



West Northamptonshire Joint Core Strategy Issues and Options Discussion Paper

**Cabinet Draft
30 July 2007**

CONSULTATION

What is this about?

This Joint Core Strategy Issues and Options Paper has been prepared for public consultation. There will be an eight-week period in which representations can be made. All comments will be considered and will help inform the Preferred Options draft of the Joint Core Strategy that is expected to be published in February 2008. This consultation is part of on-going community involvement that will take place throughout the development of the Joint Core Strategy and the other Development Plan Documents that form the Local Development Frameworks.

Daventry District, Northampton Borough and South Northamptonshire Councils are committed to involving local people, businesses and other key stakeholders in the preparation of the Joint Core Strategy from the earliest stage so that they can be fully involved in decisions that will help shape the future of West Northamptonshire.

This Discussion Paper sets out the main issues that have been identified so far that the Joint Core Strategy (JCS) should address and suggests some options to address the issues.

The paper does not seek to set out all possible issues and alternative options, instead it represents initial thoughts and provides the opportunity to raise new issues and options.

The paper is structured into a number of sections. Section 1 is the introduction. Section 2 sets out a draft vision and draft spatial objectives for West Northamptonshire. Sections 3 – 12 are by place or area and cover West Northamptonshire, Northampton Implementation Area, South Northamptonshire, Daventry, Towcester, Brackley, Silverstone Circuit, Daventry International Rail Freight Terminal (DIRFT), Weedon Depot and the Rural Areas. Each section provides some context, then a summary of the key issues followed by some alternative options.

Daventry District, Northampton Borough and South Northamptonshire Councils would like to know what you think of the draft vision and the draft objectives, what you think are the issues and the options for addressing those issues. **If you think there are other issues and options that have not been identified please let us know.**

Questions are asked throughout the Discussion Paper to help you to tell the three Councils what you think. A separate questionnaire has also been prepared to help you comment.

The consultation period for this paper is Wednesday 5 September – Wednesday 31 October. Comments should be sent to the West Northamptonshire Joint Planning Unit by no later than 5pm on Wednesday 31 October 2007.

A series of exhibitions, workshops and other events will be held throughout the eight-week consultation period for you to discuss the issues and options and to find out more about the Joint Core Strategy. Please see the separate Issues and Options Summary Leaflet or contact the Joint Planning Unit for details.

How to Comment

To respond to the issues and options identified in this Discussion Paper please fill in the **questionnaire**. The questionnaire can be downloaded or completed on-line via any of the websites listed below or is available on request by phoning 01604 837838.

<http://www.southnorthants.gov.uk>

<http://www.daventrydc.gov.uk>

<http://www.northampton.gov.uk>

Please clearly mark your responses “*Joint Core Strategy Issues and Options Response*” and return by post, fax or e-mail to:

West Northamptonshire Joint Planning Unit
Cliftonville House
Bedford Road
Northampton
NN4 7NR
Fax: 01604 838546
Email: westnorthantsjpu@northampton.gov.uk

For further information please telephone the Joint Planning Unit on 01604 837838

All comments and views received on the Issues and Options Discussion Paper will be carefully considered and made available to the public.

CONTENTS

1	Introduction	Page
	West Northamptonshire	
	How Much Growth	
	Working Together to Deliver Sustainable Growth	
	The Local Development Frameworks	
	West Northamptonshire Joint Planning Unit	
	About the Joint Core Strategy	
	The Issues and Options Stage	
	The Sustainability Appraisal	
	The Next Stages	
2	Draft Spatial Vision and Draft Spatial Objectives	
	The Draft Spatial Vision	
	Draft Spatial Objectives	
3	West Northamptonshire	
4	Northampton Implementation Area	
5	Daventry	
6	South Northamptonshire	
7	Towcester	
8	Brackley	
9	Silverstone Circuit	
10	Daventry International Rail Freight Terminal	
11	Weedon Depot	
12	Rural Areas	

1 Introduction

West Northamptonshire

1.1 West Northamptonshire is the area that is covered by Daventry, Northampton and South Northamptonshire Councils. West Northamptonshire includes the towns of Northampton, Daventry, Towcester and Brackley, and all the villages and rural areas within the three Councils' areas.

Diagram 1: West Northamptonshire



*This map is a diagrammatic representation of West Northamptonshire

- 1.2 West Northamptonshire is part of the Milton Keynes and South Midlands growth area identified by the Government in its Sustainable Communities Plan. The purpose of these areas is to provide for major growth. This means that parts of West Northamptonshire will experience significant change and development over the next 15 – 20 years.
- 1.3 The fact that West Northamptonshire is going to experience this growth is not open to debate. This decision has already been taken at the national and regional levels. What is open to debate is:
- what types of places we want to create over this period;
 - where the growth should go;
 - what type of development it should be;
 - what should be provided to support the development (this is known as infrastructure); and
 - when and how the development and infrastructure should be provided.

How Much Growth

- 1.4 How much growth, in terms of how many houses and jobs, is decided at the regional level – in the Milton Keynes and South Midlands Sub-Regional Strategy (SRS) which is part of the Regional Spatial Strategy for the East Midlands (this is also known as the Regional Plan).
- 1.5 The Draft East Midlands Regional Plan makes provision for 62,125 dwellings between 2001 and 2026.
- 1.6 The SRS emphasises the need to compare housing growth with jobs growth. To enable this the SRS includes a figure for the increase in jobs in West Northamptonshire from 2001 to 2021 of 37,200 jobs. The review of the Regional Plan does not include a jobs growth figure for 2021 to 2026.
- 1.7 The SRS requires that growth and development be underpinned by:
- the more effective use of previously developed land;
 - the building of a range of high quality housing in sustainable locations;
 - the attraction and provision of a range of good quality jobs;
 - the provision of necessary services in the fields of education and training, health and social care, recreation, and other community activities;
 - the provision of high quality green infrastructure of all kinds; and
 - an integrated approach to accessibility, aiming at reducing dependence on private car use through an improvement in public transport provision (including movement within and between the main centres), walking and cycling.

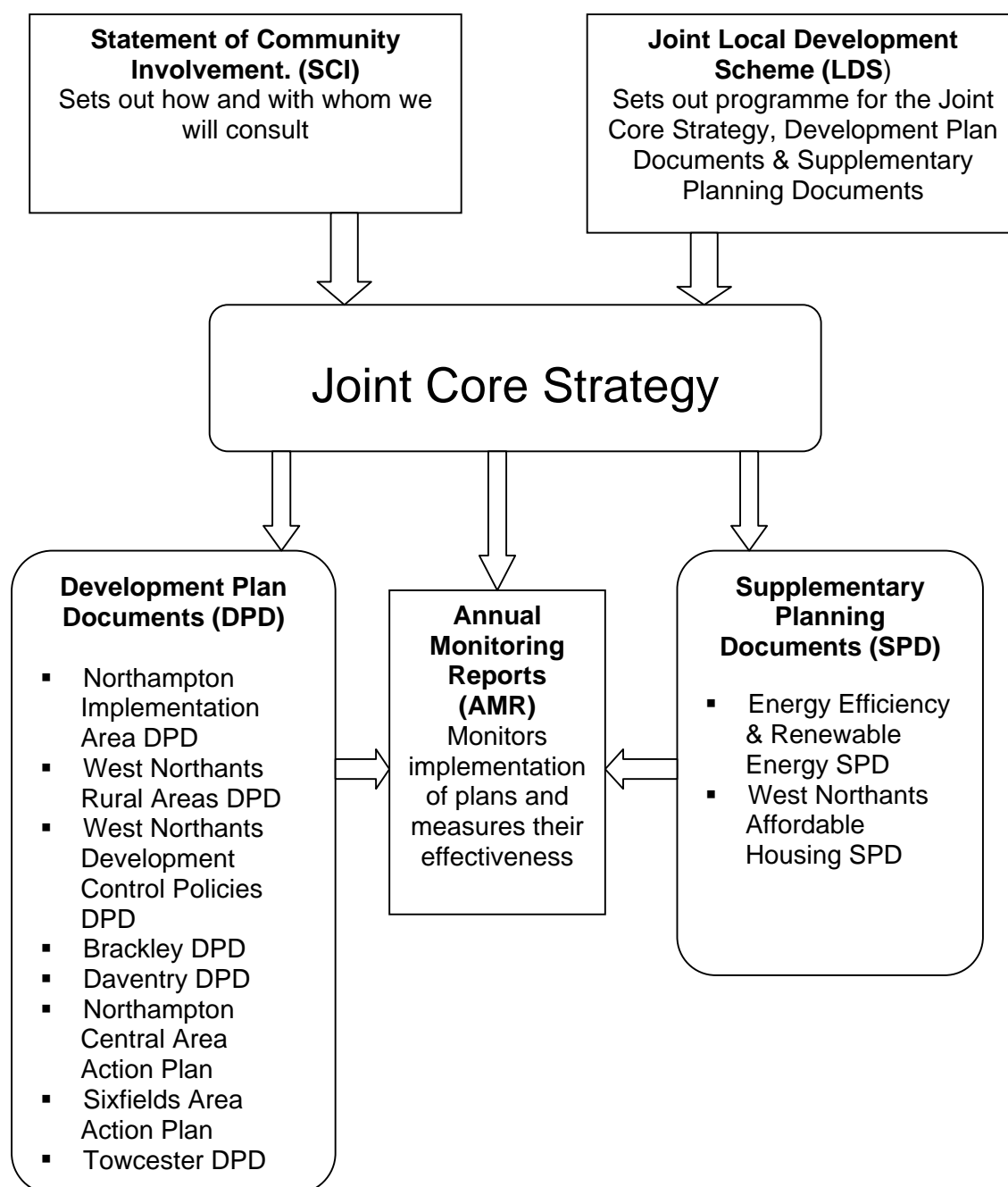
- 1.8 The SRS states that the levels of growth will require the commitment of substantial levels of resources to deliver many kinds of necessary strategic infrastructure, both to serve the new developments and to make good a number of existing deficiencies. Appropriate contributions will be required from many sources, both in the private and public sectors. Unless these needs are met it may not be possible to provide the levels of housing and economic growth set out in the SRS.

Working Together to Deliver Sustainable Growth

- 1.9 Daventry District, Northampton Borough and South Northamptonshire Councils are committed to working together with Northamptonshire County Council and West Northamptonshire Development Corporation and other partners to plan for and implement this growth in an effective, cohesive and sustainable manner through the preparation of the Local Development Frameworks for the area and the determination of major planning applications.

The Local Development Frameworks

- 1.10 In 2004, the Government introduced a new planning system that replaced Local Plans and Structure Plans with the Local Development Framework (LDF). Together with the Regional Spatial Strategy (or Regional Plan) the LDF will form the Development Plan, which is the basis for all planning decisions.
- 1.11 This new planning system is based on a 'spatial planning' approach. Spatial planning is about building and integrating communities by making and shaping the places that people live in, work in, invest in and visit. Spatial planning is also about making sure that there are planning policies to support the goals of other policies and programmes produced and implemented by a wide range of organisations and individuals. Documents in the LDFs will be the key to delivering the Community Strategies where the aims of those strategies are related to the environmental, social or economic impacts of development. Successful implementation and delivery is dependent on the three Councils working in partnership with other key organisations and stakeholders.
- 1.13 The LDF will be made up of a group of documents. Diagram 2 illustrates the documents that will form the LDFs for West Northamptonshire with the Joint Core Strategy (JCS) at the heart of the LDF. Full details, including the timetable for the preparation of the documents, is set out in the Joint Local Development Scheme (published March 2007).

