



**NORTHAMPTON  
BOROUGH COUNCIL**

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# **Northampton Central Area Action Plan**

**DRAFT  
Issues and Options Discussion Paper**

**September 2007**

## CONSULTATION

### **What is this consultation all about?**

1. This Central Area Action Plan discussion paper has been prepared for public consultation. There will be a 6 week period in which representations should be made. Comments received after the 6 week period will be considered as far as the Plan's preparation timetable allows. All comments received will help inform the next stage of the Central Area Action Plan which is Preferred Options. This is currently scheduled for December 2007/January 2008.
2. Northampton Borough Council is committed to involving local people, businesses, visitors and other key stakeholders in the preparation of the Central Area Action Plan from the earliest stage so that everyone can be fully involved in decisions that will help shape the regeneration of the Central Area and increase its profile.
3. This paper sets out the main issues that have been identified so far. It does not seek to set out all the possible issues and alternative options affecting the Central Area. It represents initial thoughts and provides the opportunity to raise new issues and options through continuous public involvement.
4. A further purpose of this Paper is to request from all landowners and other stakeholders in the Central Area, potential sites for development which are not included in this report, for consideration by the Council. Proposals for development should include a clear site address and associated map, with a description of the proposed uses, and a statement of justification.

### **How is the discussion paper structured?**

5. The paper is divided into 10 chapters. The paper:
  - ❖ explains why we are publishing a discussion paper
  - ❖ outlines the background information and technical studies on which the issues and options to date have been based on
  - ❖ provides a draft vision and strategic objectives for the Central Area
  - ❖ raises issues and options for key themes affecting the Central Area
  - ❖ proposes how to deliver the strategic objectives
  - ❖ explains what we are going to do next

### **When should you make comments by?**

6. The formal consultation period for this paper is 6 weeks from XX to XX. Comments should be sent to the LDF team at Northampton Borough Council (contact details below) by 5pm on XX November 2007. (*Exact dates will be decided following Cabinet approval of Draft Issues and Options Discussion Paper*)

## **How can you make comments?**

7. Northampton Borough Council would like to know what you think about the draft vision, the draft strategic objectives and the draft issues, options and proposals raised for meeting the objectives.
8. Questions are asked throughout the discussion paper to help you tell us what you think. A summary of all the questions is given at the end of the paper. The pages are perforated, so you can use them to answer the questions as you go through the discussion paper before returning them to the Council.
9. To respond to the issues and options identified in the discussion paper, please fill in the summary of questions given at the end of the paper. These can also be downloaded from the Council's website, [www.northampton.gov.uk](http://www.northampton.gov.uk). or completed on line – go to On-line Forms (under “Key Information”) → Environment → Planning.
10. Please clearly mark your responses “**Central Area Action Plan Issues and Options Response**” and return:–

☞ by hand, to the One Stop Shop in the Guildhall, St Giles Square

☞ by post, fax or e-mail to:

LDF Team  
Planning Policy and Conservation Section  
Northampton Borough Council  
Cliftonville House  
Bedford Road  
Northampton  
NN4 7NR  
Fax: 01604 837527  
Email: [ldf@northampton.gov.uk](mailto:ldf@northampton.gov.uk)

For further information, please telephone the LDF team on 01604 838907

**ALL COMMENTS AND VIEWS RECEIVED ON THE ISSUES AND OPTIONS  
DISCUSSION PAPER WILL BE CAREFULLY CONSIDERED AND MADE  
AVAILABLE TO THE PUBLIC**

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List of plans/diagrams *(N.B. Not included but will be available, together with draft plans/diagrams at Cabinet Meeting 3/9/07)*

