



NORTHAMPTON

B O R O U G H C O U N C I L

NORTHAMPTON LOCAL PLAN PART 2

SUBMISSION DRAFT CONSULTATION

**TOWN AND COUNTRY PLANNING (LOCAL DEVELOPMENT) (ENGLAND)
REGULATIONS 2012 AS AMENDED
REGULATION 19
(April 2019)**

CONSULTATION

PURPOSE OF THIS CONSULTATION

This consultation document is the proposed submission draft of the Northampton Local Plan Part 2. It contains details of the Council's proposed policies for determining planning applications and site specific allocations to guide developments within the Borough. These are the policies and proposals which the Council consider to be sound and will submit to the Planning Inspectorate for independent examination.

CONSULTATION ARRANGEMENTS

This consultation exercise accords with Northampton's Statement of Community Involvement (adopted in 2017 and modified in 2018). In undertaking this consultation, the Council will:

- Placed a Notice in the Northampton Chronicle & Echo
- Published a Press Release
- Contacted consultees on the local plan database including statutory consultees

Consultation documents include:

- The Submission Draft Northampton Local Plan Part 2
- Sustainability Appraisal of the Submission Draft Local Plan Part 2
- Habitat Regulations Assessment

These consultation documents can be viewed at the following locations:

a. Northampton Borough Council Offices

The Council's One Stop Shop (Planning Area) at the Guildhall, St Giles Square, Northampton NN1 1DE

b. Libraries

Northampton Central Library, 74-76 Abington Street, Northampton
Abington Library, Lindsay Avenue
St James Library, 138 St James Road
Hunsbury Library, Overslade House, 11 Overslade Close
Duston Library, Pendle Road, Duston
Far Cotton Library, The Rec Centre, Towcester Road
Kingsthorpe Library, Welford Road, Kingsthorpe
Weston Favell Library, 35 Weston Favell Centre
Wootton Community Centre, Curtlee Hill, Wootton

c. Neighbourhood Forum Venues

- Duston Parish Council, Pendle Road, Duston NN5 6DT
- Spring Boroughs Neighbourhood Forum, Springs Family Centre, 9 Tower Street, Northampton NN1 2SN
- Growing Together Neighbourhood Forum, Blackthorn Community Centre, Longmead Court, Blackthorn NN3 8QD
- Queens Park Neighbourhood Forum, Kingsthorpe Community Centre, Mill Lane, Northampton NN2 6RQ
- Semilong and Trinity Neighbourhood Forum, Briar Hill Community Centre, The Springs, Briar Hill, Northampton NN4 8SX

HOW TO COMMENT: The consultation period begins on Wednesday 01 May 2019 and ends at 5pm on Friday 14 June 2019.

A guidance note has been prepared to help you complete the representation form. Whilst you can comment on any part of the Plan or the Policies Map, you will need to state the paragraph number, table, figure and/ or Policy number.

You can respond in one of the following ways:

- Online using Survey Monkey (link)
- By email - download the representation form, completing it and emailing it to the Planning Policy Section (clearly marked “**Submission Draft Consultation**”) at: planningpolicy@northampton.gov.uk.
- By post - to Planning Policy (**Submission Draft Consultation**), Northampton Borough Council, Directorate of Regeneration Enterprise and Planning, St Giles Square, Northampton NN1 1DE

CONTENTS

MAIN DOCUMENT		
Chapter	Section	Page
1	Introduction and Policy Context	7
2	Northampton Now	12
3	Vision and Borough Objectives	28
4	Sustainable Development	32
5	Quality of New Development	33
6	Northampton Regeneration Strategy	40.
7	Housing	47
8	Economy	61
9	Centres, Services and Facilities	66
10	Built and Natural Environmental Assets	75
11	Movement	83
12	Infrastructure	89
13	Site Specific Allocations and Policies	92
14	Implementation and Monitoring	108
Appendix		
A	Trajectory for sites allocated in the Local Plan Part 2 (excluding Sustainable Urban Extensions and housing commitments in the Five Year Housing Land Supply)	117
B	Superseded Policies	121
C	Schedule of planning obligation requirements for Northampton Transport Schemes	128
D	Northampton and NRDA Transport and Infrastructure Schemes	130
E	A45 Northampton Growth Management Scheme projects	132
F	Healthcare infrastructure projects schedule	133
G	Primary education provision requirements	134
H	Secondary education provision requirements	136
Glossary		137
LIST OF POLICIES		
1	Presumption in favour of sustainable development	32
2	Placemaking	34
3	Design	35
4	Amenity and Layout	36
5	Sustainable Construction	38
6	Flood Risk and Water Management	39
7	Supporting Northampton Town Centre	42
8	Regeneration Opportunities	43
9	Supporting and safeguarding the University of Northampton Waterside Campus	44
10	Managing hotel growth	45
11	Development of main town centre uses	46
12	Housing and other housing led allocations	52

13	Type and mix of housing	57
14	Delivering Houses in Multiple Occupation	60
15	Safeguarding Existing Employment Sites	63
16	Supporting New Employment Developments and Schemes Within and Outside Safeguarded Sites	64
17	New Retail Developments and Retail Impact Assessment	67
18	Retail Development on Upper Floors	68
19	Neighbourhood Centres	70
20	Community Services and Facilities	72
21	Childcare Provision	73
22	Sites for Burial Space	73
23	Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure	76
24	Providing Open Spaces	77
25	Supporting and enhancing Biodiversity	79
26	Upper Nene Valley Gravel Pits Special Protection Area	80
27	Protection and enhancements of designated and non-designated heritage assets	81
28	Designing Sustainable Transport and Travel	84
29	Highway priority and safety	86
30	Transport schemes and mitigation	86
31	Parking standards	87
32	Infrastructure Delivery and Contributions	90
33	Development Allocations	92
34	Northampton Railway Station (LAA0288), railfreight and adjoining sites (LAA0333)	96
35	Martin's Yard extension (LAA1005)	99
36	The Green, Great Houghton (LAA1098)	101
37	Greyfriars (LAA1113)	103
38	Ransome Road (LAA1139)	105
LIST OF FIGURES		
1	Northampton Borough Boundary	7
2	Key stages of the Northampton Local Plan	9
3	Northampton Communications	13
4	Northampton Central Area	14
5	County visitors	17
6	County expenditure on tourism	17
7	Heritage and Historic Landscapes in Northampton	20
8	Locations of Air Quality Management Areas	22
9	Sustainable Urban Extensions within the Northampton Related Development Area	27
10	The Central Area and the Town Centre boundaries	41
11	Northampton Waterside Enterprise Zone	61
12	Existing neighbourhood centres	70
13	Meeting community needs	71
14	Open spaces in Northampton	78

15	Locations of Air Quality Management Areas	84
16	Development principles for Northampton Railway Station and railfreight sites	98
17	Development principles for land north of Martin's Yard	100
18	Development principles for land at The Green, Great Houghton	102
19	Development principles for Greyfriars	104
20	Development principles for Ransome Road	107
LIST OF GRAPHS		
1	Housing delivery in Northampton against the Joint Core Strategy housing delivery trajectory	48
2	Northampton Local Plan Part 2 housing delivery trajectory	52
LIST OF TABLES		
1	Housing completions and delivery in Northampton (2011-2018)	15
2	Northampton Local Supply (May 2016)	18
3	Northampton Hotel Performance 2013 – 2015	18
4	Northampton projected requirements for new hotel development 2016-2029	19
5	Public Health England's population profile for Northampton July 2018	23
6	Housing commitments (including Joint Core Strategy allocation) proposed allocations and windfall	49
7	Local Plan Part 2 Housing Delivery Trajectory	51
8	Housing mix of objectively assessed need for market and affordable housing, 2016 to 2029	56
9	Net job changes in West Northamptonshire	64
10	Local Plan Implementation and Monitoring Framework	110

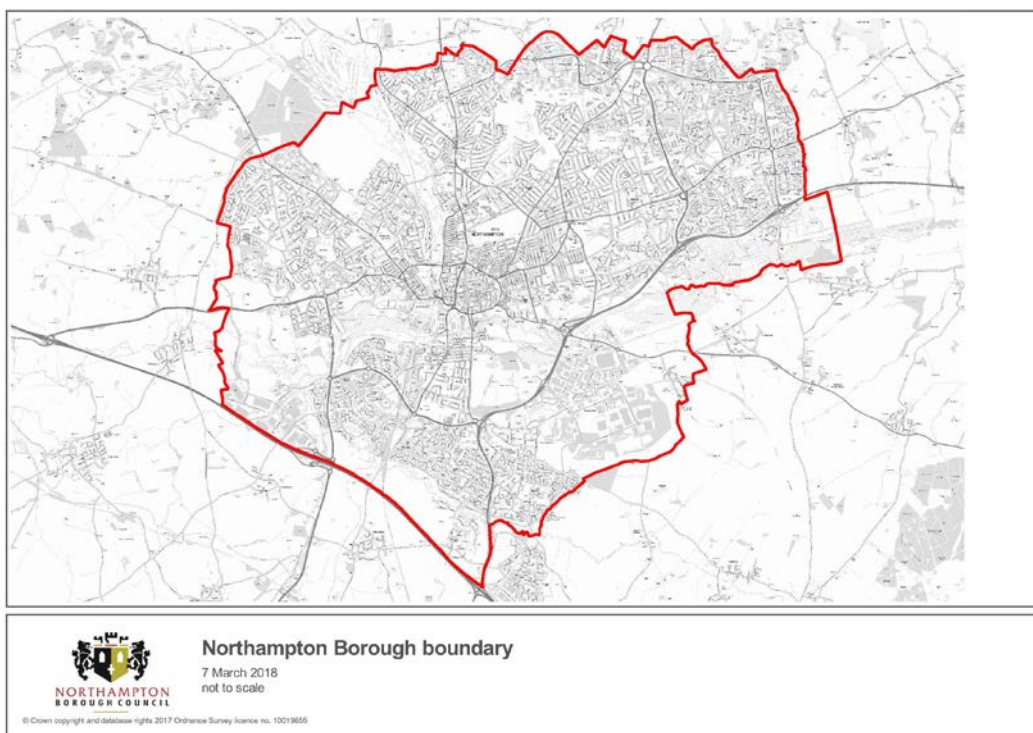
CHAPTER 1

INTRODUCTION AND POLICY CONTEXT

PLANNING POLICY CONTEXT

1. Northampton Borough Council is preparing a new Northampton Local Plan Part 2, which will cover the entire Borough of Northampton (see Figure 1) for the period up to 2029. The Plan (NLP2) will be in conformity to the West Northamptonshire Joint Core Strategy Local Plan Part 1 (WNJCS) which was adopted in 2014.

Figure 1: Northampton Borough Boundary



2. NLP2, when adopted, will replace all the remaining saved policies from the previous Northampton Local Plan 1997 and update the policies contained in the Northampton Central Area Action Plan which was adopted in 2013. It will include development management policies which will provide policy directions for sustainable development, housing delivery, retention and expansion of employment opportunities, supporting the growth and changing roles of the town centre, providing commercial and leisure enterprises as well as protecting and enhancing the built and natural environment. It will also include site specific allocations for various types of developments and/ or uses that are considered suitable for these sites.
3. This Plan forms part of the Development Plan for Northampton. The Development Plan is the basis upon which planning applications will be

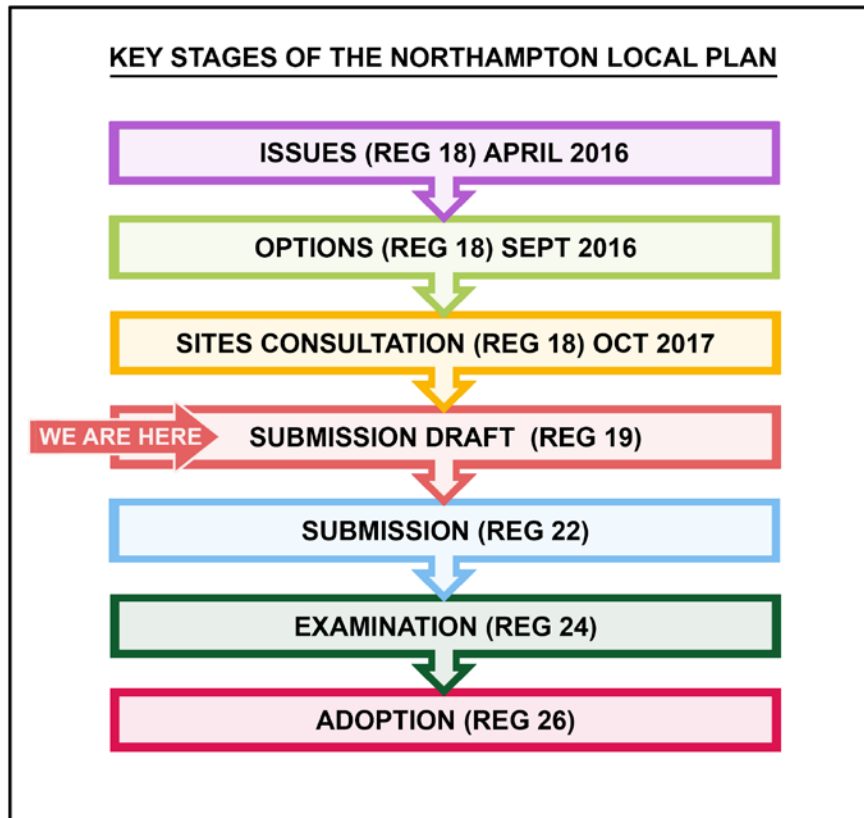
determined unless there are material considerations which indicate otherwise. The statutory Development Plan for Northampton consists of:

- West Northamptonshire Joint Core Strategy Local Plan Part 1
 - Northampton Local Plan Part 2
 - “Made” Neighbourhood Plans, which currently include the Duston Neighbourhood Plan, Spring Boroughs Neighbourhood Plan and Growing Together Neighbourhood Plan
4. The National Planning Policy Framework 2019 makes it clear that the local plan needs to be reviewed every 5 years and that development which accords with an up to date Plan should be approved. Any proposed development that conflicts with an up to date plan should be refused unless material considerations indicate otherwise. Therefore, it is important for local planning authorities to have up to date Local Plans to ensure that development is progressed in an acceptable and sustainable manner.

PLAN PREPARATION PROCESS

5. The National Planning Policy Framework (February 2019) sets out the requirements for the preparation of the local plan. Plans must be prepared in accordance with legal and procedural requirements and be sound. Plans are sound if they are:
- Positively prepared – provide a strategy which will, as a minimum, meet as much as possible of the area’s objectively assessed needs and is informed by agreements with other authorities, so that unmet need for neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development
 - Justified – an appropriate strategy, taking into account the reasonable alternatives and based on proportionate evidence
 - Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground
 - Consistent with national policy – enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework
6. In delivering the Local Plan, the Council has completed the initial stages of the plan preparation process. The Issues, Options and Sites consultations were undertaken in 2016 – 2017, which provided the Council with information and evidence on the key issues that the Local Plan need to address, and how, in addition to delivering the requirements set out in the West Northamptonshire Joint Core Strategy.
7. The key stages which the Council have completed are shown below:

Figure 2: Key stages of the Northampton Local Plan



8. Following the consultation on the submission draft, the Council will update the Local Plan to take into account the comments received. The Plan will then be submitted to the Planning Inspectorate for an independent examination.

DUTY TO COOPERATE/ STATEMENT OF COMMON GROUND

9. The Localism Act 2011 introduced the requirement for the “Duty to Cooperate” (DTC). A section 33A was therefore inserted into the Planning and Compulsory Purchase Act 2004. This Act placed a legal duty on all local planning authorities, county councils, local enterprise partnerships and “prescribed bodies” (as defined by the regulations) to engage constructively, actively and on an ongoing basis, to maximise the effectiveness of local plan preparation relating to strategic cross boundary matters.
10. In regulation 4 of the Town and Country Planning (Local Planning) Regulations 2012, the bodies prescribed for the purposes of meeting the above legal duty are listed. In publishing its consultation documents for the

Northampton Local Plan Part 2 to date, the Council has consulted all those included in the list of prescribed bodies.

11. In addition, the Council worked closely with partners in Daventry District, Northamptonshire County and South Northamptonshire Councils in preparing the West Northamptonshire Joint Core Strategy Local Plan Part 1. The Council has continued to work closely and engage with Daventry and South Northamptonshire, as well as other authorities including Wellingborough Council and Northamptonshire County Council, throughout the preparation of the Northampton Local Plan Part 2.
12. The NPPF also requires the preparation and maintenance of one or more Statements of Common Ground, which provide an explanation of how cross boundary matters were addressed and how various parties have worked cooperatively to address them. These will be prepared alongside the version of the Local Plan to be submitted to the Secretary of State.

SUSTAINABILITY APPRAISAL AND HABITATS REGULATIONS ASSESSMENT

13. In line with legislative requirements, each successive stage in the production of NLP2 has been the subject of a sustainability appraisal. The Plan therefore conforms to the requirements set out in the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC), ensuring that the potential impacts of the plan, from an environmental, economic and social perspectives, are taken into the account throughout the process.
14. The Sustainability Appraisal (SA) is an iterative process, which began with the development and assessment of the Northampton Local Plan Part 2 Options Consultation paper in September 2016. This stage was continued with SA of the sites consultation, which was released for consultation in October 2017 and an assessment of the reasonable alternatives in 2018 to inform this submission draft.
15. Northampton also contains part of the Upper Nene Gravel Pits Special Protection Area (SPA), which is a European designation for the conservation of natural habitats. The Council is legally bound to carry out a Habitats Regulations Assessment (Directive 92/43/EEC) to assess the impacts of the Local Plan proposals against the conservation objectives of the SPA.
16. A separate Sustainability Appraisal document outlining the above accompanies this submission draft.

PREVIOUS CONSULTATION

17. The Council has undertaken consultations in accordance with the requirements set out in the Town and Country Planning (England) Regulations 2012. These consultations also conform to the Council's

Statement of Community Involvement, which seeks to inform and encourage participation in the evolution of the Plan.

18. In summary, the following consultation exercises have been completed:

- **Issues consultation** – this is the first stage of the plan preparation process and consultation took place in May/ June 2016. The public were consulted on the scope and the key issues the new Local Plan Part 2 should address
- **Options consultation** – this forms the second stage of the plan preparation process which confirmed that Northampton needs to deliver 18,870 new homes by 2029 and that a positive and proactive approach will be needed towards planning for homes, as well as jobs, in a sustainable way. Also of importance is the need to balance growth requirements against the need to protect and enhance the built and natural environment. This consultation took place between September and November 2016
- **Sites consultation** – the purpose of consulting on this third stage of the plan preparation process was to gather views on the potential future uses of sites to deliver the strategy and development required in the West Northamptonshire Joint Core Strategy, which forms Part 1 of the Local Plan. Consultation took place in October and November 2017

19. Further information can be found in the Consultation Statement which accompanies this submission draft.

CHAPTER 2 NORTHAMPTON NOW

PROFILE OF NORTHAMPTON

Overview and Population

20. With a population of just over 225,000 in 2017¹, Northampton is the largest town in England. Planned expansion has led to the population figure reaching above 200,000 and the town continues to grow and maintain its role as a major employment, retail and residential centre within Northamptonshire.
21. It is located centrally in Northamptonshire, covering an area of approximately 80 square kilometres. It is the main town in Northamptonshire (see Figure 3) and, particularly since its designation as a New Town in 1965, has absorbed several surrounding villages. The borough is bordered by Daventry District to the north and west, South Northamptonshire District to the south west and south and Wellingborough Borough to the east. There is no Green Belt in Northampton or its neighbouring authorities.
22. As of December 2017, at least 63% of Northampton's residents are between the age of 16 and 64, which is the same rate the East Midlands and Great Britain². 38.9% have NVQ Level 4 and above, this is higher than the rate for East Midlands and Great Britain at 32.1% and 38.6% respectively. 7.4% do not have any qualifications, and this is also lower than the East Midlands (8.2%) and Great Britain (7.7%) averages.

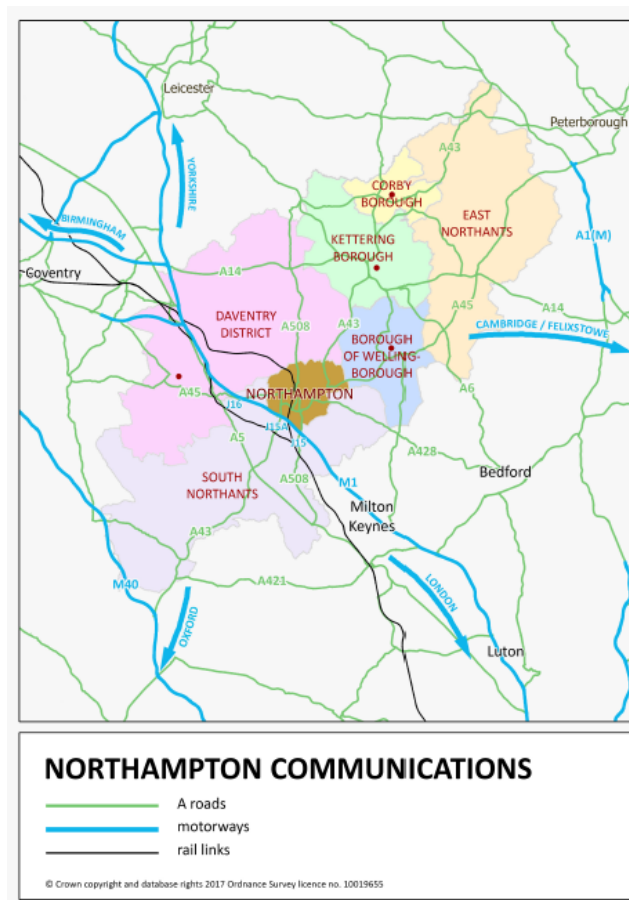
Topography and hydrology

23. Northampton is located within a shallow "bowl" adjacent to the River Nene. It is surrounded by higher land, which rings the town, including Glassthorpe Hill (141m above sea level) to the west, Coneybury Hill (approximately 120m above sea level) and the Pitsford Ridge (approximately 125m above sea level). Within the town, there are three main areas of higher ground. These are to the south of the Nene Valley, the eastern edge of the town and the area around the former University campus towards the northern edge of the town.
24. Northampton is also located at the confluence of the River Nene and its tributary the Brampton Nene, which flows south into the Nene from Pitsford Reservoir. Smaller streams also influence the topography and hydrology of the town, including Dallington brook and the Wootton Stream, which flows into the Nene from the south. The Billing Brook, Ecton Brook and Sywell Bottom flow south into the Nene on the eastern side of the town.

¹ <https://www.northamptonshireanalysis.co.uk/dataviews/tabular?viewId=181&geoid=46&subsetId=>

² <https://www.nomisweb.co.uk/reports/lmp/la/1946157159/report.aspx>

Figure 3: Northampton Communications



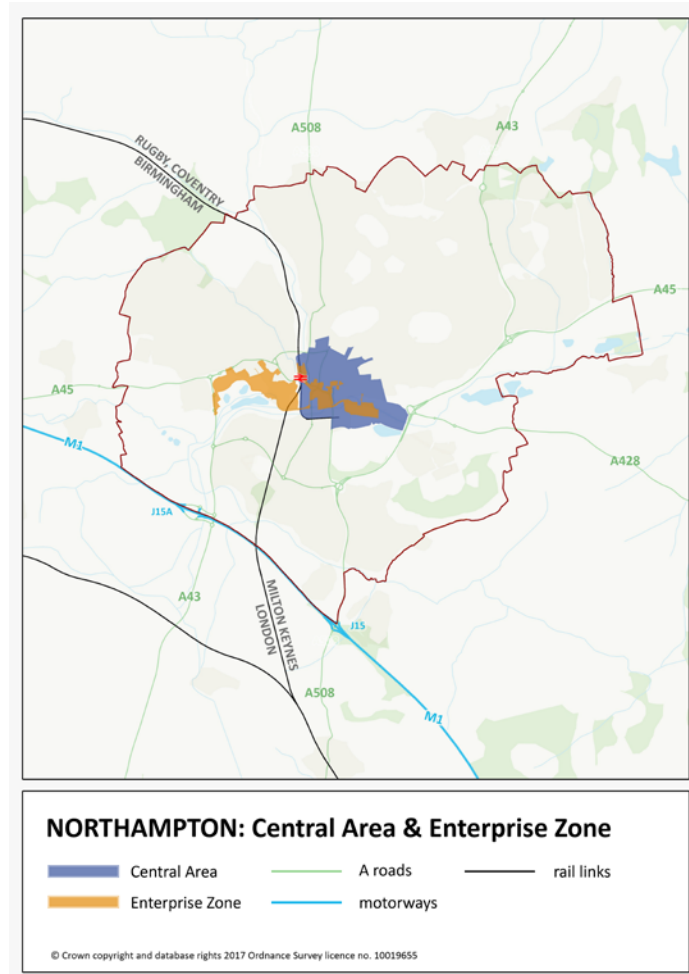
Geology

25. Northampton is located on the edge of the band of Oolitic limestone, which runs north-south through England. It lies at the junction of several types of limestone and the adjacent clay, which creates a complex geology for the area. The most well known of the Oolitic limestones are the “Northampton sands and Ironstones” which have a distinctive golden-brown colour and are often seen in local buildings. The valley of the River Nene has accumulated deep sedimentary deposits of sand and gravel which have been quarried in recent years.

Central Area and Town Centre

26. The Central Area, incorporating the town centre (see Figure 4), its adjoining areas and parts of the Waterside Enterprise Zone, have experienced some key changes in recent years.

Figure 4: Northampton Central Area



27. These include the consolidation and relocation of the University of Northampton to its new premises (now known as Waterside Campus) in Bedford Road, the development of the University's student accommodation in St John's Street, the opening of a new bus station in the town centre, the development of a new railway station building and the development of a new Premier Inn hotel in St John's Terrace. Also of significance is the University of Northampton's Innovation Centre, located close to the railway station, offering 42 flexible office units, a cafe and conference space.

28. Northampton Town Centre is a regional shopping centre and remains the main retail and services centre within Northamptonshire. A recent study concluded that Northampton town centre, its district and its local centres are performing well in spite of the closures of national chains like BHS and Marks and Spencer's. This is attributed to the wide ranging shops and services currently available in these centres which cater for Northampton's population and its catchment. It is also evident that people from outside Northampton do visit the town centre.

29. Northampton's town centre currently accommodates the indoor retail units of the Grosvenor Centre, Market Walk and the Ridings Arcade. It has an outdoor market area, the largest in England. There are tourist attractions within the Cultural Quarter, which centres around a creative cluster in the area around Derngate/ Guildhall Road. The Royal & Derngate theatre, Northampton Film House cinema and a major new extension to the Northampton Museum and Art Gallery creating new galleries/ teaching facilities/ retail area are major attractions within the Cultural Quarter. The Northampton Museum and Art Gallery is home to the world famous Shoe Collection, a collection of national importance. 78 Derngate commemorates the works of Charles Rennie Mackintosh. Conversion of Vulcan Works into a managed workspace for around 100 businesses within the Cultural Quarter will support job creation over the plan period. Also, NN Contemporary Art space occupies number 9 Guildhall Road in the Cultural Quarter, providing art space in for artists at all stages of their careers.
30. Northampton has 3 professional sports grounds, Northampton Saints Rugby at Franklins Gardens, Northampton Town Football at PTS Academy Stadium and Northamptonshire County Cricket in Abington. They attract visitors and sports fans, as well as publicising venues for hire for special events (such as weddings, birthdays and entertainment).

Housing

31. Northampton is predominantly an urban area. Northampton continues to experience pressures in housing delivery, with a growing population and a gradual reduction in land availability contributing to this problem. In addition, in spite of planning consents, and allocations for Sustainable Urban Extensions within Northampton and its immediate surrounding areas, Northampton has not been able to meet its 5 year housing land supply as required by the Government.

Table 1: Housing completions and delivery in Northampton (2011 – 2018)

	JCS Requirement 2011 – 2018	Actual Housing Completions (Net Additions)	Delivery of Dwellings compared to the requirement
Total dwellings	6,613	5,139	-1,474

32. Northampton's house prices³ continue to be higher on average than properties within the East Midlands, but lower than the United Kingdom average. Its relatively higher average compared to the rest of the areas within the East Midlands could be attributed to its accessibility to both London and Birmingham as well as Milton Keynes.

³ Land Registry

Date	UK	East Midlands	Northampton
August 2017	225,598	182,837	205,175
October 2017	224,936	183,956	207,376
December 2017	225,205	184,863	206,877
February 2018	224,946	186,339	207,457
April 2018	226,704	187,876	213,642
June 2018	228,384	187,553	213,288

Economy

33. Northampton has high levels of employment, with 113,000 people in employment in June 2018⁴. This equates to 76.6% of Northampton's economically active population. This is above the East Midlands level of 74.5% and Great Britain at 75%. Situated within the wider Oxford – Milton Keynes – Cambridge Corridor, the borough is an important centre for high performance engineering and high end shoe manufacturing as well as being highly represented in business administrative and support services, financial and insurance activities, storage and distribution and manufacturing. Major employers include Barclaycard, Cosworth, Panasonic UK Ltd, Travis Perkins, Avon, Carlsberg UK and Nationwide Building Society.

34. Northampton has an Enterprise Zone, which was designated in August 2011. Since its designation, almost 2000 new jobs have been created and significant regeneration schemes have taken place. These include the development of the new bottling/ canning plant at Carlsberg, the expansion of Cosworth, the completion of the redeveloped railway station and the completion of a new campus for the University of Northampton.

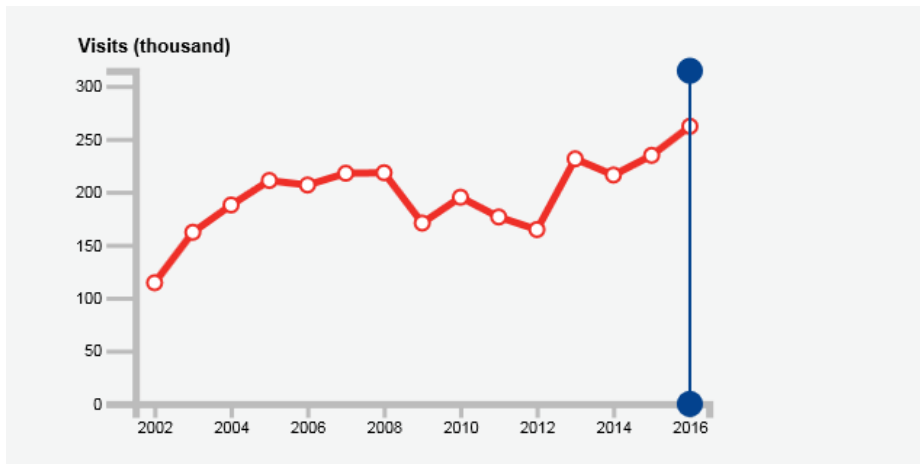
Tourism

35. Northampton has an opportunity to capitalise on tourism as part of the town centre's regeneration strategy. In Northamptonshire, the number of visitors in 2016 was 262,148⁵. This represented an increase of just under 12% from the previous year.