Diagram 2. West Northamptonshire Local Development Frameworks

West Northamptonshire Joint Planning Unit

- 1.14 Daventry District, Northampton Borough and South Northamptonshire Councils have established the West Northamptonshire Joint Planning Unit (JPU) to prepare the Joint Development Plan Documents, including the Joint Core Strategy and the Joint Supplementary Planning Documents. Each Borough and District Council continues to be responsible for preparing its own Local Development Documents addressing local matters although co-ordination of the overall programme by the JPU will be necessary. The JPU is responsible to the West Northamptonshire Joint LDF Steering Group which comprises

two Councillors from each Council with the active involvement of Northamptonshire County Council and the West Northamptonshire Development Corporation. The Steering Group's role is to oversee the preparation of the Joint Documents and associated studies and to discuss common planning issues across West Northamptonshire.

About the Joint Core Strategy

- 1.15 The JCS is the priority document in the Joint Local Development Scheme. It is the overarching document and all subsequent documents must reflect what it says.
- 1.16 The role of the JCS is to set out the spatial vision, spatial objectives and policies for the whole of Daventry District, Northampton Borough and South Northamptonshire Councils' areas. This will provide the context for all the other documents that make up the Local Development Frameworks that the Councils will prepare separately and together.
- 1.17 The timetable for the production of the JCS is set out in the Joint Local Development Scheme. This is shown in Table 1 below.

TABLE 1: TIMETABLE FOR THE PREPARATION OF JOINT CORE STRATEGY	
Commencement of Preparation	Sept 2006
Preparation of Scoping Report for the Sustainability Appraisal Report	Oct 2006 – Jan 2007
Strategic Options and Issues (Pre-Submission consultation)	March – Oct 2007
Public participation on Preferred Options and initial Sustainability Appraisal report	Feb – March 2008
Submission of the Joint Core Strategy and the Sustainability Appraisal	August 2008
Pre-Examination Meeting	December 2008
Independent Examination	Feb – March 2009
Adoption of the Joint Core Strategy	December 2009

The Issues and Options Stage

- 1.18 One of the key aims of the Local Development Framework system is "front loading". This means that Councils should take key decisions early in the preparation of local development documents. The aim is to seek consensus on the key issues early in the preparation of plans and so avoid late changes being made. This is why the issues and options stage is so important – it enables a wide-ranging and open debate at the start of the Joint Core Strategy's preparation.

- 1.19 The purpose of the issues and options stage is to identify the key issues and develop alternative options to address those issues. The alternative options will come from the evidence base and the views of everyone with an interest in West Northamptonshire.
- 1.20 The evidence base takes many forms. It includes facts and figures, such as population statistics and house prices through to detailed and complex studies such as Northampton Longer Term Growth Options Study, the West Northamptonshire Housing Market Assessment and the Northamptonshire Transport Strategy for Growth. The evidence for West Northamptonshire is extensive and developing. Some key facts and figures are included in Appendix 1. The existing evidence base is listed in Appendix 2.
- 1.21 To start the issues and options stage the Joint Planning Unit has held three events – a key stakeholder conference and two workshops with councillors from the four councils.
- 1.22 In April 2007 the West Northamptonshire Joint Core Strategy Issues and Options Conference was held to launch the West Northamptonshire Joint Core Strategy. The purpose of the Conference was to start to inform organisations and individuals about the process and timetable for the Joint Core Strategy and to start the debate about the issues facing West Northamptonshire and the alternative options to address them. The Conference was targeted at those organisations and individuals with technical knowledge.
- 1.23 In June 2007 two workshops were held with Councillors from Northampton Borough, Daventry District, Northamptonshire County and South Northamptonshire Councils to start the debate with them about the issues and the development of alternative options.
- 1.24 These events have contributed to the development of this Discussion Paper but they were just the start of the Issues and Options stage.

The Sustainability Appraisal

- 1.25 All plans now need to be subject to a Sustainability Appraisal and the Joint Core Strategy is no exception. Despite this only being a discussion paper it has nevertheless been subjected to a strategic sustainability appraisal by independent environmental consultants. Their report is available separately but at the same time as this Discussion Paper to allow everyone to reflect on their appraisal in preparing comments on this Discussion Paper. The report is available from the Joint Planning Unit and the Councils' websites.
- 1.26 The strategic appraisal of this Discussion Paper will form the basis of the detailed initial sustainability appraisal report that will be prepared alongside the Preferred Options document and published with the

Preferred Options document for consultation in February – March 2008.

- 1.27 The consultants have already prepared the Joint Core Strategy Sustainability Appraisal and Strategic Environmental Assessment Scoping Report. This Scoping Report was subject to consultation with organisations and individuals with specialist technical knowledge in November 2006 – January 2007. The Scoping Report and all the responses to it are available from the Joint Planning Unit or from the Councils' websites.

The Next Stages

- 1.28 All the responses to this Discussion Paper will be assessed and used in the preparation of the Preferred Options document, which is the next stage. The Preferred Options document will set out the preferred approach to the spatial vision, the spatial objectives and policies. The Preferred Options document will also take into account national and regional guidance and any additional evidence. The Preferred Options document will also be subject to public consultation.
- 1.29 All the responses to the Preferred Options document will then will be fed into the production of the "Submission" Joint Core Strategy which will be the final version of the Joint Core Strategy. This will be published for comment at the same time as being submitted to the Planning Inspectorate for consideration at a Public Examination. Those making comments on the Submission document will be able to submit their case for consideration at the Public Examination. A report and final document will then be produced by the Inspectorate and adopted by the Councils.

2 Draft Spatial Vision and Draft Spatial Objectives

The Draft Spatial Vision

- 2.1 One of the key requirements of the Joint Core Strategy is to set out a spatial vision. The purpose of the vision is to describe:
- The kind of place we want West Northamptonshire to become
 - How much change is needed, what type and over what time
 - What physical, economic and social infrastructure is needed in West Northamptonshire, where and when.
- 2.2 The vision should be clear and realistic. There should be a focus on delivery. The vision should also emphasise what is different about West Northamptonshire from other places - its distinctiveness. The vision should be long-term, covering the next 20 – 25 years.
- 2.3 In 2005 a draft vision for West Northamptonshire was prepared by the three Local Strategic Partnerships that cover Daventry district, Northampton Borough and South Northamptonshire district. Local Strategic Partnerships are non-statutory, multi-agency partnerships that bring together at a local level the different parts of the public, private, community and voluntary sectors. This allows different initiatives and services to support one another so that they can work together more effectively. The Local Strategic Partnerships thought that a vision was needed to guide the work of the West Northamptonshire Development Corporation (WNDC). This meant that the draft vision only covered the towns that WNDC covers – Northampton, Daventry and Towcester. The draft vision is included in the box below.

A DRAFT VISION FOR WEST NORTHAMPTONSHIRE

The three Local Strategic Partnerships for West Northamptonshire's joint vision is:

“Our vision is that West Northamptonshire will become a model of sustainable community planning and development. The opportunity now exists for the network of three growing towns - Northampton, Daventry and Towcester - to have revitalised town centres with substantial investment in shops, housing, community and cultural facilities in a quality environment. The towns will be connected by improved public transport and interurban road systems. Development in the rural areas and market towns will be targeted at places where local people have been seeking further investment and growth. There will be a major programme of green infrastructure development and enhancement. In line with the principles of sustainability, development in towns or urban extensions will meet strict design and sustainability criteria ensuring that new building is backed up by jobs, transport, affordable housing and community facilities.

”

Northampton

The principal town of Northampton will be a dynamic, regional commercial, cultural and tourist centre with high quality residential accommodation, which meets the needs of the existing and future population. There will be high performing academic and vocational education and training to enable those who live and/ or work there to lead fulfilling lives. There will be a locally vibrant economy, supported by a well-educated and trained populace, and it will be noted for its excellent transport infrastructure. It will be a healthy town, with higher than average life expectancy, contributed to by an energetic and integrated community in which poverty is eliminated.”

Daventry

The historic town of Daventry will be a multi regional centre heading towards a 40,000 population, with a vibrant commercial core meeting the economic, social environmental, health and leisure aspirations of those who live and work in its district and attracting new visitors

Towcester

Towcester will become a more vibrant, self contained and sustainable town, through revitalising the town centre, the development of the high tech business sector, the improvement of its social and physical infrastructure and the conservation of its heritage and environmental character.

Investing in West Northamptonshire

The five areas where collectively activity and investment needs to be focussed to achieve this vision are environmental quality, civic pride and a sense of place, infrastructure, design and public services.”

2.4 In 2005, as part of previous work that Daventry District, Northampton Borough and South Northamptonshire Councils did on separate Core Strategies, we asked for comments on the draft vision prepared by the Local Strategic Partnerships. The vision was broadly supported but there were concerns that the vision was too long, too idealistic and not specific enough to West Northamptonshire.

2.5 We feel that the draft vision probably needs to be changed to encompass the whole of west Northamptonshire, including Brackley. But what do you think?

Issues on the Draft Vision

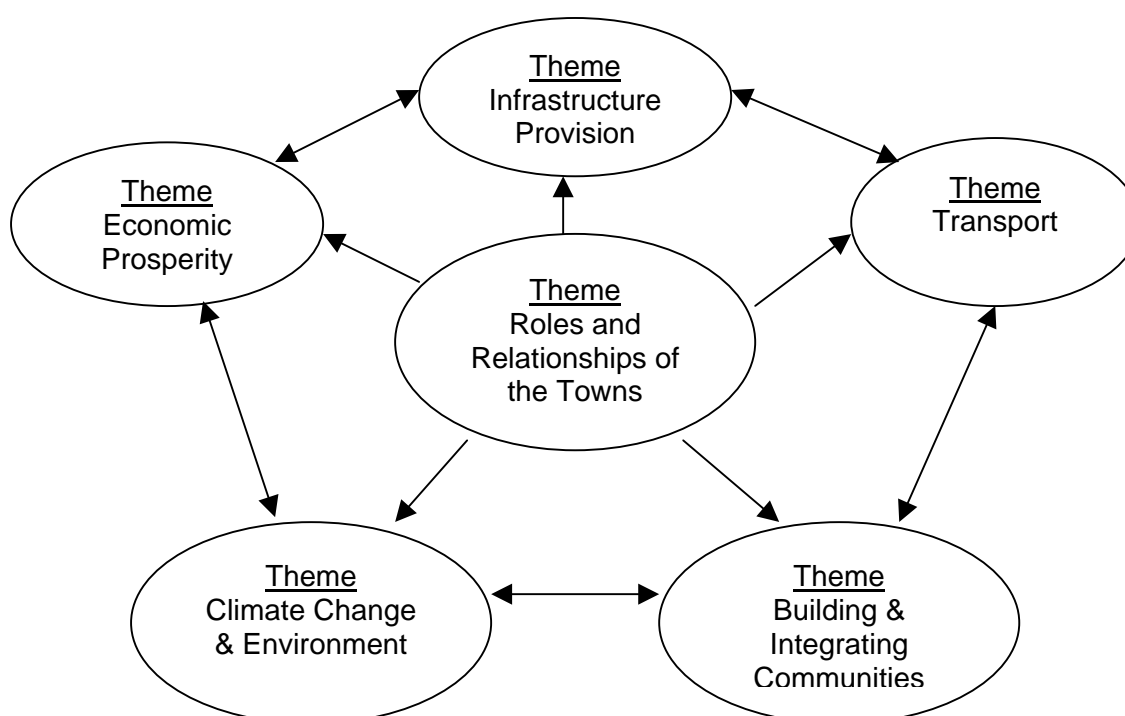
V1 Do you support the draft Vision or do you think changes should be made to it?

