981</u>	<u>2154</u>	<u>2418</u>	<u>2291</u>	<u>2130</u>	<u>2123</u>	<u>1875</u>	<u>1735</u>	<u>1600</u>	<u>1565</u>	<u>1370</u>	<u>1244</u>	<u>28473</u>
<u>SNC - Excluding NRDA (DELIVERY)</u>	<u>304</u>	<u>226</u>	<u>250</u>	<u>325</u>	<u>390</u>	<u>559</u>	<u>620</u>	<u>502</u>	<u>440</u>	<u>425</u>	<u>436</u>	<u>430</u>	<u>430</u>	<u>430</u>	<u>414</u>	<u>366</u>	<u>331</u>	<u>295</u>	<u>7173</u>
<u>SNC - Excluding NRDA (NEED)</u>	<u>304</u>	<u>226</u>	<u>385</u>	<u>385</u>	<u>385</u>	<u>386</u>	<u>386</u>	<u>351</u>	<u>351</u>	<u>351</u>	<u>351</u>	<u>351</u>	<u>351</u>	<u>351</u>	<u>351</u>	<u>351</u>	<u>351</u>	<u>351</u>	<u>6318</u>
<u>West Northamptonshire Total Provision - NEED</u>	<u>872</u>	<u>840</u>	<u>1434</u>	<u>1864</u>	<u>2239</u>	<u>2593</u>	<u>2928</u>	<u>3095</u>	<u>3349</u>	<u>3112</u>	<u>2931</u>	<u>2924</u>	<u>2656</u>	<u>2511</u>	<u>2276</u>	<u>2216</u>	<u>2031</u>	<u>1905</u>	<u>41776</u>
<u>West Northamptonshire Total Provision - DELIVERY</u>	<u>872</u>	<u>840</u>	<u>1299</u>	<u>1804</u>	<u>2244</u>	<u>2766</u>	<u>3162</u>	<u>3246</u>	<u>3438</u>	<u>3186</u>	<u>3016</u>	<u>3003</u>	<u>2735</u>	<u>2590</u>	<u>2339</u>	<u>2231</u>	<u>2011</u>	<u>1849</u>	<u>42631</u>

Section 18.0 – Appendices

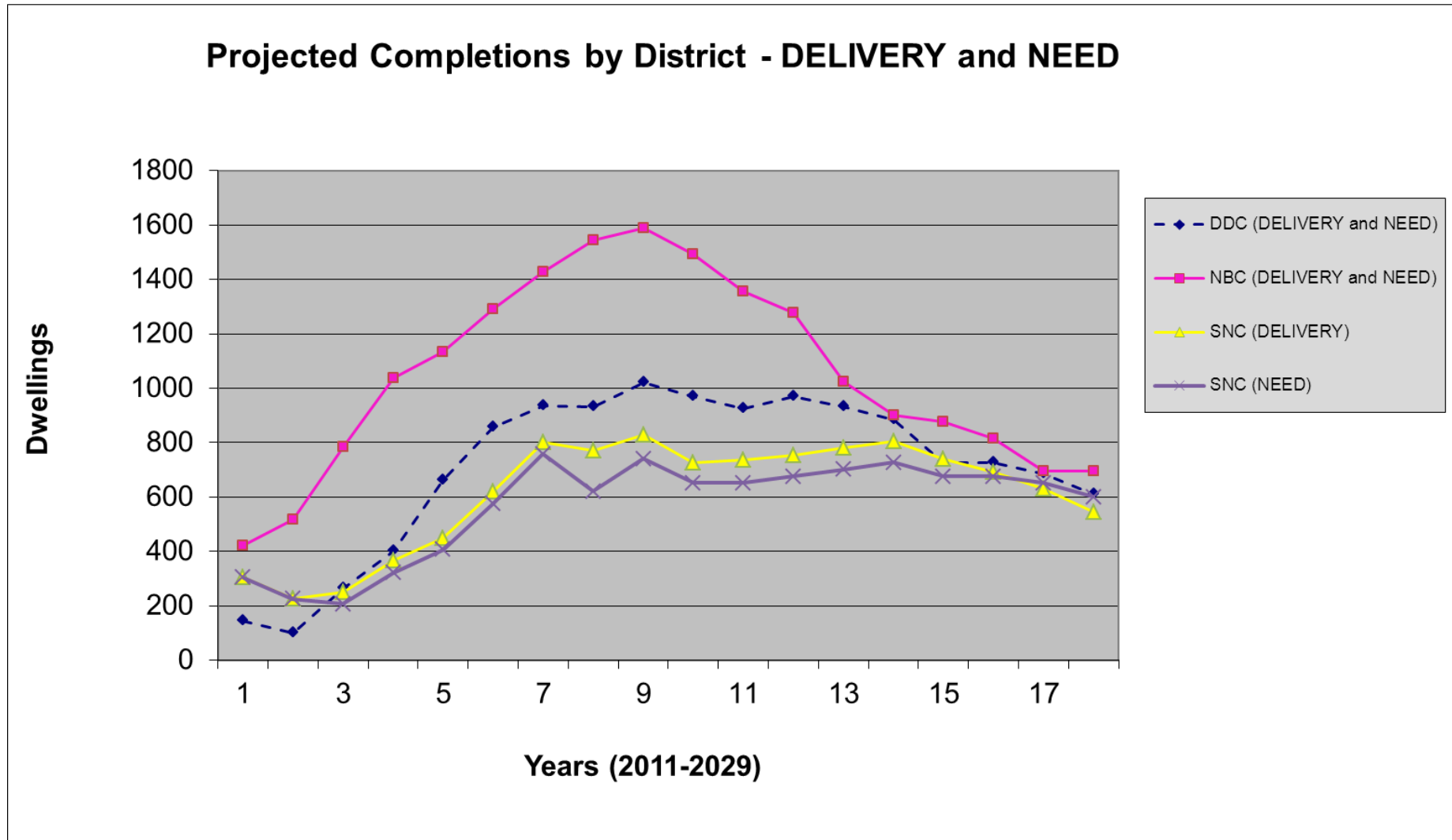
Proposed Modification to include new 'Projected Trajectory' Graphs in Appendix 3 (see Proposed Modification MM 60 above)

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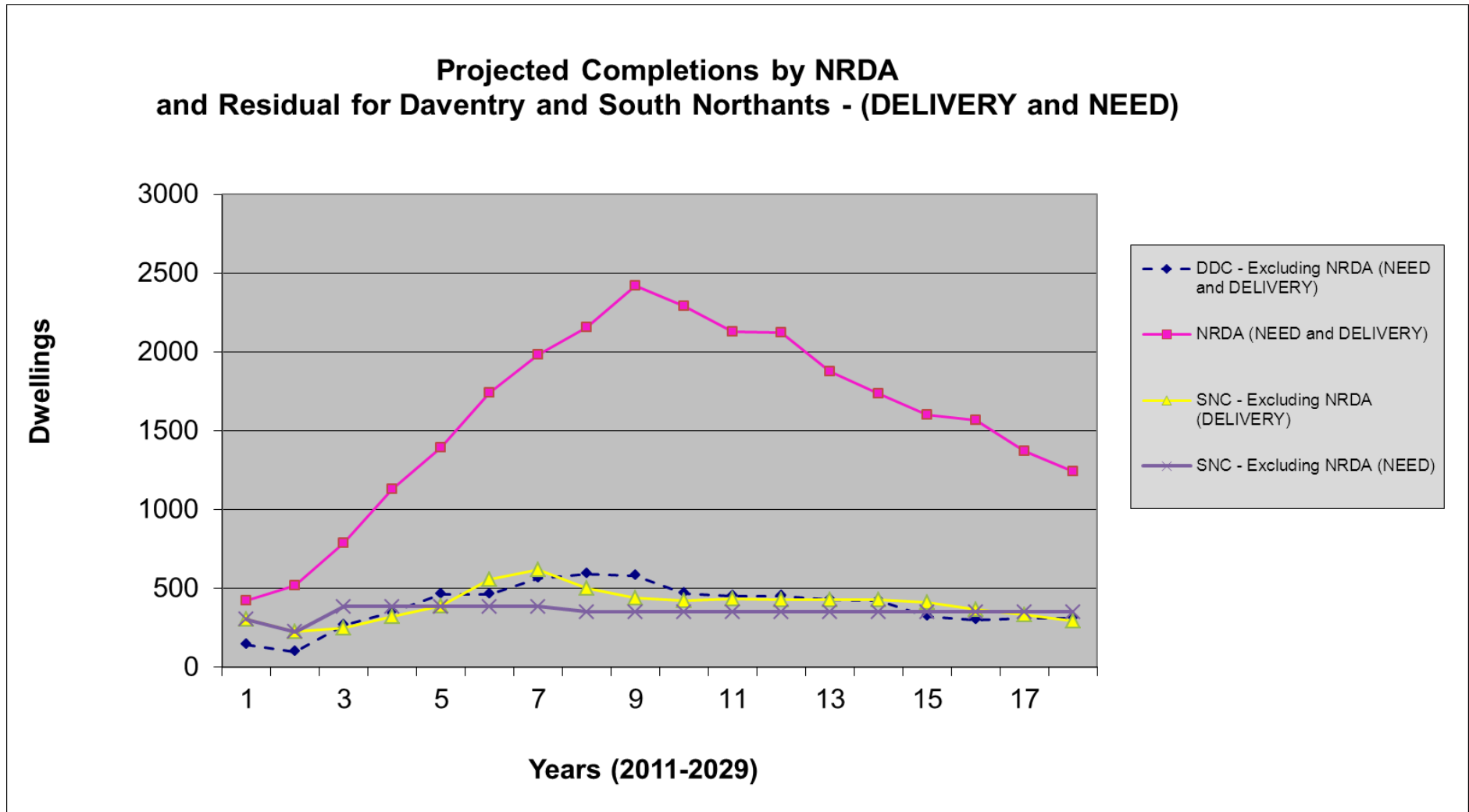
Section 18.0 – Appendices

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Section 18.0 – Appendices

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Section 19.0 – Glossary of Terms

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 62	257	Glossary of Terms	Additional Glossary definition for economic development. Factual update.	Insert the following new definition into Section 19.0 Glossary of Terms: <u>“Economic development: Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).”</u>	Factual update.
MM 63	257	Glossary of Terms	Amended Glossary definition of High Speed 2. Facutal update.	Update the HS2 definition as follows: “High Speed 2 (HS2) – A fast rail route <u>running initially</u> between London and Birmingham, with <u>later extensions to Leeds and Manchester, with the possibility of extension to Glasgow or the East Midlands.</u> ”	Factual update.
MM 64	258	Glossary of Terms	As agreed at the Examination Hearing Session 13.	Amend the definition of Local Centre as follows: “A centre that includes a range of small shops <u>and services</u> of a local <u>convenience</u> nature, serving a small catchment. They might typically include a small supermarket, a newsagent, a sub-post office, a pharmacy <u>and take-away. and laundrette as defined in PPS4.</u> ”	To ensure the definition is consistent with the words of the individual policies relating to Sustainable Urban Extensions.
MM 65	259	Glossary of Terms	Additional Glossary definition for safeguarding. Factual update.	Insert the following new definition into Section 19.0 Glossary of Terms: <u>“Safeguarding: This is a technical term for an established part of the planning system that protects large-scale infrastructure projects, such as roads or railways, from conflicting developments. It provides a statutory mechanism by which Local Planning Authorities (LPAs) must consult HS2 Ltd on new and undecided planning applications which fall within the safeguarded area and it provides HS2 Ltd with a statutory remit to comment on such applications. The safeguarding direction also puts in place statutory blight provisions whereby owners of land or property within the safeguarded area can serve a blight or purchase notice on the Secretary of State for Transport or Local Planning Authority respectively.”</u>	Factual update.

Proposed Main Modifications to the West Northamptonshire Joint Core Strategy (As submitted) (JSPC, 16/12/13)

Section 20.0 – Maps and Key Diagram

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 66	262	Figures 2 and 3	Modifications proposed as a consequence of the further work requested by the Inspector. Factual correction.	<p>Amend Figures 2 and 3 – The Key Diagram and Key Diagram Enlargement as follows:</p> <ol style="list-style-type: none"> 1. Add the following new allocated sites: <ul style="list-style-type: none"> • Policy E8 – Northampton Junction 16 Strategic Employment Site • Policy N9A – Northampton Norwood Farm / Upton Lodge SUE 2. Include extended boundaries for the following allocated sites: <ul style="list-style-type: none"> • Policy N3 – Northampton North SUE • Policy N4 – Northampton West SUE • Policy N6 – Northampton South of Brackmills SUE <p>Amend Figure 2 to replace the Policy C2 notation with Policy C3 notation.</p>	<ol style="list-style-type: none"> 1. To reflect the outcome of the objectively assessed needs work. 2. Factual correction.
MM 66	266	Figure 4	Modifications proposed as a consequence of the further work requested by the Inspector	<p>Amend Figure 4 – Northampton Related Development Area Map as follows:</p> <ol style="list-style-type: none"> 1. Add the following new allocated site: <ul style="list-style-type: none"> • Policy N9A – Northampton Norwood Farm / Upton Lodge SUE 2. Include extended boundaries for the following allocated sites: <ul style="list-style-type: none"> • Policy N3 – Northampton North SUE • Policy N4 – Northampton West SUE • Policy N6 – Northampton South of Brackmills SUE 	To reflect the outcome of the objectively assessed needs work.
MM 67	267	Figure 5	Modifications proposed as a	Amend Figure 5 – West Northamptonshire Proposals Map – to include the following:	<ol style="list-style-type: none"> 1. To reflect the outcome of the

Proposed Main Modifications to the West Northamptonshire Joint Core Strategy (As submitted) (JSPC, 16/12/13)

Section 20.0 – Maps and Key Diagram

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
			consequence of the further work requested by the Inspector. Factual update.	<ul style="list-style-type: none"> • NRDA Boundary • Neighbourhood Area • HS2 Safeguarded Area • Inset Maps 16 and 17 • Indicative Structural Greenspace associated with SUE – to be shown in the Legend. 	objectively assessed needs work. 2. Factual update.
MM 68	268	Inset 1	Factual update.	Added “HS2 Safeguarded Area”.	Factual update.
MM 69	269	Inset 2	Factual update.	Added “HS2 Safeguarded Area”.	Factual update.
MM 70	274	Inset 7	Modifications proposed as a consequence of the further work requested by the Inspector. Factual update.	Extended “Northampton West SUE” boundary. Amended Structural Greenspace associated with the SUE area. Added “Neighbourhood Area”.	1. To reflect the outcome of the objectively assessed needs work. 2. Factual update.
MM 71	275	Inset 8	Factual update.	Added “Neighbourhood Area”	Factual update.
MM 72	277	Inset 10	Modifications proposed as a consequence of the further work requested by the Inspector. Factual update.	Extended “Northampton North SUE” boundary. Amended Structural Greenspace associated with the SUE area Added “Neighbourhood Area”.	1. To reflect the outcome of the objectively assessed needs work. 2. Factual update.
MM 73	278	Inset 11	Modifications proposed as a	Extended “Northampton South of Brackmills SUE” boundary. Amended Structural Greenspace associated with the SUE area.	1. To reflect the outcome of the

Proposed Main Modifications to the West Northamptonshire Joint Core Strategy (As submitted) (JSPC, 16/12/13)

Section 20.0 – Maps and Key Diagram

Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
			consequence of the further work requested by the Inspector. Factual update.	Added “Unbuilt development with planning approval in principle / planning permission”.	objectively assessed needs work. 2. Factual update.
MM 74	280	Inset 13	Factual update.	Added “Neighbourhood Area”.	Factual update.
MM 75	283	Inset 16	Modifications proposed as a consequence of the further work requested by the Inspector.	New Inset Map for “Northampton Norwood Farm / Upton Lodge”.	To reflect the outcome of the objectively assessed needs work.
MM 76	284	Inset 17	Modifications proposed as a consequence of the further work requested by the Inspector.	New Inset Map for “Northampton Junction 16 Strategic Employment Site”.	To reflect the outcome of the objectively assessed needs work.
MM 77	286	Figure 7	Factual correction.	Special Protection Area Boundary corrected.	Factual correction.