⁴ <https://www.nomisweb.co.uk/reports/lmp/la/1946157159/report.aspx>

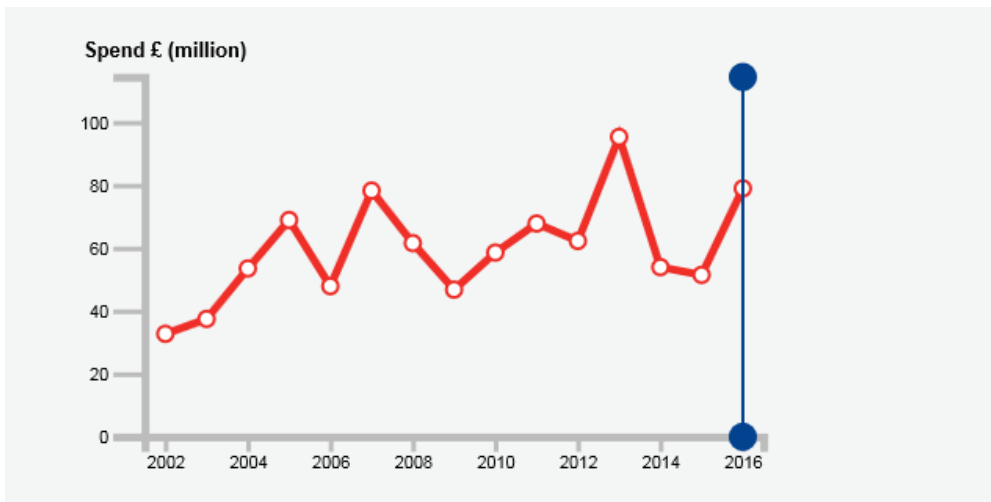
⁵ <https://www.visitbritain.org/nation-region-county-data>

Figure 5: County visitors



36. Expenditure in the County was £79.01m, and there has been an upward trend over the last 14 years.

Figure 6: County expenditure on tourism



37. To support any future requirements associated with the tourism, visitor and cultural sectors, a hotel study⁶ was commissioned by Northampton Borough Council to provide an assessment of the future potential for hotel development in Northampton to inform the Northampton Local Plan Part 2.

38. Northampton is served by 24 hotels (1,670 letting rooms) with budget/ limited service (55%), 3* and 4* (22%). This includes the Premier Inn which opened in the town centre in December 2015. Northampton has fewer hotel bedrooms than the comparator towns and cities of Leicester, Milton Keynes and Reading.

⁶ Northampton Hotel Futures: hotel audit and demand assessment (Hotel Solutions, May 2016)

Table 2**NORTHAMPTON HOTEL SUPPLY – MAY 2016**

Category/ Standard of Hotel	Northampton Town Centre		Edge of Town Locations		Northampton Borough	
	Hotels	Rooms	Hotels	Rooms	Hotels	Rooms
4 star			2	259	2	259
4 star Inn			1	19	1	19
Boutique					0	0
3 star	1	146	3	206	4	352
Upper-tier Budget			1	126	1	126
Budget	3	320	8	460	11	780
Lower grade	2	63			2	63
Serviced Apartments/Aparthotel	1	10	1	29	2	39
Conference centre			1	32	1	32
Total	7	539	17	1131	24	1670

39. The Hotel Study states that although gradually improving, the performance of Northampton's branded 3 and 4 star hotels has been well below national averages over the last 3 years and this covers all performance indicators (including room occupancy and achieved room rates). In contrast, branded budget hotels performance has been strong.

Table 3**NORTHAMPTON HOTEL PERFORMANCE 2013-2015**

Standard of Hotel	Average Annual Room Occupancy %			Average Annual Achieved Room Rate ⁶ £			Average Annual Revpar ⁷ £		
	2013	2014	2015	2013	2014	2015	2013	2014	2015
UK Provincial Hotels (All Standards) ¹	72.6	75.4	76	59.94	64.03	67	43.53	48.27	51
UK Provincial 3/4 Star Chain Hotels ²	72.0	73.7	74.9	71.46	74.90	80.51	51.48	55.20	60.33
Northampton Branded 3/4 Star Hotels ³	68.4	72.0	71.7	65.57	68.09	73.25	44.86	49.02	52.55
Northampton Branded Budget Hotels ⁴	72.3	77.4	77.2	42.5	47.16	53.14	30.74	36.51	41.00
Northampton Unbranded Hotels ⁵	44.4	55.3	57.6	38.31	40.45	48.41	17.03	22.39	27.88
Northampton – All Hotels	68.5	73.6	73.6	50.31	53.87	59.66	34.46	39.65	43.89

Notes

1. National averages - source: STR Global
2. National averages - source: Hotstats
3. Source: STR Global. Sample: Northampton Marriott, Hilton Northampton, Holiday Inn Northampton, Park Inn by Radisson Northampton
4. Source: STR Global. Sample: all branded budget hotels in Northampton.
5. Source: Hotel Solutions survey of Northampton hotels –March 2016 Sample: Hopping Hare, The Plough, Westone Manor (unbranded hotels)
6. The amount of rooms revenue (excluding food and beverage income) that hotels achieve per occupied room net of VAT, breakfast (if included) and discounts and commission charges.
7. The amount of rooms revenue (excluding food and beverage income) that hotels achieve per available room net of VAT, breakfast (if included) and discounts and commission charges

40. Corporate demand is set to increase significantly given the planned office development and employment growth in the Enterprise Zone. Substantial growth is also expected in the contractor business (mainly budget and lower priced unbranded hotels given the scale of construction work). There is therefore scope for growth in residential conference business – the market remains constrained by the lack of 3 / 4 star hotel bedroom availability on Tuesday and Wednesday nights, and Northampton's limited supply of 4 star hotels with good conferencing facilities.

41. The study alluded to on-going events that generate demand for hotel accommodation. These include the sporting events associated with rugby,

football and cricket which will continue to have a positive impact on the town's larger hotels and conference venues at these sports grounds to attract weekend association conferences, exhibitions and events. Silverstone (not within Northampton's borough boundary) will continue to be a key driver for weekend business for Northampton hotels. The proposed Silverstone Motor Sport World attraction could however provide a new draw that Northampton hotels can use to attract weekend leisure break stays. Events at Santa Pod Raceway will continue to generate demand for some budget and unbranded hotels in Northampton. Other events influencing demand for accommodation are the Alive@Delapre concerts, Northampton Balloon Festival and people attending concerts at MK Bowl.

42. The study also contains projections of possible future growth in Northampton, between 2016 and 2029, using the Hotel Futures demand forecasting model. Projections were prepared for 3* and 4* star hotels and budget hotels, taking Northampton's current supply of hotels and the estimates of 2015 room per night demand as the baseline for the projections. The results of the demand projection is shown below.

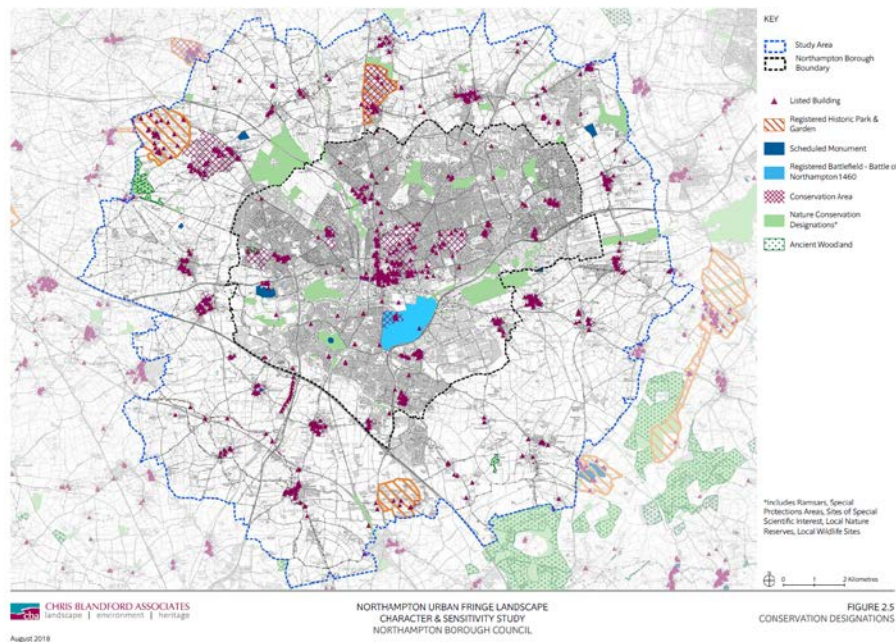
Table 4
NORTHAMPTON
PROJECTED REQUIREMENTS FOR NEW HOTEL DEVELOPMENT – 2016-2029

STANDARD OF HOTELS/YEAR ¹¹	PROJECTED NEW ROOMS REQUIRED		
	LOW GROWTH	MEDIUM GROWTH	HIGH GROWTH
3/4 Star Hotels			
2016 – 2019	45	56	67
2020 – 2024	83	109	137
2025 – 2029	123	168	216
Budget Hotels			
2016 – 2019	9	27	46
2020 – 2024	88	134	182
2025 – 2029	175	254	337
TOTAL NEW HOTEL ROOMS			
2016 – 2019	54	83	113
2020 – 2024	171	243	319
2025 – 2029	298	422	553

Heritage and historic landscapes

43. Northampton has a range of heritage assets, including over 500 listed buildings (such as Delapre Abbey, the Guildhall, County Hall and All Saints Church) and 21 conservation areas. There are four conservation areas within the town centre alone, which reflects the town's strong heritage legacy. In addition, there is also a Registered Battlefield within Northampton's boundary, located partly within the grounds of the Barnes Meadow Local Nature Reserve and Delapre Abbey Park. There are 7 scheduled monuments in the Borough. Other heritage sites of interest includes the remains of Northampton Castle which can be found close and within the grounds of Northampton Railway Station and the Ironstone Heritage Centre, which is home to the Northamptonshire Ironstone Railway Trust. The latter is based within the grounds of the Hunsbury Hill Country Park.

Figure 7: Heritage and Historic Landscapes in Northampton⁷
 (Crown Copyright and database rights 2018 Ordnance Survey Licence no 10019655)



Green Infrastructure, Open Space and Leisure

44. Northampton currently has over 1,600 ha of parks, open spaces and other green areas. Together with the River Nene, these natural and man made corridors provide valuable natural and historic assets which are of great important for sustaining and enhancing biodiversity. In addition, parts of Northampton also accommodate the Upper Nene Valley Gravel Pits Special Protection Area and six Local Nature Reserves.
45. These assets do vary in terms of their distribution, quality and accessibility and opportunities remain for connections and linkages to be improved.
46. In addition, Northampton also has significant leisure provision, including commercial leisure centres, such as the centres run by the Leisure Trust (Danes Camp, Lings Forum, Mounts Bath, Cripps), cinemas (at Vue Sol Central and Cineworld Sixfields), various private gyms, indoor and outdoor sports facilities and playing pitches (for example the Old Northamptonians / Old Scouts / Casuals rugby clubs) and the Nene White Water Rafting Centre in Bedford Road.

⁷ Northampton Urban Fringe Landscape Character and Sensitivity Study (Chris Blandford Associates, XXX)

Transport and Movement

47. 80% of people who work in the Borough live in the Borough, with the majority of travel to work trips being less than 5km. 61% of these journeys are made by car adding almost 59,000 trips on the road network. The trips made to places outside the Borough are to a number of locations, including Milton Keynes, with public transport presently only making up 4% of these inter-urban trips. The borough has a high level of car ownership, which is the dominant mode of travel.
48. The Borough benefits from a range of key strategic highway network connections including three junctions of the M1 (Junctions 15, 15A and 16). The A43 links to the M40 Motorway linking Oxford and the south of England and the A14 at Kettering and the A45 trunk road runs through the town from the M1 providing links to Wellingborough, Rushden and the A14 at Thrapston. Work is taking place to upgrade Junctions 13 to 16 of the M1 to a “smart” motorway with additional capacity.
49. Northampton is served by one modern and central railway station, which is on the Northampton loop of the West Coast Main Line. The station was redeveloped and opened in 2015 to accommodate increasing passenger demand. It is located within 10 minutes’ walk of the town centre. It is served by West Midlands Train services to both London and Birmingham New Street. There are three trains per hour each to London Euston and Birmingham New Street, off peak, Monday to Saturday which makes both cities accessible from Northampton.
50. Northampton has access to Birmingham International Airport, London Luton Airport and East Midlands Airport. Luton and East Midlands Airport can be reached within a one hour car journey and Birmingham International can also be accessed by direct train.
51. Northampton’s strategic location makes it attractive for logistics and distribution, as well as head office functions.
52. Northampton has a network of local bus services as well as interurban bus and coach services. Most local bus services radiate from the North Gate bus station, in the town centre. The station was opened in 2014, having moved from its previous location at Greyfriars. Stagecoach operates most of the local services and National Express coaches run from Victoria Street.
53. Northampton accommodates around 10,000 car parking spaces which are formed of over 20 private and public surface and multi storey car parking facilities.

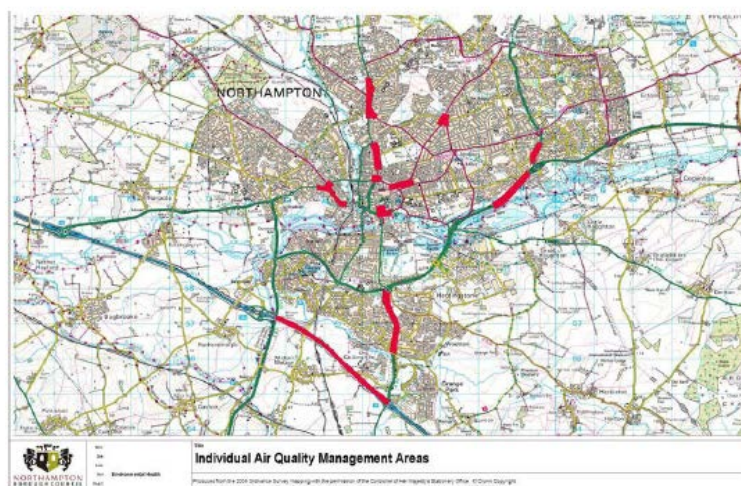
Low Emissions Travel

54. There will be a movement towards more sustainable forms of travel will include the increasing use of electric and hybrid vehicles for private, public

and business related journeys and decrease in use of petrol and diesel vehicles in order to reduce carbon emissions, improve air quality and encourage more environmental friendly forms of travel.

55. The Council's Low Emission Strategy⁸ (LES) aims to improve air quality and health across Northampton by reducing vehicle emissions through the accelerated take up of cleaner fuels and technologies. Evidence for the strategy found that whilst levels of nitrogen dioxide have improved in some areas of Northampton, concentrations at key locations have remained elevated over the last decade and at some locations, concentrations have increased.
56. There are currently 7 Air Quality Management Areas (see Figure 8). These are areas which exceed the Government's air quality objective and where there is relevant exposure to the public.

Figure 8: Locations of Air Quality Management Areas



57. The predominant cause of elevated levels of NO₂ is road transport emissions. The emissions from different vehicle types have a varying significance, depending on the location. The LES quoted examples from buses, considered to be a significant contributor in the inner urban area and on arterial routes, whereas heavy and light goods vehicles are a significant contributor on trunk roads. Cars (especially diesel) play a significant role in all areas.
58. The LES concluded that the number of people affected by asthma and chronic obstructive pulmonary disease in Northampton is higher than for England as a whole. Evidence also suggests that there is a close link between air pollution and areas of high deprivation. Individuals living in areas of high deprivation

⁸ Northampton Low Emission Strategy 2017 – 2025 (Northampton Borough Council, December 2017)

often live in accommodation close to roads that have high levels of emissions. Individuals in more deprived areas therefore have poorer health, suffer more adverse health effects than people experiencing the same level of emissions exposure in less deprived areas.

Health and Wellbeing

59. In July 2018, Public Health England⁹ published the Northampton District Local Authority Health Profile which provides a picture of people's health in Northampton. This publication provided the following summary.

<p align="center">Table 5 A Summary of Public Health England's Population Profile for Northampton 3rd July 2018</p>	
Overview	The health of people in Northampton is varied compared with the England average. Around 16% (7,400) of children live in low income families, which is slightly higher than the Northamptonshire average of 14% (19,300).
Child Health	In year 6, 20.8% (467) of children are classified as obese in Northampton which is slightly higher than the Northamptonshire average of 19.4% (1,376).
Adult Health	The rate of alcohol related harm hospital stays in 907 per 100,000 population, which is above the average for England. This represents 1,879 stays per year. This is slightly higher than the hospital stays for Northamptonshire at 766.
Life expectancy	<p>The charts below show that Northampton has a larger gap in life expectancy for males and females compared to Northamptonshire.</p> <p align="center">Northampton</p> <p align="center">Northamptonshire</p>

⁹ Public Health England Northampton profile July 2018

	<p>Life expectancy gap for males: 9.4 years</p> <p>Life expectancy gap for females: 6.1 years</p> <p>Life expectancy at birth (years)</p> <p>Most deprived Least deprived</p> <p>▼ Life expectancy for males ■ Life expectancy for females - - Inequality slope for males — Inequality slope for females</p>
<p>Trends over time (under 75 mortality)</p>	<p>The chart below shows that Northampton's mortality rates for all causes for men and women are slightly higher than the England average. However, for females, the gap reduced between 2014 and 2015.</p> <p>Under 75 mortality rate: all causes, males</p> <p>IMD 2010 IMD 2015</p> <p>Under 75 mortality rate: all causes, females</p> <p>IMD 2010 IMD 2015</p> <p>2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015</p> <p>—▲— England average —■— Local average —■— Local least deprived —◆— Local most deprived ■ Local inequ</p>

60. The above table demonstrates that there is a need to ensure that the Borough is better equipped to deal with meeting people's health requirements, particularly in light of its growing population. Within Northampton, there are a range of public and private health facilities including Northampton General Hospital, GP surgeries, dentists, pharmacists and other health care providers.

KEY CHALLENGES AND OPPORTUNITIES FOR NORTHAMPTON

Challenges

Housing delivery

61. The main challenge for Northampton is the delivery of homes, including affordable housing, to meet the identified need for existing and future Northampton residents. It is becoming increasingly challenging to deliver the number of dwellings required within an area that is compact, extensively built-up and has competing priorities.
62. The Government, through the 2019 NPPF, has made it clear that the local plan has an important role in supporting the Government's objective to significantly boost the housing supply and that the needs of groups with specific housing requirements are to be addressed. The West Northamptonshire Joint Core Strategy identifies a provision of 18,870 new homes to be built within Northampton Borough from 2011 to 2029. Evidence shows that the Borough does not have a 5 year housing land supply, though the Borough passed the Government's Housing Delivery Test in February 2019.

Provision for deprived communities

63. Northampton also has significant areas of deprivation, including parts of the eastern and central areas. However, like most towns of this size, there are parts of the borough which are relatively affluent. There is a need to ensure that the requirements of Northampton's current and emerging population, businesses, investors and visitors are met in balanced and consistent manner. Combined with a growing population, there is a need to plan for improved healthcare and wellbeing.

Competing priorities

64. Northampton has nationally important heritage assets including the former grounds of Northampton Castle, Delapre Abbey, the Queen Eleanor Cross, the Battlefield and local Churches, including St Peter's Church and the Holy Sepulchre (one of only four round churches in the country), plus conservation areas and other important listed buildings. These heritage assets provide valuable resources to the town, not just from a historic and architectural point of view but also from an economic perspective through tourism. It is therefore a challenge for Northampton to deliver homes and jobs, but without impacting adversely on the survival of these assets.
65. Equally important are the vast numbers of open spaces and green infrastructure in Northampton, which provide residents and visitors with health benefits, as well as education in nature conservation matters. These include the Local Nature Reserves, Abington Park, the Racecourse, and various green spaces and recreational areas located within the Borough. Ongoing

pressure to deliver houses and jobs means that some of the spaces which are assessed as being less valuable could be lost, and the issue of balance and meeting competing priorities is challenging.

Opportunities

Brownfield Land and the Enterprise Zone

66. Brownfield and vacant sites, including those listed in the Northampton Brownfield Land Register and Land Availability Assessment, show that there are opportunities for development on these sites. It is accepted that some these sites may have constraints which have deterred developers from developing. However, ongoing partnership approaches and flexible, viable policies (including the flexible approach of permitted development rights) may result in more positive outcomes for these sites.
67. The Enterprise Zone continues to provide opportunities for both new developments and expansion schemes. Commercial operators have already benefitted from these opportunities including the relocation of an operator from Brackmills to a much larger and modern property within the Enterprise Zone.

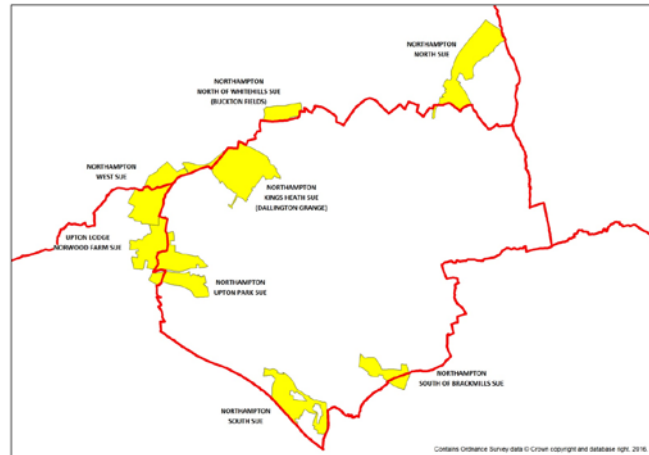
Economic Opportunities

68. There is a further economic development opportunity in developing a co-ordinated strategy to emphasise the historic identity of the borough, its heritage assets, open spaces and opportunities to repurpose the town centre. This could help to attract investment from relocating businesses, improve rates of business tourism and build the borough's attractiveness for wider tourism as well as injecting new life into the town centre by welcoming wide ranging new roles including more cultural and leisure related services.

Sustainable Urban Extensions

69. The Sustainable Urban Extensions set out in **Figure 9** will continue to create new neighbourhoods in Northampton, providing housing and community facilities to meet the needs of current and future residents.

Figure 9: Sustainable Urban Extensions within the Northampton Related Development Area



Strategic Rail Opportunities

70. As part of efforts to ensure that Northampton can play a full role in the development of the Oxford – Cambridge Corridor, the Borough Council is seeking to maximise opportunities to increase the connectivity and range of destinations served by rail. Outside the Borough, work has started on construction of High Speed 2 (HS2), which will provide a high speed rail link between London and Birmingham initially, with a later phase proposed to link further to Leeds and Manchester. An advantage of this for Northampton, which the Council supports, is that this offers potential to release capacity on the West Coast Main Line (WCML), with the possibility that new service patterns could be introduced, perhaps including fast, long distance services calling at Northampton, increasing the range of destinations available. Network Rail is investigating opportunities for these new service patterns.
71. Preparatory work is also underway for East West Rail, linking Oxford with Cambridge. With Northampton Borough Council's active support as part of the East West Rail Consortium, England's Economic Heartland (the local subnational transport body) is pressing for Network Rail's work on releasing capacity on the WCML to consider the opportunity to develop direct services on the Northampton – Milton Keynes- Aylesbury High Wycombe – Old Oak Common axis, further widening the range of rail connections for Northampton.
72. A further opportunity to improve links from the north to Northampton and more widely to the Oxford – Cambridge Corridor is presented by the possibility of providing new transport links along the alignment of the former Northampton to Market Harborough railway line. This is potentially an important contribution to wider growth aspirations associated with the Oxford – Cambridge Corridor.

CHAPTER 3 VISION AND BOROUGH OBJECTIVES

VISION

73. The Vision provides an indication of what Northampton would be like by 2029, not just in terms of its physical landscape, but also how its role in meeting the needs of residents, investors and visitors will have evolved.
74. This Vision draws on the version included in the West Northamptonshire Joint Core Strategy but has been amended to reflect the characteristics that are more particular and current to Northampton. The Vision also takes into account the comments submitted in earlier Local Plan consultations.

Vision

By 2029 Northampton will be the heart of West Northamptonshire, playing a key role in the Oxford – Cambridge Corridor. Northampton will provide a balanced range of high quality housing to meet differing housing needs and aspirations 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, it will be a place where history, innovation and regeneration are mutually supportive. There will be continuing pride in the Royal and Derngate Theatres, museums including the Northampton Museum and Art Gallery, and professional sports teams such as Northampton Town Football Club, Northampton Saints Rugby Club and Northamptonshire County Cricket Club. Northampton will have strengthened its role as the leading social centre within the county for cultural, commerce, leisure and entertainment, employment and health. Through the University of Northampton, there will be first class and modern learning activities and facilities to be proud of.

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 in the Oxford – Cambridge Corridor and as a prime area nationally for high performance engineering and as a logistics and distribution centre.

Northampton will blend high quality design choices with outstanding public open 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.

Northampton will be better connected and have a sustainable and highly accessible transport network that is recognised locally, regionally and

nationally.

BOROUGH STRATEGIC OBJECTIVES

The strategic objectives are based on those in the West Northamptonshire Joint Core Strategy Local Plan Part 1, but they have been updated to taking into account consultation responses to date and more recent evidence.

The objectives are:

Objective 1 – High quality design and Place Shaping

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

Objective 2 – 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 3 – Supporting the town centre

To drive the regeneration of Northampton's town centre and improve visitor and investor experience by making it the focus of social networking, where people have access to commerce, leisure and culture, heritage, wide ranging employment opportunities and retail options at the heart of Northamptonshire in an attractive environment. To improve accessibility into the town centre to increase its attractiveness as a destination of choice.

Objective 4 – 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. To capitalise on the opportunities offered by the Oxford to Cambridge Arc.

Objective 5 – Specialist business development

To support and develop opportunities for specialist employment clusters and business development focused on a low carbon economy. To maximise the opportunities offered by a regenerated town centre and the Enterprise Zone.

Objective 6 – Heritage

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

Objective 7 – Protecting and building communities

To ensure new development in urban areas actively 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 8 – Public Health

To promote healthier and safer communities by supporting the creation of and protecting shared facilities, improving connectivity and securing high quality design.

Objective 9 – Educational attainment

To raise educational achievement and the skills base of our communities through supporting the development of our learning infrastructure and strengthening links between local businesses and local schools, Moulton and Northampton Colleges and the University of Northampton.

Objective 10 – Green Infrastructure

To conserve natural habitats and species, seek to provide net gains in biodiversity where possible and enhance the existing strategic green infrastructure network by incorporating and designing these into sustainable urban extensions.

Objective 11 – Connections

To reduce the need to travel, shorten travel distances and make sustainable travel a priority and an attractive option across Northampton by maximising the use of alternative travel modes. In so doing, the Plan will combat congestion, reduce carbon emissions and address social exclusion for those who do not have access to a private car. In addition, to ensure a much wider range of destinations will be accessible by direct railway services from Northampton, including some fast, long distance services.

Objective 12 – 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 13 – Infrastructure and Development

To protect and enhance local services and to ensure social, physical, green and technology 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. To ensure that the relevant utilities are provided prior to occupancy.

CHAPTER 4 SUSTAINABLE DEVELOPMENT

75. An aim of this local plan is to ensure that the growth requirements for Northampton are met in a sustainable manner. This means that Northampton's needs, including those for housing, jobs, retail and leisure, should be met in such a way as not to adversely impact on its built and natural environmental assets.

76. Sustainable development has three dimensions – economic, social and environmental. This is reflected in the National Planning Policy Framework and the West Northamptonshire Joint Core Strategy. This Plan's policy for the presumption in favour of sustainable development takes those policies into account.

POLICY 1 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

When considering development proposals in Northampton, the Council will maintain a positive and flexible approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively, and be sufficiently flexible, with applicants jointly to find solutions and respond to rapid change. This means that sustainable development proposals will be approved and developments that improve the economic, social and environmental conditions of the area can be secured.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with other development plan policies) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to a planning application or relevant policies are out of date at the time of making the decision, then Northampton Borough Council will grant permission unless material considerations indicate otherwise. The Council will take into account whether there are any adverse impacts of granting permission which would significantly and demonstrably outweigh the benefits, when assessed against the National Planning Policy Framework.

**Delivering WNJCS:
Policy SA (Presumption in favour of Sustainable Development)**

CHAPTER 5 QUALITY OF NEW DEVELOPMENT

PLACE MAKING AND HIGH QUALITY DESIGN PRINCIPLES

77. Good design is fundamental to the creation of high quality places in which to live and work. Good design is indivisible from good planning. High quality places, are formed from the combination of well-designed buildings and spaces with good connections between them, that can endure, are distinctive, and can allow communities to flourish, are environmentally sustainable and connect physically and socially with the surrounding area. As such, good design is key to achieving sustainable development. It is for this reason that the Local Plan Part 2 contains robust and comprehensive policies that set out the quality of development that will be expected. High quality and sustainable design can also deliver benefits for healthy living by supporting more active lifestyles, providing places for social interaction, and enabling interaction with nature, which all help benefit physical and mental health. Well designed and built homes and, commercial buildings and neighbourhoods also have legacy benefits as they often retain their general appeal, value and marketability throughout their lifetime. New residents and businesses are more likely to take pride of place and support efforts to help maintain and invest in the buildings and neighbourhoods if they are of high quality design and build at the outset.
78. The integration of high quality design with existing development need not be at the expense of innovation.
79. Northampton has a rich and distinctive built and natural environment which helps to give the borough its identity. However, the Northampton Urban Design Appraisal 2016 identifies that Northampton's local distinctiveness has not always been positively incorporated into developments because of a lack of attention to design quality. By conserving and complementing the best of the borough's built and natural environment, through high quality design, the town will become a more attractive, inclusive, healthy place for people to live and work, and be more attractive to businesses wishing to invest in the borough.
80. Accordingly, policies in this Plan must ensure that a distinct sense of place and high environmental quality is incorporated into new development.
81. All development should be well designed and of a high quality, meeting urban design principles outlined in The Design Companion for Planning and Placemaking¹⁰. The Council also believes that meeting Building for Life

¹⁰ Design Companion for Planning and Placemaking (Urban Design London 2017)

criteria helps achieve urban design principles. Building for Life is a national standard for well-designed homes and neighbourhoods. The Council supports use of BfL, or a successor standard as well as other relevant guidance, including the Design Companion for Placemaking, to help structure pre-application discussions between local communities, the Council and the developer of a proposed scheme.