V2 What changes would you like to see made to the draft vision?

Draft Spatial Objectives

- 2.6 The Joint Core Strategy also needs to set out objectives. These objectives should be clear and measurable. The objectives provide more detail about the vision.
- 2.7 Using the draft vision as the starting point a set of draft spatial objectives have been developed. These objectives have built upon national, regional and local guidance and strategies; the evidence base and consultation events that have been held so far with organisations and individuals who have an interest in West Northamptonshire. The objectives are grouped under six themes. These themes are shown below in Diagram 3.

Diagram 3: Themes



- 2.8 The draft spatial objectives are listed below by theme.

Theme – Roles and Relationships of the Towns

Spatial Objective 1

To strengthen Northampton as a major regional cultural and economic centre and to enhance the role of Daventry at a sub-regional level, including the revitalisation of the town centre. To strengthen and develop the roles of Towcester and Brackley in serving the towns themselves and predominately their rural catchments. Investment in the towns will reinforce their complimentary roles.

Theme – Infrastructure Provision**Spatial Objective 2**

To ensure existing and future social, physical and green infrastructure is adequately provided to meet people's and business' needs in a timely and sustainable manner.

Theme – Transport**Spatial Objective 3**

To promote ready access to high quality employment, facilities, services, goods and other people, and so reduce the need to travel and minimise the impact on the environment.

Theme – Economic Prosperity**Spatial Objective 4**

To strengthen and diversify the economic base of West Northamptonshire, in particular taking advantage of opportunities for knowledge based industries due to its central location in the Oxford to Cambridge arc.

Theme – Building and Integrating Communities**Spatial Objective 5**

To provide lifelong learning and skills development across all communities to enable participation in the local labour market.

Spatial Objective 6

To improve the quality of life for everyone who lives, works in and visits West Northamptonshire's towns, villages and the rural areas by building and creating sustainable communities that are clean, green and safe places.

Theme – Climate Change and the Environment**Spatial Objective 7**

To use land and buildings effectively by maximising opportunities for re-using previously-developed land and vacant buildings, and improving the quality of existing housing.

Spatial Objective 8

To ensure locally distinctive, high quality design and sustainable construction which is sensitive to its environment.

Issues on the draft Spatial Objectives

- SO1** Do you support the six themes? If not, what do you suggest instead?
- SO2** Do you support the draft objectives or do you think changes should be made to them?
- SO3** What changes would you like to see made to the objectives?
- SO4** Do you think any of the objectives are more important than others? If so, please order the objectives to reflect what you consider to be the priorities and explain why?

3 West Northamptonshire

Context

3.1 The housing provision for West Northamptonshire as set out in the Draft Regional Plan is shown in Table 2 below.

TABLE 2: HOUSING REQUIREMENTS 2001 – 2026				
	Total Housing Requirement*	Completions 2001-2006	Outstanding Planning Permissions at 1 April 2006	Remaining Housing Requirement
Northampton Implementation Area	40,375	6,550 ¹	4,556	29,269
Daventry	13,500	1,725	1,296	10,479
South Northamptonshire	8,250	1,602	684	5,964

*These proposed housing requirements may change following consideration of representations to the Draft Plan.

3.2 The latest published job figures by district are for 2005. The number of jobs created in the three districts between 2001 and 2005 compared with the estimated job growth figure is shown in the Table 3 below

TABLE 3: JOBS 2001-2021			
Borough/ District	Additional Jobs 2001-2021	Actual Job Growth 2001-2005*	Remaining Job Growth
Northampton	27,600	6,000	21,600
Daventry	6,000	8,000	- 2,000
South Northamptonshire	3,600	2,000	1,600

* Source of actual job growth is the Annual Business Inquiry.

¹ Completions relate to Northampton Borough and Grange Park in South Northamptonshire.

- 3.3 There are a number of planning applications which have been submitted in the last twelve months or are likely to be submitted in the near future for major housing development in Daventry, Northampton, Brackley and Towcester. Some of these planning applications will be determined by West Northamptonshire Development Corporation (WNDC) and some will be determined by the respective Local Planning Authority.

Infrastructure and Phasing

- 3.4 If growth in West Northamptonshire is to take place in a sustainable manner, we will need to develop effective planning policies to ensure we can deliver the necessary social, physical and economic infrastructure, which is delivered on time through effective funding and delivery mechanisms. These funding and delivery mechanisms will need to have the support and confidence of developers and the agencies responsible for their delivery.
- 3.4 This infrastructure will be a combination of strategic and local infrastructure. Strategic infrastructure could include transport facilities (including roads and public transport), utilities and hospitals. Local infrastructure could include the provision of schools, social care and health facilities. It could also include the provision of multi-use community buildings: open space and sports provision, libraries, waste management facilities and services within the voluntary sector.
- 3.5 When granting planning permission for both residential and commercial development local authorities and WNDC will require appropriate contributions through Section 106 (legal) agreements. These will be used to support a substantial infrastructure investment programme.
- 3.6 It is important to ensure that there is a continuous supply of available and deliverable housing land over this period. A phased approach towards the release of development land can clearly help control the supply and delivery of land for housing. However, the demand for housing across West Northamptonshire at the moment is so strong that anything which sought to restrict the delivery of new housing could exacerbate existing problems of affordability. Conversely, any approach to increase the rate of delivery would have little chance of success given the large amounts of land being proposed for development across Northamptonshire and in other growth areas such as Milton Keynes and Banbury. The housing market and construction industry will find the delivery of the proposed levels of housing a challenge.

West Northamptonshire Issues

- WN 1** Given the general strategy for housing growth in the RSS where are the most sustainable locations to accommodate this growth? Should we prioritise certain locations for development?
- WN 2** How do we make West Northamptonshire an economic success without prejudicing its character?
- WN 3** How do we develop the West Northamptonshire economy? Should we specialise or not?
- WN 4** How do we ensure that all necessary infrastructure is delivered and, at the right time?
- WN 5** How do we ensure that the growth in West Northamptonshire minimises the impact on climate change?
- WN 6** How do we ensure that the growth in West Northamptonshire does not add to congestion and enables a modal shift away from use of the car?
- WN 7** How do we provide more affordable homes in West Northamptonshire to meet local needs?

West Northamptonshire Possible Options

- WNO 1** Concentrate all development in the towns or direct some growth to the villages to sustain the rural way of life.
- WNO 2** Encourage developments that are of the highest design standards and eco friendly.
- WNO 3** Consider alternative ways of prioritising infrastructure e.g. available funding, local needs or to fit with others' strategies
- WNO 4** Develop an environmentally led strategy and policies
- WNO 5** Adopt a strategy and policies which promote non-car modes in the towns and rural areas
- WNO 6** Look at ways to encourage developers to build a greater proportion of affordable housing in their developments

4 Northampton Implementation Area

Context

- 4.1 Northampton is identified in the Milton Keynes and South Midlands Sub-Regional Strategy as one of the East Midlands region's five Principal Urban Areas (PUAs). These PUAs have been identified as areas that can develop into sustainable urban communities where people will wish to live and invest. Nottingham, Derby, Leicester and Lincoln are the other four places identified as Principal Urban Areas in the Draft Regional Plan.
- 4.2 The Sub-Regional Strategy (SRS) requires that the majority of development in West Northamptonshire should be concentrated in the Northampton Implementation Area.
- 4.3 The SRS does not define the Northampton Implementation Area but it does state that it covers Northampton Borough and neighbouring parts of Daventry and South Northamptonshire districts. This means that those parts of the Borough of Wellingborough that neighbour Northampton are not currently included in the consideration of the Northampton Implementation Area. It is for the Joint Core Strategy to define the Northampton Implementation Area.
- 4.4 Northampton's current physical form clearly reflects its significant size as an urban area with a current population of around 200,000. Northampton has at its heart the town centre or Central Area. It has two existing significant district centres to the north and the east at Kingsthorpe and Weston Favell, respectively. There is also Mereway to the southwest that provides a limited district centre role. Throughout the town there are a range of local centres that serve established neighbourhoods or communities. These neighbourhoods vary greatly in character reflecting the different phases and nature of Northampton's growth in the past. The quality of life in these neighbourhoods also varies greatly with 16 neighbourhoods being identified as in the most deprived 20% in the country. There are a number of social and economic issues facing these neighbourhoods. Some of the town's neighbourhoods are likely to experience large and quick change over the next 20 – 25 years as large-scale development takes place near or within them, whilst a lot of other neighbourhoods are likely to change more slowly and gradually.

Definition of the Northampton Implementation Area

- 4.5 In defining the Northampton Implementation Area there are two broad options:
- i. Define the NIA as a wider policy area including the urban area and surrounding countryside and villages?

- ii. Define the NIA as a tighter area just including the urban area and any land required to meet future growth requirements in specific directions?
- 4.6 The SRS sets out a number of spatial objectives for the Northampton Implementation Area.
- 4.7 Within this context the SRS requires that new development will be delivered through a combination of urban regeneration, intensification and the development of new sustainable urban extensions. This should be integrated with the development of enhanced public transport and new public interchanges.

Housing Growth in the Northampton Implementation Area

- 4.8 The Draft Regional Plan requires that a total of 40,375 dwellings are built within the Northampton Implementation Area between 2001 and 2026. 11,106 of this requirement have already been built or have planning permission but are yet to be completed. This means that at 1 April 2006 there are 29,269 dwellings left to be built.
- 4.9 In 2003 Northampton Borough Council published the Urban Housing Capacity Study that estimated the number of additional dwellings that could be accommodated within the existing urban area between the years 2002 and 2022. At 1 April 2006 it is estimated that a maximum of 11,717 dwellings and a minimum of 4,920 dwellings could still be accommodated within the existing urban area.
- 4.10 There is a need to assess the sites identified in the 2003 Urban Housing Capacity Study in the light of recent Government guidance and to extend the Study to 2026 to reflect the Draft Regional Plan. In addition, the identification of housing sites needs to be balanced with the need to build and create sustainable communities, including providing a range of sites for jobs.