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Glossary

**Northampton:  
A town of the future that values the past.**

## 1. Introduction

- 1.1. Northampton is a place of change and growth. It is a key component in the Government's programme of developing sustainable communities. By 2026<sup>1</sup> the whole town will have grown significantly. Past change is evident in the town's unique built heritage. The town must adapt and revitalise to meet the twin challenges of change and conserving its historic past. To enable these two challenges to be faced the Central Area Action Plan (CAAP) will guide that Area's future development. The Central Area includes what most people would identify as the 'town centre', the central retail, leisure and commercial hub of the town, together with adjoining areas of commercial, residential and mixed use. A Plan showing the boundary of the Central Area is included in Chapter 2.
- 1.2. The CAAP will provide the basis for co-ordinating the actions of a range of partners with an interest in the Central Area. Area Action Plans are new-style planning documents, targeted at areas of significant change and conservation. They should integrate land use, transport and regeneration proposals with clear mechanisms for delivery.
- 1.3. This Issues and Options Discussion Paper has been prepared in the light of the earlier consultation facilitated through the Town Centre Commission, and a range of background documents, which together form the current evidence base. This evidence base is discussed in more detail in Chapter 3.
- 1.4. The paper includes draft spatial vision, strategic objectives, and key issues and options for the development of the central area over the next 20 years have been derived from the evidence base. A number of questions are posed throughout the document to generate feedback.
- 1.5. This Paper provides an opportunity for all interested parties to have their say in the future development of Northampton's Central Area. The feedback received from this document will be used to develop Preferred Options for future development. The CAAP will be developed from the Preferred Options feedback and is due to be adopted in May 2010. Once adopted it will be kept under annual review and will be revised to adapt to changing circumstances. Any future revisions will be consulted upon in the same way as this process.
- 1.6. It is essential that the Central Area be well managed to improve; the quality of life, the environment, opportunities for high quality employment, retail, housing, leisure and cultural development and investment.
- 1.7. The Central Area Action Plan will establish planning policies for the Central Area of Northampton, until 2026. It will:
  - Manage growth and change in the Central Area by establishing development and design principles
  - Ensure the protection of areas and places sensitive to change (this is in addition to the conservation areas in the Central Area)
  - Be deliverable.
- 1.8. The Central Area Action Plan will be the basis for planning decisions made in the Central Area, by West Northamptonshire Development Corporation (the Planning

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<sup>1</sup> Regional Spatial Strategy for the East Midlands adopted until 2026. This document determines the growth to be planned in Northampton.

Authority currently determining most applications in the Central Area with the exception of listed buildings), Northamptonshire County Council, the strategic transport and minerals and waste planning authority, and Northampton Borough Council. The latter has responsibility for detailed development plan matters such as this Plan and the determination of certain minor planning applications. The responsibilities and arrangements for preparing the strategic planning context for the CAAP are discussed in the next section. The CAAP will also direct investment and form the basis for regeneration in the Central Area.

- 1.9. This chapter continues by setting the planning policy context for the CAAP. It then summarises the key characteristics of the area. Later chapters explore what has been happening recently in relation to planning of the Central Area and key issues and options for retail and cultural development and regeneration, accessibility and the transport network, the public realm, community regeneration and conservation and built environment. The final chapter sets out the next steps in the process of producing the CAAP.