Index of Amended Maps and Key Diagram
(See Proposed Modifications MM66 – MM77)

Figure 2 – West Northamptonshire Key Diagram & Legend

Figure 3 – West Northamptonshire Key Diagram Enlargement

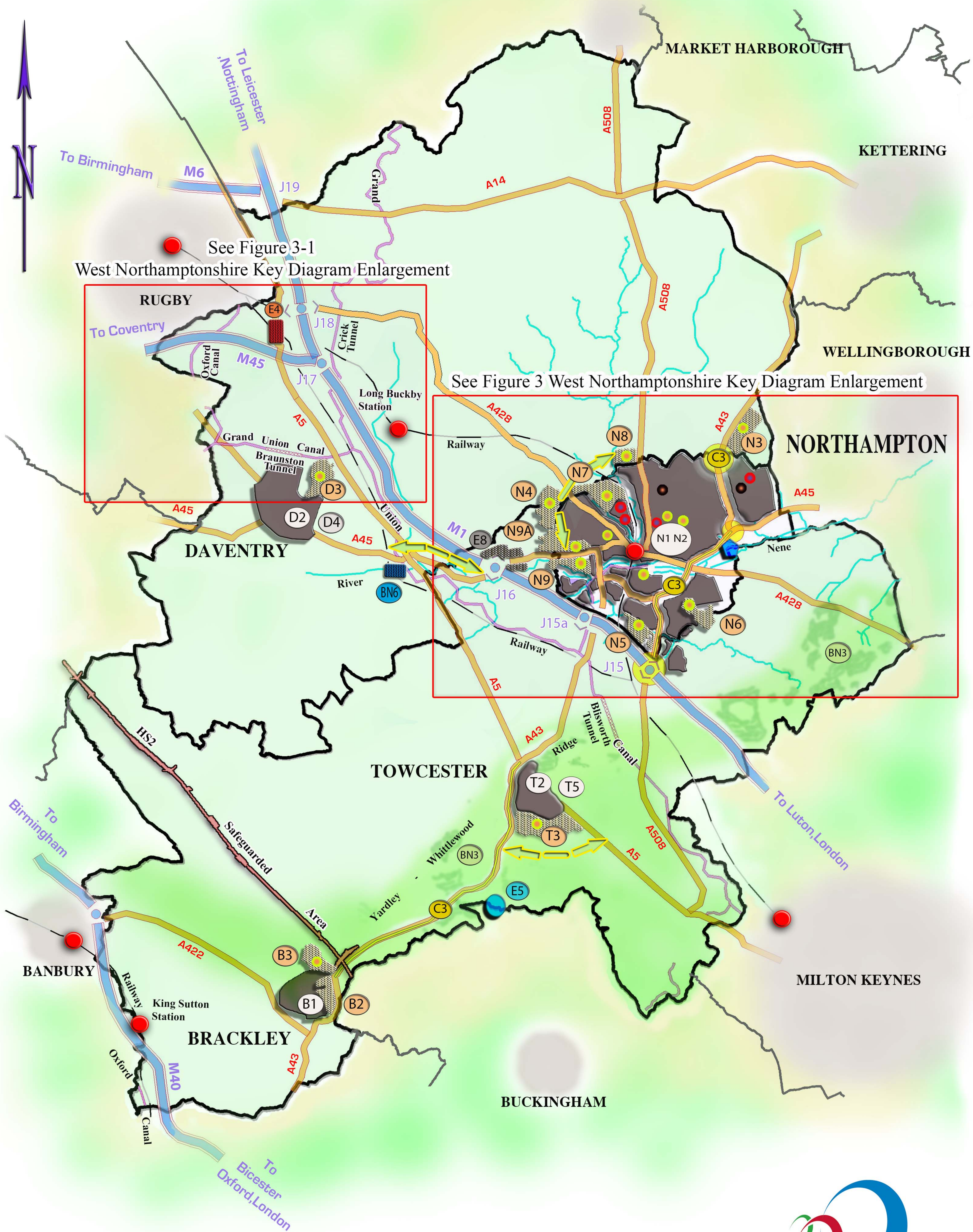
Figure 4 – Northampton Related Development Area Map

Figure 5 – West Northamptonshire Proposals Map & Insets

- Inset 1 – Brackley North SUE
- Inset 2 – Brackley East SUE
- Inset 7 – Northampton West SUE
- Inset 8 – Northampton Kings Heath SUE
- Inset 10 – Northampton North SUE
- Inset 11 – Northampton South of Brackmills SUE
- Inset 13 – Northampton Upton Park SUE
- Inset 16 – Northampton Norwood Farm/ Upton Lodge SUE
- Inset 17 – Northampton Junction 16 Strategic Employment Site

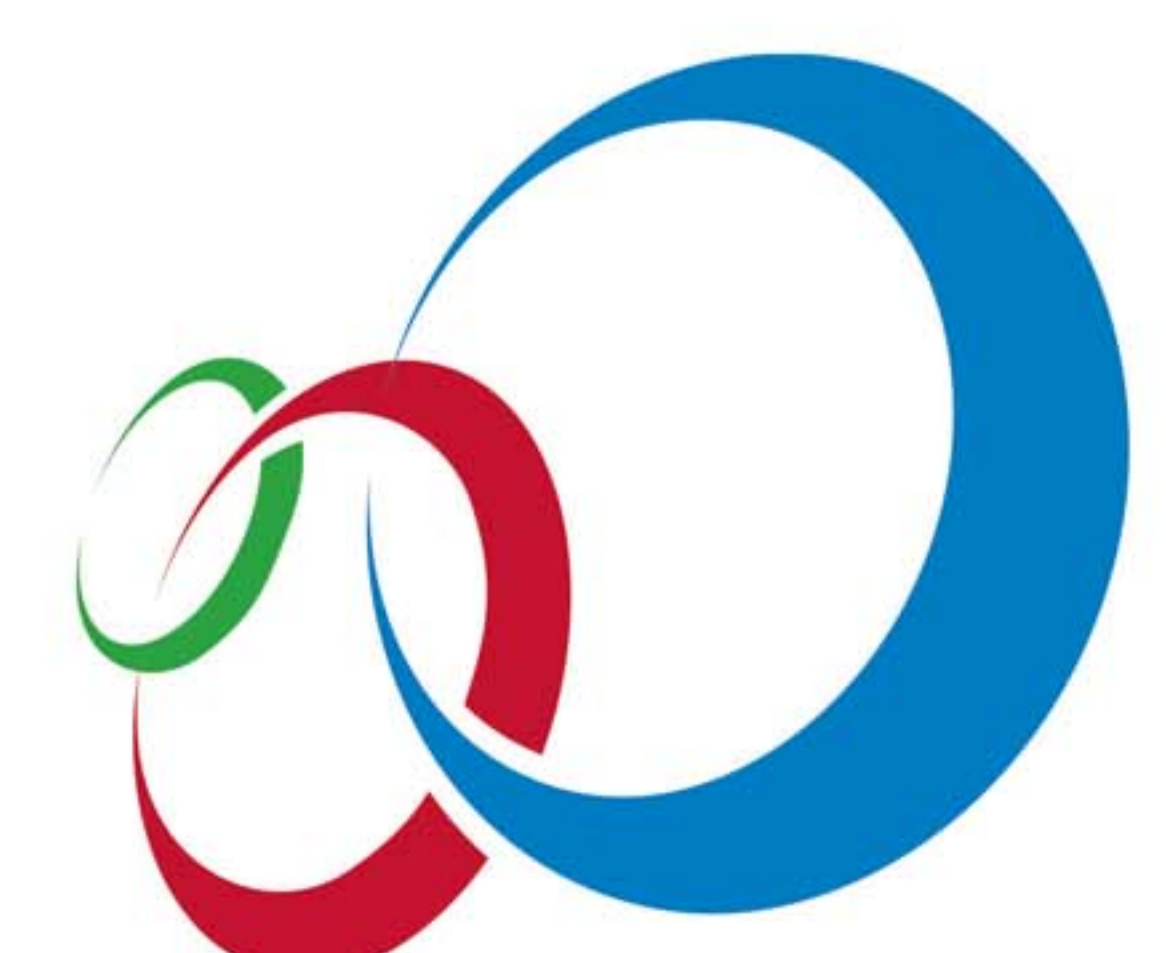
Figure 7 – Upper Nene Valley Gravel Pits Special Protection Area

Figure 2 - West Northamptonshire Key Diagram (Revised) Version 3



See Figure 3-1
West Northamptonshire Key Diagram Enlargement

See Figure 3 West Northamptonshire Key Diagram Enlargement



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West Northamptonshire key diagram

LEGEND

(Revised)