POLICY 2 PLACEMAKING

Development should be designed to promote and contribute to good placemaking through high quality, innovative and sustainable design which encourages the creation of a strong, locally distinctive sense of place by:

- Being well designed for the intended use(s), attractive and adaptable to future requirements
- Incorporating a mix of easily accessible facilities for day to day living, or providing easy access to those facilities nearby
- Creating healthy environments that encourage people to walk and cycle to reach local facilities and facilitate recreation.
- Responding to and enhancing locally distinct townscape, landscape and historic environment characteristics
- Retaining, enhancing and creating important views and vistas into, out of and through the site responding to topography and landform where such opportunities arise.
- Sustaining, protecting and enhancing heritage and natural environment assets, including prospective non-designated assets and setting and those included on Local Lists as well as those already statutorily protected. Additionally future development must not leave these assets vulnerable to risk and, wherever possible, should promote the use, understanding and enjoyment of the historic and natural environments as an integral part of good placemaking
- Having regard to safeguarding or enhancing the setting of locally distinct places, including those found in Conservation Area Appraisals, in terms of scale, design, landform and integration within the existing local context to protect their identified important and unique characteristics based on sound, consistent analysis
- Including high quality public realm for streets and public spaces incorporating features such as public art as an opportunity to reinforce and enhance

legibility, character and local distinctiveness

**Delivering WNJCS:
Policy C2 (New Developments)
Policy N1 (The Regeneration of Northampton)**

82. To complement the placemaking policy, it is necessary to have detailed design criteria as set out in Policy 3.

**POLICY 3
DESIGN**

To assist in the achievement of good placemaking, new developments should be designed to:

- Perform positively against Building for Life (or successor advice) criteria;
- Incorporate Design Coding (in the case of major developments)
- Create legible street layouts and public spaces with good pedestrian/cycle routes and public transport access, high quality landscaping and street furniture, avoiding a motor vehicle-dominated approach; and
- Demonstrate how they respond to and incorporate climate change and adaptation into the design process

Small scale developments including infill, corner plot and backland development fronting a street, should ensure continuity in the way the buildings enclose and relate to the street. Small scale developments should respect their context.

**Delivering WNJCS:
Policy C2 (New Developments)
Policy N1 (The Regeneration of Northampton)**

AMENITY AND LAYOUT

83. External private space is important in creating homes that meet people's needs and support appropriate living conditions. External private spaces should be proportionate to the size of the dwelling and the expected make-up of the household that is likely to occupy it. External private space should enable occupants to enjoy their home, allowing place for play and socialising and catering for domestic needs, such as storage of refuse, drying clothes, storing bicycles and other items typically too large to be comfortably stored within the dwelling. Flatted accommodation will also be required to make adequate provision for external private space. Where this is not possible, communal external space should be designed to maximise amenity for users, with careful design of communal refuse storage and cycle parking areas.

84. When converting a property into a house in multiple occupation, the landlord/property owner must provide acceptable standards, for example, for room sizes, lighting and internal layout. In addition, internal space standards within new dwellings play an important part in ensuring that the resident's quality of

life and wellbeing are appropriately considered. Space standards are intended to ensure that new dwellings provide a reasonable level of internal space to undertake day to day activities at a given level of occupancy. The Nationally Described Space Standard (NDSS) deals with internal space within new dwellings and is suitable for application across all tenures. The Council undertook desktop research of just over 100 housing developments granted planning permission between 2015 and 2018, and concluded that around half of the schemes meet most of the guidance set out in the NDSS.

**POLICY 4
AMENITY AND LAYOUT**

Development will be required to create and protect a high standard of amenity for buildings and external open space. In particular new development should ensure:

- New development is not overbearing upon existing buildings or open spaces
- External private or communal garden space, in its extent and design, meets the reasonable needs of its users. The design of new communal garden areas should seek to create spaces that provide opportunities for privacy or seclusion for residents
- The outlook and visual amenity afforded from within buildings and private / communal garden areas should be satisfactory taking account of the relationship with neighbouring buildings and the wider street scene, including the design of parking, boundary treatments and landscaping.
- Shared circulation space and routes to private entrances within flatted development should be of sufficient width, be welcoming, and be naturally lit wherever possible
- Provision of the at least the minimum internal space standards and storage areas as described nationally
- Provision of adequate facilities for refuse and storage which are effectively designed in terms of use, access and layout
- Levels of sunlight and daylight within buildings are satisfactory

Delivering WJCS:
Policy H1 (Housing Density and Mix and Type of Dwellings)
Policy H2 (Affordable Housing)
Policy H5 (Managing the Existing Housing Stock)
Policy N2 (The Regeneration of Northampton)

SUSTAINABLE DESIGN AND CONSTRUCTION

85. Climate change in the future is expected to increase frequency and intensity of some of the extreme weather events. The response to climate change is one of the greatest challenges facing the country. Northampton is experiencing shorter, milder winters, but increasing incidents of extreme weather events, the most notable of these include the Easter floods of 1998.

86. The National Planning Policy Framework sets out that the planning system should support the transition to a low carbon future, in a changing climate and support renewable and low carbon energy, by taking a proactive approach to mitigating and adapting to climate change.
87. The core principles of sustainable design and construction are reflected in a number of policies within the WNJCS. In particular Policy S10 seeks to reduce the impact of climate change through sustainable development principles. WNJCS Policy S11 seeks greater energy efficiency in the building construction stage and the implementation of low carbon and renewable energy.
88. Following the Government's housing standards review which rationalised the large number of codes, standards, rules, regulations and guidance and collated the Code for Sustainable Homes into Building Regulations, the Council cannot implement the Code for Sustainable Homes in full. However, the Council can set and apply policies which ensure compliance with national standards. Policy H4 WNJCS set out that residential development must be designed to provide accommodation that meets the requirements of the Lifetime Home Standards.
89. There are two scales of renewable energy. It may take the form of building integrated schemes or micro-renewable installations and larger scale strategic projects or infrastructure schemes. As Northampton is an urban authority, the renewable energy potential for Northampton is more likely to consist of Solar PV. These are versatile with deployment possible in a wide range of locations including on domestic and commercial buildings. The UK has seen a significant level of solar PV deployment over recent years and with the major sustainable urban extensions planned for Northampton there is a real potential for detailed design to optimise passive solar gain and, where appropriate, integrated photovoltaics. Also the majority of new buildings are now being designed to maximise the potential for roof top solar gain.
90. There is a need to reduce the amount of waste that is sent to landfill and generating energy from waste by the way of a combined heat and power station is one way of doing this. This might be appropriate in large schemes including Sustainable Urban Extensions.
91. The greatest reductions of CO₂ will be achieved by reducing energy use and improving energy efficiency but also increasing the proportion of energy from renewable energy. The potential energy resource from renewable technologies in Northampton can make a contribution to reducing carbon emissions from fossil fuels.
92. The Council is committed to tackling climate change by reducing energy consumption and thereby reducing carbon emissions, through the process of sustainable development and design and the encouragement of the use of

low carbon energy technologies such as Combined Heat and Power on large scale developments and solar technology on all suitable developments.

POLICY 5 SUSTAINABLE CONSTRUCTION

To aid the effective implementation of the Core Strategy Sustainable Development policies, development proposals should:

- Consider sustainable design at the beginning of the development process
- Adapt development, but not at the detriment of the particular assets of the site
- Where possible, incorporate decentralised energy networks through Combined Heat and Power systems
- Ensure that new buildings and refurbishment of existing building stock adopt sustainable construction methods
- Actively promote energy efficiency and use of renewable energy sources where there is opportunity to do so
- Ensure renewable energy design and installation does not create a negative effect on the local area in terms of; noise, views, character of the area, residential amenity

For residential development, proposals should demonstrate that dwellings meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, as set out in Building Regulations Part G2.

**Delivering WNJCS:
Policy S10 (Sustainable Development Principles)
Policy S11 (Low Carbon and Renewable Energy)
Policy H4 (Sustainable Housing)**

FLOOD RISK AND WATER MANAGEMENT

93. The River Nene and its tributaries are a significant feature of the town, with new development having the potential to increase the risk of flooding from a range of different sources. West Northamptonshire Core Strategy Policy BN7 supports development that complies with the flood risk assessment and management requirements set out in NPPF and the West Northamptonshire Strategic Flood Risk Assessments.

94. Northamptonshire County Council (NCC) is the lead local flood authority (LLFA) and is responsible for the coordination and management of flood risk. Since the adoption of the West Northamptonshire Core Strategy, two further documents have been introduced to assist in the reduction of flood risk.

95. It is not possible to eliminate all the risk of flooding. The Northamptonshire Local Flood Risk Management Strategy produced by Northamptonshire County Council, sets out a framework of measures to manage local flood risk.

The strategy sets out a collaborative approach to reducing flood risk within Northamptonshire.

96. In addition, NCC has published Local Standards and Guidance for Surface Water Drainage in Northamptonshire¹¹. The guide is a living document, which is updated regularly with new emerging information. The guide is designed to assist developers in the design of surface water drainage system and to support local planning authorities in considering drainage proposal for new developments.

**POLICY 6
FLOOD RISK AND WATER MANAGEMENT**

Proposals that assist in the management of flood risk and ensure flood risk is not increased elsewhere, and proposals which comply with relevant guidance for flood risk management and standards for surface water will be supported.

For all new development, suitable access must be provided and maintained for water supply and drainage infrastructure

**Delivering WNJCS:
Policy BN7 (Flood Risk)**

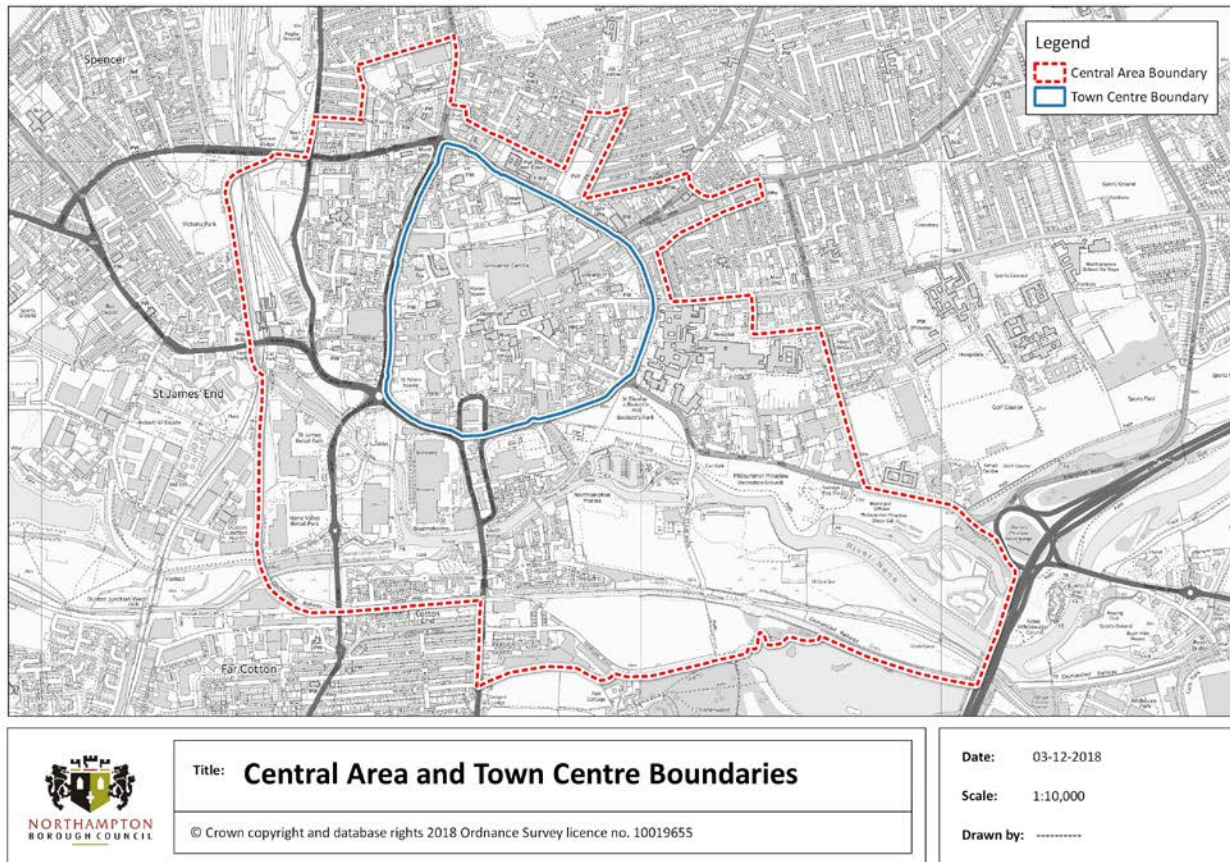
¹¹ <https://www.floodtoolkit.com/wp-content/uploads/2017/09/Local-Standards-for-publication-v1.3-September-2017.pdf>

CHAPTER 6 NORTHAMPTON REGENERATION STRATEGY

CENTRAL AREA AND TOWN CENTRE STRATEGY

97. The Local Plan continues to play a part in supporting the role that town centres perform at the heart of the communities and this is emphasised in the National Planning Policy Framework. The superseded 2012 NPPF sought to support town centres to generate local employment, and promote beneficial competition within and between town centres. However, there is a degree of recognition that the role of town centres may be changing due to the nationwide changes associated with changing spending patterns and the impact of technology on shopping behaviours.
98. Planning policies should therefore take a positive approach towards town centre growth, management and adaptation. This emphasises the critical point that the roles of town centres are changing and the plan needs to provide a degree of flexibility which will allow it to adapt accordingly and grow in accordance with the needs of the investors, visitors and residents.
99. Northampton Central Area incorporates the town centre and its immediate surroundings (see Figure 10).

Figure 10: The Central Area and the Town Centre boundaries



100. The West Northamptonshire Joint Core Strategy identified the town centre as a regional town centre, stating that Northampton is the largest urban area and the main commercial, administrative, cultural and retail centre for Northamptonshire.
101. The Joint Core Strategy adds that Northampton has a particular influence across Northamptonshire and due to its size, function and location in the national context, the town will continue to generate and attract in-migration. Policy N1 states that the regeneration of Northampton will be supported by a range of measures including a focus on Northampton's town centre and Central Area for office, retail, leisure and service development providing high quality urban design and public realm and protecting its heritage assets and historic character.
102. Northampton's Retail and Leisure Study¹² concluded that Northampton town centre is performing well, with a strong leisure sector. It is particularly well provided for in terms of retail, leisure and financial/ business services, which have grown substantially as a proportion of the centres' units and floorspace

¹² Northampton Retail and Leisure Study, Nexus Planning, September 2018)

since 2010, responding to changing shopper demands for a centre that seems to cater well for to both the resident population and the wider region. As a primary designated centre within the Borough and a Regional Town Centre, Northampton is ideally placed to respond to the ever revolving retail market and changing shopping habits.

POLICY 7
SUPPORTING NORTHAMPTON TOWN CENTRE

In the town centre, as defined on the policies map, the Council will continue to support proposals and schemes which contribute positively towards the range of retail, leisure and service based offers, to accommodate the changing role of Northampton's town centre and to improve visitor experience.

Delivering WNJCS:
Policy S2 (Hierarchy of Centres)
Policy N1 (The Regeneration of Northampton)

CENTRAL AREA AND TOWN CENTRE SITE ALLOCATIONS

103. The West Northamptonshire Joint Core Strategy acknowledges the importance of the town's Central Area in accommodating a variety of town centre uses such as offices, retail and leisure as well as providing homes. In particular, the SEMLEP Northampton Waterside Enterprise Zone is considered to be the area that will act as a catalyst to accelerate growth and regeneration opportunities.
104. The Retail and Leisure Study recommended that the Local Plan allocate a range of suitable sites to meet the scale and type of development likely to be needed over the next 10 years. The Study recognised that residential development often plays an important role in ensuring the vitality centres and therefore encourages these on appropriate sites. In addition, economic growth in the town centre will also attract and retain a greater number of graduates¹³. A strategy which actively promotes and supports investments in regeneration will contribute to the attraction of the town centre and subsequent growth in student retention.
105. Within the town centre and the wider Central Area, there are prime sites which provide opportunities to deliver a range of town centre uses as well as provide additional housing to meet local housing needs. The Central Area has six designated Conservation Areas - St Giles, Holy Sepulchre, All Saints, Dergate, Billing Road and the Boot and Shoe Quarter. There are also other additional heritage assets which will need to be taken into account when considering development proposals.

¹³ The Great British Brain Drain (Centre for Cities, November 2016)

POLICY 8 REGENERATION OPPORTUNITIES

Town Centre

The Council will continue to support schemes which will contribute positively towards the regeneration of the town centre, particularly where the schemes provide a balanced mix towards meeting the requirements for town centre uses and housing delivery whilst respecting and enhancing the heritage assets. In particular, regeneration of the Greyfriars site, as shown on the Policies Map, is encouraged. This is a vacant site which was previously occupied by the bus and coach station. It adjoins the Grosvenor Shopping Centre. Proposals should conform to the site specific proposal for Greyfriars as outlined in Policy 37.

Central Area

In addition, the Council will also support the regeneration of sites within the Central Area, which will deliver opportunities for housing and economic development for the benefit of Northampton's residents and investors. The sites, most of which are in the Northampton Waterside Enterprise Zone, are considered suitable for regeneration in the Central Area are:

- Castle Station – passenger and railfreight areas. Any proposals should conform to Policy 34 of this Local Plan
- Four Waterside – located to the east of Castle Station and the Innovation Centre
- St Peter's Way – to the north of the Lidl Supermarket and B&Q
- Ransome Road – to the south of the University of Northampton Waterside campus. Any proposals should conform to Policy 38 of this Local Plan

Delivering WNJCS:

Policy N1 (the regeneration of Northampton)

Policy N2 (Northampton Central Area)

UNIVERSITY OF NORTHAMPTON

106. The new University of Northampton's Waterside campus, which opened in September 2018, is located in the Northampton Waterside Enterprise Zone, covering an area of around 20 hectares alongside the River Nene and is within 10 minutes' walk of the town centre. A relatively new university, Northampton University was formed in 1999 by an amalgamation of a number of training colleges and gained full University status in 2005. Originally based on two campus sites, the new University campus draws all its facilities onto a single, more accessible location, bringing with it over 12,000 students. The presence of the relocated University is likely to be influential in the direction of the economic growth of the town centre and its wider area.
107. The Waterside campus provides not just teaching facilities at all levels from undergraduate degrees to doctorate qualifications, it also has facilities which

will support students, staff and students' families through the provision of a hotel, student accommodation and sports facilities. The University, its staff, students and their families therefore make a positive cultural and economic impact on Northampton and its surrounding areas. It has been reported that the institution as a whole has created a £290m boost to the County of Northamptonshire and generated more than 2,700 jobs.¹⁴

108. The University plays a crucial role in ensuring that Northampton produces graduates with the right skills to contribute towards the town's economy. However, it will also have a major role in attracting investment through housing growth and employment opportunities. It is essential that the University be supported in order to ensure that a ready-made supply of graduates, capable of meeting local labour requirements, is met. In addition, its location in the town centre will contribute to its viability and vitality, because students and their families will be taking advantage of the offer within the area including its cultural, heritage, leisure and retail provision, adding to their investment and growth.

**POLICY 9
SUPPORTING AND SAFEGUARDING THE UNIVERSITY OF NORTHAMPTON
WATERSIDE CAMPUS**

The role and contribution of Northampton University will be supported through the safeguarding of the site for education purposes. Any enhancements to the existing facilities, and improved connectivity to the town centre, will be welcomed provided the schemes meet the design and sustainable construction requirements of this Plan.

**Delivering WNJCS:
Policy E6 (Education, Skills and Training)**

TOURISM AND HOTELS

- 109 Northampton will capitalise on the tourism sector as part of its town centre strategy by supporting the needs generated by the sector, primarily in the accommodation sector. The borough has a number of facilities which are not just tourist attractions. Some also perform a role in community facility provision, for example, offering venues for special social occasions.
- 110 This principle is embedded in the West Northamptonshire Joint Core Strategy Policy E7, which supports proposals for tourism, visitor and cultural developments provided certain criteria are met. It applies the sequential test

¹⁴ <https://www.northampton.ac.uk/news/new-jobs-for-northamptonshire-residents-thanks-to-waterside-campus/>

by requiring attractions and facilities of a significant scale to be located firstly within town centres, then edge of town centres and then at other locations.

111. The Hotel Study¹⁵ concluded that the Borough Council could prioritise full service, international brand 3 and 4 star hotels with conference, banqueting and leisure facilities, to help in attracting major national and international companies to the Enterprise Zone and to develop Northampton as a conference destination.

POLICY 10 MANAGING HOTEL GROWTH

Proposals for new hotel development including aparthotels and serviced apartment complexes will be supported in the following locations:

- Within the town centre boundary as defined in the Policies Map
- Within the Enterprise Zone boundary as defined in the Policies Map

Developments for hotels in any other locations which apply the sequential test and demonstrate that the scheme will attract new leisure and business tourism demand without substantially undermining the potential for new hotels to be delivered in the town centre and in the Enterprise Zone will also be supported.

Delivering WJCS: Policy E7 (Tourism, Visitor and Cultural Industries)

REGENERATION IN AREAS OUTSIDE THE TOWN CENTRE

112. The West Northamptonshire Joint Core Strategy acknowledges that a combination of factors including the regeneration and reuse of previously developed land and sustainable urban extensions will add high calibre housing, local services and facilities as well as sustainable transport connections to the town centre. It adds that Northampton will be a major regional and cultural economic driver for the wider area. Northampton's regeneration is expected to be supported by a range of measures including a focus on the town centre for commerce, leisure, service and heritage as well as addressing pockets of deprivation in areas such as Spring Boroughs, Kings Heath and Northampton East.
113. The Retail and Leisure Study recommended that where suitable and viable town centre sites are not available for main town centre uses, the Local Plan should allocate appropriate edge of centre sites that are well connected to the town centre. If sufficient edge of centre sites cannot be identified, policies should explain how identified needs can be met in other accessible locations that are well connected to the town centre.

¹⁵ Hotel Study (Hotel Solutions, 2016)

114. In addition to development opportunities identified through the local plan, Neighbourhood Plans also include policies to address deprivation and encourage regeneration. So far, three Neighbourhood Plans have been made. They are the Duston Neighbourhood Plan (made 2015), the Spring Boroughs Neighbourhood Plan (made 2016) and the Growing Together Neighbourhood Plan (made 2018).
115. In addition, there are eight Sustainable Urban Extensions within Northampton (some straddle the borough boundary) which have been allocated in the Joint Core Strategy with a view to delivering housing requirements as well as address the shortage of education, support the establishment of local facilities including retail for day to day needs and employment, as well as open spaces. When delivered, these will contribute towards regenerating Northampton as well as improving the prospects of Northampton's residents and investors.

POLICY 11

DEVELOPMENT OF MAIN TOWN CENTRE USES

The Council supports the development of an appropriate mix of main town centre and residential uses in the town centre and the Central Area. Where suitable and viable sites are not available for main town centre uses in the town centre, support will be given for appropriate edge of centre sites that are well connected to the town centre.

Delivering WNJCS:

Policy N1 (The Regeneration of Northampton)

Policy N2 (Northampton Central Area)

CHAPTER 7 HOUSING

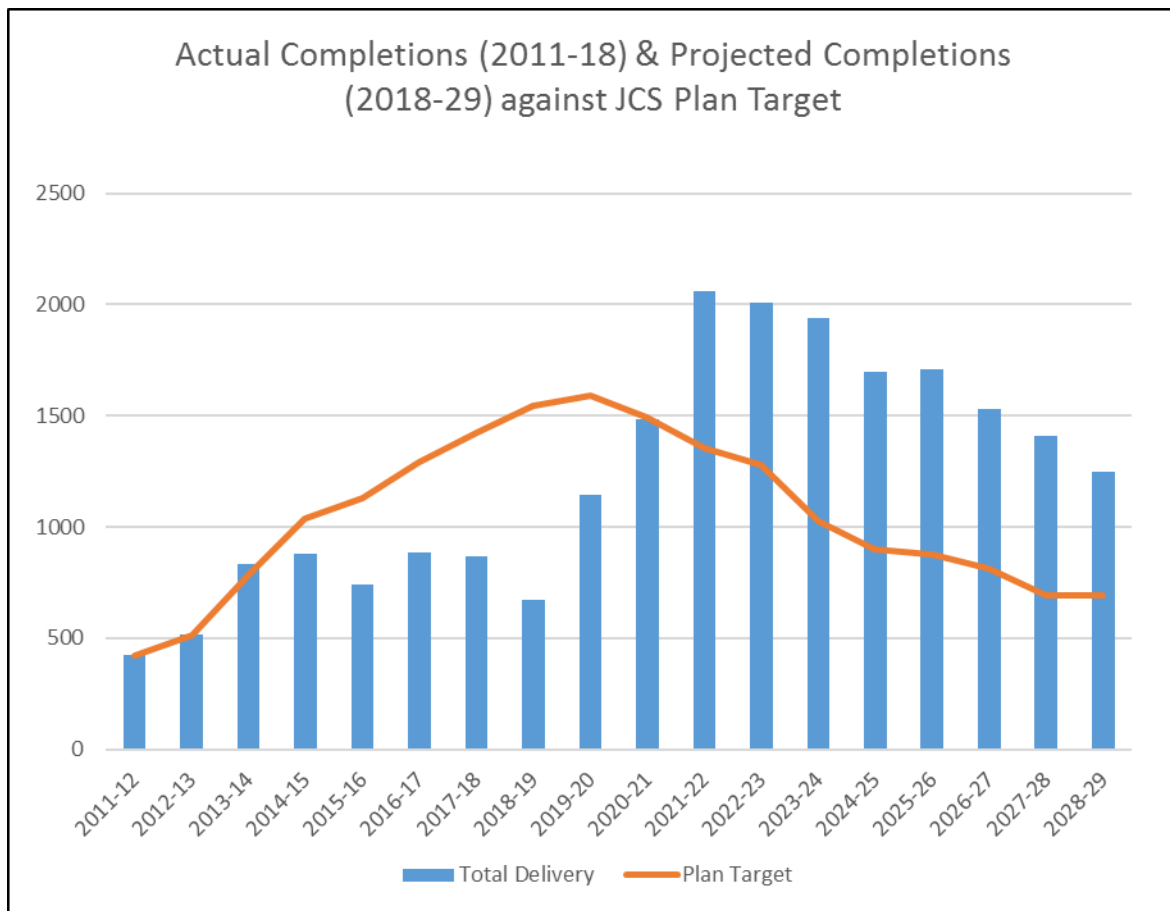
HOUSING DELIVERY

Current Provision

116. West Northamptonshire Joint Core Strategy (JCS) Policy S3 sets the housing requirement for Northampton Borough from 2011 to 2029 at about 18,870 dwellings. 7073 of these dwellings (37%) are set to be provided in the Sustainable Urban Extensions (SUEs) allocated in the JCS. By 1st April 2018, 5,138 dwellings had been delivered, against a JCS requirement to allocate sufficient sites (allowing for windfall) to accommodate 6,613 new dwellings in Northampton by that time. The number of dwellings delivered by 1st April 2018 falls some 1,475 units short of the delivery trajectory¹⁶ set out in the JCS (see Table 6).
117. The profile of the JCS delivery trajectory was heavily influenced by economic conditions and intelligence at the time it was being progressed. The trajectory envisaged that between 2014/15 and 2023/24, an annual completion rate of over 1,000 dwellings (peaking at 1,588 in 2019/20) was deliverable. This has not materialised. This is mainly because delivery of new dwellings at the SUEs has been relatively slow. One of the consequences of this is that it is forecast that not all of the dwellings expected to be delivered by the SUEs, will be completed before 1st April 2029. Table 6 below also shows the housing commitments for the Sustainable Urban Extensions. Graph 1 illustrates this persistent under-delivery against the JCS proposed housing delivery trajectory.

¹⁶ West Northamptonshire Joint Core Strategy (adopted 2014)

**Graph 1:
Housing delivery in Northampton against the Joint Core Strategy proposed
housing delivery trajectory**



118. Northampton’s Five Year Housing Land Supply Assessment for April 2018 shows that Northampton has under delivered against the JCS target over the last 4 years.¹⁷ It was anticipated that, to accord with the NPPF, a buffer of 20% would have needed to be added to the supply of deliverable sites. However, in 2018, the Ministry of Housing, Communities and Local Government introduced a new methodology for measuring housing delivery.¹⁸ The first Housing Delivery Test concluded that Northampton Borough passed the test and therefore only needs a 5% buffer for the first 5 years.¹⁹ An assessment of Northampton’s five year housing land supply also confirmed that windfall sites of under 200 dwellings have the capacity to generate in the region of 300 dwellings per annum. This is a figure that has consistently been delivered over the last 10 years. It is anticipated that this trend will continue, and potentially increase, in the short to medium term due to Government changes to permitted

¹⁷ Northampton Housing Technical Paper (Northampton Borough Council, March 2019)

¹⁸ Housing Delivery Test measurement rulebook (MHCLG, July 2018)

¹⁹ Northampton Housing Technical Paper (Northampton Borough Council, March 2019)

development rights (which include flexibility for changes of use from employment and other commercial uses to residential).

Table 6: Housing commitments (including Joint Core Strategy allocations), proposed allocations and windfall

	JCS requirement 2011-2018	Net completions 2011-18	Delivery of dwellings compared to JCS requirement
Total dwellings	6,613	5,138	-1,475

Site name	Status as at 1st April 2018	Dwellings completed as at 1st April 2018	Remaining capacity to 1st April 2029	Remaining capacity forecast to be delivered after 1st April 2029
N5 (Northampton South SUE)	Not implemented. N/2013/1035 (outline permission) Reserve matters for phase 1 – 349 dwellings approved	0	950	50
N6 (Northampton South of Brackmills)	Not implemented. N/2013/0338 (appeal allowed)	0	1100	
N7 (Northampton Kings Heath SUE – Dallington Grange)	Not implemented. N/2014/1929 (live application)	0	1997	803
N9 (Northampton Upton Park SUE)	Not implemented. N/2011/0997 (outline approval for up to 1,000 dwellings) N/2018/0426 (reserved matters in progress for 860 dwellings)	0	1000	
N9A (Northampton Upton Lodge SUE)	N/2017/0091 (live application for 1,400 dwellings)	0	2026	74

Completions	Existing commitments (as of 1st April 2018)	Windfall allowance	Sustainable Urban Extensions	LP2 Allocations	Total Delivery	Plan Target
5,138	3,580	2,400	6,168	4,749	22,035	18,873

Difference between Plan Target and Total Delivery						
3,162						

119. In progressing this local plan, the Council undertook a robust Land Availability Assessment. This detailed investigation concluded that the Council had sufficient supply to meet the requirement of about 18,870 net additional dwellings across the plan period and therefore complies with Policy S3 of the adopted Joint Core Strategy. In addition, despite the results of the Housing Delivery Test and the changes to Northampton's position on housing delivery, across the five years of the Local Plan (2019/20 – 2023/24), there is still a predicted shortfall.

120. The following needs to be considered:

- Much of the identified under-delivery so far has been the result of slower rates of housing completions in the Sustainable Urban Extensions than anticipated
- The short term housing supply is constrained by the JCS's heavy reliance on large SUEs for substantially meeting the Borough's housing needs
- The Council has researched alternative sites in the borough exhaustively through its Call for Sites and Land Availability Assessments. There are no other sources of supply that could address this short term shortfall

121. In the face of long term under-delivery, which the Council has tried to overcome, it is unreasonable to envisage that historic under-delivery against the JCS's proposed housing delivery trajectory can be addressed in the first five years of the Local Plan Part 2, particularly at a time when that same proposed delivery trajectory set out in the JCS sets unprecedented levels of housing delivery.