## Policy Context:

### The planning System:

#### The Act:

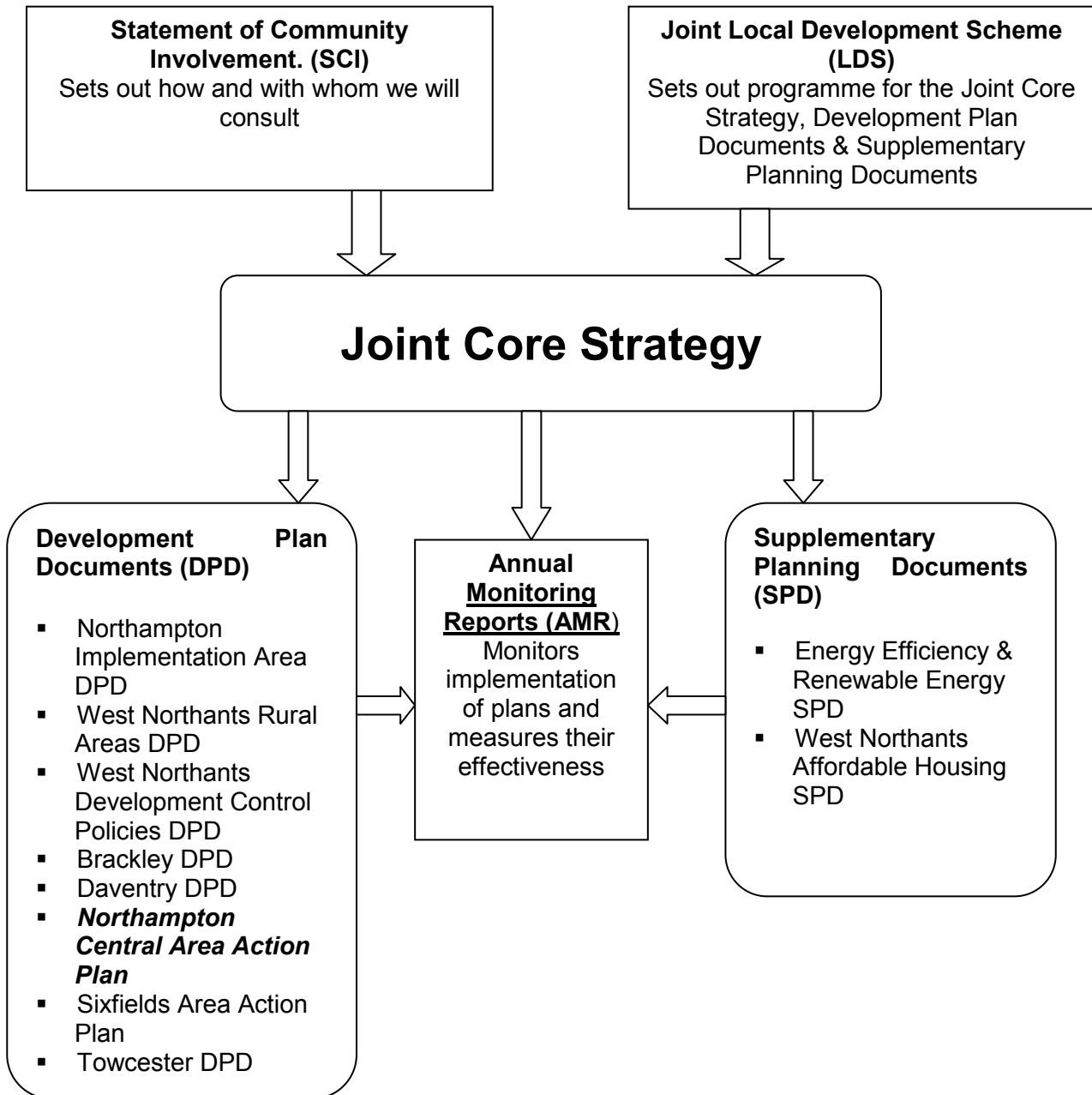
- 1.10. The Planning and Compulsory Purchase Act (2004) introduced a new system for planning aimed at streamlining the planning process, replacing the old Local Plan system. The new system, called the Local Development Framework, requires a number of documents to be produced creating a 'portfolio' of documents.
- 1.11. Northampton Borough Council is working with Daventry District and South Northamptonshire District, to produce co-ordinated Local Development Frameworks (LDFs) for the growth area of West Northamptonshire. The three Councils are producing a Joint Core Strategy (JCS) for West Northamptonshire. The Joint Core Strategy will consider the strategic issues affecting the whole of Northampton, including a transport strategy for the town and establishing the relationship of the Central Area with district and local centres. The JCS will provide the main context for CAAP by making decisions in principle. CAAP's purpose is to flesh out the policy detail and focus on implementation. The CAAP must meet the objectives of the Joint Core Strategy. This is important to ensure that the targets for growth are met and to deliver sustainable development<sup>2</sup>. Preparation of the CAAP is being integrated with the evolving Joint Core Strategy. A diagram showing the components of the West Northamptonshire Local Development Frameworks is provided in Figure 1. It identifies where the CAAP fits into the process.

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<sup>2</sup>**Sustainable development** – defined as development which "meets the needs of the present without compromising the ability of future generations to meet their own needs." (United Nations 1987, "Report of the World Commission on Environment and Development")

1.12. A full list of the documents in each of the three Authorities' Local Development Framework, and the timetable for delivery, is given in the Joint Local Development Scheme (LDS) published in March 2007<sup>3</sup>.

**Figure 1 West Northamptonshire Local Development Frameworks**



**Process:**

1.13. The Area Action Plan is a Development Plan Document (DPD) and is prepared according to central government guidance and legislation.

<sup>3</sup> Local Development Scheme – available for reference at local libraries, the Guildhall, Cliftonville House or on the website at [www.northampton.gov.uk](http://www.northampton.gov.uk)

1.14. There are a number of key stages:

- (i) **Issues and Options** – the development of issues and options and testing of these options with local communities, businesses and all other local groups;
- (ii) **Preferred Options** – public participation on the Council’s “preferred options” document;
- (iii) **Submission Draft** – the Council submit the Area Action Plan to the Secretary of State for examination by an independent Planning Inspector;
- (iv) **Adoption** – the Council adopt the Plan, having amended it in the light of the Inspector’s binding report

1.15. Public consultation is at the heart of producing a Development Plan Document. Northampton Borough Council has set out its policy for carrying out public consultation in the Statement of Community Involvement<sup>4</sup>. The public consultation for the Issues and Options stage will be in accordance with this document.