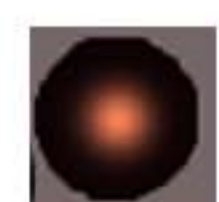
Version 2

Places

Northampton Town Centre
Policy No N1 & N2



Northampton District Centres
Policy No S2



Existing & Proposed
Local Centres
Policy No S2



Daventry Town Centre
Policy No D2



Towcester Town Centre
and Moat Lane regeneration area
Policy No T2



Towcester Racecourse
Policy No T5



Spatial Strategy for Brackley
Policy No B1



Northampton Areas of
Community Regeneration
Policy No N11

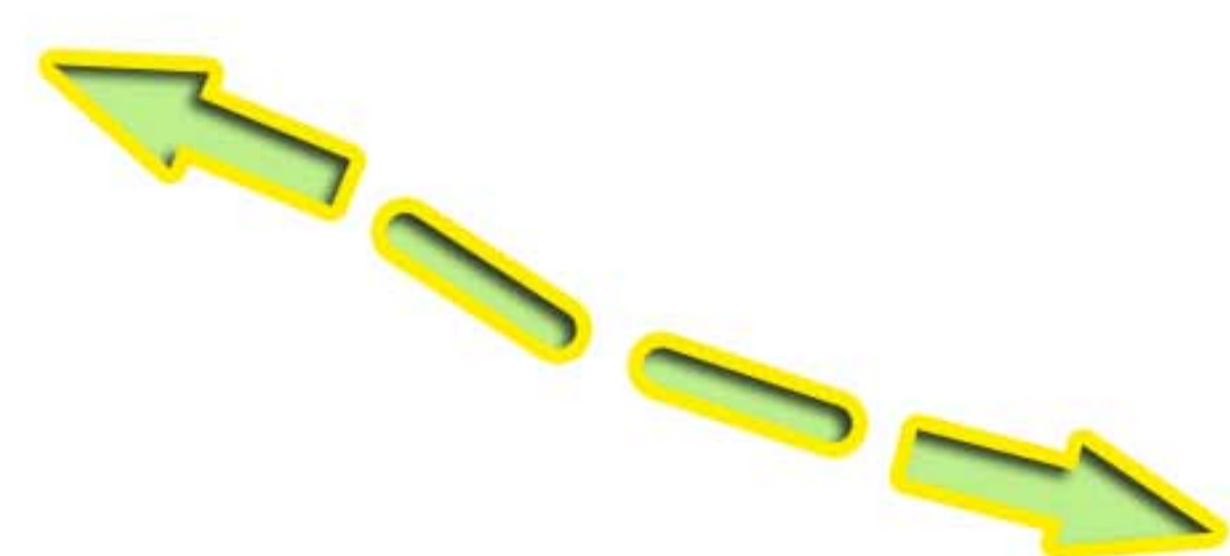


Daventry Area of
Community Regeneration
Policy No D4



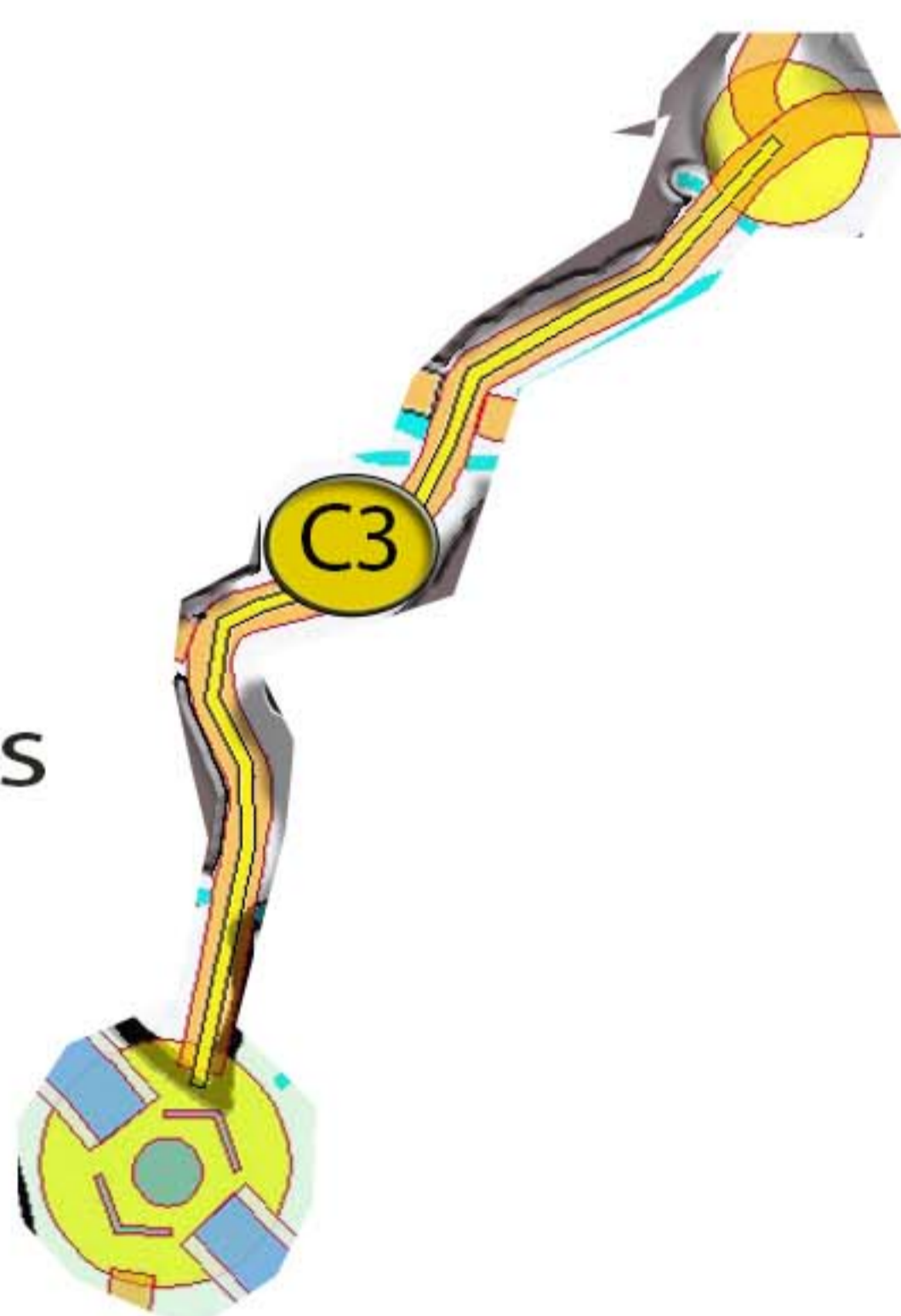
Improvement to Road Infrastructure

Northampton North West Bypass



Daventry Development Link

Towcester Relief Road

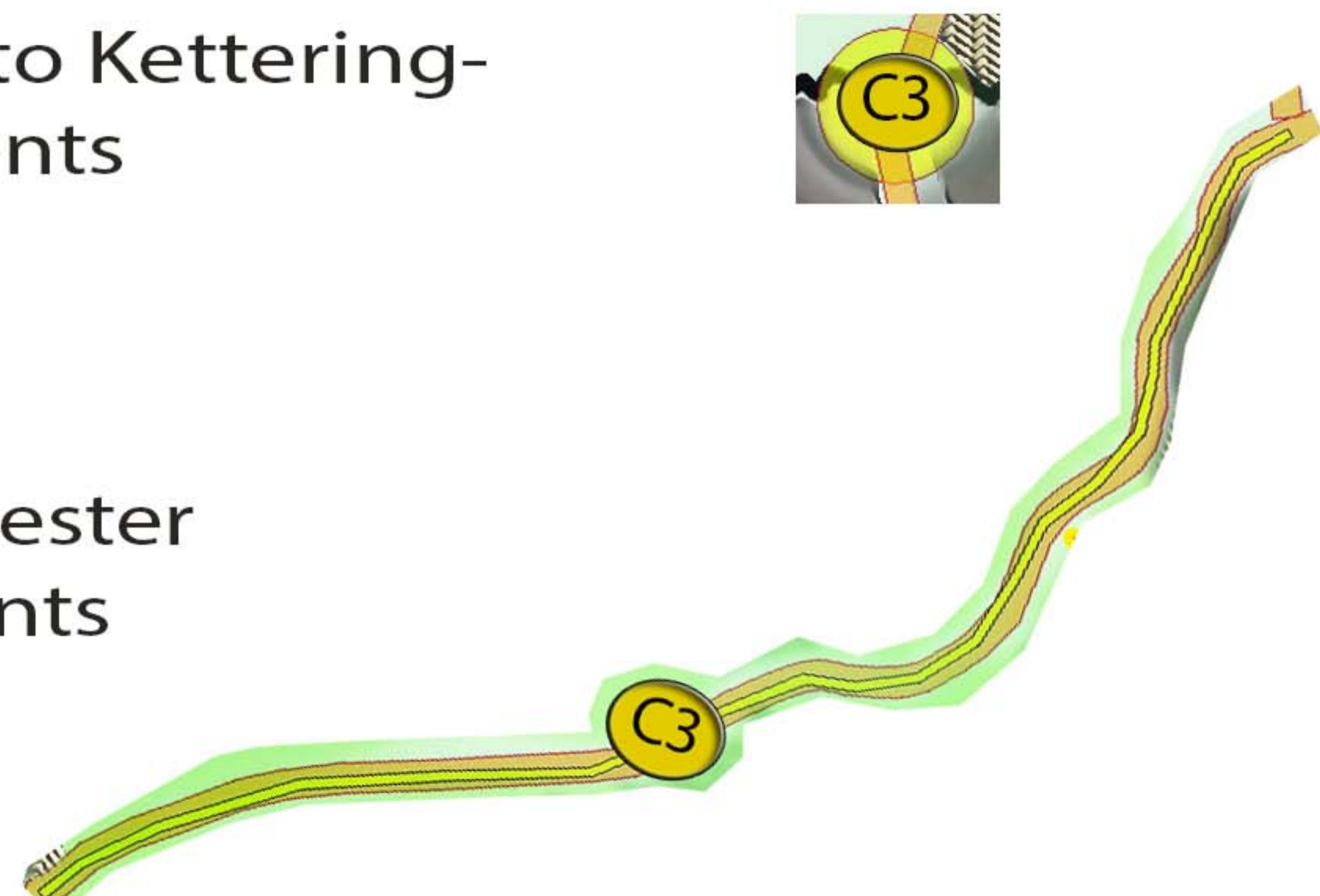


A45/M1 Junction 15 to Great Billing
Way Interchange-Junction Improvements
Policy C3



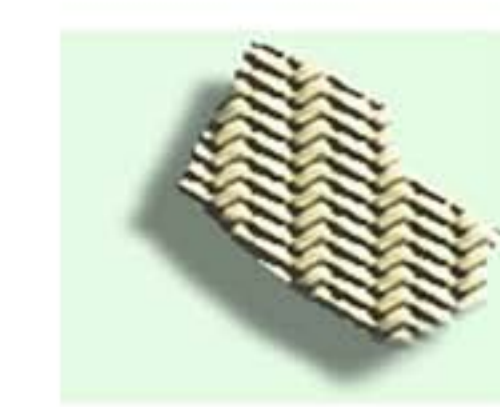
A45 Round Spinney to Kettering-
Junction Improvements
Policy C3

A43 Brackley to Towcester
Junction Improvements
Policy C3



Sustainable Urban Extensions

SUE Shown thus

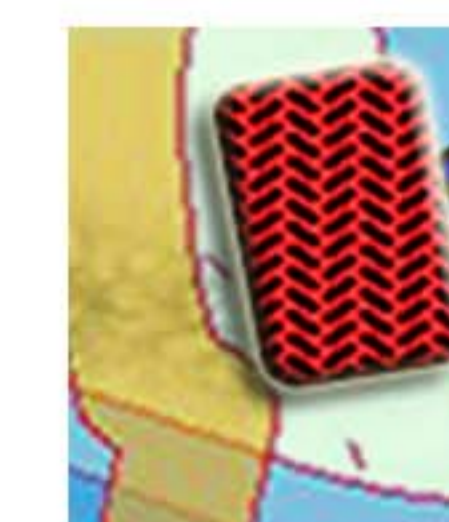


Policy No



Strategic Employment Sites

DIRFT
Policy No E4



Silverstone Circuit
Policy No E5



Northampton Junction 16
Policy No E8



Built & Natural Environment

Woodland Enhancement and Creation
Yardley Whittlewood Ridge
Policy No BN3



Upper Nene Valley Gravel Pits, SPA
Policy No BN4



Weedon Depot
Policy No BN6



The River Nene Strategic River Corridor
Policy No BN8



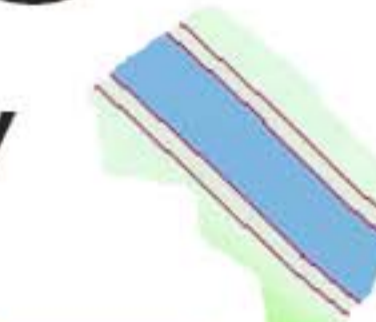
Transportation

HS2 Safeguarded Area



Existing Features

Motorway



A Roads



Railway/Stations



Existing Urban Areas



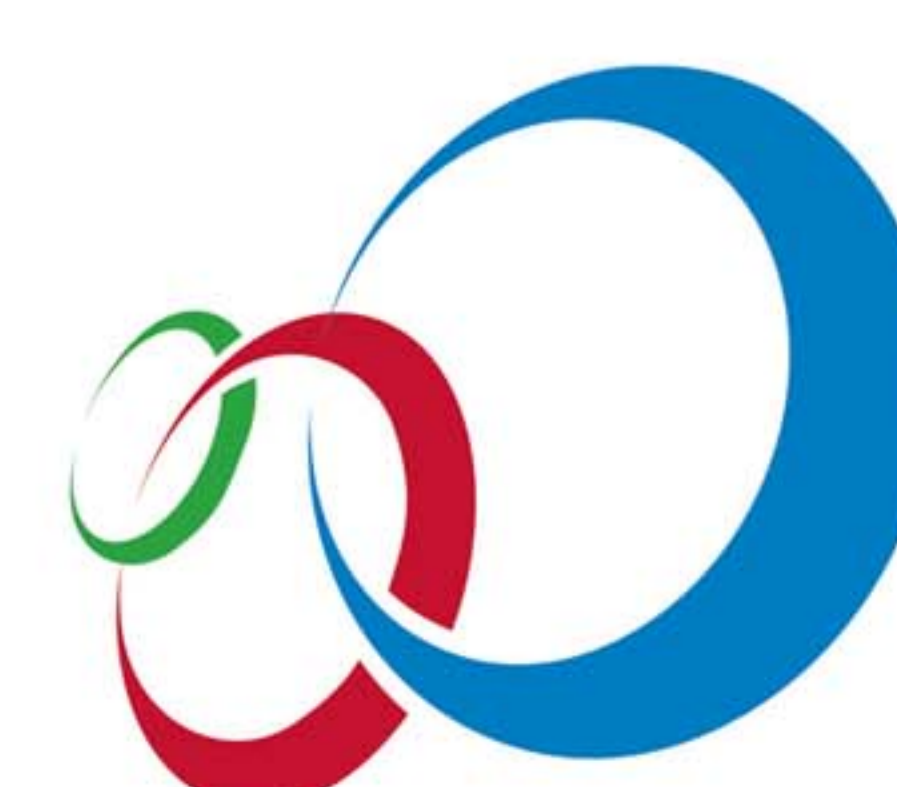
Unbuilt Development
with planning approval
in principle