Affordable Housing in Northampton

- 4.11 The latest Northampton Housing Needs Study identifies a growing need for affordable housing in Northampton. The West Northamptonshire Housing Market Assessment recommends that the current target of providing 35% of all new housing as affordable housing should be maintained with 25% social renting on major sites. This should be provided through shared ownership and equity housing the balance.

Jobs Growth in Northampton Implementation Area

- 4.12 Background work that was completed for the Sub-Regional Strategy gave a jobs growth figure of 27,600 for the Northampton Implementation Area. Between 2001 and 2005 some 6,000 additional jobs have been created in Northampton.
- 4.13 Overall, Northampton is a net in-commuter of workers reflecting its role as the County town for Northamptonshire and a sub-regional centre. The origin of these commuters is broadly spread across other parts of Northamptonshire as well as substantial flows from the East of England and the South, along the M1, and from the West Midlands.
- 4.14 The Northampton Employment Land Study recently concluded that in general terms there would appear to be currently enough land allocated for the immediate demands of strategic distribution and offices. In the short term however there is a genuine shortage of land available for small and medium sized companies normally locally based, who are seeking to expand to modern premises. In addition the Study concluded that sites for offices close to the town centre are retained for those uses and that other sites that could form a suitable extension to the town centre are brought forward for development.
- 4.15 The Study identifies five areas for consideration for land allocations:
- Extension to Brackmills
 - Extension to Pineham
 - Extension to Milton Ham
 - Upton
 - Town Centre

Northampton Central Area

- 4.16 The Sub-Regional Strategy sets out a number of objectives for revitalising Northampton's Central Area:
- Develop the area around and including the railway station as a transport hub, gateway to the town centre and focus for development;
 - Improve the range and quality of retail provision;
 - Make the central area the focus of a range of employment opportunities, particularly offices;
 - Link central area to the railway station and waterside areas;
 - Develop cultural and heritage tourism;
 - Increase the range of centrally located overnight accommodation.
- 4.17 These objectives and general locations will be developed through a detailed Action Plan for the Central Area.

- 4.18 In 2006 the Northampton Central Area Design, Development and Movement Framework (known as the BDP report) was published. The purpose of the study was to establish the vision for the town centre and to identify the key projects that will be required to realise this vision. The study developed the following vision for the town centre:

“Northampton is the prototype for the 21st century County town, its Market Square the centre of life for a fast growing creative and enterprising community in a dynamic city region. As the town becomes a compact city, offering the range and quality of services required by an aspirational, creative and critical population, it develops an identity drawn from the wealth of historic buildings and the intimacy of its streets and squares but also reflecting exciting new creative and entrepreneurial ambitions. The future town centre will provide the conditions for growth and success.”

Northampton Directions of Growth

- 4.19 A fundamental requirement of the regional and sub-regional policies that guide the planning of Northampton is the need to identify options for Northampton's growth over the longer period, i.e. the next 20 to 25 years. In August 2006 Daventry District, Northampton Borough and South Northamptonshire Councils commissioned the consultants EDAW, WS Atkins and GVA Grimley to undertake a study to identify the longer-term growth options for Northampton. The purpose of this study was to undertake a strategic analysis of potential sustainable growth options to inform the preparation of the Joint Core Strategy and site-specific allocations documents for the Northampton Implementation Area. The study was completed in March 2007.
- 4.20 The study took a comprehensive approach to determining the most suitable directions for growth from the outset. This meant gaining an understanding of the impact of significant new development on the settlement structure and function of Northampton in the region, rather than taking an isolated view of potential new areas for investment. Eight stages of work were completed that resulted in three options. An additional further supplementary option was considered given the outcomes of the land suitability analysis – where all sectors of high and medium with development potential were explored. It was deemed a 'supplementary option' because it was considered not as sustainable as the other three options.
- 4.21 All the growth options assume that urban capacity will be maximised prior to recourse to develop greenfield sites. The other features of the different growth options have arisen from analysis of a combination of the more successful elements of the thematic scenarios, feedback from key stakeholder consultation, applications of the finding for the sectoral analysis, and analysis of information in respect of deliverability.

- 4.22 The options are intended to initiate early debate about specific directions for growth prior to them being fully tested. It is likely that consultation will identify further detailed local information on possible constraints, positive implications and further opportunities to modify the solutions. It is also possible that the preferred growth solution may be a combination of different elements offered within the growth options.
- 4.23 Each option is summarised below. The options are shown in Appendix 3. For further details about the options and how they were identified please refer to the Longer Term Growth Options for Northampton Study report which is available to download/ read from each of the three Councils' websites or by contacting the Joint Planning Unit.

Options on NIA Growth Directions

South-Eastern Extension – Growth south of Northampton around Collingtree, Collingtree Park, Wootton, Grange Park with Northampton west and east of A45. Intensification of Brackmills, town centre intensification; new centre adjacent to Grange Park; provision of University Arc; new parkway station to south of Northampton.

South-Eastern/ Western Extension - Growth south of Northampton around Grange Park and Wootton, east of A45. Intensification of Brackmills, town centre intensification; new centre adjacent to Wootton; mixed use development to the west of Northampton extending the South West District; provision of University Arc; new Parkway station to the south of Northampton.

North Eastern Extension - Growth northeast quarter of Northampton between A5199 Welford Road and the A45 Nene Valley Way; town centre intensification; provision of an intensified University Arc; new parkway station to the south of Northampton.

Supplementary Option – Southern/ South of M1 - Growth south of Northampton around Collingtree, and Collingtree Park with Northampton west of A45. Intensification of Brackmills, town centre intensification; new centre around new station and interchange (not a parkway) on Northampton loop; provision of University Arc.

Northampton Implementation Area Issues

- N1** Taking into account your views on Issues V1 and V2, how and where do you think Northampton should grow, and why?
- N2** To what extent do you think the provision of a new parkway station to the south of Northampton is a realistic proposal, and to what extent should this influence the choice of directions of growth?

- N3** Should those parts of the Borough of Wellingborough that neighbour Northampton be included in the consideration of the definition of the Northampton Implementation Area?
- N4** Should development take place at a high density to reduce the amount of land needed to accommodate the growth?
- N5** Do you think that employment is the key to Northampton's future success and should there be more high quality employment particularly knowledge based ?
- N6** How can we increase and improve Northampton's cultural image and identity ?
- N7** How can we improve the overall performance of the town centre?
- N8** What measures should we take to deal with capacity problems on the M1 and A45 and their junctions and with town congestion?
- N9** How can we improve and increase public transport patronage?
- N10** How do we regenerate existing run down parts of the town?
- N11** How do we deal with the potential conflict of growth and flooding?
- N12** How do we deal with the current shortage of employment land bearing in mind the need to accommodate significant housing growth?

Northampton Implementation Area Possible Other Options

- NO1** Develop Northampton as a specialist knowledge base in employment terms
- NO2** Adopt a more restrictive approach to the re-use of employment land to prevent it being lost to housing
- NO3** Enhance public spaces and buildings in the town including through using public art, design and materials and features in public spaces and building iconic buildings
- NO4** Carry out selective redevelopment and refurbishment
- NO6** Look at better ways of accessing the town centre
- NO7** Locate development so as to have minimal impact on major roads and junctions
- NO8** Look at adopting alternative means of, and greater investment in, public transport

NO9 Provide greater co-ordination and partnership working to improve run down and deprived areas

NO10 Increase the number of high rise developments in the town centre.

5 Daventry

Context

- 5.1 Daventry is a small market town (population approx 23,000 in 2001) well related to the strategic road network (A45, M1, M45). The town centre is currently underperforming due in part to a lack of investment and partly due to competition from nearby larger towns.
- 5.2 The core of Daventry is extremely compact based around the market square. The town experienced significant expansion in the 1960s and 70s as a result of its designation as an overspill town for Birmingham and London. The town is now set to experience a second phase of major expansion.
- 5.3 The Council has identified revitalization of the town centre as a priority and this has been endorsed in the Regional Spatial Strategy. Significant work has already been undertaken following the town centre vision, and investment in infrastructure has already started with works to South Way/Eastern way.
- 5.4 With the exception of a DIY store to the north of the town, retail provision (except local provision) is contained within the central area. Work undertaken as part of the town centre vision indicates that the additional retail floorspace required to meet the needs of the growing population and to capture leakage can be achieved within the town centre. This differentiates Daventry from many other towns which have seen significant retail floorspace delivered in non central locations. The prospect of a new canal arm from the Grand Union to the north connecting to the central area, first proposed in 1793, will also enable Daventry to develop a leisure and cultural quarter to its town centre to broaden its attraction.
- 5.5 The Council is also concerned to ensure that the growth of Daventry addresses current concerns about skills levels in the town and appropriate regeneration in a number of areas.
- 5.6 The compact form of the historic core of Daventry and the planned nature of more recent growth is such that opportunities for urban infill, outside of the central area are limited. The growth of Daventry will therefore have to largely take place on Greenfield urban extensions. In deciding where to locate this growth consideration will need to be given to how the new development will contribute to achieving the vision for the town.

Daventry Issues

- D1** Do we want to put knowledge based employment at the heart of the growth of the town which would improve the skills offer?

- D2** How do we deal with the under performance of the town centre?
- D3** How do we provide the additional infrastructure (including community infrastructure) to meet the growth of the town?
- D4** How can we help to improve educational standards?
- D5** How should the Country Park be enhanced to provide for the needs of the growing population?
- D6** What should be done to regenerate the Southbrook, Grange and Headlands estates?

Daventry – Possible Options

- DO1** Provide more diverse employment base and provide complimentary skills training and education
- DO2** Base future employment and investment on green technology development
- DO3** To facilitate mixed-use development in the town centre and improve connectivity
- DO4** To seek to influence funding streams and greater co-ordination and partnership working with relevant partners
- DO5** To provide further education opportunities at Danetre and William Parker schools
- DO6** To develop a greenspace strategy and the designation as a conservation area
- DO7** Selective redevelopment and greater partnership working

Options for Daventry Town Directions of Growth

- 5.7 The options (DO8 to DO12) for the growth of Daventry are shown diagrammatically on the Plans in Appendix 3. They have been influenced by the context for future development as set out in the RSS and the local evidence base. The options shown are all known to have landowner and developer interest. In order to accommodate all of the development that is to be provided for at Daventry more than one of these locations will be required.