1.16. Apart from public consultation, conformity with planning policy is key. Development Plan Documents (such as Area Action Plans) must conform to national government planning policy, the Regional Spatial Strategy for the East Midlands (RSS8) and the Joint Core Strategy. For the preparation of the CAAP, there are a number of key pieces of planning policy, these are:

- Planning Policy Statement 6: Planning for Town Centres. This document sets out the government’s objectives and planning policies for town centres. This document seeks to deliver the key objective of promoting viability and vitality in the towns.
- The Regional Spatial Strategy (RSS): In this document Northampton is identified as one of the principal urban areas within the East Midlands. Northampton Central Area, therefore, has a key role to play as a regional centre for retail and other services, for the town, and for the wider area. The RSS requires the preparation of a Development Plan Document to provide long-term planning policies to upgrade and extend the quality of existing facilities and to revitalise Northampton’s Central Area, hence the preparation of the CAAP.
- Milton Keynes and South Midlands Sub Regional Strategy: Adopted in March 2005, this Strategy forms part of the regional policy basis for the preparation of statutory Local Development Documents such as this Central Area Action Plan.

The document, which was the subject of extensive consultation and public examination, sets out the following policy framework for Northampton Central Area:

*“Northampton Borough Council, in partnership with other relevant bodies, will prepare an LDD to provide a long-term framework for revitalising and upgrading the quality and facilities of the central area, including:*

- *developing the area around and including the railway station not only as a transport hub for the town, but also as an attractive and vibrant gateway to the town centre and focus for development;*

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<sup>4</sup> Statement of Community Involvement – available for reference at all local libraries, the Guildhall, Cliftonville House and on the NBC website [www.northampton.gov.uk](http://www.northampton.gov.uk)



- *improving the range and quality of retail provision by increasing comparison and convenience floorspace, and linking this into a revitalisation of the rest of the central area incorporating attractive links to the railway station and waterfront areas;*
- *making the central area the focus of a range of employment opportunities with a particular emphasis on offices, through provision of large office space through to small office suites in both new and converted accommodation;*
- *developing cultural/heritage tourism by enhancing the existing cultural heritage facilities and attractions, and through the provision of new facilities; and*
- *increasing the range of centrally located overnight accommodation.”*

## **The Evidence Base**

1.17. The issues have been developed through an examination of the evidence base that has been collected to underpin the Area Action Plan. The evidence base consists of national and regional planning policy, best practice guidance, background studies, Census statistics and other published data, and consultation feedback.

## **Sustainability Appraisal:**

1.18. The Area Action Plan will need to be informed and modified by the process of Sustainability Appraisal, which will test out the Plan's effect on agreed sustainability objectives. The first stage in the Sustainability Appraisal process is the preparation of a Scoping Report. The purposes of the Scoping Report are to identify other plans or programmes and sustainability objectives, collect baseline information, identify sustainability issues and develop a suitable framework for assessing the sustainability of the Plan. The Scoping Report was completed in January 2007 and has been subject to statutory consultation.

1.19. This discussion paper will be subject to sustainability appraisal using the framework referred to above. This sustainability report will inform, and be part of, the consultation at the Preferred Options stage.

## **2. Central Area Context:**

### **Central Area Context:**

- 2.1. Despite growth in the population of Northampton and Northamptonshire, the Central Area has not seen similar growth and investment. The growth of out-of-centre retailing and business areas has resulted in several major employers and retailers moving out of the Central Area. Whilst there has been a growth of new apartment development and a rise in the number of pubs and restaurants operating in the centre, there is an urgent need to reverse the image of a Central Area in partial decline. With the inclusion of Northampton as a significant element of the Government's growth agenda a key challenge is to try and realise the potential that Northampton has to become a regional centre. This will benefit not only the Borough itself but assist in the enhancement of Northampton's traditional market town role.
- 2.2. The area proposed to be covered by the Central Area Action Plan is shown on Figure 2. It covers the main shopping areas, of Abington Street, Grosvenor Centre and the Market Place, together with adjoining areas of commercial, residential and mixed use. The boundary includes areas that have important, strategic links with the centre; these include the railway station to the west and the riverside to the south.

### **Northampton's Central Area Key Characteristics:**

#### **Demographic:**

- The Central Area is home to around 9% of Northampton's population.
- The area covers two of Northampton's electoral wards, Castle and St Crispin
- Castle Ward contains a number of Super Output Areas, which appear in the index of multiple deprivations. One of these areas is included within the top 3% of deprived areas in England.