Existing Towns
Outside
West Northamptonshire

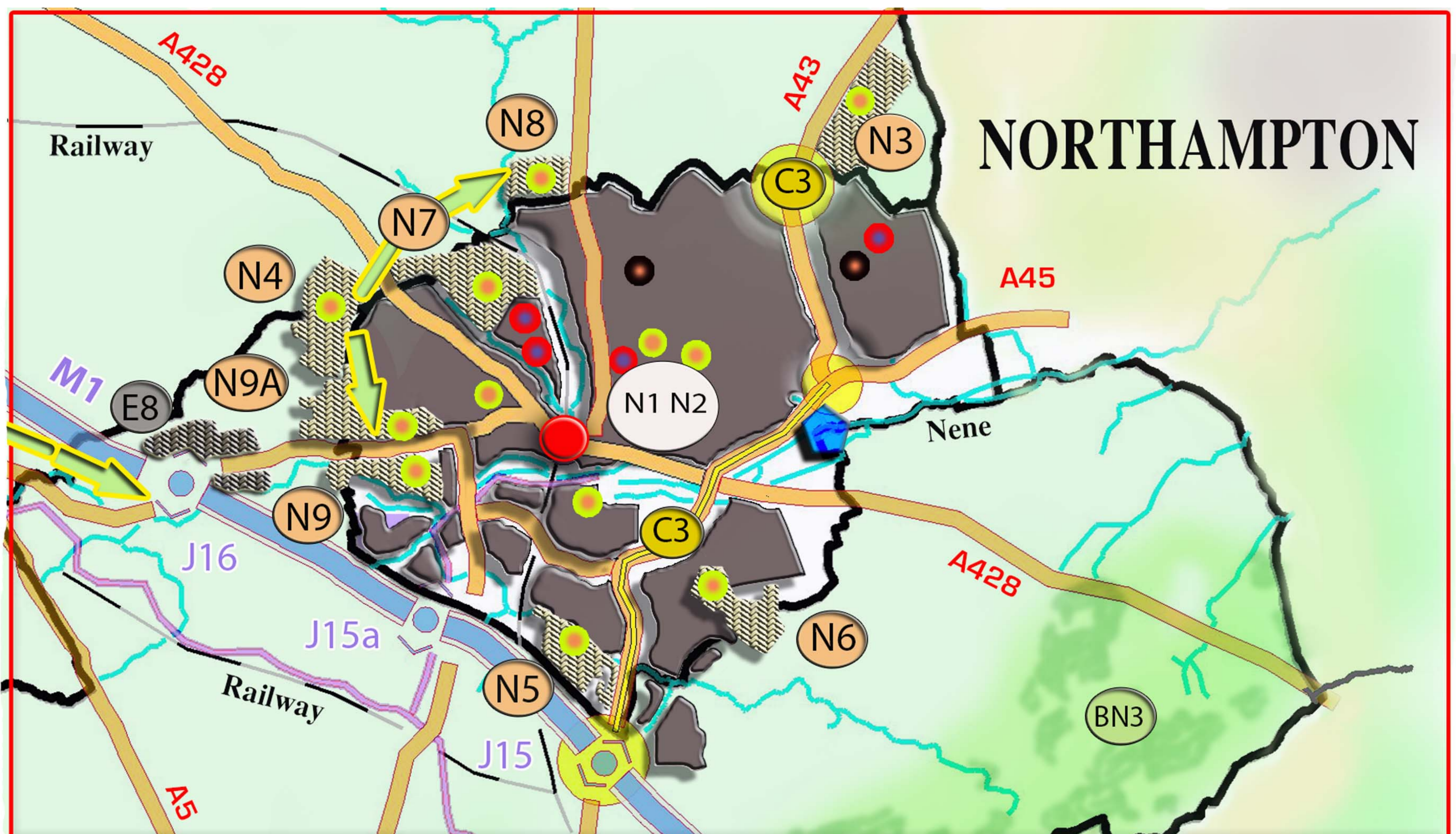


Existing Canals



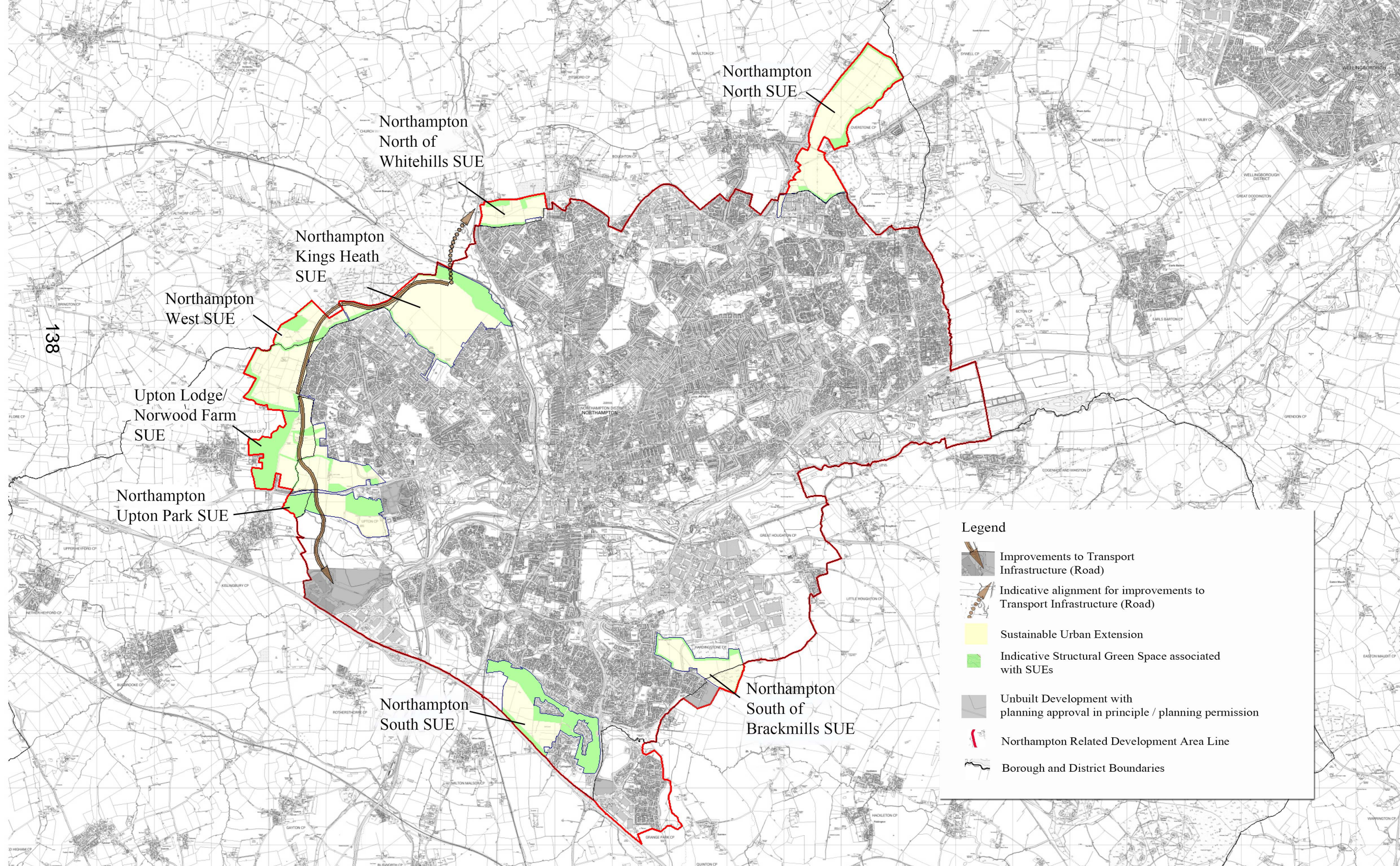
West Northamptonshire
Joint Planning Unit

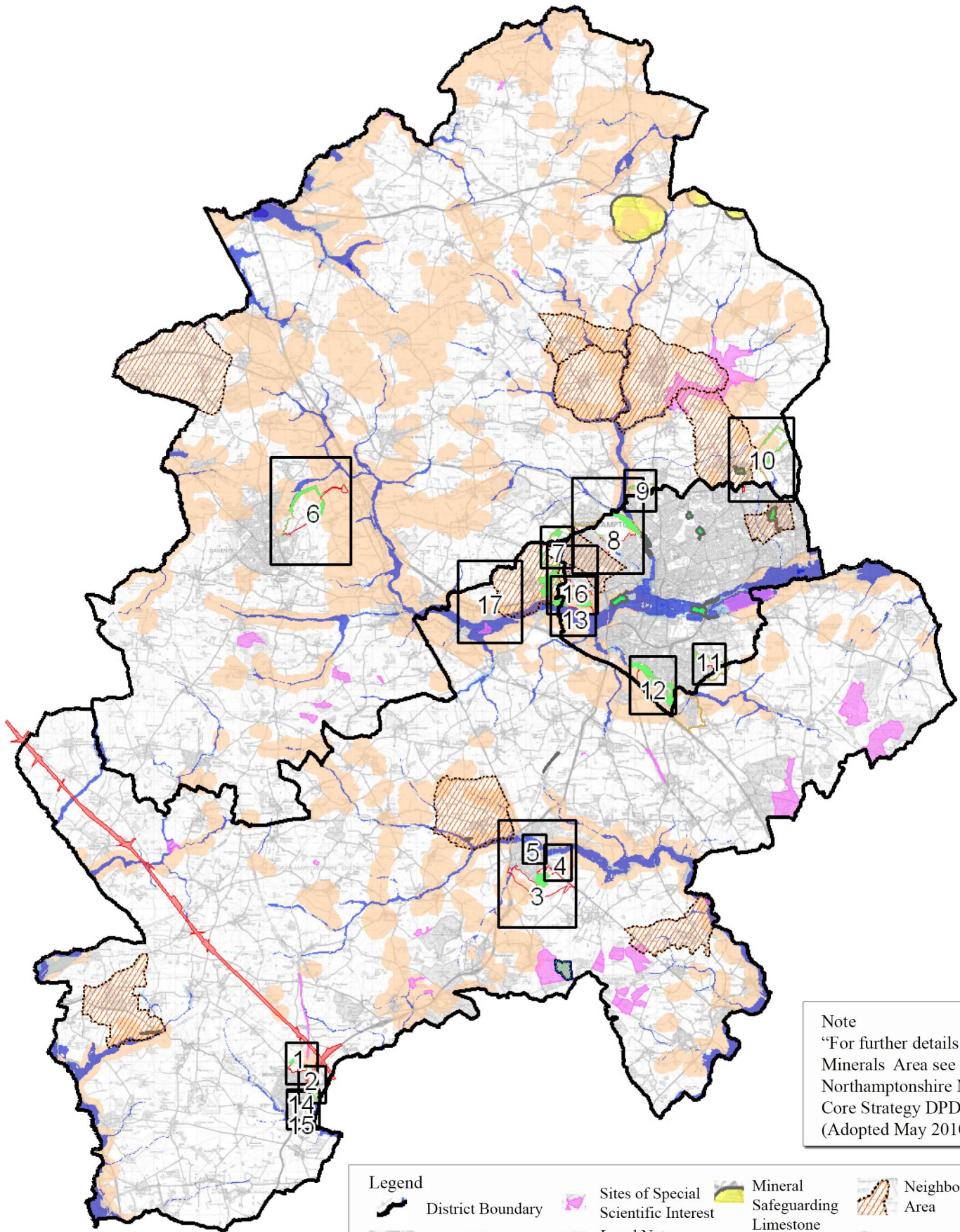
Figure 3-West Northamptonshire Key Diagram Enlargement (Revised) Version 3



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Joint Planning Unit**

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Note
 "For further details about Minerals Area see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)"

Legend	
District Boundary	Sites of Special Scientific Interest
Inset Map	Local Nature Reserves
SUE Boundary	National Nature Reserve
Green Space associated with SUE	Mineral Safeguarding Limestone
Mineral Safeguarding Sand & Gravel NRDA	Neighbourhood Area
HS2 Safeguarded Area	Flood Zone 2
Flood Zone 2	Flood Zone 3
Flood Zone 3	



Name: Proposal Maps
 Date: 14th October 2013
 Scale: 1:250000 @ A4
 Dept: JPU
 Project: JCS

Title
Figure 5 - West Northamptonshire Proposal Map (Revised)

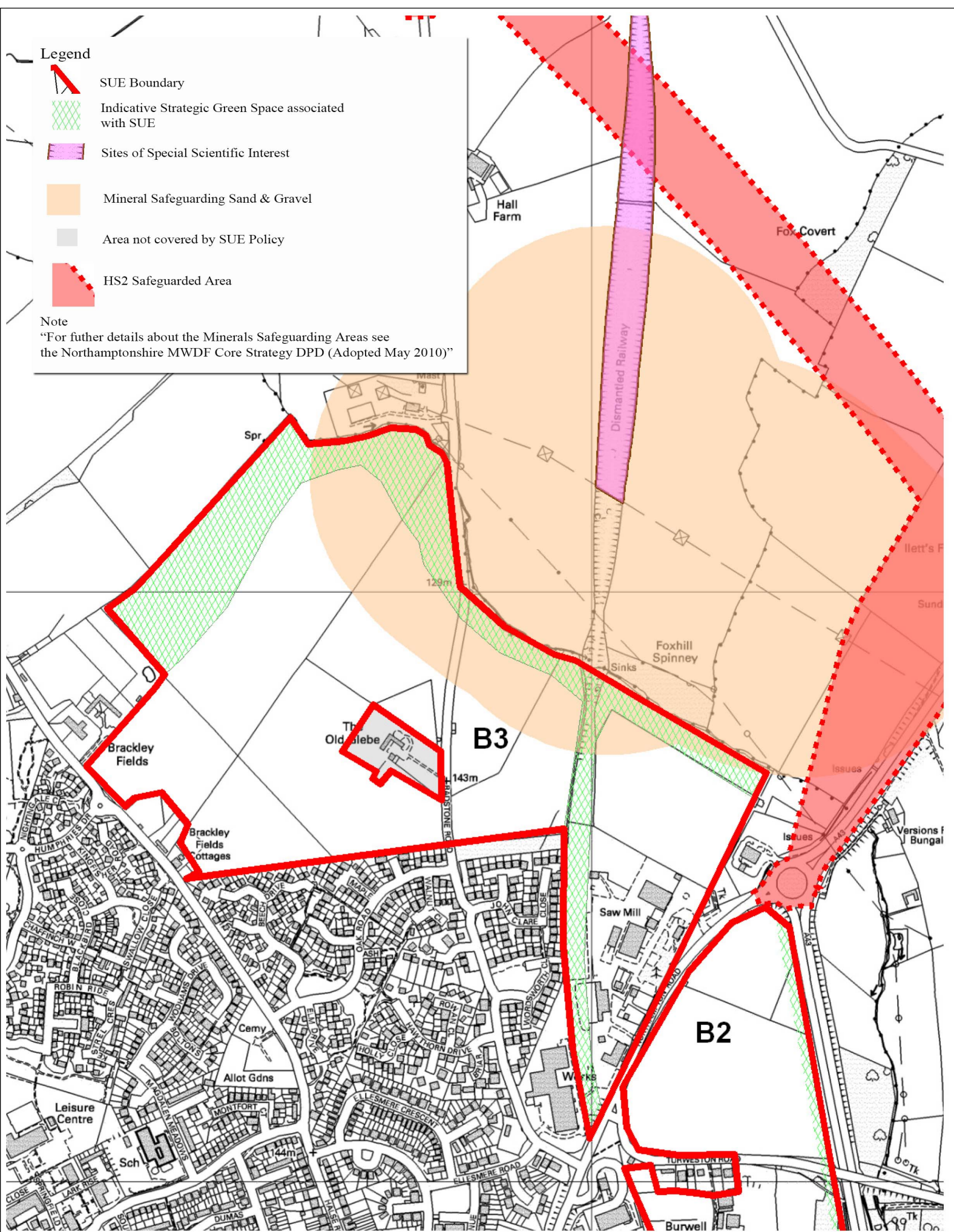
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Legend

-  SUE Boundary
-  Indicative Strategic Green Space associated with SUE
-  Sites of Special Scientific Interest
-  Mineral Safeguarding Sand & Gravel
-  Area not covered by SUE Policy
-  HS2 Safeguarded Area