122. The Council has therefore considered it necessary to have a housing trajectory that differs significantly from the proposed housing trajectory set out in the JCS.

123. The housing assessment for Northampton Borough concluded that there is sufficient capacity to deliver 22,048 dwellings over the period 2011 to 2029 (this figure includes all planning approvals and commitments, Sustainable Urban Extensions, windfalls and the housing capacity identified through the proposed Local Plan Part 2 developments). The Joint Core Strategy only requires the delivery of 18,870 dwellings over this same period. This means that sufficient capacity has been identified to deliver 3,162 dwellings more than is required by 2029. Further information can be found in the Housing Technical Paper (Northampton Borough Council, March 2019).

124. Taking into account the fact that delivery rates have proven to be low since 2011, particularly in Sustainable Urban Extensions, this surplus has been deducted from the requirement for 2019 – 2024 and a flat rate delivery rate of 1,094 dwellings per year has been applied to those years. This is a conservative approach which allows some contingency in case the SUEs

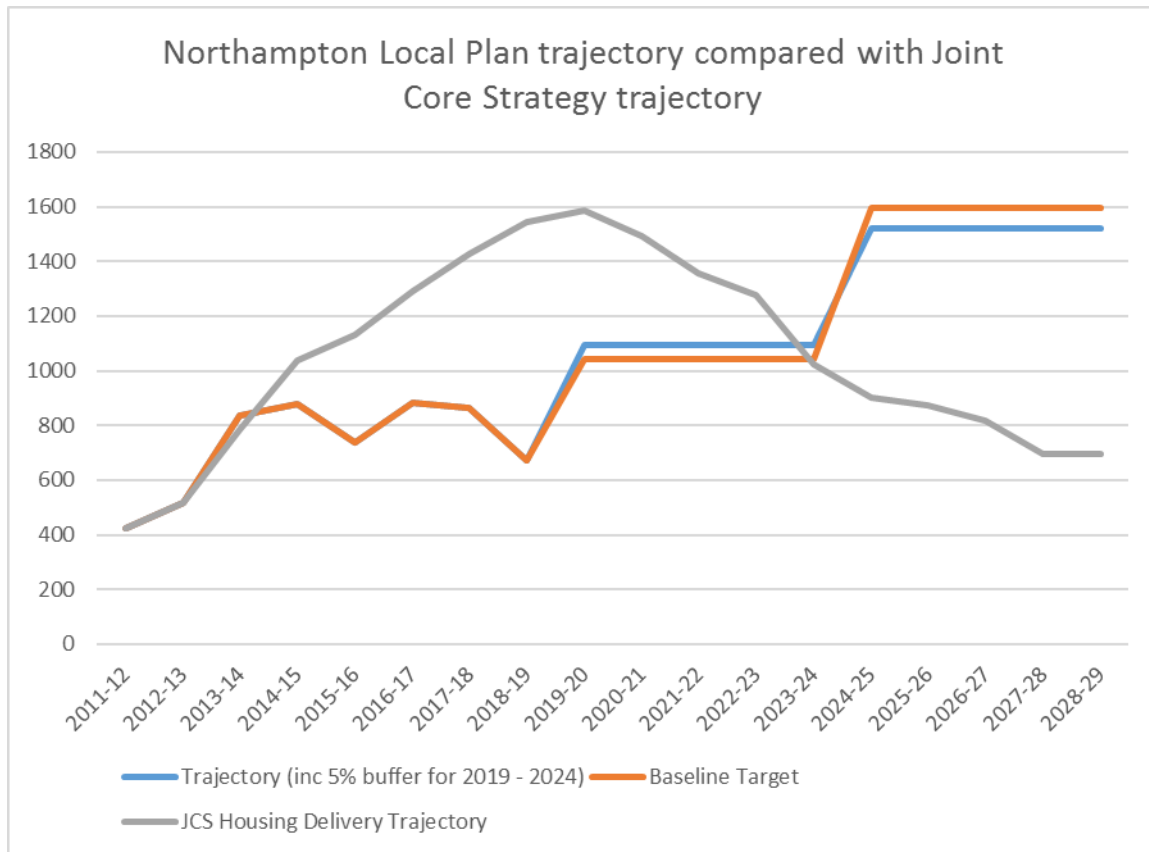
continue to under-deliver, but it is also challenging given that it exceeds previous years' rates of delivery since 2011.

125. From 2024/25 onwards, the annual requirement will step up to 1,518 dwellings per year. Clearly, the higher delivery level envisaged for the last five years of the Plan period is ambitious, but this matter can be addressed in the West Northamptonshire Strategic Plan, which is timetabled to have reached adoption in 2022. This will enable an early review of the Northampton Local Plan Part 2 to take place. This revised housing delivery trajectory is set out in Table 7 and Graph 2.

Table 7: Local Plan Part 2 Housing Delivery Trajectory

Year	Trajectory (including 5% buffer for 2019 - 2024), dwellings	Baseline Target, dwellings	Proposed Housing Trajectory from West Northamptonshire Joint Core Strategy, 2014, dwellings
2011-12	423	423	423
2012-13	516	516	516
2013-14	834	834	785
2014-15	877	877	1,039
2015-16	739	739	1,132
2016-17	884	884	1,292
2017-18	865	865	1,426
2018-19	673	673	1,544
2019-20	1,094	1,042	1,588
2020-21	1,094	1,042	1,491
2021-22	1,094	1,042	1,355
2022-23	1,094	1,042	1,278
2023-24	1,094	1,042	1,025
2024-25	1,518	1,594	900
2025-26	1,518	1,594	875
2026-27	1,518	1,594	815
2027-28	1,518	1,594	695
2028-29	1,518	1,594	694
Total	18,872	18,991	18,873

Graph 2: Northampton Local Plan housing delivery trajectory



126. Sites have been allocated in this Plan to deliver about 4,749 new dwellings. Appendix A shows the trajectory for sites allocated in the Local Plan Part 2, which excludes the SUEs and sites already committed through planning approvals. The sites below are allocated on the Policies Map for housing and housing led mixed use development.

**POLICY 12
HOUSING AND OTHER HOUSING LED ALLOCATION**

The following sites are allocated for housing and / or housing led development:

Ref	Location	Dwelling Capacity
0168	Rowtree Road	131
0171	Quinton Road	19
0174	Ransome Road Gateway	6
0195	Hunsbury School, Hunsbury Hill	50 (5YHLS)
0205	Parklands Middle School, Devon Way	132
0288	Railway Station car park	68
0333	Railway Station car park	200

0335	Great Russell Street / Chronicle & Echo North	28
0336	Site rear of Aldi, former Chronicle & Echo site	19 (5YHLS)
0338	Countess Road	54 (5YHLS) 80
0403	Allotments, Studland Road	74
0496	57 Artizan Road	10
0629	British Timken Site	140
0657	Fraser Road	140
0672	Tunnel Hill Cottages	139 (5YHLS)
0685	12 Pennycress Place, Ecton Brook Road	12
0719	Car garage workshop, Harlestone Road	35
0720	Ryland Soans garage, Harlestone Road	62
0814	32 Great Russell Street	12 (5YHLS)
0903	Hawkins Shoe Factory, Overstone Road	105 (5YHLS)
0910	379 Harlestone Road	17
0915	118 – 122 Wellingborough Road	12
0932	Site 1 Southbridge Road	44 (5YHLS)
0933	Site 2 Southbridge Road	50 (5YHLS)
1001	Former Emmanuel Middle School	81 (5YHLS)
1006	Pineham	106
1007	Land south of Wooldale Road, east of Wootton Road	44
1009	Land west of Policy N5 Northampton South SUE	271
1010	Land at St Peter's Way/ Court Road/ Freeschool Street	37 (5YHLS)
1013	Park Campus	800 (5YHLS)
1014	Avenue Campus	200
1022	Belgrave House	99 (5YHLS)
1025	Land to the west of Towcester Road	180
1026	Eastern Land Parcel, Buckton Fields	24
1034	Witham Way	4
1035	West Oval garage site	7

1036	Derwent drive garage site	8
1037	Swale Drive garage site and rear/ unused land	6
1041	Newnham Road, Kingsthorpe	15
1048	Stenson Street	6
1049	Land off Arbour Court, Thorplands garage block	11
1051a	Land between Waterpump Court and Billing Brook Road	24
1051b	Waterpump Court and Billing Brook Road	29
1052	Land rear of garages in Coverack Close	13
1058	Land off Oat Hill Drive, Ecton Brook	11
1060	Hayeswood Road, Lings	6
1068	Garage site in The Briars, Briar Hill	5
1069	Garage site off Farmclose Road, Wootton	6
1071	2 sites off Medway Drive, near Meadow Close	9
1086a	2 parcels of land in Sunnyside Estate (Cosgrove Road)	6
1086b	2 parcels of land in Sunnyside Estate (Chalcombe Avenue)	7
1094	Land off Holmecross Road	10
1096	Land off Mill Lane	14
1097	Gate Lodge	30
1098	The Green, Great Houghton	771
1099	Upton Park (Upton Reserve Site)	40
1100	Hill Farm Rise, Hunsbury Hill	90
1102	Site east of Towester Road	50
1104	Watering Lane, Colingtree	265
1107	Former Abington Mill Farm, land off Rushmere Road	125
1108	Horsley Road	35
1109	Mill Lane	6
1113	Greyfriars	400
1114	Cedarwood Nursing Home, 492 Kettering Road	2 (5YHLS)
1116	194 – 200 Kingsthorpe Grove	14 (5YHLS)
1117	133 Queens Park Terrace	18
1118	135 Harlestone Road	7

		(5YHLS)
1119	Silver Cornet, Welland Way	14 (5YHLS)
1121	Upton Valley Way East	34 (5YHLS)
1123	83-103 Trinity Avenue	9
1124	41 – 43 Derngate	7 (5YHLS)
1126	5 Primrose Hill	6 (5YHLS)
1127	32 Connaught Street	6
1131	The Leys Close, 39 Mill Lane	6 (5YHLS)
1133	Eastern District Social Club	5 (5YHLS)
1134	St Johns Railway Embankment	12
1137	Wootton Fields	89
1138	Land south of Old Bedford Road	7
1139	Ransome Road	250 (5YHLS)
1140	Land north of Milton Ham	224

Proposals for the allocated sites will need to have regard to the site specific considerations set out in policies 34 to 38, in addition to other relevant planning policy, planning objectives and other material consideration.

**Delivering WNJCS:
Policy S4 (Scale and Distribution of Housing Development)
Policy S4 (Northampton Related Development Area)**

TYPE AND MIX OF HOUSING

127. Consistent with the National Planning Policy Framework and the JCS, this plan seeks to ensure that the housing provided in Northampton is of the size, type and tenure needed for different groups in the community including people who require affordable housing, families with children, older people, students, disabled people, Gypsies and Travellers, people who rent their homes and people wishing to commission or build their own homes.

Affordable housing

128. JCS Policy H1 sets criteria for the density, mix and type of dwellings for the borough. Since the adoption of the JCS, further housing market evidence, to supplement and update the West Northamptonshire Strategic Housing Market Assessment that informed the Joint Core Strategy has been commissioned and reported. Crucially, the West Northamptonshire Housing Market Evidence

report²⁰ (WNHME) concluded that 33.45% of housing need from 2016 to 2029 needed to be affordable housing and that any losses from current stock would increase the number of affordable dwellings needed by an equivalent amount. On this basis, there is no reason to change the stipulation in JCS Policy H2 that, for Northampton, the proportion of affordable housing required on developments of 15 or more units should be 35%.

Housing Mix

129. For both market housing and affordable housing, the WNHME has modelled the objectively assessed need for housing by type of dwelling from 2016 to 2029 for Northampton as shown in Table 8. One trend that was particularly noted in the report was that demand in Northampton for 1- and 2-bedroom affordable housing flats has reduced significantly to be replaced by a commensurate increase in demand for 2-bedroom houses.

Table 8: Housing mix of objectively assessed need for market and affordable housing, 2016 to 2029

		Market Housing		Affordable Housing		Total (rounded)
Flat	1 bedroom	560	5%	1,080	19%	1,600
	2 bedroom	630	5%	680	12%	1,300
House	2 bedroom	2,470	20%	1,830	32%	4,300
	3 bedroom	6,680	53%	1,580	27%	8,300
	4 bedroom	2,010	16%	500	9%	2,500
	5+ bedroom	170	1%	120	2%	300
Total (rounded)		12,500		5,800		18,300

Self-build and custom build housing

130. In accordance with Government guidance, the Council keeps a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in Northampton in order for those individuals to occupy as their sole or main residence and to have regard to the demand evidenced by the register when making provision for serviced plots of land.

Specialist housing

131. When planning for specialist housing for adults, including older people and people with particular needs, it is important that it provides an environment where residents can care for themselves, retaining independence and security of tenure.

²⁰ West Northamptonshire Joint Planning Unit – Housing Market Evidence 2017, Opinion Research Services

132. The West Northamptonshire Housing Market Evidence²¹ shows that for Northampton, the following provision is required to meet the needs of older people:

- Potential annual target for provision of retirement housing: 126
- Dementia care housing scheme: at least 1 within the next 3 – 5 years
- Northampton has no identified need for additional care home provision as there is a surplus of care home spaces

133 In part, these needs can be addressed by ensuring a proportion of new dwellings meet the optional accessibility standards (M4 (3) wheelchair user) to help ensure that certain forms of specialist accommodation are provided.

Accessible Housing

134. The Housing Market Evidence shows that, across West Northamptonshire, the number of people aged 65 or over is expected to equate to about half of the overall housing growth. Most of these people will be local and many will want to stay in their existing homes. However, there will be a demand among some of these people, as they get older, for more accessible housing. Furthermore, it is anticipated that a third of the increase in households in West Northamptonshire will include at least one person aged 65 or over. Accordingly, a significant proportion of new dwellings will need to be accessible and adaptable dwellings to Category 2 standards in Building Regulations. Further work needs to be carried out to establish the proportion of Category 2 dwellings that would be most appropriate. The Housing Market Evidence also recommends that a minimum of 4% of all market housing be built to wheelchair adapted standard (Category 3 of the Building Regulations) and 8% of all affordable housing.

POLICY 13

TYPE AND MIX OF HOUSING

Housing needs will be met by development providing a mix of dwelling types and sizes to meet current a forecast accommodation needs.

Market housing

Proposals for market housing will be supported where they provide a mix of housing in line with the following:

- 5% - 1 bedroom flats
- 5% - 2 bedroom flats
- 20% - 2 bedroom houses
- 53% - 3 bedroom houses

²¹ Study of housing and support needs of older people across Northamptonshire (Northamptonshire Councils and CCGs), (Three Dragons and Associates, March 2017)

- 16% - 4 bedroom houses
- 1% - 5 or more bedroom houses

Exceptions to this mix will be supported where they are evidenced by a robust assessment of needs at an appropriate local level.

Affordable housing

Proposals for affordable housing will be supported where they provide a mix of housing in line with the following:

- 19% - 1 bedroom flats
- 12% - 2 bedroom flats
- 32% - 2 bedroom houses
- 27% - 3 bedroom houses
- 9% - 4 bedroom houses
- 2% - 5 or more bedroom houses

Exceptions to this mix will be accepted only where they are evidenced by a robust assessment of needs at an appropriate local level.

Self-build and custom build housing

On sites of more than 100 dwellings, provision should be made for a proportion of serviced plots of land to contribute towards meeting the evidenced demand for self-build and custom build housing in Northampton. Serviced plots of land for self-build and custom build housing will also be supported on other allocated sites or permitted windfall sites where, overall, this would not result in an over-provision of this type of housebuilding when compared to the Council's supply / demand balance.

The Council will support proposals for self-build and custom build housing which include the creation of low cost and affordable housing.

Specialist accommodation

The Council will support schemes that provide specialist accommodation that promotes independent living. Such schemes are particularly supported in areas with easy access to services and facilities, including public transport and retail and service centres. Proposals should be designed in a manner which will meet the specialised nature and care requirements of prospective occupiers.

Accessible Housing

To meet the needs of the Borough's residents and to deliver dwellings capable of meeting their occupants' changing circumstances over their lifetime, an appropriate proportion of residential development must be designed to meet the requirements of M4(2) or its successor standard.

4% of all new market dwellings and 8% of affordable dwellings should be

constructed to M4(3) standards, or their successor, to enable wheelchair accessibility.

**Delivering WJCS:
Policy H1 (Housing Density and Mix and Type of Dwellings)
Policy H2 (Affordable Housing)**

Houses in Multiple Occupation

135. Houses in multiple occupation (HMOs) continue to contribute towards the Borough's housing supply and perform a vital role within the community. This sector provides accommodation primarily for people who are seeking short to medium term lettings including students, young professionals seeking work opportunities but not necessarily a commitment to a mortgage, deprived social groups who are unable to afford their own homes and international migrants. The West Northamptonshire Joint Core Strategy is clear that the Council will need to make provision for a variety of housing requirements including HMOs.
136. For Northampton, there are a range of contributory factors that impact on the demand for HMOs. Northampton is a university town, has employment opportunities tied to the logistics/ distribution centres and industrial estates and is relatively close to London for key workers and professionals to commute. In addition, there is increased demand for private rented housing from individuals and families. The relocation of the University of Northampton to its new Waterside campus has resulted in a shifting in geographical demand for HMOs.
137. Evidence shows that over-concentrations of HMOs can lead to detrimental social, economic, cultural and environmental conditions, leading to adverse impacts on local neighbourhood characteristics²². These include increased noise levels, parking issues and litter, all of which can have a negative impact on people's health and wellbeing. There are also concerns associated with the impact on the community mix, following changes of use from dwellinghouses to HMOs, whereby there is a perception that there are fewer families living permanently within the streets. Parts of Northampton, such as areas within Semilong, Abington, Delapre and Far Cotton have experienced these adverse impacts²³.
138. To address this, the Council introduced Article 4 Directions to regulate the proliferation of high concentrations of HMOs. In areas with Article 4 Directions, planning permission is required for the change of use from dwellinghouses to houses in multiple occupation for 3 – 6 unrelated people. Normally, these changes of use are permitted development, which mean that such conversions can be undertaken without the need for planning approval. An Interim Planning

²² A Study of Houses in Multiple Occupation Policy (Loughborough University, November 2018)

²³ Interim Planning Policy Statement on Houses in Multiple Occupation, NBC November 2014 and Cabinet Report on Article 4 Directions, NBC March 2017

Policy Statement was adopted in 2014, leading to the requirement to determine planning applications against a specified threshold.

139. A study²⁴ on HMOs has confirmed that, to effectively plan for the distribution of HMOs, and to regulate the possible formation of new over-concentrations, a new and more stringent saturation threshold of 10% of dwellings within a 50 metre radius should be adopted. The study also recommended a blanket Article 4 Direction within the Borough.

POLICY 14
DELIVERING HOUSES IN MULTIPLE OCCUPATION

Where there is an Article 4 Direction in place that removes the permitted development right for the conversion of a Class C3 unit to a Class C4 unit, in creating, supporting and maintaining a balanced, mixed and inclusive community, all planning applications for change of use from dwellinghouses to a house in multiple occupation (HMO) will be supported provided that less than 10% of the dwellings within a 50m radius of the application site are HMOs. Schemes should be compliant to the Council's existing space standards for houses in multiple occupation, and provide sufficient refuse storage which will be available within the curtilage of the site and within a secure facility. They should not result in an increase in flood risk and risks arising from surface water drainage.

Delivering WJCS:
Policy H1 (Housing Density and Mix and Types of Dwellings)

GYPSIES AND TRAVELLERS

140. The West Northamptonshire Travellers Accommodation Needs Study²⁵ concluded that Northampton did not need to cater for additional pitches in the Local Plan for households that meet the planning definition of gypsies and travellers²⁶. There are also no requirements to provide plots for travelling showpeople.
141. However, temporary stopping places can be made available at times of increased demand due to fairs or cultural celebrations attended by gypsies and travellers. The Study concluded that a charge may be levied as determined by the Council although they only need to provide basic facilities including cold water supply, portaloos, sewage disposal point and refuse disposal facilities.

²⁴ Houses in Multiple Occupation (Loughborough University, November 2018)

²⁵ West Northamptonshire Travellers Accommodation Needs Study (Opinion Research Services, January 2017)

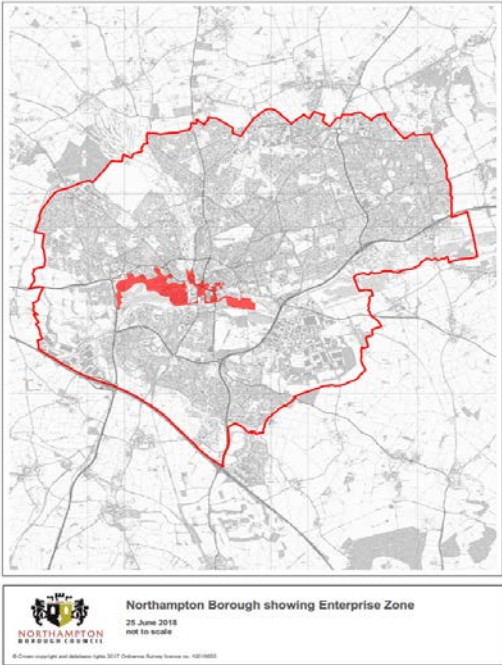
²⁶ Planning Policy for Travellers Sites (Department for Communities and Local Government, August 2015)

CHAPTER 8 ECONOMY

THE LOCAL ECONOMY

- 142. Northampton is the County's main employment area. Northampton's central location in the East Midlands, with immediate access to the M1 motorway, means that it is a strategic location for logistics and distribution. The majority of the UK population can be reached within a 4 hour drive time. The availability of train services from Castle Station means that both London and Birmingham can be reached within the hour.
- 143. Northampton is home to a range of major employers including headquarters for large companies like Barclaycard, Cosworth, Carlsberg UK, Panasonic UK Ltd, Nationwide Building Society, Avon Cosmetics and Mahle Powertrain and GE Precision Engineering. It also has an Enterprise Zone, designated in 2011, with just under 64,000sq.m of new built development since its creation. By 2018, approximately 2,000 new jobs had been created within the Enterprise Zone. Northampton is part of the SEMLEP (South East Midlands Local Enterprise Partnership) area. The key sectors considered by SEMLEP to be strong are high performance technology, next generation transport, manufacturing and advanced technology, logistics and creative/ cultural. Some high performance technology firms are located in the Enterprise Zone.

Figure 11: Northampton Waterside Enterprise Zone



- 144. In Cities Outlook 2017, Northampton was considered to be the second best place nationally to start a business with only London doing better. In terms of

the quantity of business per 10,000 population, Northampton came 6th. This level of confidence in Northampton was strengthened by the development of the new University of Northampton campus in the Enterprise Zone, which opened in September 2018. Town centre regeneration schemes, ranging from the development of the Innovation Centre, the new Castle Station and the St Johns student accommodation, have all contributed towards securing job creation and retention for Northampton across a wide sector.

145. The National Infrastructure Commission²⁷ prepared a paper on the proposals and options to maximise the potential of the Cambridge – Milton Keynes – Oxford Corridor. The paper highlighted the importance of Northampton as a centre for high performance engineering with a rate of new business start-ups per 10,000 population second only to London.
146. The latest Government data shows that just over 76% of Northampton's population aged 16 – 64 were in employment, which is slightly higher than the East Midlands and national averages.²⁸ The number of people with qualifications at NVQ Level 4 and above is 35%, which is slightly more than the East Midlands average but below the national average by 3 percentage points. This means that Northampton's jobs market is relatively healthy. Ongoing support for creating the right number and quality of jobs is required in order to ensure that Northampton's residents can continue to have access to jobs.
147. Property market evidence shows that the distribution and general industrial market remains the main thrust of the commercial market in Northampton, with the office market weaker in comparison²⁹. Class B uses (offices, general industrial, storage and warehousing) provide a substantial proportion of Northampton's employment, but an increasing proportion of employment occurs in other uses, such as retail, leisure and the construction industry³⁰. The ongoing demand for the more traditional employment land within the B Use Classes Order therefore needs to continue to be accommodated. These will ensure that there is a balance in the economy in terms of job supply across the sectors.

SAFEGUARDING DEVELOPMENT

148. The Council places significant weight on supporting economic growth and productivity, which accords with Government guidance and the vision and objectives of the West Northamptonshire Joint Core Strategy. Comprehensive assessments and reviews of each employment site were undertaken to assess

²⁷ Partnering for Prosperity: a new deal for the Cambridge-Milton Keynes-Oxford Arc (National Infrastructure Commission, November 2017)

²⁸ NOMIS

²⁹ Northampton Employment Land Study (NBC/ PBA February 2018)

³⁰ NOMIS

whether the allocated for employment use in the previous adopted Local Plan should be safeguarded. The findings have informed employment allocations in this Plan. To maintain a balance of employment provision in the local economy, it is important to continue to support the retention of sites which accommodate the distribution and general industrial market sectors. At the same time, there is a need to continue to promote growth in the office sector to ensure that there is a balance in the provision of jobs across all key employment sectors.

**POLICY 15
SAFEGUARDING EXISTING EMPLOYMENT SITES**

To facilitate the creation of new jobs, attract inward investment and deliver economic prosperity to Northampton residents and investors, the Council will:

- Safeguard all existing employment sites, including the Enterprise Zone, as shown on the Policies Map, for employment use within the office, general industrial and warehousing and distribution sectors. Employment generating uses which are ancillary to and/ or support the wider employment operations will also be supported if evidence associated with need is provided
- Support the change of use to alternative non-employment-generating uses only if evidence can be provided to demonstrate that the existing use and other employment-generating uses are no longer viable. Evidence to be supplied includes detailed marketing over a minimum of 12 months which shows that the applicant has actively and extensively marketed the site for employment use

Delivering WNJCS:

Policy S7 (Provision of Jobs)

Policy S8 (Distribution of Jobs)

Policy E1 (Existing Employment Areas)

Policy E2 (New Office Floorspace)

Policy E3 (Technology Realm, SEMLEP Northampton Waterside Enterprise Zone)

Policy E8 (Northampton Junction 16 Strategic Employment Site)

SUPPORTING JOB CREATION AND RETENTION

148. The West Northamptonshire Joint Core Strategy requires the delivery of around 28,500 jobs to ensure that there is enough labour supply to support housing growth. Northampton is expected to deliver the majority of new jobs in West Northamptonshire. In safeguarding the existing Northampton employment sites, there will be ongoing opportunities for extensions, redevelopments and churn.

149. The Joint West Northamptonshire Annual Monitoring Report 2017/18 concluded that as a whole West Northamptonshire provided significantly more employee jobs than prior to the recession in 2008. All constituent partners, including Northampton, are showing gains in employment. The overall net gain of 19,000

jobs indicated that the West Northamptonshire area as a whole was on track to deliver the overall target of 28,000 additional jobs by 2029. The report adds that the 2017 data shows particularly significant increases in jobs compared to 2016 for Northampton Borough (+12,000). If this trend continues, Northampton will be in a better position to contribute further to the creation of jobs in West Northamptonshire.

Table 9: Net job changes in West Northamptonshire³¹

Year	Daventry District	Northampton Borough	South Northamptonshire	West Northamptonshire
2008	38,500	125,000	29,000	192,500
2009	35,000	120,500	28,500	184,000
2010	34,500	122,500	28,500	185,500
2011	35,500	122,500	28,500	185,500
2012	34,000	121,500	28,500	186,500
2013	35,500	123,000	29,000	187,500
2014	35,500	125,000	31,000	191,500
2015	37,500	124,000	32,000	193,500
2016	40,000	128,000	32,500	200,500
2017	41,000	136,000	34,500	211,500
Change 2008 – 2017	+2,500	+11,000	+5,500	+19,000

150. To support net job creation, it is important to ensure that employment schemes outside the designated employment sites, which are compatible with their surrounding uses, are considered positively. For example, mixed uses which generate jobs can operate in residential areas and/ or in neighbourhood parades. These can be supported because they provide locally based employment which could reduce the need for travelling, whilst contributing towards jobs growth. This accords with the Government's aspiration to ensure that planning policies are flexible enough to accommodate needs not anticipated in the plan including allowing new and flexible working practices. In addition, the active promotion of training opportunities and apprenticeships with local employers will be encouraged and supported to secure the retention of students who choose to pursue higher education within the locality.

**POLICY 16
SUPPORTING NEW EMPLOYMENT DEVELOPMENTS AND SCHEMES WITHIN AND OUTSIDE SAFEGUARDED SITES**

New employment related developments within the safeguarded employment sites will be positively welcomed. There is some employment land within these safeguarded sites that has the capacity to deliver more employment growth. These sites include land within:

³¹ West Northamptonshire Joint Annual Monitoring Report (2017/18)

- Northampton Town Centre including land at FOUR Waterside
- Brackmills Industrial Estate
- Swan Valley and Pineham
- Moulton Park
- Lodge Farm

Delivering WNJCS:

Policy S7 (Provision of Jobs)

Policy S8 (Distribution of Jobs)

Policy E1 (Existing Employment Areas)

Policy E2 (New Office Floorspace)

Policy E3 (Technology Realm, SEMLEP Northampton Waterside Enterprise Zone)

Policy E8 (Northampton Junction 16 Strategic Employment Site)

CHAPTER 9 CENTRES, SERVICES AND FACILITIES

RETAIL DEVELOPMENT

151. Retail provision remains one of the dominant themes of discussion in the last few years, as town centres continue to experience higher rates of vacancies, national retailers closing down completely or some of their stores, and customer behaviour towards online retailing continues to change. The challenges set by online retailing are substantial.
152. Evidence³² suggests that the high street is no longer solely driven by retail offerings. The growth in the food and beverage sector is a significant change in UK high streets as town centres adapt to the changing way that people live, socialise, eat and shop. There is also an increase in the number of multi-faceted stores, for example, clothing shops that have barbers and vape shops that serve coffee. It is increasingly recognised that town centres and high streets across the UK need to reshape their role and become more of a hub for the community, incorporating leisure, entertainment, office space, health uses and housing.
153. Northampton has a compact town centre which performs a regional role within Northamptonshire. Apart from retail, other uses, including residential, have an important role to play towards ensuring the vitality of the town centre. In addition to the town centre, Northampton's retail hierarchy has District Centres at Weston Favell and Kingsthorpe and Local Centres at St James End, Wellingborough Road (Abington) and Kettering Road (Kingsley). These centres are shown on the policies map. The Retail and Leisure Study concluded that vacancies in the town centre, despite having fallen since 2010, give rise to some concern given their spatial concentration.
154. There are also around 60 neighbourhood centres providing for day-to-day needs and substantial areas of out-of-town shopping at Sixfields, Riverside, St James Retail Park and Mereway which are not in the retail hierarchy. The Retail and Leisure Study concluded that 40% of resident spend is in out of centre locations.