#### **Character and Environment:**

- The Central Area retains its historical character and there are four conservation areas in place, albeit that the addition of poor modern buildings now detract from certain areas.
- The Mounts Baths is the only Art Deco swimming pool in the country, and it still retains its original use.
- The Central Area has a high percentage of accessible open space, both Becket's Park, and the Racecourse to the north of the Central Area, and Abington Park to the east.
- Most of the housing stock in the Central Area is pre-war. Some of the old Boot and Shoe factories have been converted into apartments.
- The river is a natural resource and is located to the south of the Central Area

#### **Employment, Retail and Leisure:**

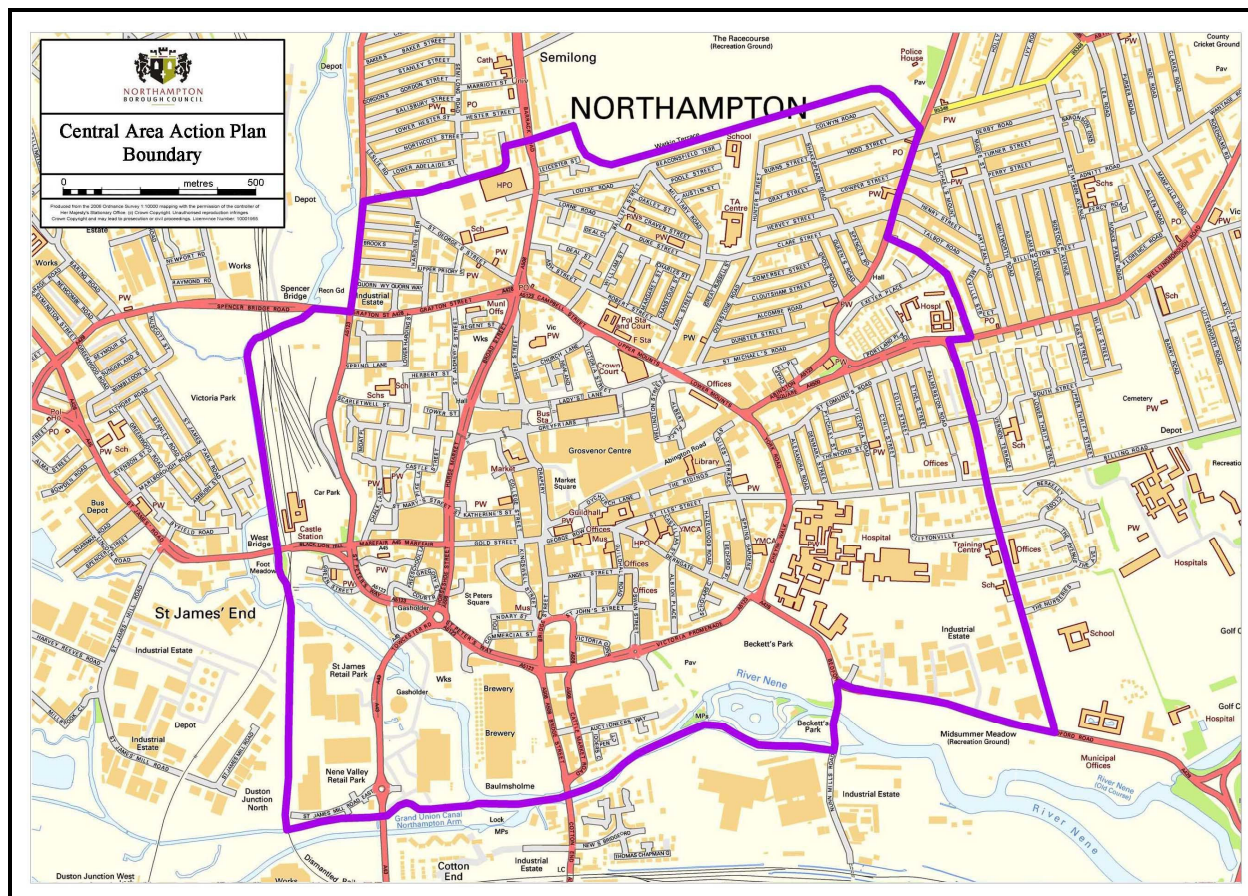
- Northampton has a large retail offer, but is in direct competition with other large towns, such as Milton Keynes

- The Hospital is located to the east of the Central Area and provides facilities for a wider area
- There is one main employment site at Bedford Road. However there are several other industrial sites including Carlsberg Brewery and the railway sidings at Castle Station.