Daventry Town – Possible Options for Directions of Growth

- DO8** Growth be located to the East of Borough Hill north of the A45

DO9 Growth be located along Long Buckby Road

DO10 Growth be located at Monksmoor Farm, east of Welton Lane

DO11 Growth be located to the North of Daventry, east of the A361

DO12 Growth be located to the north of Daventry and east of the A45

6 South Northamptonshire

Context

- 6.1 The Draft Regional Spatial Strategy (RSS) requires that 330 dwellings be built within South Northamptonshire District every year between 2001 and 2026. This represents a continuation of the existing and historic rate of completions over the past five years (an average of 306 dwellings have been completed per year since 2001). Since 2001, a significant amount of this housing requirement has already been built or has planning permission but is yet to be completed. An allowance has also been made for “windfall” developments to continue throughout the plan period. It is estimated that the number of dwellings that the LDF will need to make provision for on greenfield sites up to 2026 within South Northamptonshire is 4,050 dwellings.
- 6.2 The RSS considers that as rural service centres a key role for Towcester and Brackley is one of providing local services and facilities for their rural hinterland.
- 6.3 Any growth for Brackley and Towcester will be accommodated within the existing built up areas or primarily in the form of one or more sustainable extensions at each town. Any significant growth will need to make provision for the expansion of new employment opportunities and the provision of necessary improved social and physical infrastructure.
- 6.4 In addition to considering the distribution, direction and scale of development that would be appropriate across the District there are other key strategic issues to consider including the phasing of any future growth, the future of our town centres and the need to ensure the vitality and viability of the rural areas.
- 6.5 Given the context set out in the RSS, an assumption has been made that Towcester will accommodate a significant proportion of the remaining 4,050 dwelling requirement up to 2026. Consideration is needed as to how much and where the remaining new development should take place within the District.
- 6.6 As with Towcester, The RSS designates Brackley as a rural service centre. Therefore to plan for some growth within the town would be consistent with this policy. The RSS is not indicative as to the scale of this development and therefore there is an issue on how much growth should be provided.
- 6.7 Consideration also needs to be given to the role of the villages in accommodating some of the new development required for South Northamptonshire. The RSS considers that development should be limited in the villages with the emphasis on meeting local needs and retaining basic services and facilities. However, there needs to be a

balanced approach between the distribution of new development within the constraints of the overall housing requirement.

South Northamptonshire Issue

- SN1** How should we distribute the future growth between Brackley and Towcester and the rural areas

South Northamptonshire – Possible Options

- SNO1** To allow growth solely at Towcester (e.g:4,000 homes by 2026) in order to develop its role as a sustainable rural centre and to enable the delivery of essential infrastructure.
- SNO2** To concentrate growth at Towcester (e.g: 3,000 homes) and direct the remaining growth to Brackley (e.g: 1,000 homes) to enable both towns to develop their roles as sustainable rural service centres and to enable the delivery of essential infrastructure. Development would be restricted in the villages.
- SNO3** To concentrate growth at Towcester (e.g: 3,000 homes) and direct the remaining growth to Brackley (e.g: 500 homes) to develop their roles as sustainable rural service centres and to key sustainable villages (e.g: 500 homes).

7 Towcester

- 7.1 The principle of significant growth at Towcester is established in the RSS through its designation as a Rural Service Centre and a planning application for a large mixed use urban extension is expected to be submitted to West Northamptonshire Development Corporation this summer. In addition to considering the scale of development that would be appropriate, the main issues centre on the type, location and phasing of growth and the future role and function of the town as a whole and the town centre.
- 7.2 The RSS considers that a key consideration is the need to regenerate its historic town centre. It states that the sustainable growth of the town will help strengthen retail and other essential services and that a co-ordinated approach is required to manage the development of the town and its centre and to integrate with future changes to the road network. The Strategy also makes specific reference to the A5 bypass indicating that once completed it will enable traffic management measures and other environmental enhancements in the town centre and existing A5 corridor and that the bypass is also necessary to provide for the long-term growth of the town. It identifies the LDF as the most appropriate way of exploring options for the bypass and associated development.

Towcester Issues

- T1** What measures should be taken to ensure that the town centre remains economically viable following the construction of the A5 bypass. How will the bypass change Towcester's role as a Rural Service Centre?
- T2** How can we most appropriately regenerate the town centre ?
- T3** How do we deal with the high levels of out commuting for work?
- T4** How can we deal with the identified shortage of playing fields and sports pitches?
- T5** How can we ensure that the infrastructure required to meet Towcester's needs is delivered and on time?

Towcester – Possible Options

- 7.3 The options (TO1 and TO2) for the growth of Towcester are shown diagrammatically on the Plans in Appendix 3. They have been influenced by the context for future development as set out in the RSS as well as known existing physical infrastructure constraints, most notably the A43 trunk road that provides a strong boundary to the town as well as the nationally protected Easton Neston Historic Park and Garden to the east of the town centre. The options shown are all known to have landowner and developer interest.

- TO1** Growth be located south and west of Towcester
- TO2** Growth be located south and west of Towcester (extended area)
- TO3** Growth be directed to other areas around Towcester.
- TO4** In addition to Moat Lane further underused or vacant land is allocated for re-development for uses that support the vitality and viability of the town centre.
- TO5** Additional employment land be allocated to reduce out commuting
- TO6** Land within or outside an urban extension be identified for playing fields

8 Brackley

Context

- 8.1 As with Towcester, the RSS designates Brackley as a Rural Service Centre. Therefore, to plan for some growth here would be consistent with this policy. However, the RSS does not make a specific reference to the needs of Brackley and therefore there is an issue on how much growth should be provided there.
- 8.2 In addition to considering the scale of development that would be appropriate at Brackley, there are a number of similar key strategic issues centering on the type, location and phasing of any growth and on the role and function of the town and town centre.
- 8.3 Brackley has experienced significant growth in the last twenty years but this has not been matched by the provision of infrastructure. Brackley has become a base for motor racing related developments with BAR Honda moving to the town.
- 8.4 The town centre is considered to be underperforming although the proposed mixed-use development at College Place may help to improve the vitality of the town.

Brackley Issues

- B1** What should be done to regenerate the town centre?
- B2** How can we reduce the high levels of out commuting for work?
- B3** How can we ensure that the need for improved health provision, through the relocation of Brackley Cottage Hospital, is delivered?
- B4** How can we improve education provision?
- B5** How can we deal with the problems of town centre parking?

Options

- 8.5 The options (BO1 – BO3) for the growth of Brackley are shown diagrammatically on the Plans in Appendix 3. They have been influenced by the context for future development as set out in the RSS as well as known existing physical infrastructure constraints, most notably the A43 trunk road that provides a strong boundary to the east of the town and Evenley Park south of the town. The options shown are all known to have landowner and developer interest.

Other Options

- BO1** Growth is located to the north of Brackley.
- BO2** Growth is located to the west of Brackley.
- BO3** Growth is located to the east of Brackley.
- BO4** Additional employment land is allocated to try to reduce the level of out commuting
- BO5** Ensure that the scale of new development maximizes education opportunities
- BO6** Consider alternative ways of securing improved health facilities by providing a site as part of any major new planned development.

9 Silverstone Circuit

- 9.1 Silverstone motor racing circuit is known worldwide as the home of the British Formula 1 Grand Prix. This level of recognition singles it out as one of the few international facilities in the East Midlands and has led it to being the lynchpin for a cluster of excellence in motor sport and automotive development. South Northamptonshire, although predominantly rural, contains a wide range of high value and high skill enterprises comprising in part motorsport businesses, which make an important contribution to the national and local economy. It lies at the centre of a high tech motorsport cluster, which focuses on the Silverstone Circuit. Part of the Circuit lies within Aylesbury Vale District Council's area in Buckinghamshire. Any plans for the Circuit will need to be produced jointly with Aylesbury Vale District Council.
- 9.2 The businesses involved are noted for their relatively small land requirements, high added value and propensity to network only with their immediate suppliers and customers. Many are small or medium sized businesses with highly mobile key workers. Much of this sector is vulnerable to overseas competition and is relatively footloose. The value of specialist business clusters is increasingly recognised as being of major economic significance: they offer a critical mass and opportunity to secure advantages due to proximity, synergy and interaction.

Silverstone Circuit Issues

- SC1** How much and what type of development is appropriate at the Circuit?
- SC2** Should we work proactively with the owners and other relevant partners to secure the long-term retention of the Grand Prix?
- SC3** Should future employment be restricted to motor related uses only?
- SC4** Should the development opportunities at the Circuit influence and enhance the role of Silverstone village as a location for modest growth?

Silverstone Circuit – Possible Options

- SCO1** To allow a wider range of investment opportunities at the Circuit to enable its role to develop.
- SCO2** To allow for a more flexible approach towards development to incorporate, for example, leisure, tourism, retail.
- SCO3** To allow new employment that has less of a direct link with motor racing but is nevertheless related to knowledge based, research and high technology industry.

SCO4 The expansion of development of the Circuit could make it a more sustainable place if this were to be accompanied by some housing growth and other community facilities.

10 Daventry International Rail Freight Terminal (DIRFT)

Context

- 10.1 DIRFT provides strategic scale warehousing, distribution and industrial uses and an established rail port. The importance of DIRFT as a strategic location and transport node of European, national and regional importance is recognised in the Regional Spatial Strategy.
- 10.2 Planning permission has been granted for a 54 hectare extension. The majority of the units permitted by this consent will have direct rail connections. Whilst there is no RSS requirement to provide for a further expansion of DIRFT, the appropriateness of further expansion should be explored through the Core Strategy preparation.

Issue

- DT1** Do you consider that further expansion of DIRFT should be provided for, and whether it should be restricted to rail connected development only?

Options

- DT01** No further expansion beyond that already permitted.
- DT02** A monitor and manage approach, reviewing the need for further expansion throughout the plan period
- DT03** Allow further expansion only where it is directly connected to the rail network.

11 Weedon Depot

Context

- 11.1 Weedon Depot consists of a large group of listed buildings which are located within Weedon village and have previously been granted permission for a range of uses, including retail and a fireworld museum. This permission has not been implemented and it is expected that alternative proposals will be submitted in due course

Weedon Depot Issues

- WD1** Given its rural location and the size of the depot what uses could the buildings be put to which would secure their retention without having a negative impact on nearby towns and villages.

Weedon Depot – Possible Options

- WDO1** Use the depot for large scale retail, residential, offices, cultural, tourism (or a combination of each) that may not normally be acceptable.
- WDO2** Allow new development as part of the regeneration of the site

12 The Rural Areas

- 12.1 There may be a need to plan for some development within the rural areas. If this is the case then there are a number of key issues that need to be considered. For example, where there is a particularly acute need for affordable housing this could be provided as part of a larger housing scheme or land allocated specifically and solely for affordable housing in areas of need. Development may be able to offer additional support in villages where there are specific pressures on social or economic need.
- 12.2 The character and social make-up of villages has changed considerably over the last twenty to thirty years. Many traditional jobs have disappeared to be replaced by commuters and second homeowners.
- 12.3 Pressure on existing facilities has also increased as village shops, post offices and pubs find it increasingly difficult to survive.
- 12.4 House prices have risen dramatically in the last ten to years which has meant that many village properties are now out of reach of local people.

Rural Area Issues

- RA1** Should we allow further development in our villages, particularly employment development, and if so which villages would be most appropriate for development and why?
- RA2** Should we define village confines boundaries?
- RA3** Should we be seeking to increase the provision of housing that is affordable to meet local needs?
- RA4** How can we improve accessibility to services and facilities for those without a car within and beyond West Northamptonshire?
- RA5** How can we support and protect village facilities and local economic needs?
- RA6** Should we continue to be supportive of farm diversification?
- RA7** How do we ensure the provision of services and facilities to meet the needs of our rural population?

