

## Northampton Local Plan (Part 2)

### Options Consultation Paper

#### What is this about?

The current Northampton Local Plan was adopted in 1997 and needs updating in order to effectively guide and respond to future development proposals across the Borough, and to reflect more recent Government policy. The new Northampton Local Plan (Part 2) will address the supply of sites within Northampton to deliver new homes, maintain and expand employment opportunities, enhance the Town Centre, protect the historic and natural environment and provide detailed development management policies.

An initial stage of public consultation was undertaken on the Scope and Issues of the new Local Plan between 27 April and 10 June 2016. Details of the responses received are available on our website. All of the responses received have been considered in the drafting of this Options Paper.

The Council is now undertaking an Options stage public consultation to continue to progress the preparation of an updated Northampton Local Plan (Part 2). Responses to this Options consultation will be considered alongside those responses already received to the Scope and Issues consultation, in preparing the Northampton Local Plan (Part 2).

The Central Area Action Plan (CAAP) 2013 contains development plan policies for the central area. Some of the CAAP policies have now been superseded by recent development and/or changes in legislation, such as recent changes regarding permitted development rights, and therefore need to be updated. It is proposed that the new Local Plan (Part 2) will contain those CAAP policies which remain up to date and any CAAP policies which need updating. Once adopted, the new Northampton Local Plan (Part 2) will supersede the Central Area Action Plan.

There will be a six week period in which comments can be made on this Options consultation paper and accompanying Sustainability Appraisal Options Report. The consultation period for this document is **Wednesday 21 September – Wednesday 02 November 2016**. Comments should be submitted to the Planning Policy Team by **5pm on Wednesday 02 November 2016**. All comments will be considered and will help to inform the preparation of a Draft Local Plan which will be published for consultation in March 2017.

This Paper is divided into the following sections:

- Introduction
- The plan
- Planning for Northampton's growth
- Questions

### **Where can I view the consultation documents?**

You can view the consultation documents in the following ways:

- On the Council's consultation portal at **<http://northampton.gov.uk/localplan>**  
This system also allows you to submit comments.
- At The Guildhall One Stop Shop, Northampton Borough Council, St Giles Square, Northampton NN1 1DE.
- At all libraries in Northampton Borough.

If you do not have access to a computer, you can request paper copies by:

email [planningpolicy@northampton.gov.uk](mailto:planningpolicy@northampton.gov.uk)

telephone 01604 837326

or by writing to Northampton Local Plan (Part 2) Options Consultation,  
Planning Policy, Regeneration, Enterprise & Planning Directorate,  
Northampton Borough Council, The Guildhall, St Giles Square,  
Northampton NN1 1DE

If you would like copies of consultation documents in translated or other formats please refer to the Council's website at:

[http://www.northampton.gov.uk/info/200041/equality\\_and\\_diversity/1309/interpreting](http://www.northampton.gov.uk/info/200041/equality_and_diversity/1309/interpreting)

### **How can I comment?**

You can comment on the consultation documents in one of the following ways:

**Online:** INSERT

OR

Complete the comments form which you can download from the website. By using the comments form, it helps us ensure we have all the correct information to register and process your comments and keep you informed. Once completed you can do the following:

**Email:** [planningpolicy@northampton.gov.uk](mailto:planningpolicy@northampton.gov.uk)

OR

**Post:**

Northampton Local Plan (Part 2) Options Consultation, Planning Policy,  
Regeneration, Enterprise & Planning Directorate, Northampton Borough Council,  
The Guildhall, St Giles Square, Northampton NN1 1DE

All the above can be found by accessing the following link:

[INSERT](#)

Responses should be submitted by **5pm on Wednesday 02 November 2016**.