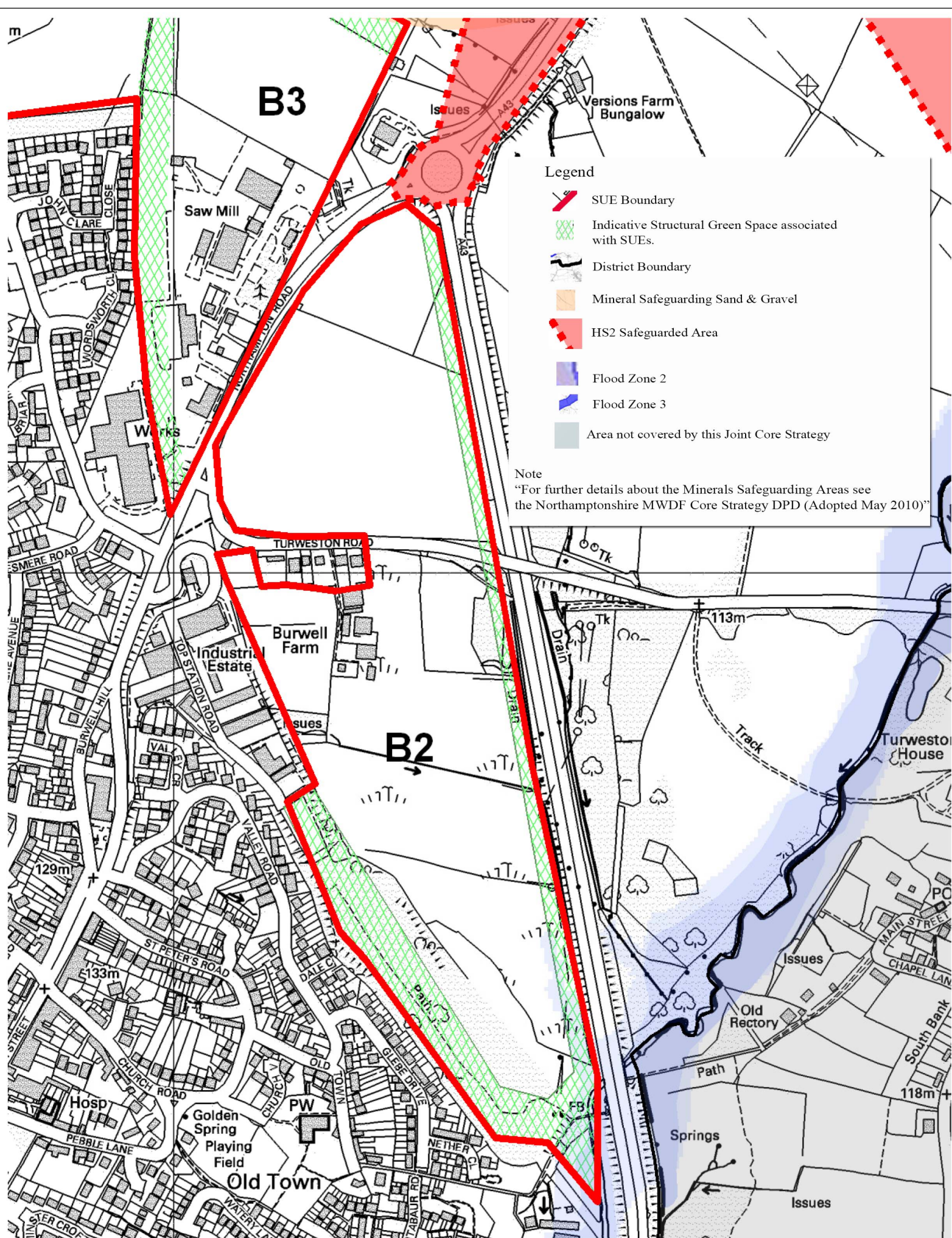
Note

"For further details about the Minerals Safeguarding Areas see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)"



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 Dept: JPU
 Project: Proposed Map Review

Title
 INSET 1 - Brackley North SUE (Policy B3)(Revised)
 140
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Legend

-  SUE Boundary
-  Indicative Structural Green Space associated with SUEs.
-  District Boundary
-  Mineral Safeguarding Sand & Gravel
-  HS2 Safeguarded Area
-  Flood Zone 2
-  Flood Zone 3
-  Area not covered by this Joint Core Strategy

Note
 "For further details about the Minerals Safeguarding Areas see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)"



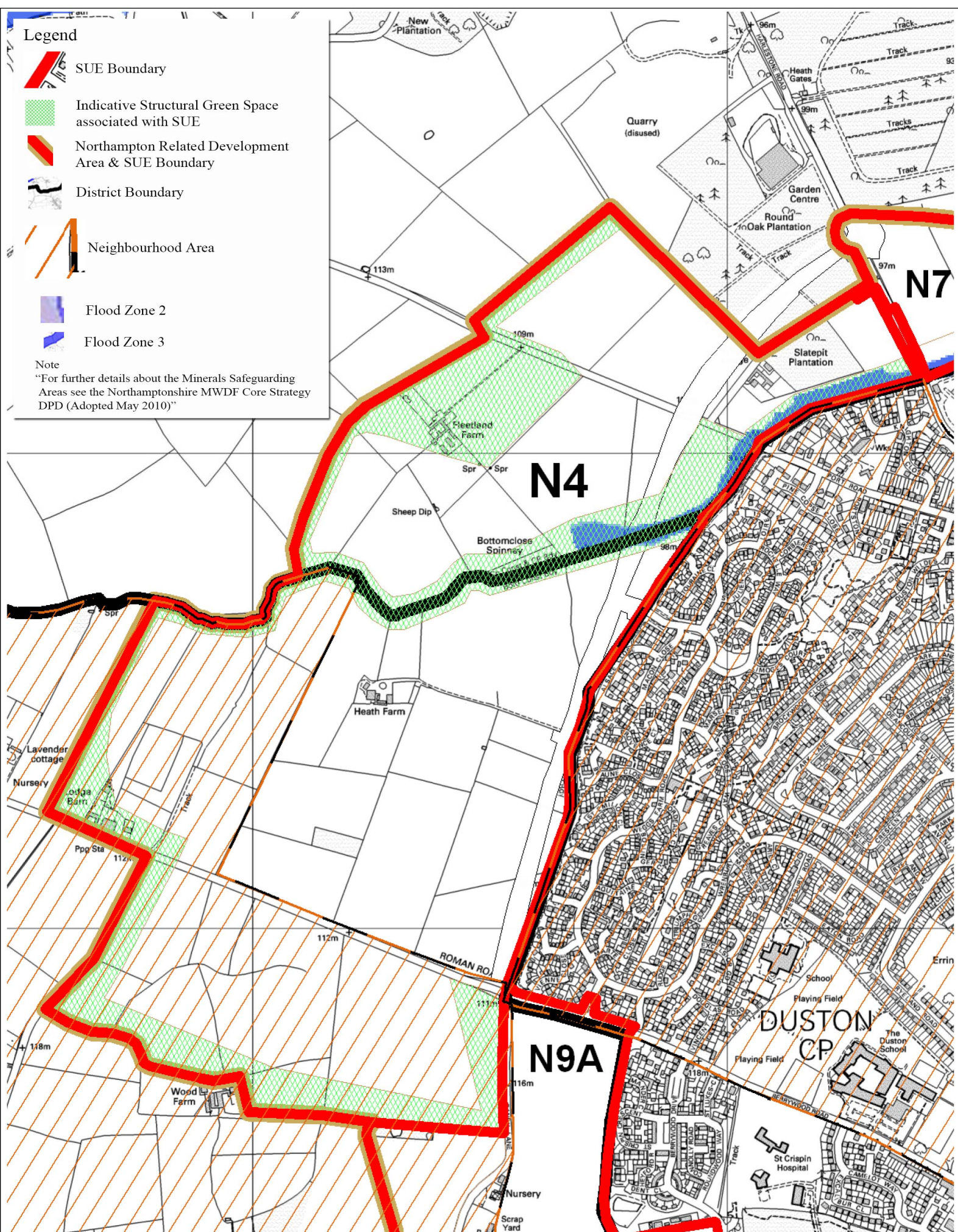
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Legend

-  SUE Boundary
-  Indicative Structural Green Space associated with SUE
-  Northampton Related Development Area & SUE Boundary
-  District Boundary
-  Neighbourhood Area
-  Flood Zone 2
-  Flood Zone 3

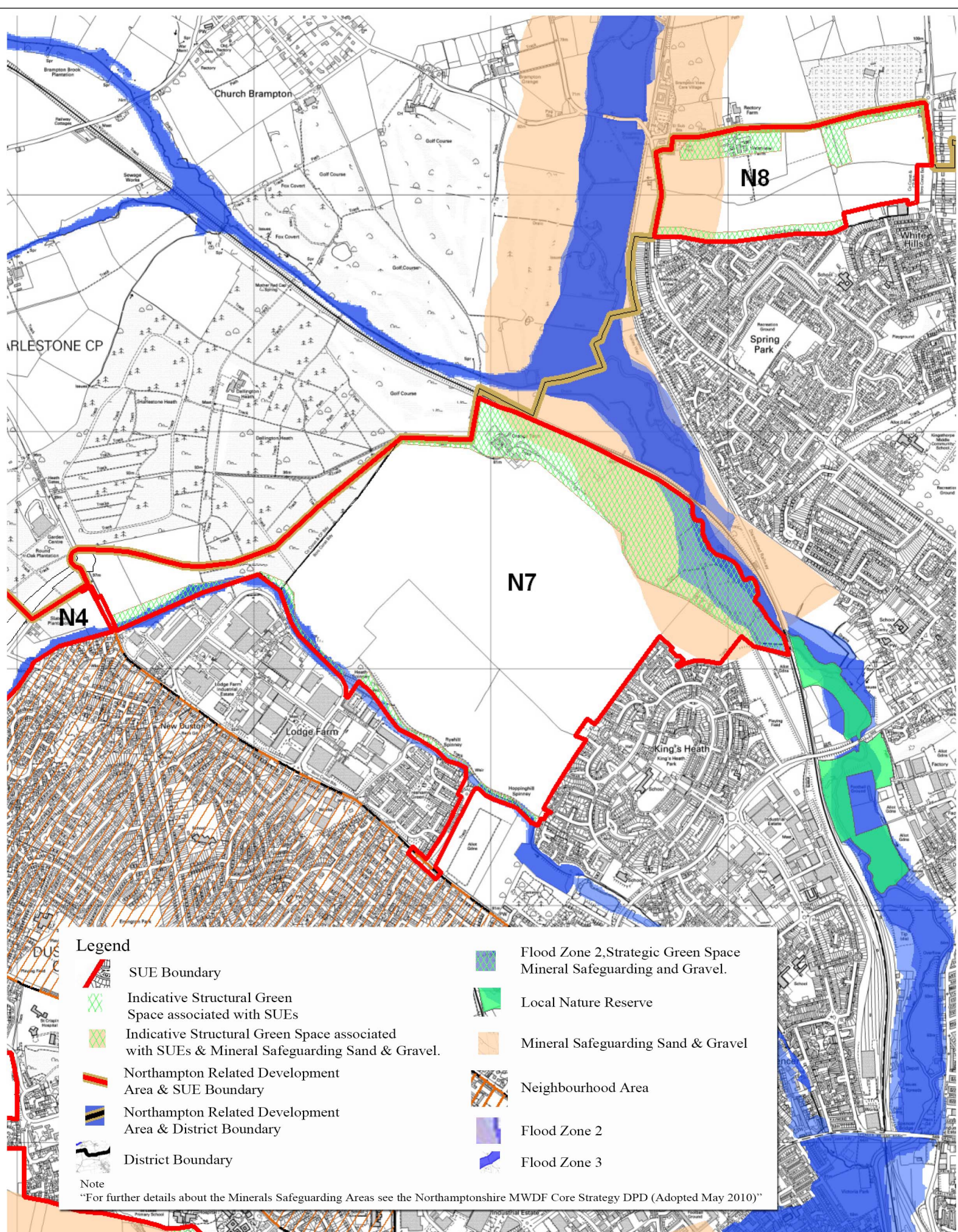
Note
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 Project: Proposal Maps Rev

Title
INSET 7 - Northampton West SUE (Policy N4)(Revised)

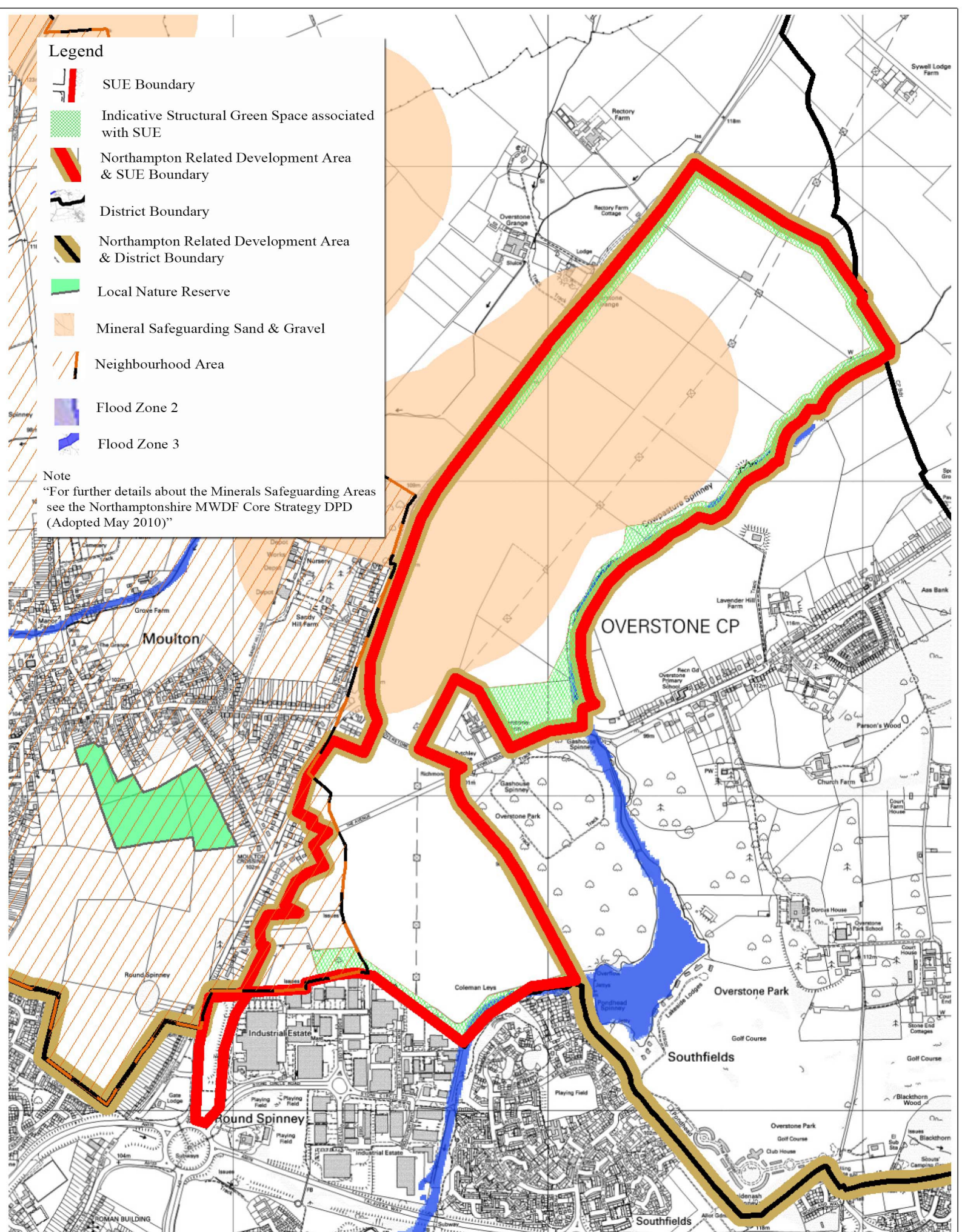
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Legend