Rural Areas – Possible Options

- RAO1** Disperse development to villages to meet identified local needs regardless of their size and range of services and facilities

- RAO2** Allow for some modest new development in the larger villages possessing a good range of services and facilities
- RAO3** Adopt a 'cluster approach' towards the provision of new development where a small group of well connected villages would provide a range of key services and facilities for its hinterland.
- RAO4** Provide greater investment in rural public transport to provide links to services, facilities and employment.
- RAO5** Provide additional resources and investment to assist and encourage villages in maintaining services

Appendices

Appendix 1: Key Facts and Figures

West Northamptonshire

- West Northamptonshire is located at the heart of England with excellent access to the main communications networks of the M1, M40, M45, A14 (A1-M1 Link) A43 and A45
- Initial information suggests that the capacity of sewage treatment works and the existing electrical networks is limited in places.
- There are 51 Doctors surgeries in West Northamptonshire.
- There are 43 dentists in West Northamptonshire under the Northamptonshire Primary Care Trust.
- There are 176 schools in West Northamptonshire.
- More health and education facilities will be needed.
- In West Northamptonshire there has been a total fall of 2,260 social rented dwellings over the past 10 years.
- The average house price in West Northamptonshire is £169,300.
- 80% of West Northamptonshire's rural areas fall within the 20% least deprived areas in the country.
- There is a single pocket in the north of West Northamptonshire that falls within the 50% least deprived areas in the country.
- West Northamptonshire has the 3rd lowest renewable energy generating capacity of the UK regions at 2%, the majority of which comes from the combustion of landfill gas.
- There are no large scale renewable energy schemes in West Northamptonshire.
- The principal areas of woodland comprise the ancient woodland sites and SSSI woodlands associated with Yardley Chase, Salcey Forest and Whittlewood Forest landscapes. Elsewhere across West Northamptonshire, the majority of woodland comprises small woods and copses of a highly fragmented nature.
- Parkland landscapes associated with country estates, for example Althorp and Holdenby, are a notable feature in West Northamptonshire and there is sufficient variety between them to create a diversity of designed landscapes.
- There is only one National Nature Reserve in West Northamptonshire at Buckingham Thick Copse in South Northamptonshire.
- Northampton Borough has a large number of Local Nature Reserves that contribute 139 ha to areas of open space.
- The East Midlands has the lowest proportion of land designated to Sites of Special Scientific Interest in England. Within West Northamptonshire there is one SSSI in Northampton Borough. South Northamptonshire has 13 and Daventry District 8.

Northampton

- In 2001 (Census of Population)
 - 63% of the total population was of working age.
 - 80% of the total working population were economically active.

- 77% of those working were in full time employment.
- The average weekly pay was £349.
- There were 5,475 VAT registered businesses.
- 70% of residents thought that for their local area, over the past three years, that job prospects have got better or stayed the same.
- The University of Northampton is the only university in West Northamptonshire.
- Northampton General Hospital is the only general hospital in West Northamptonshire.
- Northampton is the administrative centre for Northamptonshire with major public administration and business headquarters including Northamptonshire Policy and Northamptonshire Fire and Rescue.
- Northampton has major sport and recreation facilities including professional rugby and football teams, three cinemas, museums and theatres.
- Northampton is the main retail and business centre for Northamptonshire and beyond with over 1,700 retail premises, over 1,600 offices, over 1,000 factories and more than 800 warehouses.
- Northampton has a daily newspaper and two weekly newspapers.
- 70% of Northampton's population travel to work by private motor vehicle (car, taxi or motorbike), 9% travel to work by public transport, 13% travel to work on foot or cycle.
- 13% of Northampton's population travel over 20 km to work.
- 29% of Northampton's residents think that for their local area, over the past three years, that the level of traffic congestion has got better or stayed the same.
- 49% of Northampton's residents think that for their local area, over the past three years, that public transport has got better or stayed the same.
- Northampton is 47 minutes by train from London Euston and less than an hour from Birmingham New Street.
- Average house price in Northampton is £157,100.
- There are pockets of deprivation with in a number of areas in the town being in the 10% most deprived in the country.

Daventry District

- In 2001 (Census of Population)
 - 62% of the total population was of working age
 - 90% of the total working population were economically active
 - 76% of those working were in full time employment
- The average weekly pay was £401.
- There were 3,400 VAT registered businesses.
- 80% of residents thought that for their local area, over the past three years, that job prospects have got better or stayed the same.
- Daventry town has a Country Park.
- Daventry has a range of shops and business premises including almost 400 retail premises, over 300 offices, almost 500 factories and almost 400 warehouses.

- 74% of Daventry district's resident population travel to work by private motor vehicle (car, taxi or motorbike), 3% travel to work by public transport, 11% travel to work on foot or cycle.
- 19% of Daventry district's resident population travel over 20 km to work.
- 46% of residents think that for their local area, over the past three years, that the level of traffic congestion has got better or stayed the same.
- 68% of residents think that for their local area, over the past three years, that public transport has got better or stayed the same.
- Average house price in Daventry district is £212,410.
- The town of Daventry falls within the 60% least deprived areas of the country.
- 41% of residents think that the level of crime has got better or stayed the same.
- Daventry and South Northamptonshire are ranked 1 and 2 in the region for highest carbon emissions per capita in the region.

South Northamptonshire District

- In 2001 (Census of Population)
 - 63% of the total population was of working age
 - 89% of the total working population were economically active
 - 75% of those working were in full time employment
- The average weekly pay was £409.
- There were 3,805 VAT registered businesses.
- 74% of residents thought that for their local area, over the past three years, that job prospects have got better or stayed the same.
- South Northamptonshire is home to the British Formula 1 Grand Prix at Silverstone Circuit and Towcester Racecourse
- South Northamptonshire has a range of shops and business premises including over 300 retail premises, over 300 offices, almost 500 factories and almost 300 warehouses.
- 76% of South Northamptonshire district's resident population travel to work by private motor vehicle (car, taxi or motorbike), 4% travel to work by public transport, 9% travel to work on foot or cycle.
- 21% of the resident population travel over 20 km to work.
- 38% of residents think that for their local area, over the past three years, that the level of traffic congestion has got better or stayed the same.
- 57% of residents think that for their local area, over the past three years, that public transport has got better or stayed the same.
- Brackley and Towcester are the least deprived areas in West Northamptonshire, falling within the 20% least deprived areas of the country.
- The average house price in South Northamptonshire is £236,490.
- 53% of residents think that the level of crime has got better or stayed the same.

Further information on West Northamptonshire can be found at the Northamptonshire Observatory website

www.northamptonshireobservatory.org.uk

Appendix 2: Evidence Base

County Wide

- Northamptonshire Local Transport Plan 2006
- Northamptonshire Landscape Character Assessment
- Northamptonshire Green Infrastructure
- Northamptonshire Joint Waste Management Strategy 2001
- Northamptonshire Commercial Property and Employment Land Assessment
- Northamptonshire Biodiversity Action Plan
- Northamptonshire Gypsy and Travellers' Accommodation and Needs Assessment

West Northamptonshire

- Northampton Longer Term Growth Options Study
- West Northamptonshire Housing Market Assessment
- Northampton Multi Model Study Update
- Strategic Flood Risk Assessment
- Water Cycle Study
- South Northamptonshire and Daventry Crime and Disorder Strategy

Daventry District Council

- Issues Paper 2002
- Daventry District Transport Strategy 2001
- Model Development Areas 2004
- Retail Study 2003
- Housing Needs Survey 2006
- Town Centre Vision 2004
- Daventry District Council Annual Monitoring Report 2005
- Daventry LDF Core Strategy Issues and Options 2005
- Daventry Community Strategy 2006
- Daventry Urban Capacity Study 2004
- Sport and Recreation Audit and Assessment
- Daventry Housing Strategy 2003
- Daventry Economic Development Strategy 2003
- Daventry Rural Revival Strategy 2003
- Sports Development Strategy 2005

Northampton Borough Council

- Northampton Urban Capacity Study 2002
- Northampton Shopping Study Update
- Northampton Strategic Flood Risk Assessment
- Playing Pitch Strategy
- Northampton Community Strategy

- South West District Review
- Allotments Strategy
- Open Space, Sport and Recreation Assessment and Needs Audit
- Northampton Employment Land Study
- Central Area Design, Development and Movement Framework
- Northampton Housing Strategy
- Northampton Housing Needs Survey

South Northamptonshire Council

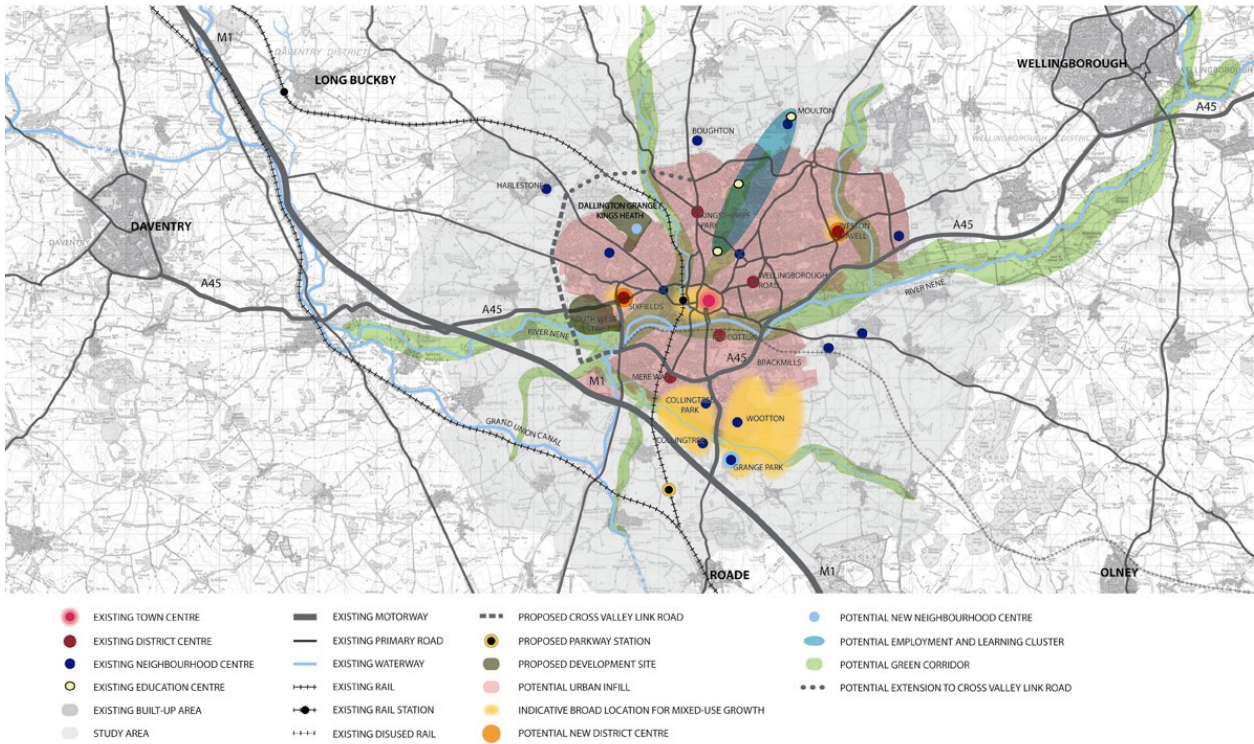
- Infrastructure Assessment for Towcester and Brackley
- Issues Papers (2001)
- Issues Report (2004)
- South Northamptonshire LDF Core Strategy Issues and Options (2005)
- South Northamptonshire LDF Annual Monitoring Report 2005
- Parish Action Plans
- Public Open Space Strategy
- Retail Studies for Brackley and Towcester
- South Northamptonshire Communications Strategy
- South Northamptonshire Community Safety Strategy
- South Northamptonshire Community Strategy
- South Northamptonshire Consultation Strategy
- South Northamptonshire Cultural Strategy
- South Northamptonshire Economic Development Strategy
- South Northamptonshire Environment Strategy
- South Northamptonshire Household Survey
- South Northamptonshire Housing Needs Study
- South Northamptonshire Housing Strategy
- South Northamptonshire Performance Plan
- South Northamptonshire Social Inclusion Strategy
- Urban Capacity Studies for Brackley and Towcester (2005)
- Towcester Multi-Modal Study
- Nathaniel Litchfield Towcester reports
- Northampton Longer Term Growth Study
- Northampton Multi Modal Study Update