NEW RETAIL PROVISION

155. The Council aims to maintain and enhance the vitality and viability of the borough's town centre, district centres and local centres. Focusing investment in the borough's existing centres will help to promote their economic prosperity as well as helping to ensure that economic activity takes place in the most sustainable locations easily accessible by modes of travel other than the car.

³² Northampton Retail and Leisure Study (Nexus Planning, October 2018)

156. The Retail Study³³ includes a health assessment of all the centres designated through the West Northamptonshire Joint Core Strategy. Aside from the town centre, the designated centres are:

- Weston Favell District Centre
- Kingsthorpe District Centre
- Kettering Road Local Centre (Kingsley)
- St James Local Centre
- Far Cotton Local Centre
- Wellingborough Road Local Centre

157. The assessments found these centres, including the town centre, to be healthy. It concluded that each district and local centre has a role and function that complements the town centre. Wellingborough Road, for example, has a strong leisure position including restaurants and bars which allow it to function as an ancillary leisure destination, particularly given its proximity to the town centre. The Plan needs to ensure that the roles and functions of these centres continue to be supported and enhanced.

POLICY 17

NEW RETAIL DEVELOPMENTS AND RETAIL IMPACT ASSESSMENT

The Council will support the provision of between 7,000 sq.m and 8,900 sq.m net of convenience retail floorspace and between 5,300 sq.m and 7,300 sq.m net of comparison floorspace to meet forecast retail expenditure to 2029 in the defined retail hierarchy as set out in the table below.

Retail Hierarchy:

Regional Town Centre
District Centres

Local Centres

Northampton town centre

Weston Favell

Kingsthorpe

St James End

Far Cotton

Wellingborough Road (Abington)

Kettering Road (Kingsley)

Local Centres provided within SUEs

The Council will support proposals which meet the following criteria:

- Will deliver retail firstly in the Primary Shopping Area, followed by the Town Centre as shown on the Policies Map. Priority will be given to additional comparison retail in the town centre. If no suitable, viable and available sites exist in the centres identified in this policy (taking account of reasonable

³³ Northampton Retail and Leisure Study (Nexus Planning, September 2018)

flexibility in the format of the proposal), then proposals for sites on the edge of those centres will be considered. If no edge of centre sites are suitable, viable and available, out-of-centre sites will be considered. It is not accepted that specific classes of goods cannot be sold from in-centre locations. Developments will need to demonstrate flexibility in their operational requirements in terms of their form

- Any retail proposals on sites outside centres in the retail hierarchy will be required to demonstrate compliance with the sequential approach to site selection. For those proposals exceeding 500 square metres gross floorspace, it will have to be demonstrated that the proposal will not have an unacceptable impact on existing centres in the retail hierarchy
- Within the defined Primary Shopping Area, development proposals should:
 - i. Not result in the over-dominance of non-retail use within a frontage; and
 - ii. Provide an active frontage and be open for business during the day
- Change of use of vacant units into alternative main town centre or upper floor residential use will be supported if evidence shows that there is a continuous period of vacancy and marketing over an 18 month period and that there are no realistic prospects of the unit being occupied for its previous use

Delivering WJCS:
Policy S2 (Hierarchy of Centres)
Policy S9 (Distribution of Retail Development)

RESIDENTIAL DEVELOPMENT ON UPPER FLOORS

158. In addition to main town centre uses in designated centres, evidence shows that residential provision in the town centre would assist in introducing a resident customer base into these centres, increasing footfall, vitality and viability. However, not all units are suitable for conversions and only schemes in acceptable locations will be supported.

POLICY 18 **RESIDENTIAL DEVELOPMENT ON UPPER FLOORS**

In suitable locations, proposals that seek to deliver residential accommodation on upper floors in the town centre, district centres and local centres will be supported, subject to all other material considerations.

Delivering WJCS:
Policy S2 (Hierarchy of Centres)

NEIGHBOURHOOD CENTRES

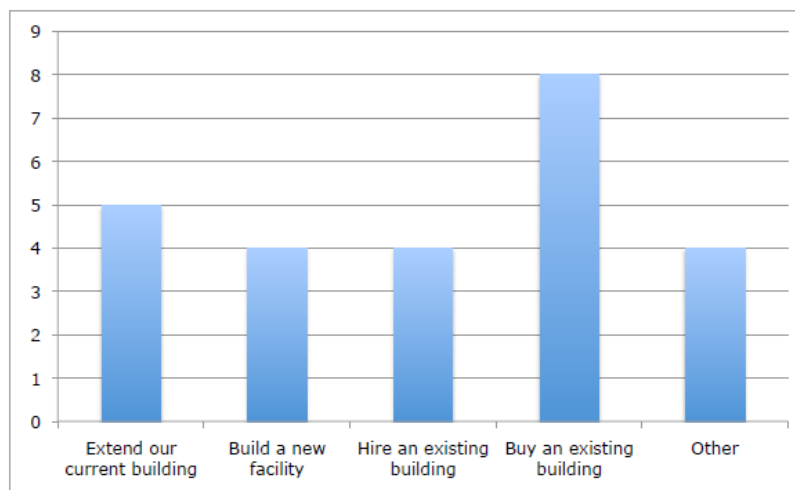
159. In addition to ensuring that the Borough is better equipped to deal with meeting people's health requirements, the Local Plan also has an important role to play in achieving a much healthier lifestyle and an inclusive community.
160. There are around 60 neighbourhood parades in Northampton which cater for the day to day needs of the local community. They are smaller in size than the local centres defined through the West Northamptonshire Joint Core Strategy. However, they vary in terms of success, sizes, occupancy and facilities.
161. These parades predominantly accommodate shops and services which cater for people's day to day needs such as a small convenience store, newsagent, hairdressers, a hot food takeaway and a post office. Some also include community facilities and leisure such as a pub.
162. These centres perform a variety of roles including promoting of social interaction and supporting a healthier lifestyle. They provide a valuable service to the people living nearby within their catchment, supporting community links as well as providing services for less mobile members of the community. These local facilities also promote sustainable living, allowing people to walk to these centres. In Northampton, majority of the residential areas are located within 400m of a neighbourhood parade. The Chartered Institution of Highways and Transportation guidance³⁴ states that 400m (5 minutes' walk) would be an acceptable walking distance to a neighbourhood centre and 800m (10 minutes' walk) would be the maximum.

³⁴ Retail and Neighbourhood Centres Study, NBC/ Peter Brett Associates 2014)

COMMUNITY SERVICES AND FACILITIES

164. Community services and facilities are important in ensuring that the needs of the communities are met in an accessible manner. As communities expand, so do their requirements for a range of provision such as local shops, doctors surgeries, health centres, schools, childcare, sports facilities and community centres.
165. Evidence shows that multi use centres that are easily accessible are both sustainable and beneficial to communities. It is also important for these facilities to be delivered early and on time.
166. In addition, Northampton's faith communities play an important role in the voluntary and community sector, providing, amongst others, local and neighbourhood facilities for those in need and those in long term disadvantage. Key to delivering these roles is the availability of places of worship. Evidence commissioned³⁶ concluded that the various faith groups who responded to the survey (25 in total) have various approaches to meeting this requirement (see figure 13).

Figure 13: Meeting community needs



167. The need for the above community services and facilities can be met in a variety of ways including extension of existing facilities, maximising the opportunities offered by vacant units, conversion of buildings and from new developments. For religious groups in particular, the ability to hire facilities could play an important role as would shared facilities.
168. Joint Core Strategy policies RC1 and RC2 set out the approach that applies to the provision of new community facilities and the loss of existing ones.

³⁶ Northampton Faith Communities Profile and Places of Worship Audit and Needs Assessment (CAG, June 2013)

**POLICY 20
COMMUNITY SERVICES AND FACILITIES**

Proposals for new or extended community facilities, and for change of use to such facilities, including places of worship, will be considered against the following:

- The property/ site should be accessible by public transport and other sustainable transport modes including walking and cycling
- Any proposal should not result in any significant, adverse impact on the residential amenity of the area including impacts associated with noise and traffic

**Delivering WNJCS:
Policy RC1 (Delivering Community Regeneration)
Policy RC2 (Community Needs)**

CHILDCARE PROVISION

169. Children benefit from social, physical and cognitive development and outcomes helping them to prepare for school. Evidence shows that attending high quality early education has a lasting impact on social and behavioural outcomes.
170. A number of major housing projects have either started or due to start in the period to 2019. It is assumed that these housing developments will lead to an increase in the population locally, increasing the demand for childcare. The Childcare Act 2006 puts a duty on Local Authorities to provide sufficient childcare for working parents or parents who are studying or training for employment and to ensure there are early years funded education places for all eligible children up to compulsory school age.
171. The Northamptonshire Childcare Sufficiency Assessment (Interim Jan 18) outlines that there is currently sufficient provision across the country for 2, 3 and 4 year olds that are entitled to free places and that this is sufficient for the next two years. However, there are areas which have a surplus of these childcare places. This is attributed to parents not choosing a childcare place near to where they live but instead, choosing providers close to their workplaces. In Northamptonshire, take up of free entitlement place is below the national rate. Northampton has the highest number of children eligible for 2 years funding (75%) but has the lowest take up (60%). The Assessment concluded that although there seems to be sufficient capacity across the County as a whole. However, with the requirement to deliver a high number of dwellings in Northampton, it is anticipated that there will be impacts on childcare provision.

**POLICY 21
CHILDCARE PROVISION**

To ensure the supply of childcare within Northampton is strategically managed, and to ensure that there is sufficient, high quality, flexible childcare that is affordable and meets the needs of parents and carers, development for childcare provision should:

- Locate premises within sustainable locations, with good public transport facilities, access to cycling and walking routes, and away from major roads
- Maximise the use of current educational establishments
- Ensure that new developments are accessible and inclusive for a range of users, including disabled people
- Ensure that there is not a net loss of facilities, unless it can be demonstrated that there is no ongoing need or future demand.

**Delivering WNJCS:
Policy RC2 (Community Needs)**

BURIAL SPACE AND PROVISION

172. Northampton's population has grown significantly from 212,500 (2011) to 225,500 (2016). This growth is set to continue, with the West Northamptonshire Joint Core Strategy's target of 18,870 homes to be delivered in Northampton by 2029. This means that demand for burial space and cremations will also increase over the plan period, highlighting the need to plan for future requirements. Evidence shows that there are changing representations of faith communities in Northampton and this will need to be reflected in the future provision of burial space.³⁷

173. The Borough accommodates mainly large, strategic sites which are owned and managed by the Council, including Towester Road cemetery and Kingsthorpe Cemetery, and a private crematorium. In addition, several churches also provide some burial/ interment capacity but space is very limited and insufficient to cater for need. This Plan therefore aims to ensure that sufficient land is allocated and safeguarded to meet the identified requirements for burial space. A study commissioned by the Council³⁸ concluded that, by 2029, there will be a deficit of burial space capacity of 4,011 plots.

**POLICY 22
SITES FOR BURIAL SPACE**

To meet the need for future burial spaces, the following sites, as indicated on the Policies Map, will be safeguarded for this use:

³⁷ Northampton Faith Communities Profile and Places of Worship Audit and Needs Assessment (CAG, June 2013)

³⁸ Northampton Burial Space Need and Provision Study (Enzygo, 2018)

- Land adjoining Kingsthorpe cemetery
- Land adjoining Dallington cemetery

When considering any proposals for extensions, consideration should be given to securing the enhancement of the roles that burial grounds play in the wider community, including its greenspace / amenity / ecological and heritage values. Opportunities to improve the provision to accommodate the requirements of religious groups and people of no religion, such as washing facilities, should also be included in any design considerations.

**Delivering WNJCS:
Policy RC2 (Community Needs)**

CHAPTER 10 BUILT AND NATURAL ENVIRONMENT

PROTECTION AND ENHANCEMENT OF CRITICAL ENVIRONMENTAL ASSETS

Green Infrastructure

174. The National Planning Policy Framework (NPPF) defines Green Infrastructure (GI) as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. This Plan is providing further guidance on the detailed requirements for the creation, enhancement and management of green infrastructure, in line with the requirements set out in the West Northamptonshire Joint Core Strategy.
175. The geography and historic development of Northampton has provided a green and blue infrastructure legacy of historic parks like Delapre and the Racecourse, amenity green spaces set in the framework of places where people live and work, natural and semi natural landscapes including Kingsthorpe Nature Reserve and green / blue corridors like the River Nene, Grand Union Canal and Brampton Valley Way. Other places of note include allotments such as Berrywood Road, play areas and teen facilities such as Radlands Plaza Skate Park and places for quiet reflection like the grounds of the Holy Sepulchre.
176. Northampton's GI contributes to:
- the protection, conservation, enhancement, management of and net gain in **biodiversity** resources by reducing fragmentation and increasing and enriching species diversity
 - improving **connectivity and access** by linking natural assets and encouraging modal shift to walking and cycling
 - better **community and public health** by improving air quality and open-air surroundings to encourage outdoor activity which lowers stress levels and improves mental and physical health and well-being
 - the protection, conservation, enhancement and management of **historic landscapes, archaeological and built heritage assets** and their **settings**
 - **climate change adaptation** by water management, reducing the impact of flooding, higher temperatures, drier summers and counteracting the heat island effect
 - the development and delivery of **ecosystem services**
177. A Green Infrastructure Plan (GIP) for Northampton was commissioned to provide an opportunity to bring together and interpret detailed information on assets and themes that have a bearing on the multi-functional nature of GI. The GIP defines a Local Level Green Infrastructure (LLGI) Network for the borough.

POLICY 23**SUSTAINING AND ENHANCING EXISTING, AND SUPPORTING THE CREATION OF, NORTHAMPTON'S GREEN INFRASTRUCTURE**

New development must ensure that existing green infrastructure assets will be protected, managed, maintained and connected to enhance their multi-functionality.

Development of 15 dwellings or more will deliver and / or contribute to a net gain of green infrastructure in accordance with the Best Practice Principles, Aims and Objectives set out in the Northampton Green Infrastructure Plan (or subsequent updated documents). Development proposals will demonstrate through context and design how they make a positive contribution to the Green Infrastructure Components.

Major applications must be accompanied by a site specific green infrastructure strategy and /or plan to illustrate how GI is integrated within the development proposal and seeks to improve connectivity to the Local Level Green Infrastructure network beyond the site boundary.

Delivering WNJCS:**Policy S10 (Sustainable Development Principles)****Policy BN1 (Green Infrastructure Connections)****Policy BN2 (Biodiversity)****Policy BN3 (Woodland Enhancement and Creation)****Policy BN8 (The River Nene Strategic River Corridor)****Open Space, Sport and Recreation**

178. Northampton has 21 designated parks, over 200 amenity green spaces, over 85 natural or semi natural areas, over 100 children or young people equipped play spaces, 22 allotment sites and 43 cemeteries and churchyards³⁹. Figure 12 provides a snapshot of their locations with the Borough. Together, these provide around 1,396 hectares of open spaces contained within the Local Level Green Infrastructure Network, identified in the Northampton Green Infrastructure Plan⁴⁰. There are a number of key sports facilities within and close to the town which attract users from a wider area.

179. It is essential that these facilities are maintained and increased. Based on the Open Space study undertaken jointly by consultants and Northampton Borough Council, standards have been derived to ensure that the requirements of the future residents are catered for when new development proposals are considered.

³⁹ Open Space, Sport and Recreation Study (Northampton Borough Council, with technical evidence supplied by Nortoft, March 2018)

⁴⁰ Northampton Green Infrastructure Plan (Fiona Fyfe Associates, 2016)

**POLICY 24
PROVIDING OPEN SPACES**

New development must ensure that open spaces defined on the Policies Map are sustained or enhanced.

All new housing developments of 0.2 ha or sites accommodating 6 dwellings or more will be required to contribute to open space provision as per the standards below.

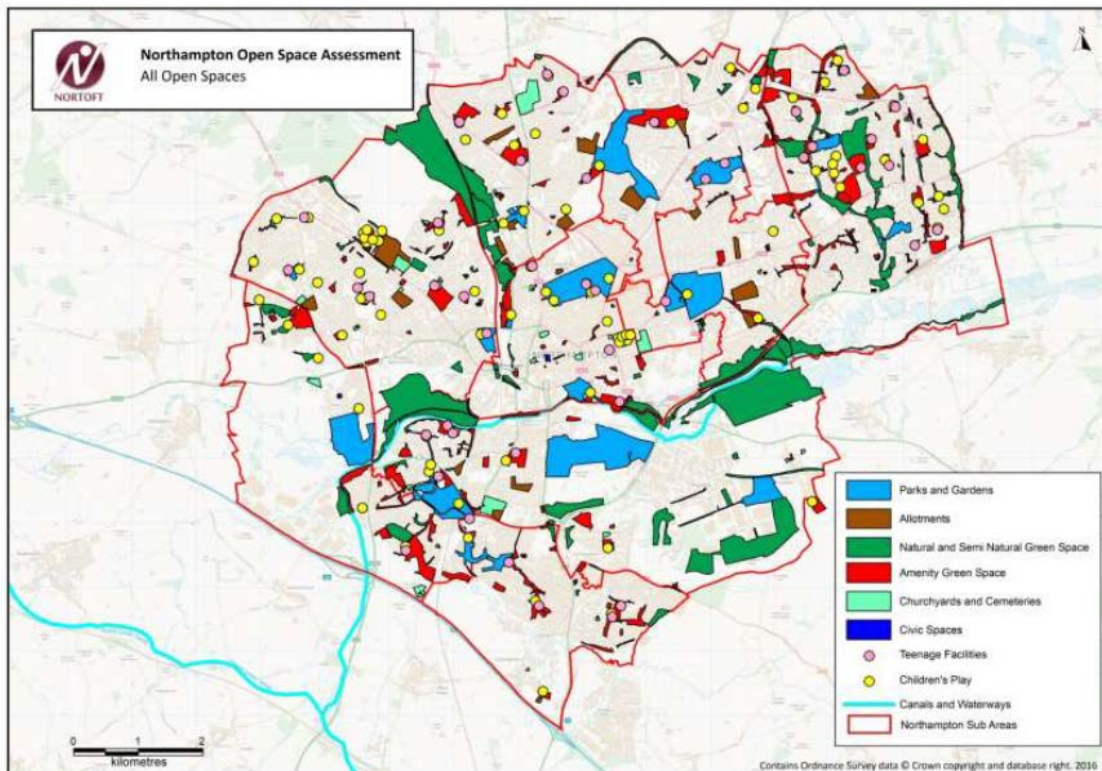
Open space type	Planning standards for new developments		
	Quantity per 1,000 population	Accessibility	Quality
Parks and Gardens	1.26ha per 1,000	800m	Green Flag standard
Amenity Green Space	1.5ha per 1,000	480m	Green Flag standard
Natural and Semi Natural Green Space	1.8ha per 1,000	720m walk 800m walk for sites 2ha or over	Green Flag standard
Children's Play and provision for young people	0.25ha per 1,000 of Designated Equipped Playing Space including teenage provision	400m for LEAP 1,000m for NEAP 1,000m for teenage facilities	New LEAPs and NEAPs should meet the Fields in Trust standards as relevant to the individual site. New youth provision should reflect current best practice, and also take into account the needs expressed by young local people.
Allotments	0.36ha per 1,000	1,000m	Allotments should be secure with gates and fencing providing suitable and accessible areas for growing, and where applicable, an adequate water supply and car parking.
Civic spaces	Specific to the locality. No set standard required		
Cemeteries and closed churchyards	Specific to the locality. No set standard required		

Where standards cannot be met on site, developers are required to provide

mitigation measures and/ or contribute towards off site provisions.

Delivering WNJCS:
Policy S10 (Sustainable Development Principles)
Policy BN1 (Green Infrastructure Connections)
Policy BN2 (Biodiversity)
Policy BN3 (Woodland Enhancement and Creation)
Policy BN8 (The River Nene Strategic River Corridor)

Figure 14: Open spaces in Northampton (all typologies)



Biodiversity

180. Northampton is an urban area, is compact and development is taking place to meet the needs of existing and future residents and investors. The Borough accommodates a number of parks, open spaces and greenspaces, all of which are valuable natural and historic assets which contribute to the biodiversity of Northampton. Biodiversity relates to the number, variety and variability of living organisms. For Northampton, for instance, the Upper Nene Valley Gravel Pits SPA, which is internationally important for migrating birds, needs to be protected to ensure that it is not adversely affected by new development.
181. The 2015 Northamptonshire Biodiversity Supplementary Planning Document provides guidelines for planning applicants, and policy makers and decision makers within partner authorities, when considering a proposal.

**POLICY 25
SUPPORTING AND ENHANCING BIODIVERSITY**

The Council will expect major development proposals to conserve, enhance and increase the net gain for biodiversity. In particular, the Council will seek the protection or enhancement of wildlife sites that are in areas which are:

- of national or international importance, specifically the Site of Specific Scientific Interest, Special Protection Area and Ramsar site at the Upper Nene Valley Gravel Pits or
- of local importance including the Borough's Local Nature Reserves and Local Wildlife Sites

All proposals must secure a net gain in biodiversity through the protection, strengthening, creation and management of new habitats. All applicants are expected to assess the impacts of their proposals on biodiversity by undertaking an ecological survey.

**Delivering WJCS:
Policy BN2 (Biodiversity)**

Upper Nene Valley Gravel Pits Special Protection Area

182. Part of the above site is located within the south eastern part of Northampton and is known as the Clifford Hill Gravel Pits. The Upper Nene Valley Gravel Pits was designated as a European Special Protection Area because of its international importance as a wetland habitat for non-breeding waterbirds. It has also been included on the list of wetland sites of international importance (Ramsar sites).

183. Evidence⁴¹ shows that there is a need to ensure that increased recreational pressure at the SPA resulting from housing growth is addressed. New housing within 3km of the SPA is considered to cause increased recreational pressure contributing to disturbance and decline in bird species which form the SPA qualifying features. With the amount of potential development being progressed within the vicinity, there is a need to ensure that the appropriate mitigation are in place to prevent additional pressure and disturbance to the birds.

184. The Upper Nene valley Gravel Pits Special protection Area SPD⁴² supplements the policies contained in the West Northamptonshire Joint Core Strategy. It highlights the requirement to consult Natural England on proposals that could affect the SPA. The consultation zones are included in the SPD.

⁴¹ Natural England consultation response (June 2016)

⁴² Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document (Northampton Borough Council, August 2015)

POLICY 26**UPPER NENE VALLEY GRAVEL PITS SPECIAL PROTECTION AREA**

All new development proposals within 3km of the Special Protection Area, must demonstrate, where necessary through a series of mitigation measures, that their proposals will not contribute to the disturbance and subsequent decline of the bird species for which the site is designated.

Delivering WNJCS:**Policy BN4 (Upper Nene Valley Gravel Pits Special Protection Area)****HERITAGE AND HISTORIC LANDSCAPES**

185. Heritage assets, which can range from landscapes and historic street patterns to modest tombstones, make a positive contribution to the character of a place. Their protection and enhancement can stimulate regeneration, resulting in economic and environmental benefits derived in part from people's capacity to access, enjoy and learn. They are a finite non-renewable resource which can be irreparably damaged by insensitive change to the asset or its setting.
186. For Northampton, they are a valuable resource which tell the story of the town, enabling people to appreciate how the town developed and evolved over time as well as the experiences encountered by residents at that specific time. For example, Delapre Abbey and Delapre Park provide a whole host of historical information. Delapre Abbey, built in 1145, accommodates one of only two Cluniac nunneries ever built in England. The funeral cortege of the body of Queen Eleanor, wife of King Edward I, stopped in only 12 places as it made its way from Lincoln to Westminster. One of the 12 places was Northampton, where the Eleanor Cross now stands.
187. The four town centre conservation areas, contain architectural and historical assets which are of significance to Northampton. Included in one of the conservation areas is the town's Market Square, which has remnants dating back to the late 17th century.
188. Northampton has over 500 listed buildings, 21 conservation areas, 7 scheduled ancient monuments and a Registered Battlefield. The Council is also collating a list of non-designated heritage assets that will be assessed against an agreed set of criteria and which are supported by an independent panel. The protection and appropriate management of these assets will assist in ensuring they survive, and contribute towards sustaining the character and local distinctiveness of Northampton.
189. There is a need to set out a positive strategy for the conservation, enjoyment and enhancement of the historic environment as mentioned in Government guidance. The most appropriate way of managing heritage assets is to have a thorough understanding of the historic significance of the asset(s) and their

setting, as well as the wider context of which they form part. This will assist in informing how development proposals are to be considered.

190. Northampton's geography and historic development has provided a legacy of over 1,670 ha of parks, open spaces and other green areas. The natural and man-made corridors along and following the River Nene are valuable natural and historic assets of great importance for biodiversity, as well as the town's legacy of historic private and civic landscapes. Examples include Abington Park, Delapre Park, Hunsbury Hill Country Park and the Racecourse. Added to these are the Special Protection Area/ Ramsar site at the Upper Nene Valley Gravel Pits, 6 Local Nature Reserves, over 50 Local Wildlife Sites, over 70 potential wildlife sites and 8 Geological sites. Collectively, these provide a diverse assembly of green spaces which contribute to Northampton's local character and sense of place.

191. A study⁴³ commissioned by the Council articulates the role that these urban fringe landscapes play in terms of:

- Recognising the intrinsic value of landscape in their own right, and also landscapes that make a strong contribution to the historic significance and setting of historic assets
- Opportunities for helping to protect and enhance local landscape distinctiveness through mitigation of development led change and appropriate land management practices
- Opportunities for restoring areas where the landscape character has been eroded or compromised by inappropriate or insensitive past development

**POLICY 27
PROTECTION AND ENHANCEMENTS OF DESIGNATED AND NON-
DESIGNATED HERITAGE ASSETS**

The Council will expect development proposals to conserve and enhance the historic environment and designated and non-designated heritage assets, including historic landscapes, by:

- Ensuring that development proposals demonstrate a clear understanding of the significance of the asset and its setting, and the impact the scheme will have on that significance
- Ensuring that this enhanced understanding has been considered and incorporated into the development proposal demonstrating how the scheme preserves and/ or enhances the asset
- Requiring a clear and convincing justification for any harm or loss of an asset, supported by demonstrating how harm is outweighed by public benefits
- Supporting high quality proposals which positively considers Northampton's

⁴³ Northampton Urban Fringe Landscape Character & Sensitivity Study (Chris Blandford Associates, November 2018)

local distinctiveness including aspects associated with siting, scale, massing, layout, form, materials and architectural detailing

- Being consistent with guidance from Historic England and heritage best practice

Proposals which will result in an increased and/ or improved accessibility to heritage assets will also be supported.

Delivering WNJCS:

Policy BN5 (The Historic Environment and Landscape)

CHAPTER 11 MOVEMENT

OVERVIEW

192. The transport network within and connecting to the Borough requires developing in the form of enhancement and expansion in order to accommodate the growing demand. A range of transport schemes have been identified by the Council, the Highway Authority and transport providers which will evolve over the Local Plan period. The West Northamptonshire Joint Core Strategy also provides strategic policies which support the retention and enhancement of strategic connections (rail, roads and water) and sets out the requirements to achieve modal shift and mitigate the impacts of developments on the highway network.
193. The Northamptonshire Transportation Plan⁴⁴ sets out the County Council's policies, objectives and vision for transport in Northamptonshire up to 2026. It is supported by a range of specialist strategy documentation which as a whole form the Local Transport Plan for Northamptonshire. The LTP has six main objectives including the creation of a transport system that supports and encourages growth and plans for the future impacts of growth, whilst successfully providing benefits for the County. Also, they aim to ensure that people have the information and options available to enable them to choose the best form of transport for each journey that they make.

MANAGING NORTHAMPTON'S TRANSPORT AND MOVEMENT

Delivering Sustainable Transport

194. In line with Government guidance and the strategic policies contained in the West Northamptonshire Joint Core Strategy, the potential impacts of development on transport networks need to be addressed. It is important to manage the impacts of growth, promoting opportunities for utilising sustainable modes of movement including walking and cycling as well as taking into account appropriate mitigation associated with the environmental impacts of traffic and transport infrastructure.
195. New developments are also expected to contribute to Northamptonshire County Council's modal shift objectives, which are a 5% reduction in the share of private car trips across existing developments and a 20% reduction in the share of private car trips from all new developments.
196. The Council's Low Emission Strategy⁴⁵ (LES) aims to improve air quality and health across Northampton by reducing vehicle emissions through the

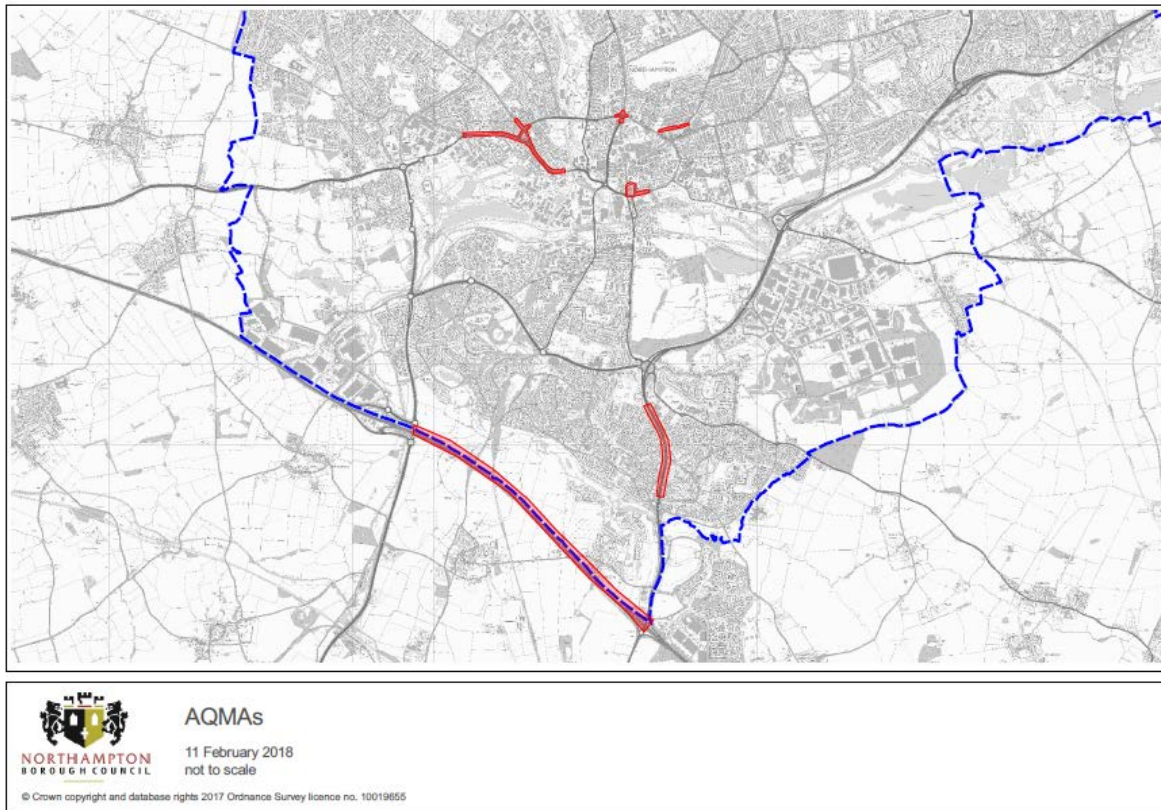
⁴⁴ Northamptonshire Transport Plan: Fit for Purpose (Northamptonshire County Council, 2012)

⁴⁵ Northampton Low Emission Strategy 2017 – 2025 (Northampton Borough Council, December 2017)

accelerated take up of cleaner fuels and technologies. Evidence for the strategy found that whilst levels of nitrogen dioxide have improved in some areas of Northampton, concentrations at key locations have remained elevated over the last decade and at some locations, concentrations have increased.