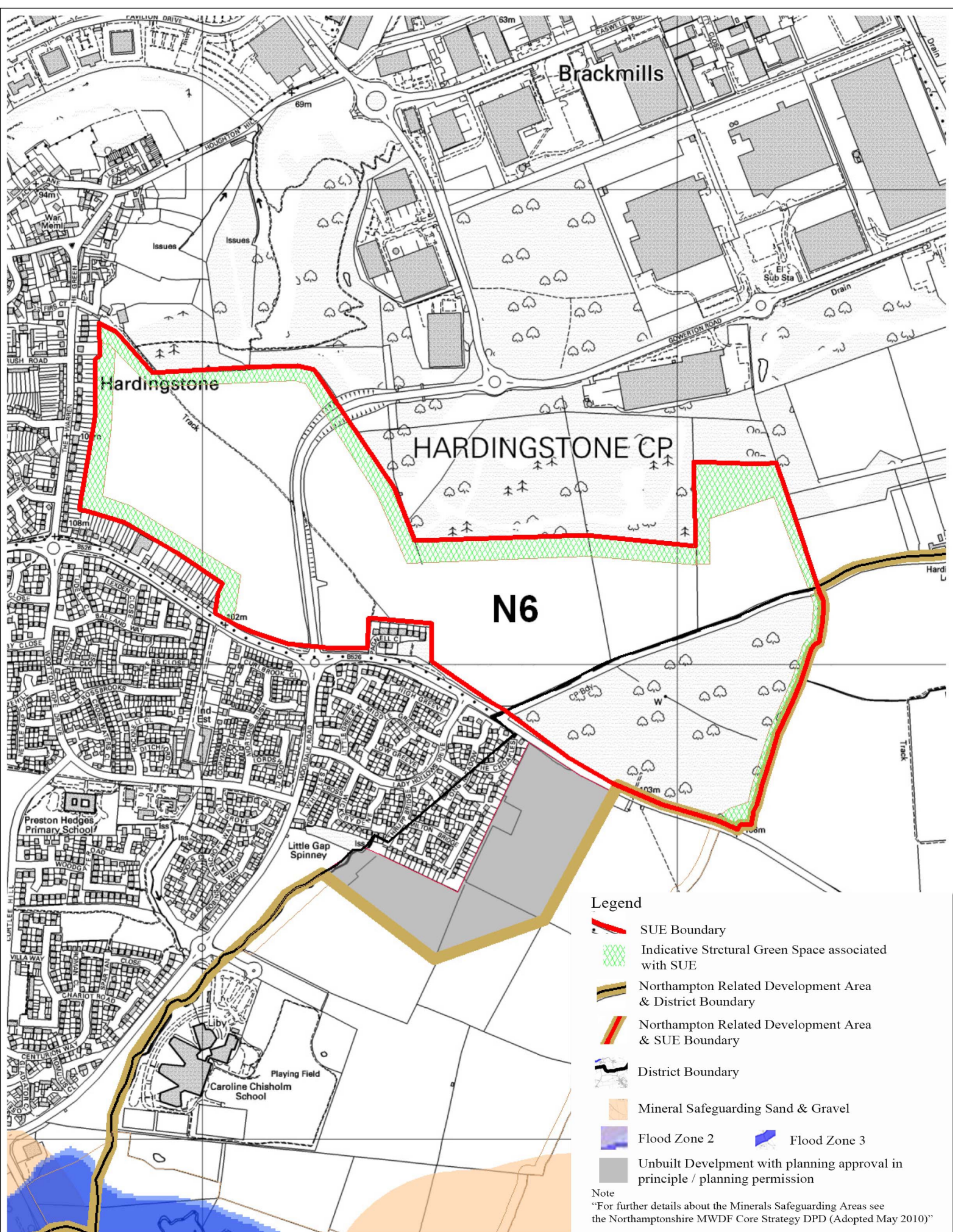
-  SUE Boundary
-  Indicative Structural Green Space associated with SUE
-  Northampton Related Development Area & SUE Boundary
-  District Boundary
-  Northampton Related Development Area & District Boundary
-  Local Nature Reserve
-  Mineral Safeguarding Sand & Gravel
-  Neighbourhood Area
-  Flood Zone 2
-  Flood Zone 3

Note
 "For further details about the Minerals Safeguarding Areas see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)"



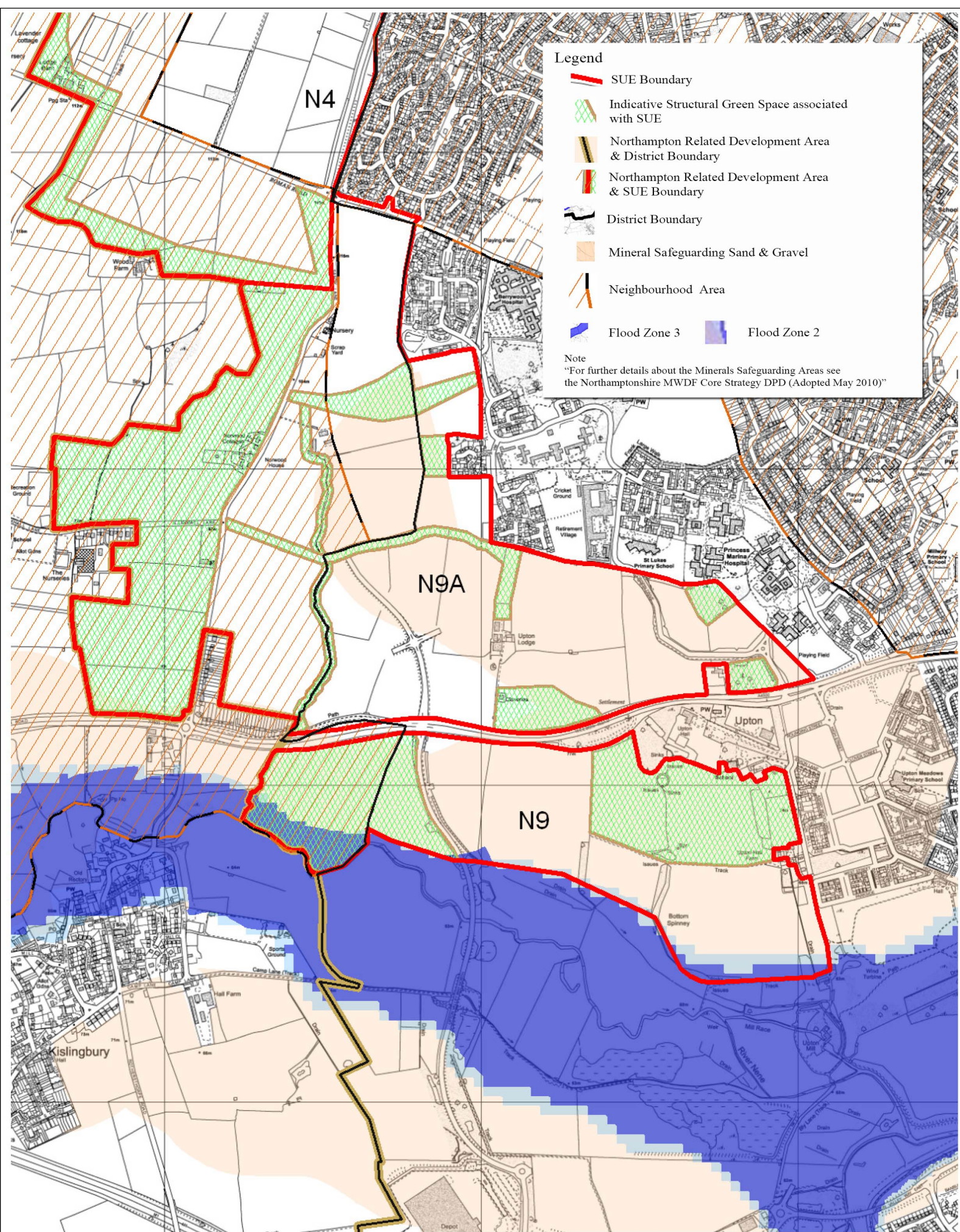
Name: INSET 10
 Date: 12th November 2013
 Scale: 1:15000 @ A4
 Dept: JPU
 Project: Proposal Maps Rev

Title
INSET 10 - Northampton North SUE (Policy N3)(Revised)
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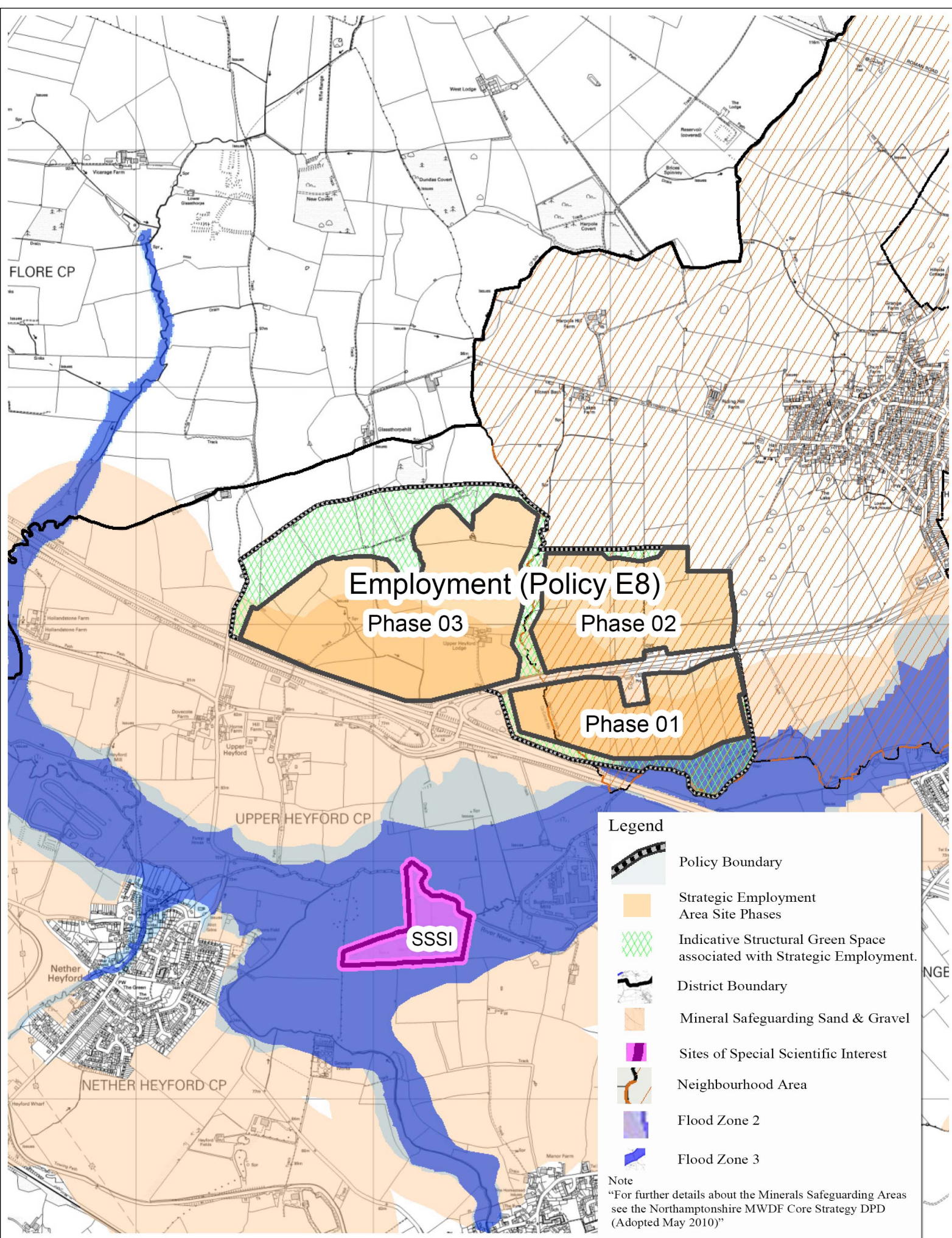
Name: INSET 11
 Date: 12th November 2013
 Scale: 1:10000 @ A4
 Dept: JPU
 Project: Proposal Maps Rev

Title
 INSET 11 - Northampton South of Brackmills SUE (Policy N6)(Rev)
 145
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Name: INSET 16
 Date: 24th October 2013
 Scale: 1:15000 @ A4
 Dept: JPU
 Project: Proposed Maps Rev

Title Northampton Upton Lodge / Norwood Farm
 INSET 16 - (Policy N9A) (New)
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Legend

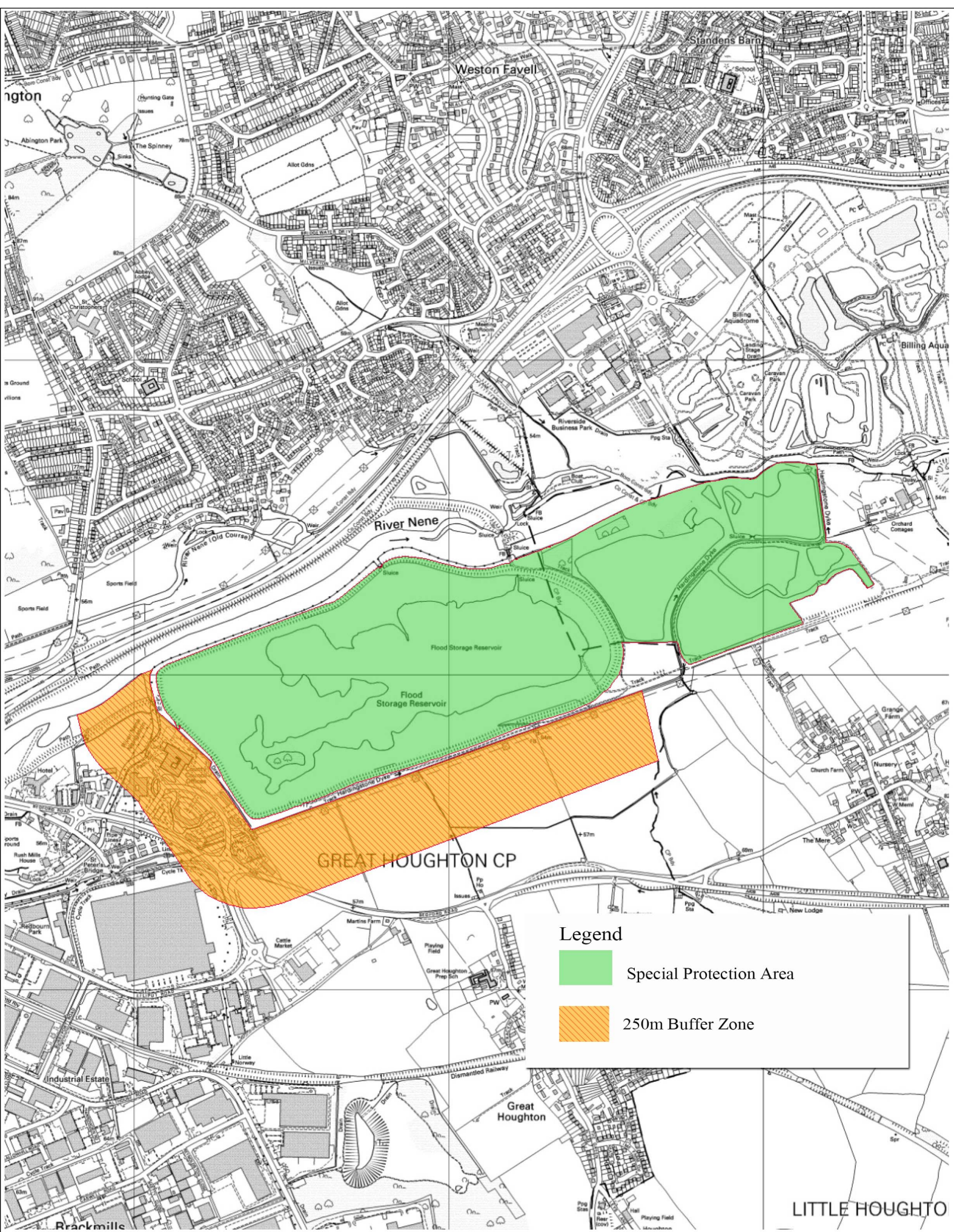
- Policy Boundary
- Strategic Employment Area Site Phases
- Indicative Structural Green Space associated with Strategic Employment.
- District Boundary
- Mineral Safeguarding Sand & Gravel
- Sites of Special Scientific Interest
- Neighbourhood Area
- Flood Zone 2
- Flood Zone 3