Appendix 3: Potential directions for Growth

Northampton

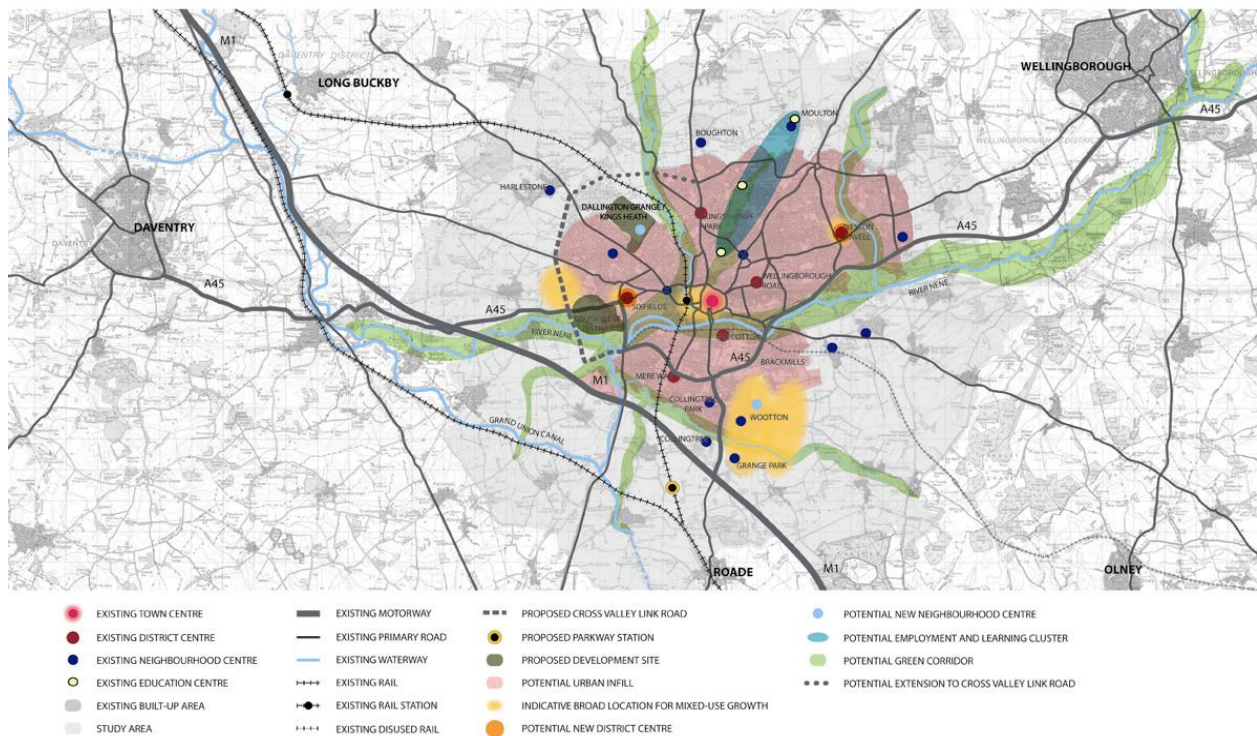
NORTHAMPTON GROWTH OPTIONS: OPTION 1 - SOUTH EASTERN EXTENSION

JANUARY 2007



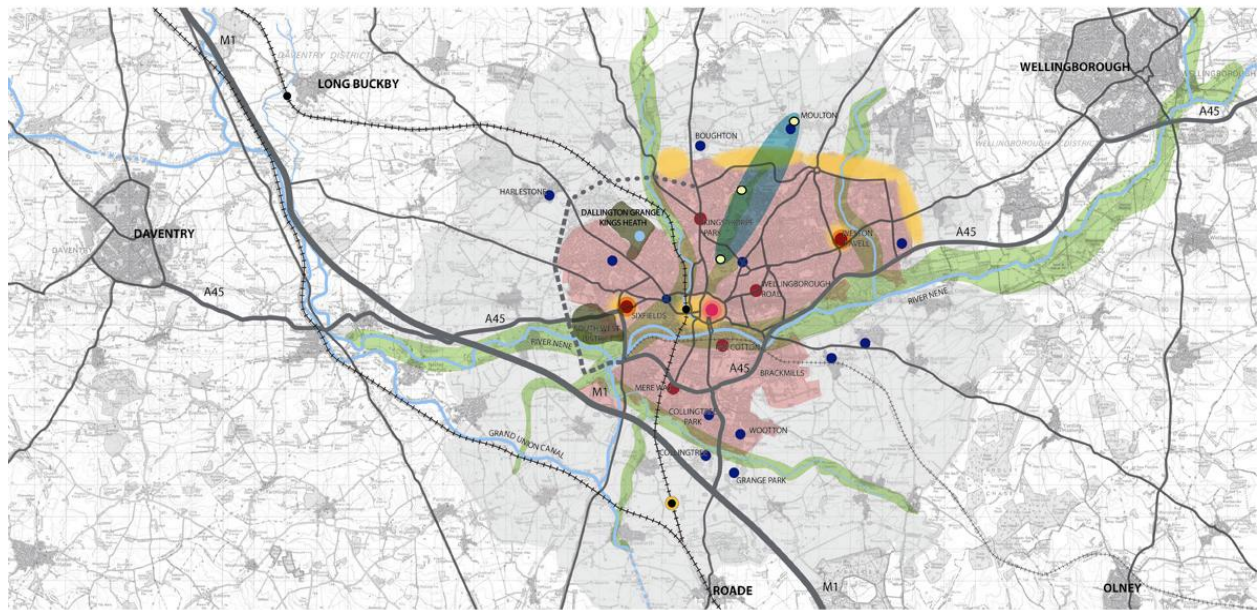
NORTHAMPTON GROWTH OPTIONS: OPTION 2 - SOUTH EASTERN/WESTERN EXTENSION

JANUARY 2007



NORTHAMPTON GROWTH OPTIONS: OPTION 3 - NORTH EASTERN EXTENSION

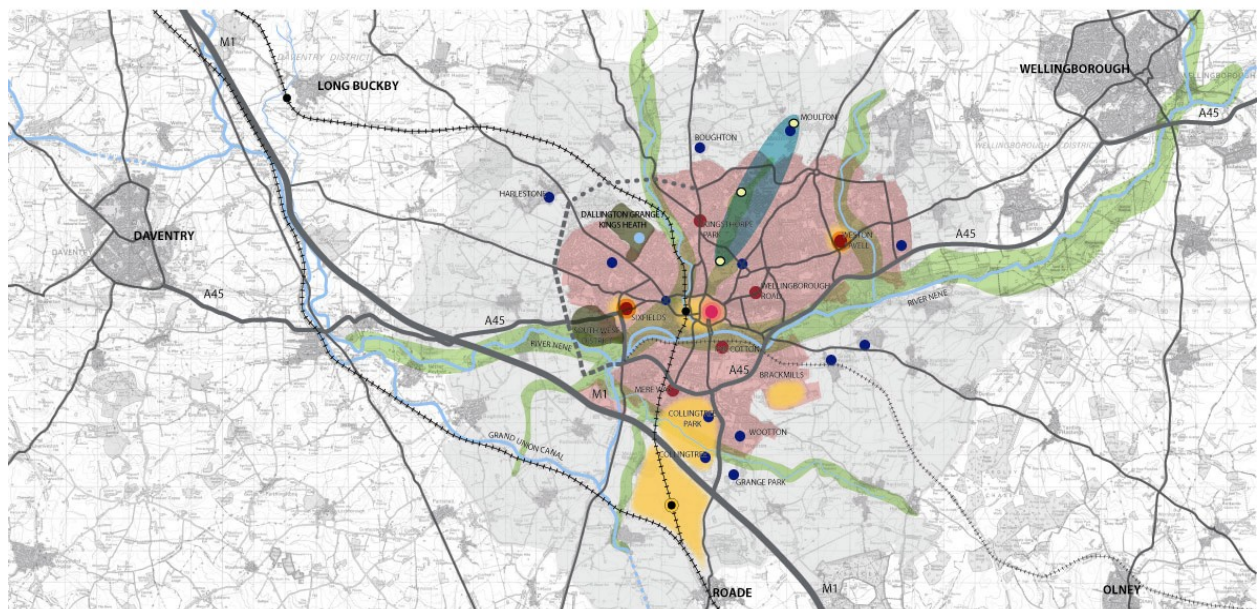
JANUARY 2007



- | | | | |
|---------------------------------|---------------------------|--|---|
| ● EXISTING TOWN CENTRE | — EXISTING MOTORWAY | --- PROPOSED CROSS VALLEY LINK ROAD | ● POTENTIAL NEW NEIGHBOURHOOD CENTRE |
| ● EXISTING DISTRICT CENTRE | — EXISTING PRIMARY ROAD | ● PROPOSED PARKWAY STATION | ● POTENTIAL EMPLOYMENT AND LEARNING CLUSTER |
| ● EXISTING NEIGHBOURHOOD CENTRE | — EXISTING WATERWAY | ● PROPOSED DEVELOPMENT SITE | ● POTENTIAL GREEN CORRIDOR |
| ● EXISTING EDUCATION CENTRE | — EXISTING RAIL | ● POTENTIAL URBAN INFILL | --- POTENTIAL EXTENSION TO CROSS VALLEY LINK ROAD |
| ● EXISTING BUILT-UP AREA | ● EXISTING RAIL STATION | ● INDICATIVE BROAD LOCATION FOR MIXED-USE GROWTH | |
| ● STUDY AREA | --- EXISTING DISUSED RAIL | ● POTENTIAL NEW DISTRICT CENTRE | |