197. There are currently 7 Air Quality Management Areas (see Figure 15). These are areas which exceed the Government's air quality objective and where there is relevant exposure to the public.

Figure 15: Locations of Air Quality Management Areas



POLICY 28

DESIGNING SUSTAINABLE TRANSPORT AND TRAVEL

The Council will support planned growth and existing development with appropriate transport infrastructure, including for sustainable modes of travel and safety improvements. The Council will work together with the highway authority, Highways England, public transport operators, developers and other relevant bodies to design and fund improvements to transport infrastructure where these are necessary to support growth or to improve existing centres, employment areas and community facilities.

All new and existing developments will be expected to contribute towards achieving the Northamptonshire County Council's Modal shift targets. All Major Applications of 10 dwellings or more, or 0.5ha or more, will also be required to include a Travel Plan. Applicants will be required to demonstrate that they can mitigate their transport

impact either on site or off site and will be required to enter into the relevant legal agreement(s) with the Local Planning Authority and the relevant Highway Authority.

The design of developments should ensure that people are encouraged and facilitated to undertake short and regular journeys by walking and cycling safely and to use public transport.

Developments should be designed to incorporate, demonstrate and achieve the following sustainable travel principles:

- To promote, improve and encourage active lifestyles and health and well-being
- To reduce car usage
- To improve accessibility by, and usability of, public transport
- To maximise opportunities for integrated secure and safe walking and cycling routes which connect to the existing network, as well as open spaces and green infrastructure
- To secure a high quality design of the street scene which creates a safe, secure and pleasant environment
- To upgrade and improve the existing street scene
- To design developments including the provision of streets, streetscapes and open spaces which enable and encourage children to walk, cycle and play within their local environments
- To promote sustainable travel to day-to-day destinations including the town centre, the railway station, the bus station, places of work, schools and colleges, health facilities and local leisure and recreation facilities.

Major new developments of 10 dwellings or more, or 0.5ha or more, must include:

- Facilities for the use of public transport
- Infrastructure that facilitates cycling including parking facilities and links to the existing cycle network
- Travel planning for new users

Delivering WNJCS:

Policy C2 (New Developments)

Policy N12 (Northampton's Transport Network Improvements)

Securing Highway Safety

198. The West Northamptonshire Joint Core Strategy is clear that the design of new developments is an important factor in influencing travel behaviour. However, in considering the design of new developments, there is a need to take into consideration the impacts on the highway network in terms of safety.

**POLICY 29
HIGHWAY NETWORK AND SAFETY**

Subject to consideration of all other relevant plan policies and material considerations, development proposals will be permitted provided:

- There would be no potentially adverse impacts on the local and/or strategic transport network which cannot be mitigated against. Major planning applications and development proposals that generate a significant number of traffic movements must be accompanied by a Transport Assessment
- They are designed to allow safe and suitable means of access and site operation

**Delivering WNJCS:
Policy C2 (New Developments)**

Managing an effective network

199. The West Northamptonshire Joint Core Strategy is clear that West Northamptonshire's strategic road and rail connections have made the area economically attractive. To ensure that the network remains efficient and capable of serving future demand, improvements need to be supported and carefully managed. Mitigation is key to ensure that capacity is enhanced without having unacceptable consequences.
200. There is a range of planned and potential future transport projects that will take place during and beyond the Local Plan period including the Brackmills & Castle Station Corridor improvements, the North West Bypass, the Northern Orbital Road, the Northampton Growth Management Scheme affecting the A45 and the dualling of the A43 from Northampton to Kettering. In addition a number of strategic opportunities have been identified that have the potential to improve the range of destinations served by direct trains from Northampton and to improve access between cities to the north of Northampton, Northampton and the wider Oxford-Cambridge Corridor. Accordingly, the route of the former Northampton to Market Harborough railway has been safeguarded as a potential transport corridor.
201. A safeguarded corridor between Brackmills and Castle Station is identified for use as a continuous public transport, cycling and walking route. The Council needs to safeguard the land required for transport-related developments to be progressed.

**POLICY 30
TRANSPORT SCHEMES AND MITIGATION**

In order to deliver a high quality, accessible sustainable transport network, the Council will require developers to fund and financially contribute towards a range of transport schemes through the relevant legal agreements and planning conditions, in

order to meet the growth requirements of this local plan, to mitigate the impacts of developments and to ensure they create a high quality, sustainable, accessible development that is well connected to the rest of the Borough. Developments will be supported where the developer can demonstrate that they do not have an unacceptable transport impact, that they promote sustainable forms of travel and they include sufficient mitigation measures.

The Council will also safeguard areas of land for transport and sustainable travel related developments which have been agreed for implementation during and beyond the plan period, once their precise alignment has been defined. In addition, the route of the former Northampton to Market Harborough railway line, as shown on the Policies Map, has been safeguarded for future transport use.

**Delivering WNJCS:
Policy C3 (Strategic Connections)**

Parking

202. The Government states that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places. Northamptonshire County Council adopted a Supplementary Planning Document for Parking in 2016, which has been used to determine planning applications. This is set to be replaced by a new supplementary planning document produced by Northampton Borough Council.

203. The design of new developments will also need to change to accommodate the move towards electric vehicles, the requirement for increasing modal shift, to improve the quality of the environment and improve people's quality of life. New developments and extensions to existing developments will need to ensure they make provision for electric vehicle charging and associated infrastructure.

**POLICY 31
PARKING STANDARDS**

Subject to all other relevant local plan policies and material considerations, planning permission will be granted for proposals that meet the County Council's parking standards and any replacement standards formulated over the plan period. These standards include car parking, disabled parking, garage parking, visitor parking, cycle parking and provision for deliveries and emergency parking. New residential and commercial developments will be required to cater for the provision and use of electric and hybrid vehicles.

Where appropriate, where there will be an additional demand for car parking but where car parking cannot be accommodated on site, the Council will require a financial contribution towards parking provision and management based on the parking type, size, provision and locality.

**Delivering WNJCS:
Policy N12 (Northampton's Transport Network Improvement)**

CHAPTER 12 INFRASTRUCTURE

OVERVIEW

204. Northampton's population growth will create an increase in the demand for key infrastructure. The Council will continue to work in partnership with adjacent councils, infrastructure providers and developers in order to assess, plan, deliver and implement the provision of the required infrastructure needed in the Borough.
205. The range of Infrastructure required to support and manage growth could include transport, telecommunications, water supply, sewage treatment and sewerage, flood risk and energy. As Northampton is required to accommodate 18,870 net additional dwellings and 28,000 net additional jobs up to 2029, there will be a need to address current infrastructure deficiencies as well as planning to accommodate this proposed level of development up to 2029.

INFRASTRUCTURE DELIVERY

206. The West Northamptonshire Infrastructure Delivery Plan⁴⁶ contains details on strategic infrastructure items required to deliver growth. The Infrastructure that is required to serve the current and future needs of the Borough including developments that have been granted planning permission can be delivered and provided through a variety of organisations and mechanisms including Central Government, Highways England, South East Midlands Local Enterprise Partnership (SEMLEP) and developer contributions.

HEALTHCARE

207. The Northamptonshire Healthcare Foundation Trust provide care for the population of Northampton Borough (Northamptonshire). They deliver many of the NHS services that are provided outside of a hospital and within the community which include physical, mental and speciality services.
208. The main local acute NHS Trust hospital is the Northampton General Hospital which serves Northampton Borough, South Northamptonshire, Daventry and provides specialist cancer services for people living in Northamptonshire, North Buckinghamshire and South Leicestershire.
209. Evidence shows that some existing health care and wellbeing facilities are already short of capacity and will require expansion and also there will be the requirement for the creation of new health and wellbeing facilities. A large amount of development is proposed within Northampton and on the edges of Northampton as part of the planned sustainable urban extensions.

⁴⁶ Infrastructure Delivery Plan (West Northamptonshire Joint Planning Unit, 2017)

210. Developer contributions for health care and well-being facilities and related provision will be sought and expected from developers and will be achieved through the use of Section 106 Agreements and CIL payments for the provision of improvements, extensions and creation of new health care facilities to meet the needs of a development.

EDUCATION

211. Northamptonshire County Council is required to meet the needs of all new developments that are located within its legislative boundary. The County Council have a School Organisation Plan which covers a five year period and their current plan covers the period 2016 to 2021.

212. The plan provides the calculations and requirements for the additional school places that will be required to accommodate the required educational provision to serve the future growing population. It is recognised that there are also free schools located within Northamptonshire. A free school is a type of academy, a non-profit making, independent, state-funded school which is free to attend but which is not wholly controlled by a local authority. Free schools are governed by non-profit charitable trusts that sign funding agreements with the Secretary of State for Education.

213. The funding provision for education is provided through a number of mechanisms including from the Government, the Education Funding Agency and through securing funding from developers via Section 106 Agreements and the Community Infrastructure Levy. Developers will seek the advice Northamptonshire County Council's Education Department and the Local Planning Authority to determine what level of education provision will need to be provided, where it is to be located and to determine the associated cost.

INFRASTRUCTURE DELIVERY

214. The Council will work with its partners to ensure that funding opportunities are captured and the required infrastructure is delivered accordingly.

POLICY 32

INFRASTRUCTURE DELIVERY AND CONTRIBUTIONS

All new development proposals will be required to contribute towards the delivery of any new infrastructure associated with and resulting from the scheme. These need to be funded and delivered in a timely manner. Where proposals have an impact on existing infrastructure, resulting in the need for enhancements, developers will be required to positively contribute towards its delivery.

Funding provision will be sought from a number of mechanisms including from developer contributions and the Community Infrastructure Levy.

Delivering WNJCS:

Policy INF1 (Approach to Infrastructure Delivery)

Policy INF2 (Contributions to Infrastructure Requirements)

CHAPTER 13 SITE SPECIFIC ALLOCATIONS AND POLICIES

DEVELOPMENT PLAN ALLOCATIONS

215. The West Northamptonshire Joint Core Strategy requires the development of at least 18,870 houses in the Borough and the contribution to the delivery of 28,500 jobs over its plan period which is to 2029. In addition, there are also requirements to provide for retail and leisure schemes which will continue to sustain and support economic and regeneration initiatives across the Borough.
216. The Council undertook a Land Availability Assessment, in accordance with Government's guidance and criteria, of sites and properties which may contribute to these requirements. The purpose of this assessment is to identify a future supply of land which is suitable, available and achievable for housing and economic development up to 2029. The Council is not required to identify every site but it needs to demonstrate that it has made a robust assessment of the sources of housing land supply in order to meet its required target. In doing so, the Council assessed all the following sites:
- Those that were assessed through the Strategic Housing Land Availability Assessment exercise during the production of the West Northamptonshire Joint Core Strategy 2014
 - The safeguarded employment sites in the Northampton Local Plan 1997 and the Central Area Action Plan 2013
 - The sites that came forward through the Call for Sites consultation in the spring of 2016
 - Any sites that came forward following the Call for Sites consultation as requested by promoters
217. Following the initial LAA exercise, the Council concluded that there is sufficient land to meet the requirements of the Joint Core Strategy. The Sites Consultation, held in the autumn of 2017, sought to gather opinions on the Council's decisions on the sites which will be taken forward for further investigations and those which will not. In 2018, further detailed site investigations were undertaken utilising the sites allocation methodology, which resulted in the identification of the Council's preferred options for development allocations. The investigations required a wide range of internal and external involvement ranging from the Environment Agency through to heritage specialists.

POLICY 33 DEVELOPMENT ALLOCATIONS

The sites set out below are allocated on the Policies Map for development. The Council will support the developments and proposals on these allocated sites, provided that they meet the requirements set out in the development management policies within this Plan.

0167	Tanner Street
0168	Rowtree Road
0171	Quinton Road
0174	Ransome Road Gateway
0180	St James Road
0195	Hunsbury School, Hunsbury Hill
0205	Parklands Middle School, Devon Way
0208	Swan Valley Gateway
0288	Railway Station car park
0328	Cattle Market Road
0333	Railway Station car park
0335	Great Russell Street / Chronicle and Echo North
0336	Site rear of Aldi, former Chronicle & Echo site
0338	Countess Road
0403	Allotments, Studland Road
0496	57 Artizan Road
0508	Fishpond Road
0590	Nationwide Building Society (adjacent car park)
0594	Sixfields East
0598	Car park, Victoria Street
0629	British Timken Site
0657	Fraser Road
0666	171 – 180 St Andrews Road
0672	Tunnel Hill Cottages
0685	12 Pennycress Place, Ecton Brook Road
0719	Car garage workshop, Harlestone Road
0720	Ryland Soans garage, Harlestone Road
0814	32 Great Russell Street
0818	St Peter's Way
0870	Sixfields, Upton Way
0903	Hawkins Shoe Factory, Overstone Road
0910	379 Harlestone Road
0915	118 – 122 Wellingborough Road
0931	Sites in Green Street
0932	Southbridge Site 1
0933	Southbridge Site 2
1001	Former Emmanuel Middle School
1005	North of Martins Yard, Spencer Bridge Road
1006	Pineham
1007	Land south of Wooldale Road, east of Wootton Road
1009	Land west of Policy N5 Northampton South SUE
1010	Land at St Peter's Way/ Court Road/ Freeschool Street
1013	Park Campus
1014	Avenue Campus

1022	Belgrave House
1025	Land to the west of Towester Road
1026	Eastern Land Parcel, Buckton Fields
1034	Witham Way
1035	West Oval garage site
1036	Derwent drive garage site
1037	Swale Drive garage site and rear/ unused land
1041	Newnham Road, Kingsthorpe
1048	Stenson Street
1049	Land off Arbour Court, Thorplands garage block
1051b	Waterpump Court and Billing Brook Road
1051a	Land between Waterpump Court and Billing Brook Road
1052	Land rear of garages in Coverack Close
1058	Land off Oat Hill Drive, Ecton Brook
1060	Hayeswood Road, Lings
1068	Garage site in The Briars, Briar Hill
1069	Garage site off Farmclose Road, Wootton
1071	2 sites off Medway Drive, near Meadow Close
1086a	2 parcels of land in Sunnyside Estate (Cosgrove Road)
1086b	2 parcels of land in Sunnyside Estate (Chalcombe Avenue)
1094	Land off Holmecross Road
1096	Land off Mill Lane
1097	Gate Lodge
1098	The Green, Great Houghton
1099	Upton Park (Upton Reserve Site)
1100	Hill Farm Rise, Hunsbury Hill
1101	Land at Waterside Way
1102	Site east of Towester Road
1104	Watering Lane, Colingtree
1107	Former Abington Mill Farm, land off Rushmere Road
1108	Horsley Road
1109	Mill Lane
1112	Milton Ham
1113	Greyfriars
1114	Cedarwood Nursing Home, 492 Kettering Road
1116	194 – 200 Kingsthorpe Grove
1117	133 Queens Park Terrace
1118	135 Harlestone Road
1119	Silver Cornet, Welland Way
1121	Upton Valley Way East
1123	83-103 Trinity Avenue
1124	41 – 43 Derngate
1126	5 Primrose Hill
1127	32 Connaught Street
1131	The Leys Close, 39 Mill Lane
1133	Eastern District Social Club

1134	St Johns Railway Embankment
1137	Wootton Fields
1138	Land south of Old Bedford Road
1139	Ransome Road
1140	Land north of Milton Ham

**Delivering WNJCS:
All strategic and Northampton based policies**

SITE SPECIFIC POLICIES

NORTHAMPTON RAILWAY STATION, RAIFREIGHT AND ADJOINING SITES (LAA0288 and LAA0333)

218. Northampton’s railway station currently accommodates a new two storey station building, provision for taxis and a temporary decked car park. To the north, the site is currently used for railfreight and further north is a small business area, and a café and lorry park. Also within the site is a scheduled monument and a listed building, which form part of a range of heritage assets within and surrounding the site. The southern half of the site is located within the Enterprise Zone.
219. To the north and south of the site are employment areas, and to the east is Spring Boroughs. To the west are a residential area and a park. The site is within 10 minutes’ walk from Northampton town centre.
220. With a new railway station, there is an opportunity to capitalise on the site’s location for development to meet future passenger requirements as well as housing and commercial development needs. Network Rail has indicated that the railfreight operation can be moved elsewhere, therefore opening up the potential for the residual railway land to be developed. There is potential to consider a comprehensive and integrated development on this whole site, capitalising on its sustainable location on a rail network, close to the town centre and supporting modal shift. Its location also provides an opportunity for high density development to be delivered.
221. The railway station also needs to be able to accommodate additional services including those that may arise as a result of opportunities relating to released capacity on the West Coast Main Line, including fast, long distance services, East west Rail services and potential transport links to the north via the route of the former Northampton to Market Harborough railway.
222. Parts of the northern section are at moderate risk of groundwater flooding.

POLICY 34

NORTHAMPTON RAILWAY STATION (LAA0288), RAIFREIGHT AND ADJOINING SITES (LAA0333)

The existing Northampton Railway Station Building and associated buildings, platforms, tracks, infrastructure, security measures, car parking and associated services and facilities will be safeguarded to ensure that the provision of current and future accessible passenger railway services to and from Northampton will be met. This will also continue to contribute towards an increased modal shift towards rail usage whilst supporting the provision of on site and related employment. These safeguarded areas will include safeguarded road accessibility to allow for 24 hour servicing and emergency access to Northampton Rail Station via St Andrew's Road.

Subject to compliance with other policies in this plan and material considerations, proposals to provide additional capacity to facilitate improved passenger railway services at Northampton station will be supported.

To secure the protection, enhancement and enjoyment of the character and setting of the adjacent listed building and its two adjoining listed walls that are located within the existing railway station site, public realm will be created between the heritage assets and the station building as shown in Figure 16.

The development of a permanent and secure multi-storey car park on the Northampton Railway Station site with access to the main railway station building will be supported in order to create sufficient on-site car parking, bicycle and motorcycle parking to cater for the future growing demand of rail usage.

The layout of the development should be designed to take into account existing sewers and water mains within the site.

Subject to detailed assessment, development on this site should maximise the use of Sustainable Drainage Systems (SuDS).

On site LAA0288, the Council will support the delivery of mixed use development including a multi-storey car park, offices, residential and ancillary Class A uses.

On site LAA0333, the Council will support the delivery of at least 200 dwellings, subject to analysis of capacity, on the residual areas not required for commercial and/ or passenger rail services.

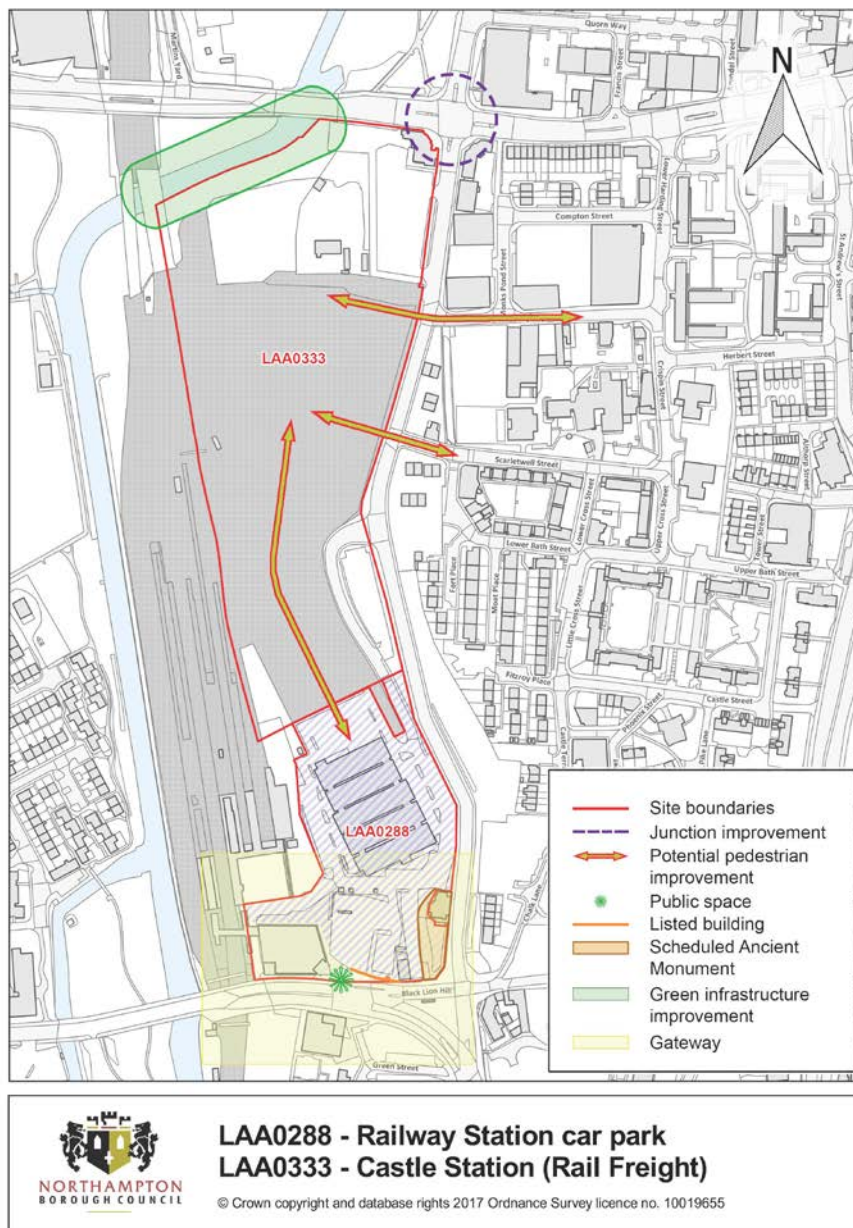
The following design principles are to be incorporated into any master planning and/ or planning application proposals for the two sites:

- A high quality development that preserves and enhances the significance of the former castle site and in particular the scheduled monument and listed Postern Gate and the setting of these heritage

assets

- **Development across the whole area need to be considered in an integrated manner**
- **This high quality development must secure permeability within the site for pedestrians and cyclists**
- **Improved and safe connectivity, including direct pedestrian routes, with the Spring Boroughs area and the town centre will need to be created**
- **Opportunities should be explored for development to enhance the site's relationship to the Brampton Arm of the River Nene.**

**FIGURE 16
DEVELOPMENT PRINCIPLES FOR NORTHAMPTON RAILWAY STATION AND
RAILFREIGHT SITES**



MARTIN'S YARD EXTENSION (LAA1005)

223. Martin's Yard is an employment area which is predominantly occupied by local light engineering, waste disposal and recycling companies. They provide a valuable service for the local community, and there are very few areas which offer these services in Northampton. There are ongoing requirements from existing and interested occupiers to expand and invest in the area. Its expansion will contribute towards meeting demand as well as modernise the area and improve the ecological value of the residual land not required for employment.

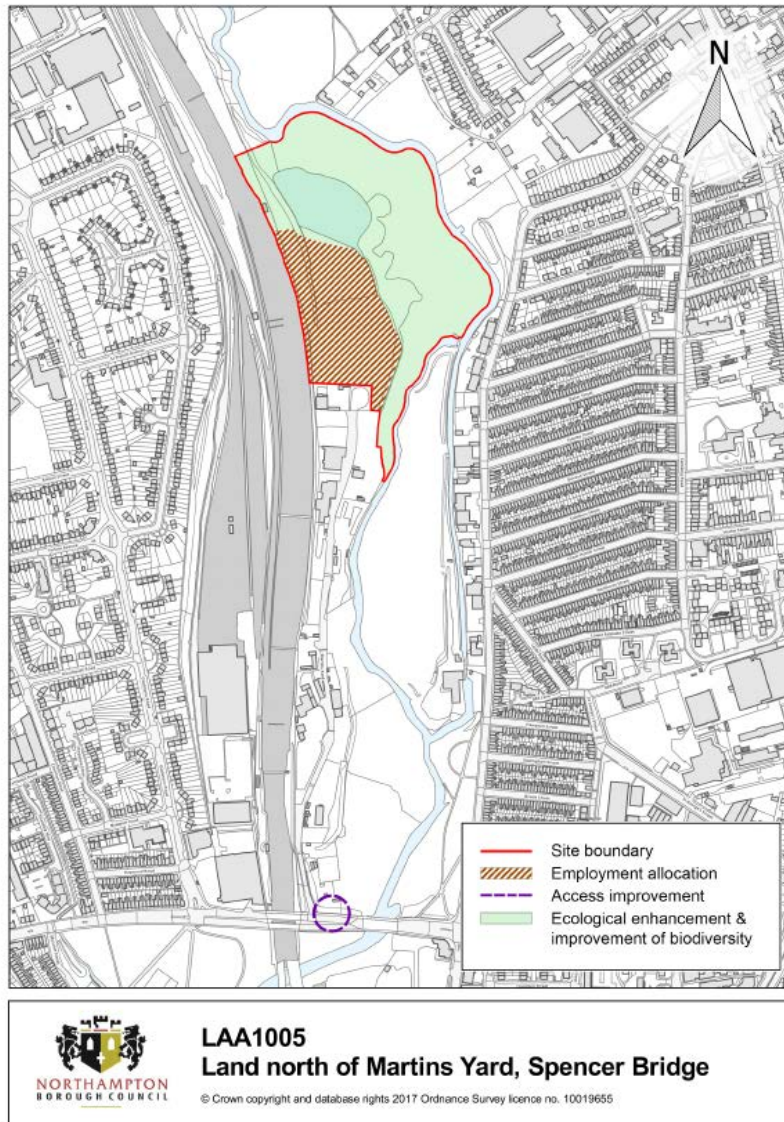
224. The area which is proposed for extension is a vacant site of around 1.4ha, which was previously used for landfill. It contains superficial deposits of clay, silt and gravel. It is currently scrubland and marshland, and is dominated by semi-improved grassland and scrub containing Japanese knotweed and disturbed ground. It is located within a Local Wildlife Site and the Brampton Valley Arm of the sub regional Green Infrastructure corridor. To the north is the Kingsthorpe Local Nature Reserve.

**POLICY 35
MARTIN'S YARD EXTENSION (LAA1005)**

The Council supports the extension of the Martin's Yard employment area for employment purposes to meet local demand, subject to the following criteria and principles shown in Figure 17:

- **The extension for employment use will be restricted to the area shown**
- **A transport assessment will be undertaken to assess the ability of the existing highway and access to adequately cater for the existing and proposed development**
- **Ecological and green infrastructure enhancements and net biodiversity increases need to be delivered in the area shown, taking into account its location within the Brampton Valley Arm and located immediately south of the Kingsthorpe Local Nature Reserve**
- **A landscape barrier will be required between the employment area and the residual land**
- **The layout of the development should be designed to take into account any existing sewers and water mains within the site.**
- **Subject to detailed assessment, development on this site should maximise the use of Sustainable Drainage Systems (SuDS).**

FIGURE 17
DEVELOPMENT PRINCIPLES FOR LAND NORTH OF MARTIN'S YARD



THE GREEN, GREAT HOUGHTON (LAA1098)

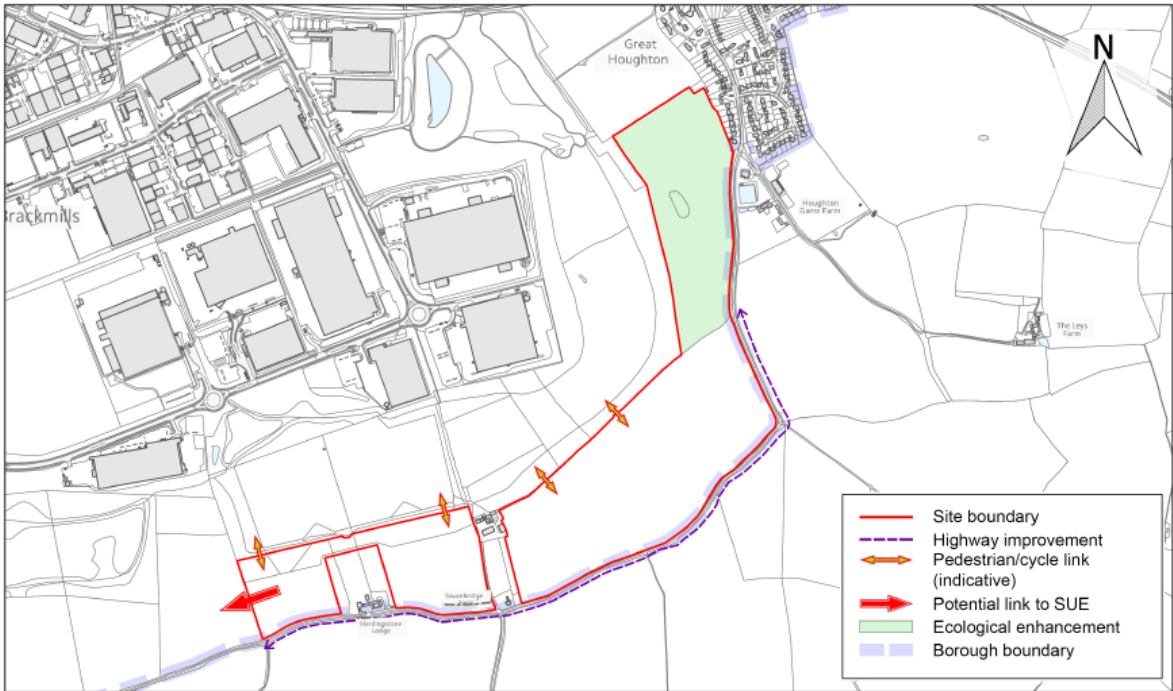
225. The site is located to the south west of Great Houghton Village, part of which is within a Conservation Area and accommodates listed buildings. It lies to the east of the South of Brackmills Sustainable Urban Extension. This is primarily agricultural land, which can be accessed from Bedford Road or from Newport Pagnell Road. It borders onto designated woodland area which create a buffer from Brackmills Employment Area.
226. This agricultural land is relatively flat, and there are some electricity pylons across pockets of the site.