Note
 "For further details about the Minerals Safeguarding Areas see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)"



Name: Inset 17
 Date: 11th November 2013
 Scale: 1:20000 @ A4
 Dept: JPU
 Project: JCS

Title Northampton Junction 16 Strategic
INSET 17 - 148 Employment Site (Policy E8) (New)
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Name: Figure 7
 Date: 12th November 2013
 Scale: 1:15000
 Dept: JPU
 Project: JCS

Title
Upper Nene Valley Gravel Pits
Figure 7 - 149 Special Protection Area (SPA) (Policy BN4)(Revised)

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Appendix 2

Communication and Consultation Strategy for the Proposed Main Modifications to the West Northamptonshire Joint Core Strategy Local Plan Part 1 (as submitted)

Stage	Timing	Actions
Proposed Main Modifications – Statutory period for representations	January – February 2014 6 week statutory period from 14 January – 25 February 2014	<ol style="list-style-type: none">1. Joint news release.2. Social media communications i.e. Twitter, Facebook.3. Advert to be placed in local newspapers circulating across the West Northamptonshire area.4. All Proposed Main Modifications related documents to be made available at the Partner Councils' offices, and in all the other 'deposit venues' specified in the adopted Statements of Community Involvement.5. All Proposed Main Modifications related documents to be made available for review/ download with full 'on-line' representations facilities available on the JPU website with links from the Partner Councils' websites.6. Letters or emails explaining the Proposed Main Modifications to the JCS sent to the specific consultation bodies¹, the general consultation bodies² and all organisations and individuals (including Town and Parish Councils) on the JPU Consultation database containing the following:<ul style="list-style-type: none">• The statement of representation procedures;• The statement of arrangements (i.e. when and where the documents are available); and• A Representation Form and Guidance Note for Respondents.7. Paper copies of the Proposed Main Modifications related documents to be made available on request.

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¹ The specific consultation bodies are listed in Regulation 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and relate to organisations responsible for services and utilities and infrastructure provision.

² The general consultation bodies are also specified in Regulation 2 of the 2012 Regulations and comprise:

- voluntary bodies some or all of whose activities benefit any part of the local planning authority's area
- bodies which represent the interests of:
 - different ethnic or national groups in the local authority's area
 - different religious groups in the local planning authority's area
 - disabled people in the local planning authority's area
 - persons carrying on business in the local planning authority's area

ERRATUM



West Northamptonshire Joint Core Strategy Local Plan (Part 1) Proposed Main Modifications to the West Northamptonshire Joint Core Strategy (As submitted)

MM4 – Table 1 – Objectively Assessed Housing Need – By District

Within this Proposed Main Modification is a reference to amend Table 1. Due to typographical errors the proposed amendments to Table 1 do not correctly reflect the objectively assessed housing need by District. The Proposed Main Modification should read as follows:

Proposed Modification to amend Table 1 in the Amount of Housing Required part of Section 5: Spatial Strategy and Key Diagram (see Proposed Modification MM4 above)

Table 1 - *Housing Requirement 2001-2026 (Rounded) Objectively Assessed Housing Need – By District*

Borough/ District	Total Housing Requirement 2001-2026 <u>2029</u>	Completions 2001-2006	Completions 2006-2011 2010	<i>Outstanding Planning Permissions and Approvals in Principle at 1 April <u>2011</u> 2010</i>	Remaining Requirement <u>2011 2010-</u> <u>2026 2029</u>
Daventry District	11,900 11,880 <u>9839</u>	1,720 1,725	<u>1,130</u> 970	1,770 1,830	7,280 7,360 <u>6984</u>
Northampton Borough	26,200 26,220 <u>35,108</u>	5,180 <u>5,175</u>	<u>4,175</u> 3,850	<u>9,380</u> 9,190	7,470 8,000 <u>25,758</u>
South Northamptonshire District	12,050 <u>13,183</u>	2,980 <u>2,975</u>	1,190 980 <u>1,190</u>	2,820 2,080	5,060 6,010 <u>9,018</u>
Total	50,150 58,130	9,880 9,875	6,490 5,800 6,495	13,970 13,100	19,810 21,370 41,760

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ERRATUM

MM4 – Table 2 - Objectively Assessed Housing Need - By Plan Area

Within this Proposed Main Modification is a reference to amend Table 2. Due to typographical errors the proposed amendments to Table 2 do not correctly reflect the objectively assessed housing need by Plan Area. The Proposed Main Modification should read as follows:

Proposed Modification to insert a new Table 2 in the Amount of Housing Required part of Section 5: Spatial Strategy and Key Diagram (see Proposed Modification MM4 above)

Table 2: Objectively Assessed Housing Need - By Plan Area

	<u>Total Housing Requirement 2001-2029</u>	<u>Completions 2001-2006</u>	<u>Completions 2006-2011</u>	<u>Remaining requirement 2011-2029</u>
152 <u>Daventry District (excluding NRDA)</u>	<u>9,839</u>	<u>1,725</u>	<u>1,130</u>	<u>6,984</u>
<u>Northampton Related Development Area</u>	<u>39,241</u>	<u>6,550</u>	<u>4,233</u>	<u>28,458</u>
<u>South Northamptonshire Council (excluding NRDA)</u>	<u>9,050</u>	<u>1,602</u>	<u>1,130</u>	<u>6,318</u>
<u>Total</u>	<u>58,130</u>	<u>9,877</u>	<u>6,493</u>	<u>41,760</u>

ERRATUM

MM4 – Table 4 – Proposed Housing Delivery (breakdown)

Within this Proposed Main Modification is a reference to amend Table 4. Due to typographical errors the proposed amendments to Table 4 do not correctly reflect the proposed housing delivery. The Proposed Main Modification should read as follows:

Proposed Modification to insert a new Table 4 in the Amount of Housing Required part of Section 5: Spatial Strategy and Key Diagram (see Proposed Modification MM4 above)

Table 4: Proposed housing delivery (breakdown)

<u>Plan Area</u>	<u>Total Housing Need 2001-2029</u>	<u>Completions 2001-2011</u>	<u>Completions since 2011, Development Pipeline, Urban Capacity and Rural Allowance</u>	<u>Sustainable Urban Extensions</u>	<u>Total Housing Provision Identified</u>
<u>Daventry (exc NRDA)</u>	<u>9,839</u>	<u>2,855</u>	<u>4,385</u>	<u>2,600</u>	<u>9,840</u>
<u>Northampton related Development Area</u>	<u>39,241</u>	<u>10,783</u>	<u>11,623</u>	<u>16,850</u>	<u>39,256</u>
<u>South Northamptonshire (Exc NRDA)</u>	<u>9,050</u>	<u>2,732</u>	<u>3,263</u>	<u>3,910</u>	<u>9,905</u>

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ERRATUM



MM5 – POLICY S3 – SCALE AND DISTRIBUTION OF HOUSING DEVELOPMENT

Due to typographical errors the proposed amendments to Policy S3 do not correctly reflect the overall total provision or individual totals for Daventry District and South Northamptonshire. The Proposed Main Modification should read as follows:

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 5	31	Policy S3	As agreed at the Examination Hearing Session 3 and as a consequence of the further work requested by the Inspector.	<p>Amend Policy S3 as follows:</p> <p>“PROVISION WILL BE MADE FOR <u>ABOUT 42,620</u> 50,150 NET ADDITIONAL DWELLINGS IN THE PLAN AREA DURING THE PLAN PERIOD <u>2011 TO 2029</u> 2026.</p> <p>THIS PROVISION WILL BE DISTRIBUTED BETWEEN THE BOROUGH AND DISTRICT COUNCILS AS FOLLOWS:</p> <p>DAVENTRY DISTRICT 11,880 11,900* <u>ABOUT 12,730</u></p> <p>NORTHAMPTON BOROUGH 26,220 26,200 <u>ABOUT 18,870</u></p> <p>SOUTH NORTHAMPTONSHIRE DISTRICT 12,050 <u>ABOUT 11,020</u></p> <p>BELOW THE BOROUGH AND DISTRICT LEVEL HOUSING DEVELOPMENT WILL BE DISTRIBUTED IN THE FOLLOWING WAY:</p> <p><u>DAVENTRY DISTRICT</u></p> <p><u>DAVENTRY TOWN</u> <u>ABOUT 4,620</u></p> <p><u>DAVENTRY RURAL AREAS</u> <u>ABOUT 2,360</u></p> <p><u>NORTHAMPTON RELATED DEVELOPMENT AREA</u> <u>ABOUT 5,750</u></p>	To reflect the outcome of the objectively assessed housing needs work and the extension of the plan period to 2029.

ERRATUM



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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>NORTHAMPTON BOROUGH</u></p> <p><u>NORTHAMPTON BOROUGH</u> <u>ABOUT 18,870</u></p> <p><u>SOUTH NORTHAMPTONSHIRE</u></p> <p><u>BRACKLEY TOWN</u> <u>ABOUT 2,160</u> <u>TOWCESTER TOWN</u> <u>ABOUT 2,650</u> <u>SOUTH NORTHANTS RURAL AREAS</u> <u>ABOUT 2,360</u> <u>NORTHAMPTON RELATED</u> <u>DEVELOPMENT AREA</u> <u>ABOUT 3,850</u></p>	

ERRATUM



MM57 – POLICY R1 – SPATIAL STRATEGY FOR THE RURAL AREAS

Due to typographical errors the proposed amendments to Policy R1 do not correctly reflect the identified need for dwellings within Daventry District and South Northamptonshire. The Proposed Main Modification should read as follows:

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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
MM 57	175 - 177	Policy R1	Modifications arising from the Examination Hearing Session 16 and the further work requested by the Inspector.	<p>Amend Policy R1 as follows:</p> <p><u>“WITHIN THE RURAL AREAS OF WEST NORTHAMPTONSHIRE THERE IS AN RESIDUAL IDENTIFIED NEED FOR 1355 2360 DWELLINGS WITHIN DAVENTRY DISTRICT AND 1790 2360 DWELLINGS WITHIN SOUTH NORTHAMPTONSHIRE TO BE PROVIDED BETWEEN 2011 AND 2026–2029. BEYOND THE TOWNS OF DAVENTRY, TOWCESTER AND BRACKLEY. WITHIN THE RURAL AREAS THE DISTRIBUTION OF THE RURAL HOUSING REQUIREMENT WILL BE THE SUBJECT OF THE PART 2 LOCAL PLANS THAT ARE BEING PREPARED BY DAVENTRY DISTRICT AND SOUTH NORTHAMPTONSHIRE COUNCILS ACCORDING TO THE LOCAL NEED OF EACH VILLAGE AND THEIR ROLE WITHIN THE HIERARCHY</u></p> <p>DEVELOPMENT WITHIN THE RURAL AREAS WILL BE GUIDED BY A RURAL SETTLEMENT HIERARCHY THAT WILL COMPRISE THE FOLLOWING CATEGORIES:</p> <ul style="list-style-type: none"> • PRIMARY SERVICE VILLAGES; • SECONDARY SERVICE VILLAGES; AND • OTHER VILLAGES; AND • <u>SMALL SETTLEMENTS/HAMLETS</u> <p><u>THE RURAL HIERARCHY <i>IN THE PART 2 LOCAL PLANS</i> WILL HAVE REGARD TO BUT NOT EXCLUSIVELY, THE FOLLOWING :</u></p>	<p>1. To reflect the outcome of the objectively assessed housing needs work and the extension of the plan period to 2029.</p> <p>2. To address concerns raised at the Examination Hearings regarding the need for a more flexible and positive approach to development in the rural areas.</p> <p>3. To provide greater clarity in accordance with the NPPF.</p>

ERRATUM



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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<ul style="list-style-type: none"> • <u>THE PRESENCE OF SERVICES AND FACILITIES TO MEET THE DAY TO DAY NEEDS OF RESIDENTS, INCLUDING THOSE FROM SURROUNDING SETTLEMENTS;</u> • <u>OPPORTUNITIES TO RETAIN AND IMPROVE THE PROVISION AND ENHANCEMENT OF SERVICES CRITICAL TO THE SUSTAINABILITY OF SETTLEMENTS;</u> • <u>ACCESSIBILITY, PARTICULARLY BY PUBLIC TRANSPORT, TO THE MAIN TOWNS AND SUSTAINABLE EMPLOYMENT OPPORTUNITIES;</u> • <u>EVIDENCE OF LOCAL NEEDS FOR HOUSING (INCLUDING MARKET AND AFFORDABLE HOUSING), EMPLOYMENT AND SERVICES;</u> • <u>THE ROLE, SCALE AND CHARACTER OF THE SETTLEMENT;</u> • <u>THE CAPACITY OF SETTLEMENTS TO ACCOMMODATE DEVELOPMENT IN TERMS OF PHYSICAL, ENVIRONMENTAL, INFRASTRUCTURE AND OTHER CONSTRAINTS;</u> • <u>THE AVAILABILITY OF DELIVERABLE SITES INCLUDING PREVIOUSLY DEVELOPED LAND IN SUSTAINABLE LOCATIONS;</u> • ENABLE SMALL SCALE HOUSING AND EMPLOYMENT WHERE THIS MEETS LOCAL NEEDS AND/ OR SUPPORTS LOCAL SERVICES; • SUPPORT THE RETENTION AND PROVISION OF LOCAL SERVICES AND FACILITIES IN RURAL COMMUNITIES; • <u>SUSTAINING THE RURAL ECONOMY BY RETAINING EXISTING EMPLOYMENT SITES WHERE POSSIBLE, BY ENABLING SMALL SCALE ECONOMIC DEVELOPMENT,</u> 	

ERRATUM



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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p>INCLUDING TOURISM, THROUGH RURAL DIVERSIFICATION AND BY SUPPORTING APPROPRIATE AGRICULTURAL AND FORESTRY DEVELOPMENT;</p> <ul style="list-style-type: none"> • PROTECT AND ENHANCE THE CHARACTER AND QUALITY OF THE RURAL AREA'S HISTORIC BUILDINGS AND AREAS OF HISTORIC OR ENVIRONMENTAL IMPORTANCE; AND • <u>ENABLING</u> LOCAL COMMUNITIES TO IDENTIFY AND MEET THEIR OWN LOCAL NEEDS. <p>IN REFINING AND DETERMINING THE DETAILED HIERARCHY EACH DISTRICT COUNCIL WILL TAKE THE FOLLOWING FACTORS INTO ACCOUNT:</p> <ul style="list-style-type: none"> • A) THE PRESENCE OF SERVICES AND FACILITIES TO MEET THE DAY TO DAY NEEDS OF RESIDENTS, INCLUDING THOSE FROM SURROUNDING SETTLEMENTS; • B) OPPORTUNITIES TO IMPROVE SERVICE PROVISION AND ENHANCE THE SUSTAINABILITY OF SETTLEMENTS; • C) ACCESSIBILITY, PARTICULARLY BY PUBLIC TRANSPORT, TO THE MAIN TOWNS; • D) EVIDENCE OF LOCAL NEEDS FOR HOUSING, EMPLOYMENT AND SERVICES; AND • E) THE SUITABILITY OF SETTLEMENTS TO ACCOMMODATE DEVELOPMENT IN TERMS OF ENVIRONMENTAL, INFRASTRUCTURE AND OTHER CONSTRAINTS. 	