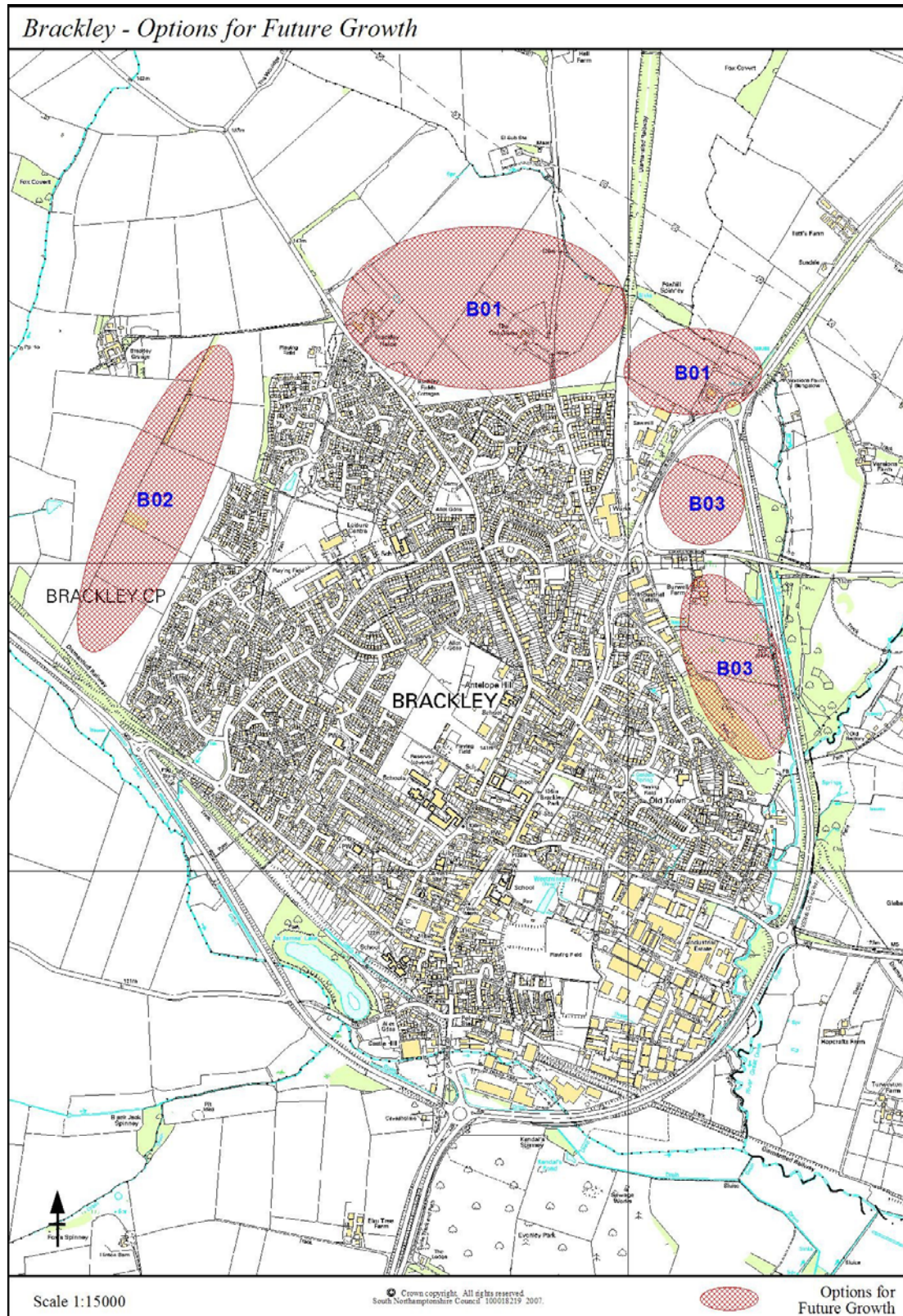
NORTHAMPTON GROWTH OPTIONS: SUPPLEMENTARY OPTION 4 - SOUTHERN/SOUTH OF M1 EXTENSION

JANUARY 2007



- | | | | |
|---------------------------------|---------------------------|--|---|
| ● EXISTING TOWN CENTRE | — EXISTING MOTORWAY | --- PROPOSED CROSS VALLEY LINK ROAD | ● POTENTIAL NEW NEIGHBOURHOOD CENTRE |
| ● EXISTING DISTRICT CENTRE | — EXISTING PRIMARY ROAD | ● PROPOSED PARKWAY STATION | ● POTENTIAL EMPLOYMENT AND LEARNING CLUSTER |
| ● EXISTING NEIGHBOURHOOD CENTRE | — EXISTING WATERWAY | ● PROPOSED DEVELOPMENT SITE | ● POTENTIAL GREEN CORRIDOR |
| ● EXISTING EDUCATION CENTRE | — EXISTING RAIL | ● POTENTIAL URBAN INFILL | --- POTENTIAL EXTENSION TO CROSS VALLEY LINK ROAD |
| ● EXISTING BUILT-UP AREA | ● EXISTING RAIL STATION | ● INDICATIVE BROAD LOCATION FOR MIXED-USE GROWTH | |
| ● STUDY AREA | --- EXISTING DISUSED RAIL | ● POTENTIAL NEW DISTRICT CENTRE | |

Brackley

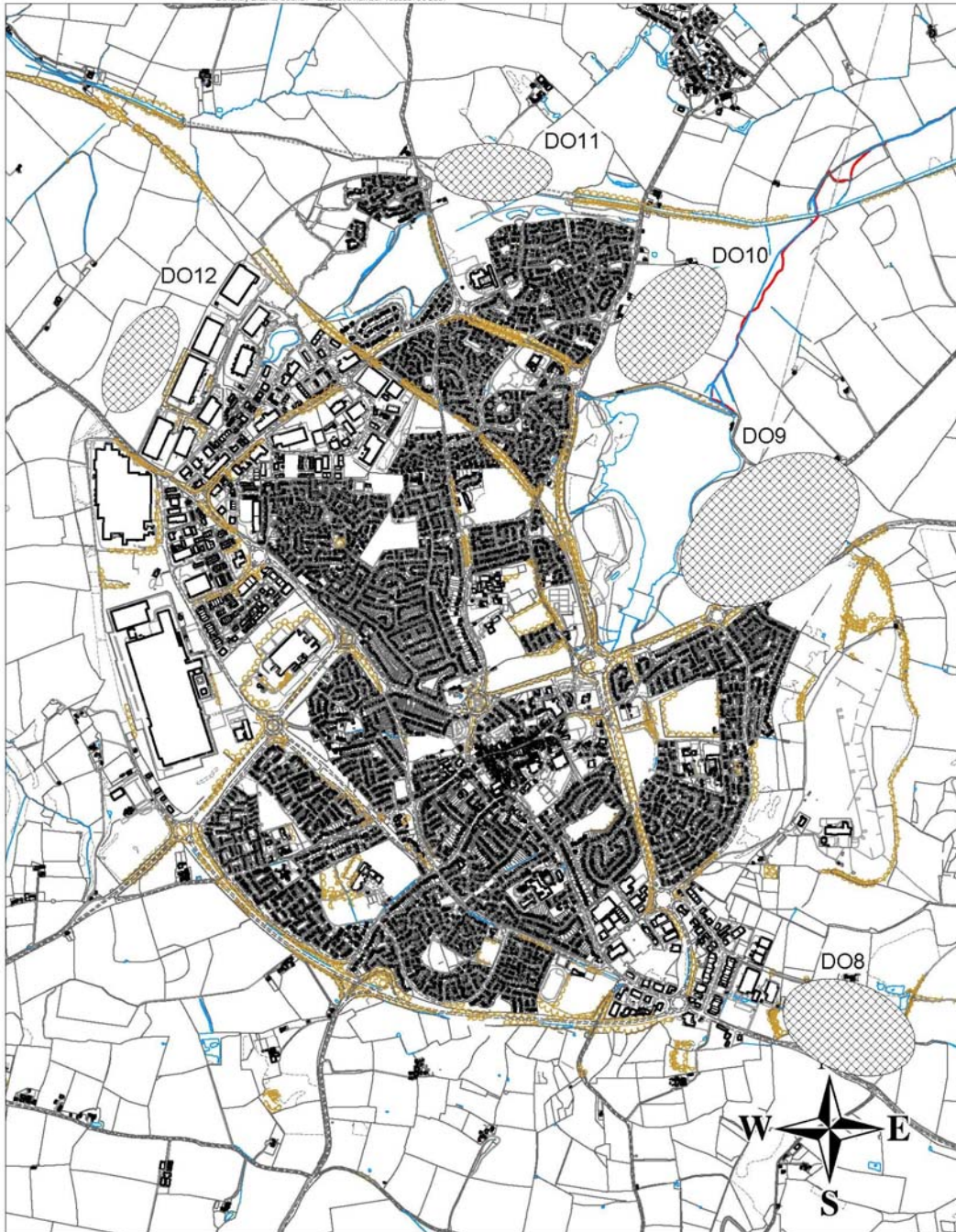


Daventry



Daventry Possible Options

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office Crown Copyright ©
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings
Daventry District Council Licence number 100023735 2007



Appendix 4: Glossary

Title	Definition
Community Strategy	Strategy prepared by Local Strategic Partnerships with the purpose of improving the social, economic, environmental well-being of their areas.
Core Strategy (CS)	Sets out the long-term spatial vision for the local planning authority area and the strategic policies and proposals to deliver that vision.
Development Plan (DP)	Consists of Regional Spatial Strategy (RSS) and development plan documents contained within the Local Development Framework.
Development Plan Document (DPD)	Spatial planning documents that are subject to independent examination. There will be a right for those making representations seeking change to be heard at an independent examination.
Local Development Document (LDD)	A document that forms part of the Local Development Framework. Can either be a Development Plan Document or a Supplementary Planning Document.
Local Development Framework (LDF)	Comprises a portfolio of local development documents which will provide the framework for delivering the spatial planning strategy for the area.
Planning Policy Statement (PPS)	Government statements of national planning policy guidance. RSS and LDFs must be consistent with PPSs. Formally known as Planning Policy Guidance (PPG).
Regional Spatial Strategy (RSS)	Prepared by the regional planning body. It will set out the policies in relation to the development and use of land in the region and will be approved by the First Secretary of State. (Formally known as Regional Planning Guidance RPG)
Northampton Longer Term Growth Study (EDAW, WS Atkins and GVA Grimley)	<p>Commissioned by Daventry District, Northampton Borough and South Northamptonshire Councils the study identifies the longer-term growth options for Northampton. The purpose of this study was to undertake a strategic analysis of potential sustainable growth options to inform the preparation of the Joint Core Strategy and site-specific allocations documents for the Northampton Implementation Area.</p> <p>Available for viewing and download from any of the Councils' websites or for purchase from the Councils.</p>

* For a more comprehensive glossary of planning terms please go to:
<http://www.planningportal.gov.uk/england/professionals/en/1018892037172.html>