#### **Fair Processing Notice issued under the Data Protection Act 1998**

All observations, objections and supporting comments submitted to Northampton Borough Council are public documents. Therefore the information you submit in response to consultations on the Local Plan **will be** publicly available as part of the consultation responses and made available for any member of the public to view in person. This may include your name and the comment made. Specific personal contact data such as your email address, signature, postal address and telephone number **will not** be published on the Northampton Borough Council website but retained for contact purposes only by the planning department at Northampton Borough Council.

In submitting a comment on the Local Plan you agree for your information to be held and processed for the purpose(s) and in the way detailed above.

If you have any questions, please contact us by email at:  
[planningpolicy@northampton.gov.uk](mailto:planningpolicy@northampton.gov.uk) or by telephone: 01604 837326.

## Introduction

Northampton needs to deliver 18,870 new homes by 2029. Some of these new homes have already been built or approved, however there are still a significant number of new homes still to be delivered. In addition to this, new homes are also being provided in sustainable urban extensions which adjoin the urban edge of the Borough. These new homes will also contribute to meeting Northampton's housing needs.

The continued success of Northampton's economy depends upon the growth of the workforce, as well as identifying appropriate sites for existing businesses to expand into and which can attract new businesses to the area. Ensuring the future vitality of the town centre is also a key challenge.

Delivering this level of growth whilst providing the range of homes and jobs that the town needs in the future is a significant challenge, but one which will enable Northampton to achieve its ambitions and prosper. A positive and proactive approach will be needed toward planning for these homes and jobs in the most sustainable and deliverable way.

To help set the scene we have provided details of the challenge. We have also set out a vision for Northampton for 2029, the objectives which the Northampton Local Plan (Part 2) will be seeking to achieve and the strategy that will underpin future development and regeneration activity across the Borough. The strategy contains our proposed approach to plan positively for new homes and jobs, whilst protecting and enhancing the natural and historic assets within the Borough. The vision, objectives and strategy are informed by previous work and responses to the Scope and Issues consultation.

A range of technical evidence can also be viewed on our website at the following link:

[http://www.northampton.gov.uk/info/200205/planning\\_for\\_the\\_future/1739/](http://www.northampton.gov.uk/info/200205/planning_for_the_future/1739/)

The outcome of this Options consultation, along with previous work and comments made during past Local Plan consultations, will inform the Draft Northampton Local Plan (Part 2) which is expected to be published for consultation in March 2017.

### The scale of the challenge

The National Planning Policy Framework (NPPF), published in 2012, introduced a national agenda for the planning system to deliver sustainable growth and to support economic recovery. The emphasis in the NPPF is for each local authority to produce an up-to-date Development Plan that sets out how the objectively assessed growth and development needs of their area will be met.

The West Northamptonshire Joint Core Strategy Local Plan (Part 1) identifies a provision of 18,870 new homes to be built within Northampton Borough by 2029. Many of these new homes will be built on small and medium sized sites within the Borough boundary. We need to explore how we can plan positively for these new homes and jobs whilst enhancing and protecting Northampton's historic and natural environment.

The remainder of Northampton's housing need is being met through the delivery of the sustainable urban extensions identified in the Joint Core Strategy, in co-operation with Daventry District and South Northamptonshire Councils.

The new Local Plan (Part 2) will cover the period from 2011 – 2029.

INSERT Housing photos

## **The plan**

The vision we will follow in the Northampton Local Plan (Part 2) is set out below. It draws on the vision included in the West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014 but is amended to reflect the characteristics that are more relevant to Northampton.

### **Northampton in 2029 – what vision do we have for the future?**

By 2029 Northampton will provide a balanced range of high quality housing to meet different housing needs and offer an excellent quality of life for its communities. Services, facilities and infrastructure will also support communities, adding to the quality of life and supporting residents and visitors. Based upon a thriving mixed economy and associated services, and with continuing pride in the Royal and Derngate Theatres, museums including the Northampton Museum and Art Gallery, and professional sports teams such as the Northampton Town Football Club, Northampton Saints and the County Cricket Club, Northampton will have strengthened its role as the leading centre within the county for cultural, retail, entertainment, employment, health and learning activities and facilities.