**POLICY 36
THE GREEN, GREAT HOUGHTON (LAA1098)**

Housing development of up to 800 dwellings, which comply with the development principles shown on Figure 18 will be supported, subject to the following criteria being met:

- The built development should only take place outside of the area hatched in the diagram
- The scheme should be of high quality design, and must take into account and be sensitive to the significance and the setting of the Great Houghton conservation area, evident through a Heritage Impact Assessment
- A buffer is to be created, in the form of ecological enhancements and net increase in biodiversity in the area hatched in the diagram
- The development provides suitable transport links to neighbouring developments, including neighbourhood centres and community facilities
- The proposal should include pedestrian and cycling provision to secure connectivity and permeability within the site and improved connections to the employment area to the north and the proposed residential areas to the west
- Development on this site should maximise the use of Sustainable Drainage Systems (SuDS).
- The layout of the development should be designed to take into account existing sewers and water mains within the site.
- Any proposal that comes forward should include suitable measures to mitigate the impact of additional traffic generated by the development.

**FIGURE 18
DEVELOPMENT PRINCIPLES FOR LAND AT THE GREEN, GREAT HOUGHTON**




LAA1098 The Green, Great Houghton
 © Crown copyright and database rights 2017 Ordnance Survey licence no. 10019655

GREYFRIARS (LAA1113)

227. The Greyfriars site is located within the town centre boundary, and is bounded by a range of mixed uses including employment and car parking facilities to the north, residential and commercial to the east, North Gate bus station and commercial to the west and south west and predominantly retail and the Market Square further south. Its location within the town centre and the proposed extension to the Primary Shopping Area makes the site as ideal for a variety of mixed town centre uses as well as an element of residential use.
228. This vacant site was previously occupied by the bus station, and adjoins the Grosvenor Centre retail development area. It can be accessed from Lady's Lane and Sheep Street. There are still pockets of contaminated land on the site. This site lies within close proximity to heritage assets in the All Saints Conservation Area. Although the site can be accessed from the Grosvenor Centre, an opportunity exists to improve the connectivity and permeability of the site with its surrounding areas primarily to the north and south.

POLICY 37 GREYFRIARS

This key development site is available for a high density, high quality mixed use town centre development and residential use which complements, expands and seeks to enhance the current town centre offer and improve connectivity to the Market Square and the town centre.

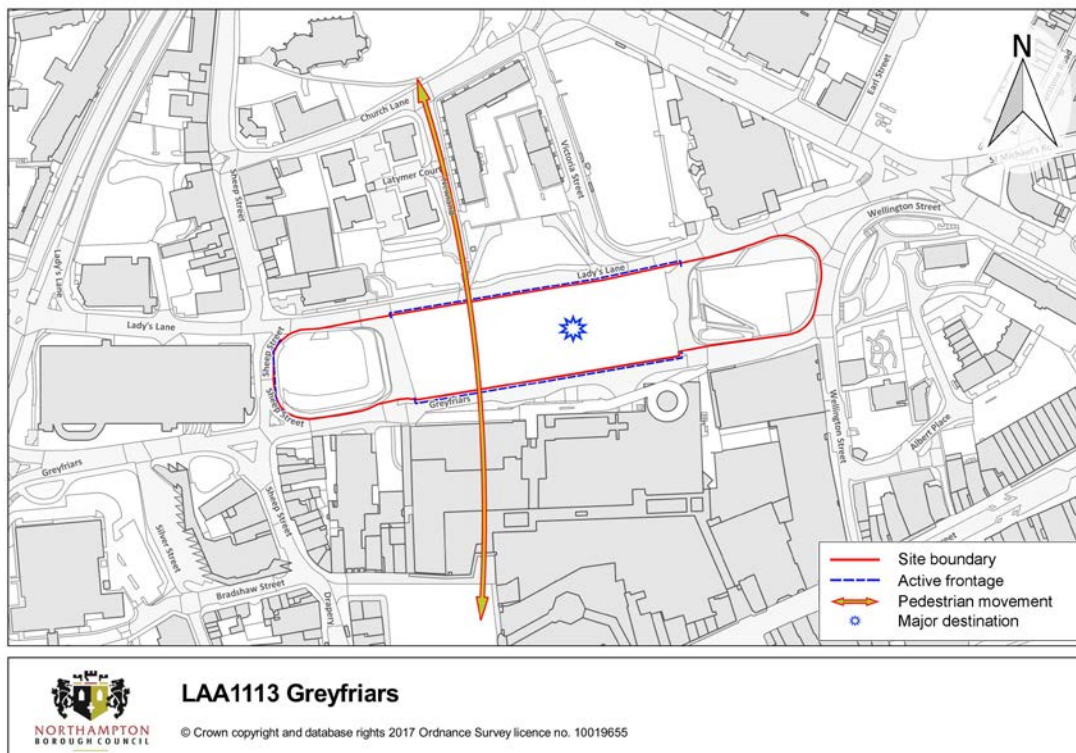
Any proposals should conform to the development principles shown in Figure 19 and will need to ensure that they:

- **Are of a high quality design, using high quality materials which complement the surrounding area and public realm. The proposal should include the creation of key, unique landmark buildings that reflect the location of this site and Northampton town centre**
- **Provide sympathetic design of an appropriate scale taking into account the historic character of Sheep Street together with improved, safe and well-lit pedestrian and cycle connectivity north / south and reinstate a building line in the missing gap to the north of Lady's Lane and to the south of Greyfriars. Pre-existing surface connections should also be reinstated**
- **Be outward looking towards maximising external active frontages particularly at ground floor level**
- **Ensure that new development is well related and sympathetic to the characterisation and heritage assets of the surrounding areas**

- Ensure the provision of appropriate levels of secure and safe vehicle parking which are consistent with parking requirements.

The layout of new development should be designed to take into account existing sewers and water mains within the site.

**FIGURE 19
DEVELOPMENT PRINCIPLES FOR GREYFRIARS**



RANSOME ROAD (LAA1139)

229. This site is located within an area which is and will be experiencing significant regeneration activity and change. It lies immediately to the south of the Enterprise Zone, and is accessible to all the leisure activity and open spaces associated with the River Nene and its adjoining parks. The site is within 10 minutes' walk of the town centre and its Primary Shopping Area, and further opportunities exist to improve accessibility from University Drive.
230. The eastern section of the site is a Registered Battlefield site, and the southern and south eastern boundaries border Delapre Park Conservation Area and its historic park. Development will need to be planned in a manner which respects the significance of these assets. To the north is the safeguarded former railway line, and further north is the University of Northampton, Becket's Park and Midsummer Meadow which accommodates the Northampton marina and the Radlands Plaza skatepark.
231. There are areas of historic landfill and contamination on the site, particularly within the southern and eastern areas. These are primarily associated with the haulage industry, contamination from the previous engine sheds and depots, as well as earthworks. The site is also at moderate risk of groundwater flooding, and is within Flood Zones 2 and 3.

POLICY 38

RANSOME ROAD

Ransome Road will be developed for up to 250 dwellings in a manner which is consistent with the diagram shown in Figure 20. Proposals need to include the following:

- **Be two to four storeys in height, with taller buildings facing along the principal movement routes and the northern section of the site**
- **Bus only route to be provided, connecting Bedford Road to London Road via University Drive, designed specifically to discourage private vehicle traffic from the wider primary distributor network accessing and adversely impacting on the predominantly residential character of the site**
- **Deliver a strategic green space corridor with associated footpaths to effectively link the site to Becket's Park and Delapre Park. Suitable access to Delapre Lake and Delapre Abbey and Park from Ransome Road is encouraged**
- **Respect the historic integrity and significance of on-site and nearby heritage assets. Appropriately address the site's location within and adjacent to the registered battlefield of the Battle of Northampton and also make an appropriate contribution to supporting its interpretation to**

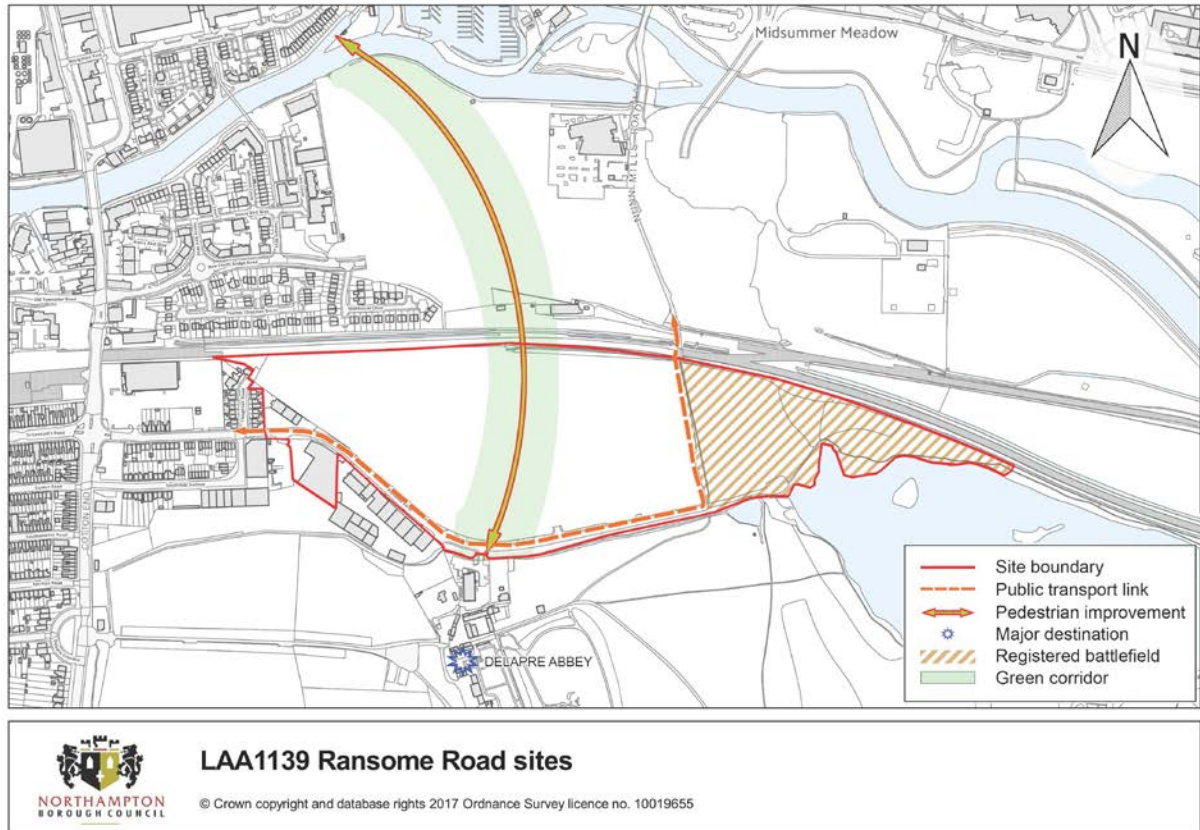
the local area

- **Incorporate appropriate measures to mitigate against flood risk both within the area and downstream of the sites, particularly taking account of the role of Hardingstone Dyke and residual risk associated with River Nene fluvial flood defences**

The layout of any development should be designed to take into account existing sewers and water mains within the site.

Subject to detailed assessment, development on this site should maximise the use of Sustainable Drainage Systems (SuDS).

**FIGURE 20
DEVELOPMENT PRINCIPLES FOR RANSOME ROAD**



CHAPTER 14 IMPLEMENTATION AND MONITORING

Introduction

232. Review and monitoring are key aspects of the Local Plan. The Council is required to report on the progress of Local Plan preparation and to what extent Local Plan policies are being achieved.
233. Monitoring is an important and necessary part of the plan-led system. In order to determine the effectiveness of the overall plan and to take into account the changing circumstance nationally and locally. A monitoring framework is therefore required to measure that the Northampton Local Plan Part 2 delivers the desired outcomes, and when necessary actions or interventions can be put in place to rectify any failings.

Monitoring Framework

234. The Council will continue to monitor the implementation of the Local Development Scheme and the extent to which the policies set out in the Local Plans are being achieved. The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the minimum requirements that each local authority must provide, as such there is a duty to publish:
- Detail relating to the Local Plan(s) and supplementary planning documents outlined in the Local Development Scheme including: the title; timetable for production; progress towards meeting the identified milestones; details of adoption; and, if necessary, reasons for any delay;
 - Identification of Local Plan policies that are not being implemented, the reasons behind this and the steps the authority intends to take to rectify this situation;
 - Where a policy in a local plan specifies an annual number, or a number relating to any other period of net dwellings or net additional affordable dwellings, completed during the monitoring period and since the start of the plan period,
 - Details of any neighbourhood development order or neighbourhood development plans;
 - Summary details of CIL expenditure during the reported year
 - Details of any action taken under the duty to cooperate during the monitoring period

How will the Northampton Local Plan Part 2 be monitored?

235. An Annual Monitoring Report will be published. The report will contain an assessment of the extent to which the policies set out in the Local Plan are being achieved and whether targets are being met.

Implementation

236. The policies in the Local Plan will be implemented to facilitate delivery of the spatial vision and strategic objectives. However, it is important to recognise that many other processes will influence their achievement, such as the implementation of other plans and strategies produced at the national and local levels, investment by the public, private and voluntary sectors and the actions of individual business and persons. The plan is the key element in delivering the spatial vision and strategic objectives for the borough, but it is not able to do this in isolation.
237. As a consequence, in order to deliver the proposed growth in the borough in a sustainable manner, it will be necessary to form effective and ongoing working relationships with key delivery partners in both the public and private sectors, establish robust delivery mechanisms and capitalise on funding opportunities.
238. The Local Plan will have an important role in influencing and providing a positive framework for investment decisions. Ultimately, it will be investments by individual developers, businesses, and other organisations that will deliver the spatial vision and implement many of the policies within the Local Plan.

The Monitoring Indicators

239. Indicators are essential instruments for monitoring and evaluation. Indicators measure how far policies have gone towards meeting policy targets and provide the evidence required to know if policies are heading in the right direction. In an ideal situation a vast range of indicators could be used to monitor the Local Plan, however, in order that the monitoring framework remains manageable, a realistic balance must be achieved.
240. Indicators exist in many different forms. The majority of the indicators are quantitative, or statistical in nature, outlining key data which relates to the policy, particularly those which promote, or aim to manage, additional development. However, not all policies can be monitored in numeric terms and there are indicators which are qualitative in nature, where a contextual or descriptive update is necessary to measure the impact of the policy. Most of the indicators contained in the Monitoring Framework are easily accessible from; sources of national statistics; regional or sub regional data sources, or from information held or collected within the Council and its partner organisations.
241. The indicators outlined in the Local Plan implementation and monitoring framework set out below, offer an effective strategy for monitoring the implementation of the Local Plan's spatial strategy, objectives, policies and

proposals. However, in order to be robust over the plan period and resilient to change, it will be necessary to review and revise these to respond to changes in the availability of information, and the effectiveness of specific indicators.

Table 10: Local Plan Implementation and Monitoring Framework

Policy	Title	Target	Indicators/ Monitoring Details
1	Presumption in favour of sustainable development	This policy reinforces the principle of sustainable development within the decision making process, which is a national requirement No target required	Not applicable
2	Placemaking	This policy aims to ensure that all developments are proposed in a manner that promotes positive place making Target: all schemes should be required to meet this policy when preparing proposals and plans	All relevant planning applications should be determined in accordance with this policy
3	Design	This policy aims to ensure that all developments are proposed in a manner that delivers high quality design. Target: all schemes should be required to meet this policy when preparing proposals and plans	All relevant planning applications should be determined in accordance with this policy
4	Amenity and layout	This policy aims to ensure that the right level of amenity space is provided and the appropriate layout is designed when considering proposals. This will ensure that people's wellbeing are supported. Target: schemes will be compliant with the space and amenity standards including the nationally described technical standards	Annual monitoring of planning approvals which do not meet the nationally described standards and all identified standards in the policy
5	Sustainable construction	The policy seeks to deliver sustainable design concepts in development schemes. Target: all schemes will deliver elements of sustainable construction	Planning approvals to be monitored based on whether an, all or none of the criteria outlined were met
6	Flood risk and water management	The policy seeks to ensure that developments do not result in additional flood risk with the area. Target: no additional flood risk	Environment Agency comments on applications affected by flooding matters must be complied

		identified	with. Annual monitoring required on whether there are any contravention to EA advice
7	Supporting Northampton town centre	<p>This policy seeks to secure main town centre uses and uses which will meet the town centre's changing role and visitor experience</p> <p>Target: an increase in the number of main town centre uses and residential schemes which strengthens the town centre's position and role. An increase in footfall</p>	<p>Number of planning approvals for main town centre uses/residential schemes which will be monitored annually.</p> <p>Number of planning approvals granted to vacant units.</p> <p>Undertake annual town centre shopping survey.</p> <p>An increase in visitor footfall can be determined through updates provided by the Northampton Town Centre Manager</p>
8	Regeneration opportunities	<p>This policy aims to identify key sites for regeneration opportunities.</p> <p>Target: developments will be progressed and completed on the selected sites within the timeline of the local plan</p>	<p>Planning approvals and implementation of the schemes on the sites will be monitored</p>
9	Supporting and safeguarding the University of Northampton Waterside campus	<p>This policy provides assurance that the future of the University and its graduates are supported</p> <p>Target: the retention of the University of Northampton campus in the Central Area and to increase the number of graduates staying on in Northampton</p>	<p>Working with the University to identify, annually, the number of students who choose to stay in Northampton to work.</p> <p>Planning approvals associated with campus facilities and the university's environment</p>
10	Managing hotel growth	<p>This policy supports the development of hotels in appropriate locations</p> <p>Target: an increase in the number of 3 and 4 star hotels in the town</p>	<p>The number of planning applications received for hotel developments</p> <p>The number of hotels</p>

		centre and the Enterprise Zone to meet demand	built in Northampton
11	Development of main town centre uses	This policy seeks to ensure that main town centre uses are developed in compliance with the sequential test. Target: securing main town centre uses primarily within in the town centre	The number of planning applications approved for main town centre uses outside the town centre
12	Housing and other allocations	This policy seeks to deliver the right amount of housing to meet the requirements of the Joint Core Strategy Target: delivery of a five year housing land supply	Annual preparation of a 5 year housing land supply
13	Type and mix of housing	This policy aims to ensure that housing development schemes meet the needs of all the various markets including rental, affordable and full market value Target: secure the delivery of suitable homes to meet identified needs	Annual preparation of a 5 year housing land supply and annual monitoring reports. Annual monitoring of planning approvals for affordable housing, self-built and custom built housing, specialist housing and accessible homes
14	Delivering housing in multiple occupation	This policy seeks to manage the concentration of houses in multiple occupation in the plan area Target: no more than 10% of dwellings within a 50m radius of the application sites are HMOs	The number of planning permissions granted which exceed the targets The number of planning appeals dismissed on the grounds of this policy
15	Safeguarding existing employment sites	This policy's objective is to ensure that existing employment sites are protected to meet the jobs target for the Joint Core Strategy Target: resist loss of safeguarded employment sites	Planning approvals for non-employment generating uses in these allocated sites to be monitored annually
16	Supporting new employment developments and schemes within and outside safeguarded sites	This policy's objective is to ensure that new employment sites are supported, to meet the jobs target for the Joint Core Strategy No target required. The provision	Although no targets are needed, the implementation of new employment schemes will be monitored to assess

		of new employment sites will contribute towards the delivery of additional jobs in Northampton	the number of jobs created and the floorspace developed
17	New retail developments and retail impact assessment	The policy aims to deliver additional convenience and comparison floorspaces in Northampton, primarily in the town centre, district and local centres. Target: large scale retail schemes outside the designated centres should not take place	Planning approvals for retail schemes of 500sq.m or more outside the designated centres will be monitored annually
18	Residential development on upper floors	This policy seeks to ensure that residential schemes above the ground floors are undertaken in a manner which would not be detrimental to heritage and not affected by environmental concerns Target: This is not an area which can be targeted. These units tend to be considered for alternative uses as and when they become vacant. This is more likely to be led by the open market	Planning approvals for upper floors
19	Neighbourhood parades	This policy seeks to ensure that the local population are supported by neighbourhood centres which will meet their daily shopping and service requirements Target: no loss of neighbourhood parades within the timeline of the local plan	Planning approvals for residential uses in the neighbourhood parades
20	Community services and facilities	This policy aims to secure the provision of appropriate community facility Target: No target required	These will be monitored through annual monitoring reports
21	Childcare provision	This policy aims to secure the provision of childcare facility to meet the needs of parents and carers. Target: No target required	These will be monitored through annual monitoring reports
22	Sites for burial space	The objective of this policy is to meet the demand for burial space. Target: the sites allocated will be used for burial space provision	Planning approvals secured on these sites for burial space provision
23	Sustaining and enhancing existing, and supporting the	This policy aims to ensure that Northampton's green infrastructure is maintained and enhanced where	Planning approvals for schemes that meet the threshold

	creation of, Northampton's green infrastructure	appropriate. Target: proposals affecting the green infrastructure components will meet some, if not all, of the objectives set out in the Green Infrastructure Plan 2016 or any updated plans	which contribute positively to the green infrastructure component
24	Providing open spaces	The purpose of this policy is to ensure that new development schemes will include open spaces to meet the needs of future and existing residents Target: open spaces are provided in conjunction with the requirements set out in the Open Space Study 2018 and any subsequent updates	Planning approvals for schemes which do not meet the requirements of the Open Space Study will be monitored. Gains and losses of open space typologies will also be monitored.
25	Supporting and enhancing biodiversity	This policy seeks to ensure that a net increase in biodiversity can be achieved in new developments in line with national requirements Target: no target required as a net increase will be sought from relevant planning applications	Progress will be monitored through planning approvals and annual monitoring reports
26	Upper Nene Valley Gravel Pits Special Protection Area	This policy seeks to ensure that developments which are located close to this protected area will mitigate against any adverse effects on the bird colony Target: acceptable mitigation measures are in place for new schemes within the affected areas and the bird colonies will not be reduced	Progress will be monitored through planning approvals
27	Protection and enhancements of designated and non-designated heritage assets	This policy seeks to ensure that all development proposals protect and enhance heritage assets Target: no target required as all schemes are expected to ensure that development proposals do not result in adverse impacts on heritage assets	Progress will be monitored through the number of planning approvals granted contrary to heritage advice
28	Designing sustainable transport and travel	This policy seeks to ensure that all new proposals should take into account the need to incorporate sustainable forms of travel within the schemes	Percentage of households with access to services and facilities by public transport, walking and cycling,

		Target: all relevant new schemes will identify ways in which sustainable travel becomes the more attractive option for movement	within 30 minutes travel time with no more than 400m walk to a bus stop. Annual analysis of bus users in Northampton
29	Highway network and safety	This policy seeks to secure safety measures within the highway network Target: all relevant new schemes will be designed in a manner which will not compromise safety on the users of the network	This will be monitored through the preparation of an annual Infrastructure Delivery Plan
30	Transport schemes and mitigation	This policy seeks to secure appropriate mitigation where concerns have been identified Target: all new relevant schemes will be required to prepare	This will be monitored through the preparation of an annual Infrastructure Delivery Plan
31	Parking standards	The purpose of this policy is to ensure that the right level of car parking is provided, and provided safely, to facilitate the new development	Progress will be monitored through design layouts which are submitted as part of the planning applications
32	Infrastructure delivery and contributions	This policy aims to ensure that the right infrastructure is delivered at the right time and the appropriate funds secured	Progress will be monitored by the Council's S106 Officer and the publication of the annual Infrastructure Delivery Plan
33	Development allocations	This policy seeks to allocate developments to meet housing needs and job requirements over the plan period	Progress will be monitored through planning applications and annual monitoring reports
34	Northampton railway station, railfreight and adjoining sites	This policy seeks to ensure that the development on this site takes place in an acceptable manner	Progress will be monitored through planning application and annual monitoring report
35	Martin's Yard extension	This policy seeks to ensure that the development on this site takes place in an acceptable manner	Progress will be monitored through planning approval and annual monitoring report
36	The Green, Great Houghton	This policy seeks to ensure that the development on this site takes place in an acceptable manner	Progress will be monitored through planning application

			and annual monitoring report
37	Greyfriars	This policy seeks to ensure that the development on this site takes place in an acceptable manner	Progress will be monitored through planning application and annual monitoring report
38	Ransome Road	This policy seeks to ensure that the development on this site takes place in an acceptable manner	Progress will be monitored through planning application and annual monitoring report

APPENDIX A

Trajectory for sites allocated in the Local Plan Part 2 (excluding Sustainable Urban Extensions)

Sites that already feature in the Council's five year housing supply calculations are marked "5YHLS" in the yield column. Because they are existing commitments, and to avoid double counting, these sites are not profiled in the year-by-year columns.

REF	SITE NAME	YIELD	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29
0168	Rowtree Road	131	10	10	10	10	10	15	15	15	15	21
0171	Quinton Road	19						9	10			
0174	Ransome Road Gateway	6			3	3						
0195	Hunsbury School, Hunsbury Hill	5YHLS (50)										
0205	Parklands Middle School, Devon Way	132	20	20	20	20	20	20	12			
0288	Railway Station (car park)	68				25	25	18				
0333	Railway Station (railfreight)	200						40	40	40	40	40
0335	Great Russell Street/ Chronicle & Echo North	28			10	10	8					
0336	Site rear of Aldi, Former Chronicle & Echo	5YHLS (19)										
0338	Countess Road 5YHLS (64) Additional capacity 80 Total: 124			20	20	20	20					
0403	Allotments, Studland Road	74		37	37							
0496	57 Artizan Road	10				5	5					
0629	British Timken Site	140	20	20	20	20	20	20	20			
0657	Fraser Road	140	20	20	20	20	20	20	20			
0666	171 – 180 St Andrews Road Planning approval	5YHLS (22)										
0672	Tunnel Hill Cottages	5YHLS (139)										
0685	12 Pennycress Place, Ecton Brook Road	12				6	6					
0719	Car garage workshop, Harlestone Road	35			11	12	12					
0720	Ryland Soans garage, Harlestone Road	62			20	21	21					
0814	32 Great Russell	5YHLS										

REF	SITE NAME	YIELD	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29
	Street (N/2016/1434)	(12)										
0903	Hawkins Shoe Factory, Overstone Road	5YHLS (105)										
0910	379 Harlestone Road	17				8	9					
0915	118 – 122 Wellingborough Road	12				6	6					
0932	Southbridge Site 1	5YHLS (44)						15	15	14		
0933	Southbridge Site 2	5YHLS (50)						20	20	10		
1001	Former Emmanuel Middle School	5YHLS (81)										
1006	Pineham	106								30	40	36
1007	Land south of Wooldale Road, east of Wootton Road	44				22	22					
1009	Land west of Policy N5 Northampton South SUE	271	20	20	20	20	20	30	30	30	40	41
1010	Land at St Peter's Way/ Court Road/ Freeschool Street	5YHLS (37)							10	10	10	7
1013	Park Campus	5YHLS (800)										
1014	Avenue Campus	200	20	20	20	20	20	20	20	20	20	20
1022	Belgrave House	5YHLS (99)										
1025	Land to the west of Towcester Road	180	20	20	20	20	20	20	20	20	20	
1026	Eastern Land Parcel, Buckton Fields	24				12	12					
1034	Witham Way	4				2	2					
1035	West Oval garage site	7		3	4							
1036	Derwent Drive garage site	8				4	4					
1037	Swale Drive garage site and rear/ unused land	6				3	3					
1041	Newnham Road, Kingsthorpe	15			5	5	5					
1048	Stenson Street	6				3	3					
1049	Land off Arbour Court, Thorplands garage block (exclude woodland)	11				5	6					

REF	SITE NAME	YIELD	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29
1051 a	Land between Waterpump Court and Billing Brook Road	24				12	12					
1051 b	Waterpump Court and Billing Brook Road	29			9	10	10					
1052	Land rear of garages in Coverack Close	13			3	5	5					
1058	Land off Oat Hill Drive, Ecton Brook	11				5	6					
1060	Hayeswood Road, Lings	6				3	3					
1068	Garage site in The Briars, Briar Hill	5				2	3					
1069	Garage site off Farmclose Road, Wootton	6				3	3					
1071	2 sites off Medway Drive, near Meadow Close	9			3	3	3					
1086 a	2 parcels of land in Sunnyside Estate (Cosgrove Road)	6				3	3					
1086 b	2 parcels of land in Sunnyside Estate (Chalcombe Avenue)	7				3	4					
1094	Land off Holmecross Road	10				5	5					
1096	Land off Mill Lane	14		4	4	4	2					
1097	Gate Lodge	30			10	10	10					
1098	The Green, Great Houghton	771 (LAA density at 75%)	50	50	50	50	50	100	100	100	100	121
1099	Upton Park (Upton Reserve Site)	40			10	15	15					
1100	Hill Farm Rise, Hunsbury Hill	90			30	30	30					
1102	Site east of Towester Road	50				25	25					
1104	Watering Lane, Colingtree	265	20	20	20	20	20	33	33	33	33	33
1107	Former Abington Mill Farm, land off Rushmere Road	125				25	25	25	25	25		
1108	Horsley Road	35		10	12	13						
1109	Mill Lane	6				3	3					
1113	Greyfriars	400			50	50	50	50	50	50	50	50
1114	Cedarwood	5YHLS										

REF	SITE NAME	YIELD	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29
	Nursing Home, 492 Kettering Road	(2)										
1116	194 – 200 Kingsthorpe Grove	5YHLS (14)										
1117	133 Queens Park Terrace	18									9	9
1118	135 Harlestone Road	5YHLS (7)										
1119	Silver Cornet, Welland Way	5YHLS (14)										
1121	Upton Valley Way East	5YHLS (34)										
1123	83-103 Trinity Avenue	9			3	3	3					
1124	41 – 43 Derngate	5YHLS (7)										
1126	5 Primrose Hill	5YHLS (6)										
1127	32 Connaught Street	6				3	3					
1131	The Leys Close, 39 Mill Lane	5YHLS (6)										
1133	Eastern District Social Club, Crestwood Road	5YHLS (5)										
1134	St Johns Railway Embankment	12				6	6					
1137	Wootton Fields	92			30	31	31					
1138	Land south of Old Bedford Road	7				4	3					
1139	Merge Homes England plots in Ransome Road	5YHLS (250)			50	50	50	50	50			
1140	Land north of Milton Ham	224	20	20	20	20	20	25	25	25	25	24
	Sub Total		220	294	544	718	702	530	515	422	402	402
	5 year total						2478					2271
	Total											4749