**Transport and Movement:**

- The town centre is enclosed within the inner ring road.
- The bus station is currently located adjacent to the Grosvenor Centre
- Castle Station, whilst on a loop line, provides links with both London and Birmingham, along the West Coast Main Line.
- Abington Street, which is one of the main shopping areas, is pedestrianised.
- There are a number of one-way systems in operation around the Central Area.

**Figure 2 Boundary of the Central Area Action Plan**



### **3. What Has Happened So Far**

- 3.1. Community involvement is a key element of the new planning system and authorities are now expected to involve the community at an early stage in the preparation of Local Development Documents. This is essential to achieve local ownership and legitimacy for proposals. The Borough Council has adopted a Statement of Community Involvement, which sets out the Council's approach to involving the community in the planning process. It already has established Forums to encourage greater involvement from particular community interests and the traditionally harder to reach groups. In the case of CAAP, the community of interest is made up of a broad spectrum of businesses, retailers, residents and organisations across Northampton and its catchment area since so many people and organisations have an interest in the future of Northampton Central Area.

#### **Town Centre Commission**

- 3.2. The Council has established a Town Centre Commission to provide a mechanism for community involvement in the preparation of CAAP. The Commission is formed of people drawn from a range of organisations including the voluntary, business, transport, education and public sectors. A workshop was held on 8 October 2005 to establish urban design principles. The feedback from the Commission's work has informed the preparation of this Issues and Options Discussion Paper. Further information is contained in the background evidence paper referred to in paragraph 3.7.

#### **Community Forums**

- 3.3. Meetings have been held and the feedback used to inform the preparation of this paper. Further information is contained in the background evidence paper referred to in paragraph 3.7.
- 3.4. Many initiatives, projects and proposals impacting on the Central Area exist. These include local authority led schemes, private developments and proposals, public sector projects and community initiatives. All are at various stages in development. Generally most are consistent with the broad policy framework for the central area established at the sub regional level. A key issue, however, is to make sure that a co-ordinated approach is taken to progressing matters with the inter-relationships between the various projects acknowledged and fully explored to make sure that potential conflicts are minimised.
- 3.5. Some of the above have been the subject of previous consultations by the Borough Council. These initiatives have been carried out outside the statutory planning process and before the formal start of work on CAAP. However, the results of these "front-loading" public involvements are still important in informing CAAP's evidence-base, and a summary of the key initiatives, projects and proposals are included in this report so that people can have a complete understanding of what may happen in the Central Area, and be able to comment on all proposals.
- 3.6. Therefore, a further purpose of this report is to request from all landowners and other stakeholders in the Central Area, potential sites for development which are not included in this report for consideration by the Council. Proposals for

development should include a clear site address and associated map, with a description of the proposed uses, and a statement of justification.

- 3.7. Results of past consultations form an important part of the evidence base. A separate paper summarises the key points to emerge from previous consultations.

### **Conservation Area Reviews**

- 3.8. Three of the Central Area's Conservation Areas (Derngate, St Giles, and All Saints) have been re-appraised. Minor modifications to the boundaries of Derngate and St Giles have been agreed following public consultation. The public consultation on the proposed changes to All Saints ended on Sept 7<sup>th</sup> 2007. The re-appraisals include new management plans for the areas.

#### Derngate

- 3.9. This Conservation Area was first designated in June 1986. The re-appraisal was adopted in September 2006, following public support for the proposals. Boundary extensions were agreed as follows:

- To include the full extent of Guildhall Road in the Conservation Area,
- To include the whole of Hazelwood Road,
- To include the fine Victorian properties in Castilian Terrace,
- To include the central portion of St Giles Street.

- 3.10. Four areas were highlighted for enhancement:

- Improving the area of green space at the junction of Derngate and Albion Place,
- The sensitive redevelopment of the Albion Place car park,
- The sympathetic redevelopment of part of St Giles Street South,
- The redevelopment of the health centre site in St Giles Street North.

#### St Giles

- 3.11. St Giles Conservation Area was also first designated in June 1986, and its re-appraisal was also adopted in September 2006. Again, there was widespread public support for the changes, including the following boundary amendments:

- The exclusion of the Grade 11 Listed Becketts Well,
- The inclusion of Spring Gardens,
- The inclusion of the Manna House, St Giles Street.

- 3.12. Two areas were agreed for enhancement,

- The redevelopment of the single storey office building adjacent to the Manna House, and
- the replacement of the existing telephone exchange by a building of more appropriate scale and form.