Northampton will be a great UK location for a range of employment opportunities, as well as achieving high levels of proficiency in both academic and vocational education. The Borough will build on its economic strengths, including its location at the heart of the county and as a prime area nationally for the logistics and distribution sector.

Northampton will blend high quality design choices with outstanding public spaces, distinctive historic character, an enhanced riverside setting and a network of green spaces and high quality parks. The Borough will also be a leading example of low environmental impact and resilient development in response to climate change.

### Question

**Do you have any comments on the vision for the Northampton Local Plan (Part 2)?**

### Objectives

We think that the objectives that are set out in the West Northamptonshire Joint Core Strategy Local Plan (Part 1) 2014 are still appropriate for us to use as objectives for the Northampton Local Plan (Part 2).

The objectives we will follow to achieve the vision will be:

#### Objective 1 – Connections

To reduce the need to travel, shorten travel distances and make sustainable travel a priority across Northampton by maximising the use of alternative travel modes. In so doing, combat congestion, reduce carbon emissions and address social exclusion for those in both rural and urban areas who do not have access to a private car

#### Objective 2 – Infrastructure and development

To protect and enhance local services and to ensure social, physical and green infrastructure is adequately provided to meet the needs of people and business in a timely and sustainable manner in response to regeneration and new development.

#### Objective 3 – Economic advantage

To strengthen and diversify Northampton's economy by taking advantage of our internationally well placed location, strategic transport network and proximity to London and Birmingham.

#### Objective 4 - Specialist business development

To support and develop opportunities for specialist employment clusters and business development focused on a low carbon economy.

#### Objective 5 – Educational attainment

To raise educational achievement and the skills base of our communities through supporting the development of our learning infrastructure and strengthening the link between local

businesses and local schools, Moulton and Northampton Colleges and the University of Northampton.

#### Objective 6 – Housing

To provide a range of housing in sustainable locations, seeking to ensure all residents have access to a home they can afford and that meets their needs.

#### Objective 7 – Supporting the town centre

To support the regeneration of Northampton's town centre by making it the focus of high quality retail, employment, leisure and cultural development at the heart of Northamptonshire and to support the delivery of the Central Area Action Plan.

#### Objective 8 – Heritage

To conserve and, where possible, enhance through carefully managed change the heritage assets and their settings, and to recognise their role in providing a sense of place and local distinctiveness

#### Objective 9 – High quality design

To achieve high quality design that takes account of local character and heritage and provides a safe, healthy and attractive place for residents, visitors and businesses.

#### Objective 10 – Climate change

To minimise demand for resources and mitigate and adapt to climate change by:

- promoting sustainable design and construction in all new development
- ensuring strategic development allocations are located and designed so as to be resilient to future climate change and risk of flooding
- encouraging renewable energy production in appropriate locations; and
- ensuring new development promotes the use of sustainable travel modes

#### Objective 11 – Protecting and building communities

To ensure new development in urban areas effectively supports and links new and existing communities physically and socially, to achieve social cohesion and address the areas of deprivation identified in parts of the Borough

#### Objective 12 – Green infrastructure

To protect natural species and enhance the existing strategic green infrastructure network by incorporating and designing these into sustainable urban extensions

### Question

**Do you think there are other objectives that should be included?**

### The strategy

To meet Northampton's future needs and to achieve the vision of an enterprising, innovative, prosperous and sustainable borough we will need to provide for significant new growth in the most sustainable way, ensuring that the development of new homes is matched by the provision of opportunities for new employment, accessible local services, a vibrant town centre and a high quality environment. Developing Northampton's national role will be central to its economic success, attracting both investment and visitors to help to deliver our growth.

Northampton's growth will be pursued in the most sustainable way practicable. New development will be built to the highest standards, helping to generate wider benefits in terms of the quality of the built and natural environment, be energy efficient, using renewable resources, and minimising the production of waste. The built environment will need to be resilient to the potential impact of climate change. Flood plains will be protected from inappropriate development and the sustainable management of the Borough's watercourses will be promoted.