ERRATUM



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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>THE SETTLEMENTS AND COUNTRYSIDE LOCAL PLANS TO BE PREPARED FOR DAVENTRY DISTRICT AND SOUTH NORTHAMPTONSHIRE WILL DETERMINE THE APPROPRIATE SCALE OF DEVELOPMENT WITHIN FOR EACH CATEGORY OF INDIVIDUAL VILLAGE WITHIN THAT CATEGORY, THE FOLLOWING OVERALL SCALE OF RESIDENTIAL DEVELOPMENT OVER THE BASE DATE POSITION WILL BE APPROPRIATE THIS WILL HAVE REGARD TO THE INDICATIVE FIGURES BELOW MEASURED FROM A BASE DATE POSITION (2011):</u></p> <ul style="list-style-type: none"> • <u>PRIMARY SERVICE VILLAGES = MODERATE SCALE - 10% - UP TO 12% OF THE EXISTING DWELLING STOCK</u> • <u>SECONDARY SERVICE VILLAGES = SMALL SCALE - 5- UP TO 7% OF EXISTING DWELLING STOCK</u> • <u>OTHER VILLAGES - SMALL SCALE INFILL - UP TO 5 DWELLINGS</u> • <u>SMALL SETTLEMENTS/HAMLETS - DEVELOPMENT RESTRICTED TO AFFORDABLE HOUSING</u> <p><u>RESIDENTIAL DEVELOPMENT IN RURAL AREAS WILL BE REQUIRED TO:</u></p> <p><u>A) PROVIDE FOR AN APPROPRIATE MIX OF DWELLING TYPES AND SIZES, INCLUDING AFFORDABLE HOUSING TO MEET THE NEEDS OF ALL SECTORS OF THE COMMUNITY, INCLUDING THE ELDERLY AND VULNERABLE; AND</u></p>	

ERRATUM



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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p><u>B) NOT AFFECT OPEN LAND WHICH IS OF PARTICULAR SIGNIFICANCE TO THE FORM AND CHARACTER OF THE VILLAGE; AND</u></p> <p><u>C) PRESERVE AND ENHANCE HISTORIC BUILDINGS AND AREAS OF HISTORIC OR ENVIRONMENTAL IMPORTANCE INCLUDING THOSE IDENTIFIED IN CONSERVATION AREA APPRAISALS AND VILLAGE DESIGN STATEMENTS; AND</u></p> <p><u>D) PROTECT THE AMENITY OF EXISTING RESIDENTS;AND</u></p> <p><u>E) BE OF AN APPROPRIATE SCALE TO THE EXISTING SETTLEMENT; AND</u></p> <p><u>F) PROMOTE SUSTAINABLE DEVELOPMENT THAT EQUALLY ADDRESSES ECONOMIC, SOCIAL AND ENVIROMENTAL ISSUES; AND</u></p> <p><u>G) BE WITHIN THE EXISTING CONFINES OF THE VILLAGE. DEVELOPMENT OUTSIDE THE EXISTING CONFINES WILL BE PERMITTED WHERE IT INVOLVES THE RE-USE OF BUILDINGS OR, IN EXCEPTIONAL CIRCUMSTANCES, WHERE IT WILL ENHANCE OR MAINTAIN THE VITALITY OF RURAL COMMUNITIES OR WOULD CONTRIBUTE TOWARDS AND IMPROVE THE LOCAL ECONOMY.</u></p> <p><u>ONCE THE HOUSING REQUIREMENT FOR THE RURAL AREAS</u></p>	

ERRATUM



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Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p>HAS BEEN MET THROUGH PLANNING PERMISSIONS OR FUTURE ALLOCATIONS. OR ONCE A PARTICULAR SETTLEMENT HAS REACHED THE UPPER LIMIT OF THE SCALE SPECIFIED ABOVE IN THE APPROPRIATE LOCAL PLAN FURTHER HOUSING DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT IT:</p> <ul style="list-style-type: none"> • WOULD RESULT IN ENVIRONMENTAL IMPROVEMENTS ON A SITE INCLUDING FOR EXAMPLE THE RE-USE OF PREVIOUSLY DEVELOPED LAND AND BEST PRACTICE IN DESIGN ; OR • IS REQUIRED TO SUPPORT THE RETENTION OF OR IMPROVEMENT TO ESSENTIAL LOCAL SERVICES THAT MAY BE UNDER THREAT (IN PARTICULAR THE LOCAL PRIMARY SCHOOL OR PRIMARY HEALTH SERVICES); AND • HAS BEEN INFORMED <u>INFORMED AGREED BY A BY AN WITH THE RELEVANT PARISH COUNCIL OR APPROPRIATE LOCAL COMMUNITY REPRESENTATIVES FOLLOWING A EFFECTIVE</u> COMMUNITY INVOLVEMENT EXERCISE PRIOR TO THE SUBMISSION OF A PLANNING APPLICATION.; OR • <u>IS A RURAL EXCEPTIONS SITE THAT MEETS THE CRITERIA SET OUT IN POLICY H3; OR</u> • <u>HAS BEEN AGREED THROUGH AN ADOPTED NEIGHBOURHOOD PLAN.</u> <p>UNTIL THE NAMED RURAL SETTLEMENT HIERARCHY HAS</p>	

ERRATUM



Ref	Page	Policy/ Paragraph	Notes	Proposed Main Modification	Reason for a change
				<p>BEEN DEFINED WITHIN FUTURE DEVELOPMENT PLAN DOCUMENTS PREPARED BY INDIVIDUAL LOCAL PLANNING AUTHORITIES IN CONSULTATION WITH LOCAL COMMUNITIES THE EXISTING SAVED LOCAL PLAN POLICIES FOR DAVENTRY DISTRICT AND SOUTH NORTHAMPTONSHIRE WILL APPLY."</p>	

Annex B

Legal advice received
From Queen's Counsel.

JOINT CORE STRATEGY PROPOSED MODIFICATIONS

A D V I C E

1. At its meeting on 16 December 2013 the West Northamptonshire Joint Planning Committee (“the WNJPC”) resolved to accept its officers’ recommendation that the Proposed Modifications to the Joint Core Strategy (“JCS”) be published for consultation and in due course, be put before the inspector who is examining the JCS as the WNJPC’s proposals to address the inspector’s soundness concerns. The resolution was passed in reliance on the Chairman’s casting vote.
2. An issue has arisen as to whether all those who voted in favour of the motion that the Proposed Modifications be endorsed were entitled to vote at the meeting. In particular, the proposer of the motion that the Officers’ recommendations be accepted (Councillor Millar) was present at the meeting as a substitute for a member of the WNJPC namely Councillor Irving-Swift. Councillor Irving-Swift had a longstanding engagement in Germany which

risked making her unavailable for the meeting and, in consequence, it was ultimately agreed that Councillor Millar would substitute for her at the meeting.

3. The WNJPC is established under the West Northamptonshire Joint Committee Order 2008 (“the Order”). The Order permits of substitution of members of the WNJPC but only in certain circumstances. Article 2 of the Order defines “substitute” to mean “*a person appointed in accordance with article 5(3)*”. Article 5(3) provides:

“Each constituent authority shall appoint a substitute for each voting member it appoints; and where paragraph 5(6)(c) of the Schedule applies, a substitute shall be entitled to vote at the meeting of the joint committee as regards which the substitute is deemed to be a voting member on any question which falls to be decided at that meeting”.

4. Article 8 of the Order further provides that:

“The meeting and proceedings of the joint committee shall be conducted in accordance with the rules set out in the Schedule to this Order”.

5. In so far as is relevant, the Schedule to the Order, which deals with the rules for the conduct of meetings of the WNJPC, provides:

“5(5) A voting member who is unable to attend any meeting of the joint committee shall inform the chair of the joint committee in writing as soon as practicable and in any event not later than 24 hours before the meeting is due to take place.

(6) Where the chair receives notification in accordance with sub-para (5) –

(a) the voting member giving the notification shall be deemed not to be a member of the joint committee for the whole meeting to which the notification relates; and

- (b) the voting member's substitute may attend the meeting;
and*
- (c) the voting member's substitute shall be deemed to be a voting member of the joint committee for the whole of that meeting".*

The Facts

6. From the e-mails I have seen, it is apparent that formal written notification of Councillor Irving Swift's inability to attend the Committee Meeting was not given to the Chairman until 10.00 a.m. on 16th December 2013. This did not comply with the requirements that such notice be given not less than 24 hours prior to the meeting.
7. It is also clear however that the Joint Committee Chairman was well aware of the risk that Councillor Irving-Swift might be unable to attend the Joint Committee Meeting prior to the submission of this formal notification. West Northamptonshire Joint Planning Unit Manager has stated that conversations were taking place to his knowledge as early as 27th November 2013 with regard to the likelihood that Councillor Millar would have to attend as substitute for Councillor Irving Swift.
8. As it so happens, Councillor Irving-Swift would have been able to attend the meeting (subject to there being no delays to her return flight) but the Chairman took the view that there was still merit in Councillor Millar attending as her substitute.

The Legal Consequences

9. Because there was breach of the requirement that 24 hours notice of inability to attend a meeting should be given, Councillor Millar was not a voting

member for the purposes of the meeting of 16 December 2013 unless on a fair interpretation of the Order it is concluded that Parliament cannot have intended that non-compliance with the notice provision should have that effect. Although reference to statutory requirements as being either mandatory or directory is no longer strictly accurate, these terms are convenient shorthand for the purposes of analysis provided that they are used as the output of the inquiry into Parliament's intention.¹

10. The wording and scheme of the Order would indicate that the requirement is a mandatory one. The use of the word "*shall*" is indicative though not determinative of this. The legislative intent of the provision is also important. What is the purpose of the notice period? There is no express obligation on the Chair of the WNJPC to pass on the fact that notice has been received either to other members of the WNJPC or officers. However, it is implicit in the requirement that it is there to ensure that the Chairman is aware prior to the meeting of the need for the substitute to attend and to put in place arrangements to ensure that the substitute is aware of the need to attend. That there is time for these arrangements to be made is clearly important to the proper discharge of the WNJPC's functions and would support a mandatory interpretation.
11. It is, however, also possible to support a directory interpretation. For example, if a voting member suddenly falls ill on the day of a meeting or for some other reason is unexpectedly unable to attend but the attendance of the substitute can be secured, why should it matter that the notice period was less

¹ See e.g R v Soneji [2006] 1 AC 340

than 24 hours. It might be that the member's preparation time is short but that would be the case even with the 24 hour notice period.

12. So is this requirement a mandatory or directory one? On balance, my view is that the requirement is properly to be regarded as a mandatory one. Those who drafted the Order clearly felt it was appropriate to have a notice period included within its terms and there was merit in a fixed notice period in terms of the ordered conduct of the WNJPC's business. The norm should be that if the notice period is not respected, the substitution should not take place. That in my view is legislative intent of non-compliance.
13. It follows that the prudent course is to treat the decisions of 16 December 2013 as ultra vires by reason of the procedural irregularity. Those decisions are voidable rather than nullities and will stand unless and until rescinded by the WNJPC or quashed by Court order. There is an inevitable risk that were a claim for judicial review to be made, the Court would conclude that the decisions of the WNJPC reached at that meeting should be quashed. The WNJPC would be the proper defendant to any such claim which could be brought by any person interested in the content of the JCS (e.g. a member of any of the constituent authorities).
14. All of that said, there is a discretion to quash and not an obligation to do so. It would be an unusual course for the High Court to refuse to quash a decision where one of the decision makers was not entitled to participate in that decision. However, this is an unusual case. It seems to me that, given the Chairman was well aware of the likely need to substitute significantly in advance of the date of the meeting and was in fact heavily involved in the

decision to substitute taken on 16 December 2013, the objective of the notice provision has been met. As I have indicated above, the Chairman is under no express obligation to divulge that information to any other person in advance of the meeting; it suffices that s/he knows of the substitution and can ensure that it is likely to be effective.

15. Here the procedural irregularity is in substance, a failure to provide a handful of hours notice of the substitution to a Chairman who knew of its likely need. Whilst it can be argued that without the participation of Councillor Millar the decision would have been different, the proper question to pose is had the procedural requirement been met, would the decision have been any different. To that question there can only be one answer. I would doubt on those facts that circumstances the Court would be prepared to exercise its discretion to quash the resolutions in the absence of some substantive error in the decision making process. However, to guard against the risk of challenge, I would recommend that the WNJPC be asked to ratify its earlier decisions at the earliest opportunity.

SIMON BIRD QC
3rd January 2014



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**WEST NORTHAMPTONSHIRE
JOINT PLANNING COMMITTEE**

**JOINT CORE STRATEGY
PROPOSED MODIFICATIONS**

A D V I C E