**APPENDIX B
SUPERSEDED POLICIES
NORTHAMPTON LOCAL PLAN 1997**

Saved Policies in the Adopted Northampton Local Plan 1997		Replacement Policy Number and Title in the Northampton Local Plan Part 2	
E7	Skyline	2 / 3	Placemaking / Design
E9	Locally Important Landscape Area	23	Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure
E20	New development: Design	2 / 3	Placemaking / Design
E26	Conservation Areas: development and advertisements	27	Protection and enhancements of designated and non-designated heritage assets
E28	Use of upper floors and other commercial premises	18	Retail and/ or other development on Upper Floors
E29	Shopping environment: new or replacements shop front	2 / 3	Placemaking / Design
E30	Shop front: external security protection	2 / 3	Placemaking / Design
E35	Advertisements: in conservation areas	27	Protection and enhancements of designated and non-designated heritage assets
E36	Advertisement hoardings: express consent	3	Design
H10	Other housing development: backland development	2 / 3	Placemaking / Design
H11	Other housing development: commercial property in primarily residential areas	12	Housing and other housing led allocations
H14	Residential development, open space and children's play area	24	Providing Open Spaces
H16	Housing for the elderly	13	Type and mix of housing
H17	Housing for people with disabilities	13	Type and mix of housing
H18	Extensions	2 / 3 / 4	Placemaking / Design / Amenity and Layout
H21	Conversion to flats	2 / 3 / 4	Placemaking / Design / Amenity and Layout
H23	Conversion to flats	2 / 3 / 4	Placemaking / Design / Amenity and Layout
H24	Conversion to flats	2 / 3 / 4	Placemaking / Design / Amenity and Layout
H26	Conversion to flats – floors above shops	18	Residential Development on Upper Floors
H28	Hostels	10	Managing hotel growth
H29	Residential Institutions	13	Type and mix of housing

H30	Multiple occupation with a single dwelling	14	Delivering Houses in Multiple Occupation
H35	Childcare facilities	21	Childcare Provision
B5	Development policies for proposed business areas: Brackmills, Milton Ham and Pineham	15	Safeguarding Existing Employment Sites
B6	Support services	20 / 21	Community Services and Facilities / Childcare Provision
B7	Brackmills: height considerations	2 / 3	Placemaking / Design
B8	Northampton Cattlemarket	15	Safeguarding Existing Employment Sites
B9	Pineham and Milton Ham: landscaping zone	2 / 3	Placemaking / Design
B10	Pineham and Milton Ham	15	Safeguarding Existing Employment Sites
B11	Milton Ham: height considerations	2 / 3	Placemaking / Design
B14	Development for non-business uses in business areas	2 / 3	Placemaking / Design
B17	Use of land for open storage, salvage and recycling	16	Supporting New Employment Developments and Schemes Within and Outside Safeguarded Sites
B19	Existing business premises in primarily residential area	16	Supporting New Employment Developments and Schemes Within and Outside Safeguarded Sites
B20	Working from home	2 / 3	Placemaking / Design
B22	Small businesses: up to 200 sq.m	16	Supporting New Employment Developments and Schemes Within and Outside Safeguarded Sites
B23	Repair and maintenance of vehicles	16	Supporting New Employment Developments and Schemes Within and Outside Safeguarded Sites
B31	Environmental impact of business development: new locality	2 / 3	Placemaking / Design
B32	Environmental impact of business development: amelioration	2 / 3	Placemaking / Design
B33	Environmental impact of business development: hazardous development	2 / 3	Placemaking / Design
T11	Commercial uses in residential area	16	Supporting New Employment Developments and Schemes

			Within and Outside Safeguarded Sites
T12	Development requiring servicing	2 / 3 / 4	Placemaking / Design / Amenity and Layout
T14	Public transport – rail corridors	28	Designing Sustainable Transport and Travel
T16	Taxi services	28	Designing Sustainable Transport and Travel
T22	Provision for people with disability	2 / 3 / 4	Placemaking / Design / Amenity and Layout
R5	Town centre: change of use	7 / 11	Supporting Northampton Town Centre / Development of main town centre uses
R6	Town centre: primary shopping frontages		Not required
R7	Town centre: secondary shopping frontages		Not required
R9	District and local centres: change of use from shops	17	New Retail Developments and Retail Impact Assessment
R11	Shopping facilities/ local centre in major residential development	17	New Retail Developments and Retail Impact Assessment
R15	Car showrooms	2 / 3 / 4	Placemaking / Design / Amenity and Layout
R16	Retail sales from petrol filling stations	17	New Retail Developments and Retail Impact Assessment
R17	Retailing from industrial premises	17	New Retail Developments and Retail Impact Assessment
L2	Community use of existing schools and colleges	20	Community Services and Facilities
L10	Bradlaugh Fields	23	Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure
L12	Motor sports and motorised water sports		Not required
L13	Local community facilities	20	Community Services and Facilities
L24	Allotment gardens	24	Providing Open Spaces
L25	Alterative use of allotment land	12	Housing and other housing led allocations
L26	Leisure proposals: site specific		Not required
D4	Crow Lane (north): business or leisure		Not suitable for allocation
D6	Delapre Abbey: office and conference centre	27	Protection and enhancements of designated and non-designated heritage assets
D9	M1 Junction 15a/ A43: suitable for single development with high	33	Development Allocations

	standard of building design with a landscaped setting		
D12	Land north west of Kings Heath		Sustainable Urban Extension in the Joint Core Strategy
D13	Overstone Scout camping ground (off Billing Lane): residential or public house/ hotel		Not required. Part of site now developed.
D16	St Edmunds Hospital: development guidelines given		Not required – under construction
D17	Southbridge area and power station site, Nunn Mills: residential, business and leisure		Not required - built
D20	Tweed Road (Pioneer Aggregates): development guidelines given	15	Safeguarding Existing Employment Sites
D22	Angel Street/ Bridge Street: retail or office		Not required - built
D23	Castle Yard, St Andrews Road: residential or business, safeguard future position of north west bypass	33	Development Allocations
D26	Freeschool Street: high density residential or residential and office with retail on frontage to Marefair	33	Development Allocations
D27	Lower Mounts: car park and leisure/ residential	33	Development Allocations
D28	St Andrews Street: residential and retail		Not required – various changes have taken place within the area
D29	St Johns car park: residential, leisure and parking		Not required – part of the site has been developed
D30	British Gas land, St Peter's Way: mix of leisure, retail and employment with a minor element of housing		Not required – site developed
D31	Victoria Street car park: office and car parking	33	Development Allocations
D32	Western Island, Lady's Lane	33	Development Allocations
D33	Wellington Street: office and retail		Not required. Not allocated in the Central Area Action Plan
D35	York Road: business or residential		Not required. Not allocated in the Central Area Action Plan

**SUPERSEDED POLICIES
CENTRAL AREA ACTION PLAN 2013**

Adopted Policies in the Central Area Action Plan 2013		Replacement Policy Number and Title in the Northampton Local Plan Part 2/ status update	
1	Promoting design excellence	2 / 3 / 4	Placemaking / Design / Amenity and Layout
2	Tall buildings	2 / 3 / 4	Placemaking / Design / Amenity and Layout
3	Public realm	2 / 3 / 4	Placemaking / Design / Amenity and Layout
4	Green infrastructure	23 / 24	Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure / Providing Open Spaces
5	Flood risk and drainage	6	Flood Risk and Water Management
6	Inner ring road	28 / 29 / 30	Designing Sustainable Transport and Travel / Highway network and safety / Transport schemes and mitigation
7	Bus interchange: Fishmarket		Policy implemented
8	Safeguarded public transport route	28 / 29 / 30	Designing Sustainable Transport and Travel / Highway network and safety / Transport schemes and mitigation
9	Pedestrian and cycle movement framework	28 / 29 / 30	Designing Sustainable Transport and Travel / Highway network and safety / Transport schemes and mitigation
10	Parking	31	Parking standards
11	Town Centre boundary	7 / 11 / 17	Supporting Northampton Town Centre / Development of main town centre uses / New Retail Developments and Retail Impact Assessment
12	Definition of Primary Shopping Area	7 / 17	Supporting Northampton Town Centre / New Retail Developments and Retail Impact Assessment
13	Improving the retail offer		Superseded by the NPPF (2019). No longer required

14	Meeting retail capacity	17	New Retail Developments and Retail Impact Assessment
15	Office and business use	15 / 16	Safeguarding Existing Employment Sites / Supporting New Employment Developments and Schemes Within and Outside Safeguarded Sites
16	Central Area living	12 / 13	Housing and other housing led allocations / Type and mix of housing
17	Grosvenor Centre redevelopment	33 / 37	Development Allocations / Greyfriars
18	Abington Street East	11 / 17	Development of main town centre uses / New Retail Developments and Retail Impact Assessment
19	Castle Station		Policy implemented
20	St Johns		Policy implemented
21	Angel Street		Policy implemented
22	Bridge Street		Majority of the area affected by the policy now implemented
23	Upper Mounts/ Great Russell Street	33	Development Allocations
24	Spring Boroughs		Not required. The site is covered by Spring Boroughs Neighbourhood Plan (made 2016)
25	The Waterside	33	Development Allocations
26	The Waterside: Brampton Branch St Peter's Way	33	Development Allocations
27	The Waterside: Southbridge West	33	Mostly developed. Remaining sites covered by Development Allocations
28	The Waterside: Avon / Nunn Mills / Ransome Road		Policy implemented
29	The Waterside: Becket's Park	33 / 23 / 24	Development Allocations / Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure / Providing Open Spaces
30	The Waterside: Nene Meadows	23 / 24	Sustaining and enhancing existing, and supporting the creation of, Northampton's Green Infrastructure /

			Providing Open Spaces
31	Market Square	7 / 8	Supporting Northampton Town Centre / Regeneration Opportunities
32	Drapery	7 / 11 / 17	Supporting Northampton Town Centre / Development of main town centre uses / New Retail Developments and Retail Impact Assessment
33	Freeschool Street	33	Development Allocations
34	Former Royal Mail Sorting Office		Policy implemented
35	Telephone Exchange, Spring Gardens	15	Safeguarding Existing Employment Sites
36	Infrastructure Delivery	32	Infrastructure Delivery and Contributions

APPENDIX C SCHEDULE OF PLANNING OBLIGATION REQUIREMENTS (for NORTHAMPTON TRANSPORT SCHEMES)

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources	Method CIL/S106/ S278/ Planning Condition
T1	NRDA	A45/M1 Northampton Growth Management Scheme* (see table on page 23)	NRDA	NCC/HE	2018 Start	£12.24m	Developer	
T2/ T3	Northampton (West)	North West Relief Road (A428 to A5199)	Northampton Kings Heath / Northampton West	Developer/ NCC	2019 Start	£32m	Developer/ SEMLEP/ NCC	
T4	Northampton (West)	Sandy Lane Relief Road Phase 2 related to Upton Lodge Norwood Farm developments	Norwood Farm /Upton Lodge	Developer	2020	£7.59m	Developer/ Grant Funded	
T7	Northampton (West)	Kingsthorpe Corridor Improvements	Northampton (West)	NCC	2017 Start	£2.2m	NCC/ Developer/ Grant Funded	
T9	NRDA	Plough Junction Improvements	Northampton St John's Area	NCC	Not known	£3m	Grant Funded	
T12	NRDA	Bedford Road Bus Priority Improvements	Town Centre	NCC	Not known	£2.2m	NCC/ Developer	
T13	NRDA	Wellingborough Road Bus Improvements	Northampton	NCC	Not known	£1.4m	NCC	
T14	NRDA	Inter Urban Bus Service Improvement	Northampton	NCC	2010 ongoing	£1.2m	NCC	
T15	NRDA	Cycle and Walking Routes, and Crossing	Northampton	NCC/ Sustrans	2010 ongoing	£14m	NCC/ Sustrans/ Developer	
T16 b	Northampton (North)	A43 Corridor Improvements: Phase 1 b – Round Spinney to Moulton roundabout	Northampton North SUE	NCC	2018	£14m	NEP/ NHB/ Developer/ Grant Funded	
T16 c	Northampton (North)	A43 Corridor Improvements: Phase 2 - Moulton to Overstone Grange	Northampton North SUE	NCC	2016-18	£9.25m	Developer/ Grant Funded	
T16 d	Northampton (North)	A43 Corridor Improvements: Phase 3 – Overstone Grange to Holcot/Sywell roundabout	Northampton North SUE	NCC	2020	£20	SEMLEP/ Developer/ NCC	
T18	Northampton (North)	Local Multi Modal Interchange and Bus Route Improvement/Provision	Northampton North SUE	NCC	2015 ongoing	£2m	Developer	
T19	Northampton (North)	Kettering Road Bus Priority	Northampton North SUE	NCC	2019 start	£1.5m	Developer/ NCC/ Grant	

							funded	
T20	Northampton (North)	Walking and Cycling Improvement	Northampton North SUE	NCC	Not known	£0.34m	Developer	
T21	Northampton (West)	Potential Junction Provision/ Improvements	Northampton West SUE	NCC	2019 start	Not Known	Developer	
T22	Northampton (West)	Bus Route Improvement	Northampton West SUE	NCC	2019 start	£1.8m	Developer	
T23	Northampton (West)	Walking and Cycling Improvement	Northampton West SUE	NCC	Not known	£0.23m	Developer	
T24	Northampton (South)	Towcester Road Bus Priority related to Northampton South	Northampton South SUE	NCC	2018 start	£0.12m	Developer/ NCC	
T25	Northampton (South)	Bus Route Improvement related to Northampton South	Northampton South SUE	NCC	Not known	£1.4m	Developer	
T26	Northampton (South)	Walking and Cycling Improvement	Northampton South SUE	NCC	2018 start	£0.5m	Developer	
T27	Northampton (South)	London Road Bus Priority	Northampton South of Brackmills SUE	NCC	2018 start	£2.7m	Developer/ NCC	
T28	Northampton (South)	Bus Route Improvement	Northampton South of Brackmills SUE	NCC	2018 start	£1	Developer	
T29	Northampton (South)	Walking and Cycling Improvement	Northampton South of Brackmills SUE	NCC	2018 start	£0.5m	Developer	
T30	Northampton (West)	Harlestone Road/Mill Lane Junction Improvements	Northampton Kings Heath SUE	NCC	2019 start	£3.7m	Developer	
T31	Northampton (West)	Dallington to Kings Heath Road Improvements	Northampton Kings Heath SUE	NCC	2019 start	£3.6m	Developer	
T32	Northampton (West)	Bus Route Improvement	Northampton Kings Heath SUE	NCC	2019 start	£4.3m	Developer	
T33	Northampton (West)	Walking and Cycling Improvement	Northampton Kings Heath SUE	NCC	2019 start	£0.9m	Developer	
T34	Northampton (North West)	Bus Route Improvement	Northampton North of Whitehills SUE	NCC	2018 start	£1.6m	Developer	
T35	Northampton (North West)	Walking and Cycling Improvement	Northampton North of Whitehills SUE	NCC	2018 start	£2m	Developer	
T36	Northampton (South)	Bus Route Improvement	Northampton Upton Park SUE	NCC	2018 start	£1.5m	Developer	
T37	Northampton (South)	Walking and Cycling Improvement	Northampton Upton Park SUE	NCC	2018 start	£0.2m	Developer	
T64	NRDA	Spencer Bridge Road Corridor Improvements	Wider Area	NCC	Not Known	£3.5m	Not known	
T66	NRDA	St James Mill Link Road	Northampton Waterside Enterprise Zone	NBC	2018 start	£2m	NBC/SEM LEP	
Sub Total NRDA Transport Infrastructure Known Costs						£154.470m		
Source: West Northamptonshire Joint Planning Unit – Infrastructure Delivery Plan Update 2017 – December 2017								

APPENDIX D

NORTHAMPTON AND NORTHAMPTON RELATED DEVELOPMENT AREA TRANSPORT AND INFRASTRUCTURE SCHEMES

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton & Northampton Related Development Area							
T1	NRDA	A45/M1 Northampton Growth Management Scheme* (see table on page 23)	NRDA	NCC/HE	2018 Start	£12.24m	Developer
T2/ T3	Northampton (West)	North West Relief Road (A428 to A5199)	Northampton Kings Heath / Northampton West	Developer/N CC	2019 Start	£32m	Developer/ SEMLEP/ NCC
T4	Northampton (West)	Sandy Lane Relief Road Phase 2 related to Upton Lodge Norwood Farm developments	Norwood Farm /Upton Lodge	Developer	2020	£7.59m	Developer/Grant Funded
T7	Northampton (West)	Kingsthorpe Corridor Improvements	Northampton (West)	NCC	2017 Start	£2.2m	NCC/ Developer/ Grant Funded
T9	NRDA	Plough Junction Improvements	Northampton St John's Area	NCC	Not known	£3m	Grant Funded
T12	NRDA	Bedford Road Bus Priority Improvements	Town Centre	NCC	Not known	£2.2m	NCC/ Developer
T13	NRDA	Wellingborough Road Bus Improvements	Northampton	NCC	Not known	£1.4m	NCC
T14	NRDA	Inter Urban Bus Service Improvement	Northampton	NCC	2010 ongoing	£1.2m	NCC
T15	NRDA	Cycle and Walking Routes, and Crossing	Northampton	NCC/ Sustrans	2010 ongoing	£14m	NCC/ Sustrans/ Developer
T16 b	Northampton (North)	A43 Corridor Improvements: Phase 1 b – Round Spinney to Moulton roundabout	Northampton North SUE	NCC	2018	£14m	NEP/ NHB/ Developer/ Grant Funded
T16 c	Northampton (North)	A43 Corridor Improvements: Phase 2 - Moulton to Overstone Grange	Northampton North SUE	NCC	2016-18	£9.25m	Developer/ Grant Funded
T16 d	Northampton (North)	A43 Corridor Improvements: Phase 3 – Overstone Grange to Holcot/Sywell roundabout	Northampton North SUE	NCC	2020	£20m	SEMLEP/ Developer/ NCC
T18	Northampton (North)	Local Multi Modal Interchange and Bus Route Improvement/Provision	Northampton North SUE	NCC	2015 ongoing	£2m	Developer
T19	Northampton (North)	Kettering Road Bus Priority	Northampton North SUE	NCC	2019 start	£1.5m	Developer/N CC/ Grant funded
T20	Northampton (North)	Walking and Cycling Improvement	Northampton North SUE	NCC	Not known	£0.34m	Developer
T21	Northampton (West)	Potential Junction Provision/ Improvements	Northampton West SUE	NCC	2019 start	Not known	Developer

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
T22	Northampton (West)	Bus Route Improvement	Northampton West SUE	NCC	2019 start	£1.8m	Developer
T23	Northampton (West)	Walking and Cycling Improvement	Northampton West SUE	NCC	Not known	£0.23m	Developer
T24	Northampton (South)	Towcester Road Bus Priority related to Northampton South	Northampton South SUE	NCC	2018 start	£0.12m	Developer/ NCC
T25	Northampton (South)	Bus Route Improvement related to Northampton South	Northampton South SUE	NCC	Not known	£1.4m	Developer
T26	Northampton (South)	Walking and Cycling Improvement	Northampton South SUE	NCC	2018 start	£0.5m	Developer
T27	Northampton (South)	London Road Bus Priority	Northampton South of Brackmills SUE	NCC	2018 start	£2.7m	Developer/ NCC
T28	Northampton (South)	Bus Route Improvement	Northampton South of Brackmills SUE	NCC	2018 start	£1m	Developer
T29	Northampton (South)	Walking and Cycling Improvement	Northampton South of Brackmills SUE	NCC	2018 start	£0.5m	Developer
T30	Northampton (West)	Harlestone Road/Mill Lane Junction Improvements	Northampton Kings Heath SUE	NCC	2019 start	£3.7m	Developer
T31	Northampton (West)	Dallington to Kings Heath Road Improvements	Northampton Kings Heath SUE	NCC	2019 start	£3.6m	Developer
T32	Northampton (West)	Bus Route Improvement	Northampton Kings Heath SUE	NCC	2019 start	£4.3m	Developer
T33	Northampton (West)	Walking and Cycling Improvement	Northampton Kings Heath SUE	NCC	2019 start	£0.9m	Developer
T34	Northampton (North West)	Bus Route Improvement	Northampton North of Whitehills SUE	NCC	2018 start	£1.6m	Developer
T35	Northampton (North West)	Walking and Cycling Improvement	Northampton North of Whitehills SUE	NCC	2018 start	£2m	Developer
T36	Northampton (South)	Bus Route Improvement	Northampton Upton Park SUE	NCC	2018 start	£1.5m	Developer
T37	Northampton (South)	Walking and Cycling Improvement	Northampton Upton Park SUE	NCC	2018 start	£0.2m	Developer
T64	NRDA	Spencer Bridge Road Corridor Improvements	Wider Area	NCC	Not known	£3.5m	Not known
T66	NRDA	St James Mill Link Road	Northampton Waterside Enterprise Zone	NBC	2018 start	£2m	NBC/SEML EP
Sub Total NRDA Transport Infrastructure Known Costs						£154.470m	

APPENDIX E
A45 NORTHAMPTON GROWTH MANAGEMENT SCHEME
PROJECTS

Table 2 - A45 Northampton Growth Management Scheme Projects	Cost Est.
M1 Junction 15 Interchange	£2.31m
Wootton Interchange	£0.8m
Queen Eleanor Interchange	£1.49m
Brackmills Interchange	£1.32m
Barnes Meadow Interchange	£2.14m
Lumbertubs Interchange	£2.6m
Great Billing Interchange	£1.58m
Total	£12.24m

APPENDIX F HEALTHCARE INFRASTRUCTURE PROJECTS SCHEDULE

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton & Northampton Related Development Area (NRDA)							
H1	Northampton (South)	Contribution to improving Local Health Centres at Wootton Medical Centre and Grange Park Medical Centre	Northampton South, South of Brackmills SUEs, Avon Nunn Mills, Wootton Fields & Grange Park	NHSE/ NCCG/	2014	£0.9m	Developer
H2	Northampton NRDA (West)	Contribution required to develop a minimum 9 GP practice within multi-purpose building located on Kings Heath SUE	Northampton Kings Heath SUE & Northampton West SUE	NHSE/ NCCG/	2016	£3m	Developer/GPs
H3	Northampton NRDA (North/West)	Contribution towards Internal Refurbishment of existing GP practice	Northampton North of Whitehills SUE	NHSE/ NCCG/	2014	£0.6m	Developer
H4	Northampton NRDA (North)	Relocation of existing GP practice and expansion to cater for patient increase	Northampton North SUE	NHSE/ NCCG/	2016	£2.1m	Developer/GPs

APPENDIX G PRIMARY EDUCATION PROVISION REQUIREMENTS

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
E3a	Northampton	One new three form entry Primary School at Norwood Farm	Norwood Farm	NCC	2020	£8m	NCC/ Developer
E3b	Northampton	One two form entry Primary School at Upton Lodge	Upton Lodge	NCC	2020	£6.5m	NCC/ Developer
E5	Northampton NRDA	New two form entry Primary School at Northampton South SUE	Northampton South SUE	NCC	2019	£7m	EFA/ Developer
E6	Northampton NRDA	New two form entry Primary School at Northampton South of Brackmills SUE	Northampton South of Brackmills SUE	NCC	2020	£7m	NCC/ Developer
E7	Northampton NRDA	Two x new two form entry Primary Schools at Northampton Kings Heath SUE	Northampton Kings Heath SUE	NCC	1 st by 2020	£14m	NCC/ Developer
E8	Northampton NRDA	New two form entry Primary School at Northampton Upton Park SUE	Northampton Upton Park SUE	NCC	2019	£7m	NCC/ Developer
E9	Northampton NRDA	New two form entry Primary School at Northampton North of Whitehills SUE	Northampton North of Whitehills SUE	NCC	2019	£7m	EFA/ Developer
E10	Northampton NRDA	Two new two form entry Primary Schools at Northampton North SUE. Half a form entry extension to Overstone Primary, and half a form entry to another local school.	Northampton North SUE	NCC	1 st by 2021	£15m	NCC/ Developer
E11	Northampton NRDA	Two new two form entry Primary Schools at Northampton West SUE	Northampton West SUE	NCC	2022	£14m	NCC/ Developer
E35	Northampton NRDA	New 100 place all-through SEN Free School for Northampton at the former Green Oaks Primary School site in Bective Road. The new school will be called Purple Oaks	Northampton	NCC	2018	£5m	Education Funding Agency (EFA)
E41	Northampton NRDA	New three form entry Primary School in Collingtree. (Wave 11 Free School : Approved)	Northampton	EFA	2018	£6.5m	EFA
E42	Northampton NRDA	New two form entry Primary School in Duston (Wave 12 Free School	Northampton	EFA	2019	£6.5m	EFA

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
		Proposal)					

APPENDIX H SECONDARY EDUCATION PROVISION REQUIREMENTS

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
E16	Northampton NRDA	New Secondary School (located at Northampton Kings Heath SUE) 8 to 10 form entry	Northampton	NCC	2020 onwards	£30m	NCC/ Developer
E30	Northampton NRDA	New eight to ten form entry Secondary School to serve the South of Northampton known as Houghton Gate (Wave 12 Free School)	Northampton	NCC	2019	£10m	NCC/ Developer
E39	Northampton NRDA	New eight to ten form entry Secondary School in the North of Northampton (Moulton/ Overstone – Daventry Education area)	Northampton and Daventry	NCC	Post 2020	£30m	NCC/ Developer
E40	Northampton NRDA	New eight to ten form entry Secondary School in the West of Northampton (Upton area)	Northampton	NCC	Post 2020	£30m	NCC/ Developer

GLOSSARY

Disclaimer

The Glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide to planning terminology and should not be used as a source for statutory definitions.

Affordable Housing

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/ or is for essential social workers); and which complies with one or more of the following definitions:

Affordable housing for rent: meets all of the following conditions (a) the rent is set in accordance with the Government's rent policy, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Built to Rent scheme (in which case the landlord need not be a registered provider) and (c) it includes provision to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Built to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

Starter Homes: is as specified in Sections 2 and 4 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision making. Where secondary legislation has the effect of limiting a householder's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Appropriate Assessment

Under the habitat Regulations Assessment, stakeholders such as developers/ local authorities are required to undertake this assessment when a plan or project is likely to have an impact on any European Environmental conservation designations (for example, Special Protection Areas)

Aged or veteran tree

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Air Quality Management Areas

Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient woodland

An area that has been wooded continuously since at least 1600 AD.

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Article 4 direction

A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

Best and most versatile agricultural land

Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Birds and Habitats Directives

European Directives to conserve natural habitats and wild fauna and flora.

Brownfield Land

See previously developed land

Brownfield land registers

Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulation 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.

Climate change adaptation

Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

Climate change mitigation

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Coastal Change Management Area

An area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).

Conservation (for heritage policy)

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Forest

An area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations.

Community Infrastructure Levy

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Community Right to Build Order

An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Competent person (to prepare site investigation information)

A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.

Decentralised energy

Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies.

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Design code

A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Developable

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Deliverable

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered within five years. Sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (e.g. they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). Sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin within five years.

Development plan

This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

Developer Contributions

Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or by directly providing facilities or works either on or off site.

District Centre

A centre that provides a broad range of retail uses and a number of facilities to service the community, such as a group of shops including a supermarket or superstore and a range of non-retail services such as banks, building societies and restaurants as well as local public services such as a library and healthcare provision.

Economic development

Development, including those within the B Use Classes, public and community uses and main town center uses (but excluding housing development).

Ecological networks

These link sites of biodiversity importance.

Ecosystem services

The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.

Edge of centre

For retail purposes, a location that is well connected and up to 300 meters of the primary shopping area. For all other main town center uses, a location within 300 meters of a town center boundary. For office development, this includes locations outside the town center but within 500 meters of a public transport interchange. In determining whether a site falls within the definition of edge of center, account should be taken of local circumstances.

Environment Agency

A public body responsible for protecting and improving the environment of England and Wales, protecting communities from the risk of flooding and managing water resources.

Environmental Impact Assessment

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

European site

This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Geodiversity

The range of rocks, minerals, fossils, soils and landforms.

Green Infrastructure

A strategically planned and delivered network of high quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage Coast

Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Housing Delivery Test

Measures net additional dwellings provided in a local authority area against homes requires, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.

Inclusive design

Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

Infrastructure Delivery Plan

This identified the necessary social, physical and green infrastructure required to support the new development proposed in the Joint Core Strategy for West Northamptonshire up to 2029. The document will be subject to monitoring and regular review.

Instrumentation operated in the national interest

Includes meteorological and climate monitoring installations, satellite and radio communication, defence and national security sites and magnetic calibration facilities operated by or on behalf of the Government, delegated authorities or for defence purposes.

Local Development Scheme

This sets out a programme for preparing local development documents.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local Nature Partnership

A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council,

London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

Local Centre

A centre which includes a range of small shops and services of a local convenience nature, serving a small catchment. They might typically include a small supermarket, a newsagent, a sub post office, a pharmacy and a take-away.

Local Plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Main Town Center Uses

Retail development (including warehouse clubs and factory outlet centers); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centers, indoor bowling centers, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Major Hazards

Major hazard installations and pipelines, licensed explosive sites and nuclear installations, around which Health and Safety Executive (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

Major Development

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Minerals of local and national importance

Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including hydrocarbons), tungsten, kaolin, ball clay, potash and local minerals of importance to heritage assets and local distinctiveness.

Mineral Safeguarding Area

An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

National Trails

Long distance routes for walking, cycling and horse riding.

Nature Improvement Areas

Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.

Neighbourhood Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

Neighbourhood plans

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

National Planning Policy Framework

This document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Older people

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Original building

A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Out of centre

A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town

A location out of centre that is outside the existing urban area.

People with disabilities

People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out

normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Permission in principle

A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.

Planning condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Playing field

The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

Pollution

Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Priority habitats and species

Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Previously Developed Land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development control procedures; land in built up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed structure have blended into the landscape.

Primary shopping area

Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

Planning Obligation

A legal agreement entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Ramsar sites

Wetlands of international importance, designated under the 1971 Ramsar Convention.

Renewable and low carbon energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

River Nene Regional Park

An independent community interest company creating a green infrastructure network of environmental projects along the River Nene.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, and may affect the ability to appreciate the significance or may be neutral.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interests. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site of Specific Scientific Interest (SSSI)

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Social Infrastructure

Includes education, healthcare, sports facilities, cultural and community facilities.

Special Protection Areas

Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds

found within European Union countries. They are European designated sites, classified under the Birds Directive.

Strategic Environment Assessment

A procedure set out in the Environmental Assessment of Plans and Programmes Regulations 2004, which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment. This accords with the European SEA Directive (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.

South East Midlands Local Economic Partnership (SEMLEP)

This is a locally owned partnership between the local authorities and businesses. They are responsible for determining their local economic priorities and undertaking activities to drive economic growth and create local jobs.

Sustainability Appraisal

This examines the impacts of the JCS strategies/ policies against a large number of economic, social and environmental sustainability objectives. It also provides an indication of what measures may need to be taken to minimise/ eliminate any adverse impacts and promote sustainable development. The Planning and Compulsory Purchase Act requires an SA to be undertaken for all Local Plans throughout the plan making process.

Sustainable Urban Extensions

Planned expansion of a city or town that can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities and when developed at appropriate densities.

Safeguarding zone

An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.

A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

Special Areas of Conservation

Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Site investigation information

Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.

Stepping stones

Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.

Supplementary planning documents

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable transport modes

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Town Centre

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centre or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport assessment

A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport Statement

A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travel Plan

A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed

Veteran Tree

A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.

Viability Study

An assessment of a proposed development to ensure all elements for the development, including required infrastructure and any required financial contributions can be successfully delivered in an economic context.

Wildlife Corridor

Areas of habitat connecting wildlife populations.

Windfall Sites

Sites not specifically identified in the development plan.