Future development will need to be supported by suitable infrastructure. All development must be well-designed and accessible. New schools, shops and other services need to be available in accessible locations along with parks, sports facilities and well-maintained local open space, forming part of a wider green infrastructure network threading through the Borough and linking to the open countryside beyond. The watercourse network will continue to be promoted as a key asset for movement, leisure, environmental and biodiversity quality.

The importance of the Borough's public spaces will be reflected in high quality design choices for our public realm and public spaces. The historic environment will also be central to shaping the Borough's future. Heritage assets in all their forms will be promoted and enhanced in supporting the delivery of distinctive places.

### Providing new homes



High standards of design in residential areas will be expected with a strong sense of place, environmental sustainability and resilience to climate change, attractive, safe and multi-functional public spaces. There will be an expectation that new housing will complement the character and environment of the surrounding area, in order to create high quality living environments.

In delivering a range of needs for new housing, we will seek to ensure that a wide choice of housing sizes, types and tenures is provided to meet community needs including homes for families, for older people and appropriate levels and types of affordable housing.

INSERT AH and older people housing photos

Our proposed strategy for delivering new housing between 2011 and 2029 is set out below:

Our approach is to provide for as much of the Borough's growing population as possible. The focus will be on brownfield or other available sites within the existing built up area and elsewhere in the Borough. In order to make the best use of land, a minimum density of 40 dwellings per hectare outside of the sustainable urban extensions will be expected, with higher densities considered in and near to the town centre or other key centres and along key transport corridors. The residential density for the sustainable urban extensions is already agreed in the West Northamptonshire Joint Core Strategy at 35 dwellings per hectare.

Within the Borough, there may be capacity for some additional dwellings. There is also the potential for some additional homes on land in the urban area that is no longer suitable for its original function, including some employment sites and open space.

The urban area nonetheless has limits on the amount of available space and as a result there is likely to be a shortfall of land to accommodate dwellings in order to meet identified future needs.

In addition to considering options within Northampton, we are also working proactively with neighbouring authorities through the Duty to Cooperate to share some of the housing delivery. The Duty to Cooperate is a statutory requirement of the Localism Act 2011 and the NPPF, for local authorities to work together to address strategic planning issues.

Sustainable urban extensions which extend into Daventry District and South Northamptonshire Council have already been identified within the West Northamptonshire Joint Core Strategy Local Plan (Part 1) and these will also contribute to the ability to plan positively for the future.

The NPPF advises that local authorities should ensure that a five year supply of deliverable housing land is available to enable the delivery of new homes, plus a 5% buffer to this land

supply to ensure choice and competition. The five year housing land supply should be updated annually. Where there is a persistent under delivery of housing, the NPPF advises that the buffer should be increased to 20% of the five year land supply. A recent appeal decision (APP/V2825/A/14/2228866) regarding development within Northampton has concluded that the Borough Council should apply the 20% buffer to the five year housing land supply. This requires us to ensure that a greater number of our housing land supply sites are capable of being delivered in the shorter term.

Northampton also has an ageing population. There is a need to ensure that we meet the needs of an ageing population through the provision of accessible and appropriate housing. Specialist housing may also be needed to meet the needs of elderly, young or vulnerable adults and which may include elements of care and support for people living there.

### Questions

**Do you agree that we should apply a 20% housing land supply buffer to our housing land supply?**

**Do you agree with a residential density of 40 dwellings per hectare outside of the sustainable urban extensions, with higher densities in the town centre, other centres and along key transport corridors?**

**In allocating sites for housing development, do you agree that we should give priority to sites that can be delivered in the short term?**

**What other actions would help new homes to be built and completed more quickly on the identified sites for housing development?**

**Do you agree that we should identify sites for specialist housing?**

**Do you agree that we should identify sites specifically for the provision of older persons housing?**

**Should allocations for general housing include a proportion of smaller market dwellings (1 and 2 bed)?**

**Should the plan specify a threshold or proportion of serviced plots to ensure the delivery of custom-build and self-build plots?**

### Creating a prosperous economy

INSERT Economy photos

The continued strengthening of the Borough's economy will be central to the growth agenda, ensuring that jobs and prosperity are generated for current and future residents.