### All Saints

3.13. This Conservation Area was designated in January 1976. It has recently been re-appraised and went out to public consultation during August/September 2007. Its proposals are:

- To extend the boundary along the west of the Drapery and Bridge Street,
- To extend the boundary to the north-west, to include the whole of the Market Hall and College Street,
- To enhance Gold Street,
- To enhance the south side of Bridge Street, and
- To enhance the Market Square.

3.14. The Council will consider the results of the public consultation before adopting the proposals.

### **Regeneration Areas**

#### Programme and Project Priorities

3.15. The work to date has identified a wealth of regeneration opportunities and potential projects. The organisation and grouping of projects and programmes has created a project list with the Central Area proposed as the highest programme priority. Proposed key projects are:

- Central area feasibility study (more of an essential forerunner than a straight priority). This work has progressed significantly to the point where a vision for the Central Area has been produced and presented to members and the Town centre Commission.
- Grosvenor/Greyfriars – focal retail development and expansion.
- St Johns / County hall / Angel St area – development of a cultural quarter.
- Breathing Spaces – creating quality open space and public realm focused on improving the areas of highest deprivation.
- Castle Station – major development of high quality office / employment/ housing/transport interchange.
- Public realm programme to create exceptional public realm
  - Gold St / Marefair
  - Market Square
  - Abington St
  - Cultural Mile
  - The Cross
  - The Waterways
  - Approaches
  - Gateways
  - The Racecourse
- Great Russell Street – links Town Centre to University with live work units.
- The Mounts Car Park.
- St Peter's area – Three projects in close proximity

- Freeschool Street – mixed use development expanding quality of town centre
- St Peter's Way – mixed use (residential prominence) along riverside
- St Peter's Square Car Park – retail development probable food store and multi-storey car park
- Bridge St / Waterfront – expansion of social uses and opening up mixed use (emphasis on residential) adjacent to river.

3.16. Of these projects it is proposed that the Grosvenor/Greyfriars retail led scheme, St Johns Cultural quarter, and Gold St/Marefair Public Realm form the initial priorities on the basis of deliverability in terms of land ownership and funding since they are clearly central to the regeneration needs of the Central Area. At its meeting on 12<sup>th</sup> December 2006, the Town Centre Commission supported the proposal that the Council continue to bring forward these projects as soon as possible with its partners. Cabinet agreed these proposals on the 19<sup>th</sup> December 2006.

### **Central Area Design, Development and Movement Framework**

3.17. The Central Area Design, Development and Movement Framework ("The Central Area Framework") was jointly commissioned by the Borough Council, County Council, WNDC and English Partnerships. Produced by the Building Design Partnership (BDP) the Central Area Framework, together with its supporting studies, provides an evidence base for the CAAP. The Framework converts research and ideas into a proposed vision for the Central Area. It has been used to consult widely within the relevant local authorities and with the Town Centre Commission. A generally favourable response has been received, helping the vision develop into that included in the Final BDP Report, November 2006.

3.18. The Framework includes a townscape appraisal which illustrates areas of good, neutral and poor townscape. Townscape is broken down into landmarks, routes, barriers and frontages: "landmarks" are key buildings or spaces; "routes" are the main streets within the centre; "barriers" refers to the severance effect of traffic dominated routes, but also to buildings which block easy pedestrian movement; and "frontages" are the built frontage to the main streets and spaces.

3.19. During February-March 2007, the Central Area Framework was made publicly available and used as a discussion document to generate issues, and ideas for the future of the Central Area. The feedback on the Framework has been used in the development of this issues and options discussion paper.

3.20. It is important to recognise that the BDP Final Report, whilst an important piece of consultancy work, does not form planning or other policy of the Northampton Borough Council. It identifies opportunities for regeneration in the town over a long term and much more work is required before any individual project is approved, especially where people's homes or businesses are identified or where people's lives are affected. This further work includes additional consultation through this CAAP and other documents like the JCS.

## **Public Realm Implementation Framework**

3.21. This document is also being developed by BDP on behalf of Northamptonshire County Council and is due to be completed later this year following public consultation. Once complete it will provide an overall strategy for Public Realm within the Central Area of Northampton. Future Public Realm development will then be implemented in conformity with the strategy. The benefits are a co-ordinated approach to the Public Realm with consistent use of materials that will enhance the public spaces in the Central Area. When funding is available the different areas of the Central Area can be enhanced in accordance with the strategy. Running alongside the strategy is the work being done on Marefair, Black Lion Hill and Gold Street. The materials and design to be used in these areas reflect the initial work on the strategy, and will compliment the other parts of the central area documented in the strategy.