A continuous supply of land for a range of premises will be made available for all types of employment development, including for the growth and expansion of existing businesses, the establishment of new businesses and to attract inward investment from both within the UK and internationally.

Particular emphasis will be placed on ensuring that sites are available to support the key economic sectors important to the Borough's economic growth. These include business and professional services, food and drink, logistics and high tech engineering.

The Waterside Enterprise Zone will play an important role in accommodating the requirements for a range of sectors. Outside these areas, other land in employment use will continue to be protected and the provision of accommodation for small and medium sized businesses will be supported.

Marginal employment land of poor quality, that no longer meets the requirements of the market or businesses may be promoted for redevelopment to alternative uses. The provision of land and premises is only part of creating a prosperous economy and the Borough will need a skilled and competitive workforce now and in the future. The role of the University, education establishments and other providers will also be central to providing the workforce to drive our economy.

Our proposed strategy to provide sufficient land to meet the needs of businesses now and in the future is set out below:

There are few opportunities in the Borough to create new employment land and in particular to provide new sites of a size to accommodate large scale new development sites from a small number of major occupiers.

While the Borough will continue to promote the retention and re-use of land in employment use to provide for a range of businesses and investors the availability of land, beyond the existing pool of sites within the Borough to accommodate major investment, is limited. A strategic employment site has already been identified within the West Northamptonshire Joint Core Strategy Local Plan (Part 1) at Junction 16 of the M1 and this site, which is located within South Northamptonshire, will also contribute to the ability to plan positively for employment needs for the future.

## Questions

**Do you agree that there is demand for more small scale office space, especially in the town centre?**

**Do you think that dated, low value office stock in the town centre is oversupplied?**

**Do you agree that outside of the town centre, some medium and larger office allocations should be released to provide small or medium sized industrial and distribution uses to help meet demand for these uses?**

**In demonstrating that existing employment sites have been actively marketed before they are considered for release to other uses, should active marketing be required to be undertaken for a minimum period of 12 months or 24 months?**

### **Our retail centres**

INSERT town centre photos

As the role of traditional high street retailers continues to change, there will be a need for the town centre to evolve to attract visitors and to become a destination which provides a wider experience than just shopping. There is a need to increase visitor numbers and dwell time in the town centre and to enliven the high street. Promoting a balanced range of leisure and other town centre uses like dining will provide more reasons for people to come into, and stay longer in, the town centre.

Retail development will be promoted within the town centre and office development within defined areas including the town centre and Waterside Enterprise Zone. At the same time, development that would undermine the strength of those locations will be resisted.

The Cultural Quarter in the town centre builds on the profile of culture and arts within the Borough and contributes to the vitality and identity of the town centre. These cultural assets, and the Cultural Quarter in particular, have the potential to make a significant contribution to the continued diversity and strength of the town centre.

We will focus on generating a mix of destination and independent shopping alongside workplaces and culture that contribute to creating a sense of place and attracting visitor spend into the town centre.

Creating a range of additional homes in the town centre will also generate more vitality, increasing footfall and spend in the town centre and offsetting the peak shopping periods each day. The relocation of the university to the Waterside Campus near Becketts Park will also support greater visitor numbers and vitality in the town centre.

INSERT Riverside photos

We also need to manage our smaller centres. Currently we have a large number of neighbourhood centres throughout the Borough which are protected for retail use. As our shopping habits change, some of these smaller centres now have fragmented retail uses. We also need to ensure that shops, facilities and services are able to modernise in a way that is sustainable to enable them to continue to benefit the wider community. We intend to allow more flexibility in some smaller centres for other uses to be introduced. We also intend to review the secondary retail frontages policy which restricts non-retail uses in some sections of frontage to enable greater flexibility for non-retail uses in some areas and to better reflect recent changes to Government policy on permitted development. However, we still intend to protect key sections of retail frontage in the town centre and in other key centres.

### Questions

**Do you agree that we should allow more flexibility in some smaller centres for other uses to be introduced?**

**Do you agree that we should review the secondary retail frontages policy, which restricts non-retail uses in some sections of frontage, to allow greater flexibility for non-retail uses in some areas?**

**Do you think that within the town centre, some of the medium and larger sized office allocations are oversupplied?**

### Infrastructure

Several priorities to improve infrastructure and to support the continued growth of Northampton have already been identified, for example through the West Northamptonshire Joint Core Strategy Local Plan (Part 1). Key infrastructure projects that have been identified include the North West Bypass and the Northampton Northern Orbital Route. The timely delivery of these key infrastructure schemes is critical to enabling the identified growth to take place. In particular, the phasing and delivery of critical infrastructure schemes in co-ordination with the proposed growth for the area, is essential to achieving sustainable communities where people want to live and work. Opportunities to secure funding for critical infrastructure will need to be maximised.

It is important that as Northampton grows, other new community infrastructure facilities and other local services are also provided. This will help to ensure that Northampton grows in a sustainable and timely manner with facilities to support local communities. For example, we already know that there will be a need for new schools and healthcare facilities

surgeries to support Northampton's growth over the coming years, as well as sports and leisure and open space.

## **Planning for Northampton's growth**

### **Providing a supply of land to meet housing needs**

On the basis of the identified requirement for new homes in Northampton there is a need to plan for 18,870 additional homes to be built within Northampton Borough between 2011 and 2029.

In delivering these new homes, our strategy is to seek to ensure that developments provide:

- A wide choice of housing sizes, types and tenures including affordable homes
- Access to facilities such as shops, leisure and work opportunities
- Convenient options to travel by public transport, foot or bicycle
- A strong sense of place with high quality design
- Environmental sustainability and climate proofing
- Attractive, safe and multi-functional public spaces

The strategy will continue to prioritise brownfield sites for housing development but the evidence indicates that insufficient brownfield land is available to meet the requirements for new homes.

INSERT Services/Facilities photos and Environment photos

### **Current assessment of available land**

The Strategic Housing Land Availability Assessment (SHLAA) 2012 provided an assessment of potential land supply and potential capacity to deliver new housing within the Borough. It was prepared to inform the West Northamptonshire Joint Core Strategy. The SHLAA identified potential development land for some 18,648 new homes within Northampton Borough between 2011 and 2026. The Council has recently started to update the land availability assessment for Northampton. All the potential development sites that were assessed in the SHLAA, as well as additional sites for assessment that have been identified since (including sites submitted in response to the Land Availability Assessment Call for Sites between April and June 2016), will be re-assessed as part of Northampton's Land Availability Assessment. Once completed, this will replace the 2012 SHLAA in respect of providing an assessment of land supply and potential capacity within Northampton Borough.

### **Other opportunities**

We will also be exploring the opportunity to utilise other sources of land including open space and land in employment use, where these are no longer suitable for their original function. Open space is an important asset and will be a key part of our strategy to create sustainable growth within the Borough. We will explore the potential to utilise land defined as open space where it is of limited value, underused or no longer serves its designated purpose. As the Borough grows the demand for open space will also increase, and in some parts of the Borough there is already a shortage of good quality open space, so the opportunities to utilise open space for housing will be limited. Potential opportunities for selective redevelopment of land currently identified as open space could also provide the opportunity for improvements to the quality of remaining areas of open space.

Another opportunity is to accommodate new homes on land that is currently identified for employment. Similar to open space, employment land is important to the overall strategy for growth, particularly to generate jobs for the current residents and for future growth. It is therefore important that vacant or underused employment land which has reasonable prospects of being redeveloped for employment is retained for that purpose. Where employment redevelopment is unlikely, these sites will be assessed through the Land Availability Assessment to consider their potential for housing development. There is therefore likely to be limited potential to secure more land for housing from this source.

We are also reviewing public sector owned land that is surplus to requirements to assess whether there are any additional sites with realistic potential for housing development. This may generate a limited number of development sites.

We are considering opportunities to make better use of the land within the urban area by applying higher densities. This would enable us to maximise the number of dwellings built while balancing the needs to deliver a range of dwelling type, size and tenure alongside creating attractive environments. A range of housing types including family housing is needed within the Borough, including within the town centre and other key centres. This will limit the scope for achieving higher densities and increasing housing supply further.

In producing our Local Plan we will need to explore all the reasonable options to provide land to accommodate new homes as well as employment and other uses to support growth.

### **Providing a supply of land to meet employment needs**

The Northampton Local Plan (Part 2) will have a key role to play in helping to ensure that there is a sufficient supply of employment land in order to contribute to the jobs



requirement set out in the West Northamptonshire Joint Core Strategy Local Plan (Part 1). We are currently updating our assessment of existing employment land and land that will be needed to meet the future needs of employment sectors, including existing employers, growth sectors and future investors. Whilst our identified supply of employment land is sufficient to contribute towards meeting the requirement identified in the Joint Core Strategy, initial feedback suggests that the current supply may not reflect the demand for employment sites within Northampton Borough in terms of the wide range of types and sizes of site that are in demand. For example, there may be demand for further large and medium scale logistics, distribution and industrial sites, as well as more demand for sites that can provide for smaller sized office units.

### **Current assessment of available land**

We are currently updating our Employment Land Assessment to provide more up-to-date information on the existing supply of employment land and the land that will be needed to meet the needs of our economy over the plan period.

### **Other opportunities**

We will also explore utilising land which is designated as open space and employment. The value of open space and the opportunities for development have been set out in the 'Other opportunities' section for housing needs earlier in this paper.

### **Development Management policies**

The NPPF includes a number of issues that should be considered in a Local Plan. Some of these have already been addressed in the West Northamptonshire Joint Core Strategy Local Plan (Part 1) and the Central Area Action Plan. Therefore it is not necessary to duplicate them in the Northampton Local Plan (Part 2). However, the Local Plan (Part 2) can contain the detailed day to day development management policies which will replace the remaining saved policies in the 1997 Local Plan and update relevant policies in the Central Area Action Plan.

Below are some examples of the policies that the Local Plan (Part 2) could include:

Design Principles

Residential Subdivision including Houses in Multiple Occupation

Residential Mobile Homes

Backland Development / Development in Residential Gardens

Amenity Protection

Outdoor Lighting

Pollution Control

Safeguarding employment sites and supporting jobs growth

District and Local Centres

Retail Frontages

Shop Fronts and Advertising

Takeaways

Trade Counters

Vehicle Repairs

Open Storage/Salvage and Recycling

Taxis/Private Hire Vehicles

HGV Vehicle Parking Facilities

Heritage Assets (including Listed Buildings, Conservation Areas, Scheduled Ancient Monuments)

Landscape

Development within and in close proximity to Conservation Areas

Green Infrastructure and Open Spaces and New Development

Biodiversity and Trees

Flood Risk and surface water drainage

Telecommunications and Broadband Infrastructure

Community Facilities and Infrastructure

Mitigating Travel Impact

Vehicle Parking

Renewable Energy

Agricultural Land and Buildings

Tourism, Visitor and Cultural Development

Motorised Sports

Developer Contributions

**Question**

**Are there any other Development Management policies that you think should be included in the Northampton Local Plan (Part 2)?**