## **Retail and Leisure Study**

3.22. This report was prepared in August 2006 by retail planning consultants CB Richard Ellis (CBRE) and forms an appendix to the Design, Development and Movement Framework.

3.23. The main conclusions of the report were that:

- Every effort should be made to bring forward substantial comparison goods led retail development in the town centre, to create a step change in Northampton's offer, thereby better meeting the needs of its catchment population and enabling them to meet a wider range of their shopping requirements close to where they live.
- There remains a need for an improved supermarket offer in the town centre. In assessing proposals that come forward it will be very important to ensure that a meaningful supermarket presence is maintained within the town centre. There is capacity for convenience retail provision of approaching superstore scale at 2011.

## **Town Centre Health Check**

3.24. This report was also prepared by retail planning consultants CB Richard Ellis (CBRE) and again forms an appendix to the Design, Development and Movement Framework, November 2006.

3.25. The main conclusions of the report were that:

- Overall, Northampton is a healthy and vibrant location. The level of demand from retailers to locate in the centre, the fairly diverse retail offer and the shop unit vacancy figures suggest this is the case.
- However, if Northampton is to compete efficiently with other centres – such as Milton Keynes and Bedford – then it must continue to evolve and improve. In that respect, the health check identifies a number of key aspects of the current town centre offer which are in need of improvement:
  - A greater representation of higher order/luxury goods retailers;
  - Provision of larger retail units to meet retailer requirements;
  - An increased convenience retail offer;
  - A more compact centre;
  - Improvement to the environmental quality of the centre;



- Improvements to the centre's accessibility, and particularly relating to the quality of the bus station and evening bus services, cycle facilities and links to the train station. Wider pedestrian links to surrounding residential areas are considered to be poor, especially due to severance caused by the inner ring road;
- Improvement to the attractiveness of Northampton's cultural / entertainment offer.

### **Property Market Review**

3.26. This report was prepared by CBRE and forms an appendix to the Design, Development and Movement Framework, November 2006. The report provides an examination of the key property market sectors relevant to the town centre.

3.27. The main conclusions of the report were that:

- Retail development is required in order for Northampton to maintain its current size and status. However, there is currently a low level of development activity with only the extension to the Grosvenor Centre planned.
- Demand exists from restaurant operators which may be suitable to further expand the current provision, particularly to cater for the family market. Very limited potential for increased hotel and conference provision.
- Local agents have identified demand for apartment properties in the mid-market bracket, despite a current increase in development of these properties. (Since this Report was produced the market now suggests the need is for more family size homes).
- Some small scale B1 uses may be welcome on the town centre periphery.
- The town sector office market is dominated by local firms, with most larger employers located on out of town business parks. Low vacancy levels, second hand stock and a lack of development suggest an opportunity for town centre office development. However, this needs to cater for local business tenants and provide parking in order to compete with out-of-town space.

### **Retail and Business Survey Report**

3.28. This report was prepared by retail planning consultants CBRE and forms an appendix to the Design, Development and Movement Framework, November 2006. In February 2006, CBRE carried out a postal survey of all retailers, service operators and other companies in Northampton town centre.

3.29. The main results of the survey were that:

- The majority of respondents have seen stable workforce numbers.
- The greatest number of respondents felt that their business was 'steady'.
- When analysing these responses by area, a number of areas are seeing a particularly declining trend. These are Bradshaw Street/Sheep Street, Gold Street/Marefair, The Drapery and St Giles Street and St Giles Square areas. Areas of the town that are doing particularly well are Derngate, Abington Street and Abington Square areas.
- The greatest number of respondents have stayed in their current business location for between 2 and 10 years.

- Respondents were asked to comment on the trading advantages and disadvantages of their current locations. Many of the individual areas have specific problems which could potentially benefit from individual development strategies. However some improvements at a town centre level would be welcomed by many of the businesses. The most obvious of these is parking – mentioned by a particularly high number of respondents. Most respondents requested increasing parking levels in the town centre, particularly on the road side for ease of shoppers. However, the complaints regarding congestion and access in the centre suggest public transport improvements or even a park and ride scheme, as suggested by some businesses, may be more appropriate. Secondly, increased police presence and CCTV throughout the town was widely requested, with the problems of antisocial behaviour both in the day and night time highlighted by many respondents. Another common suggestion is cleaning up the streets to improve the attractiveness of the town, and encourage a better retail offering to draw shoppers into the centre and prevent leakage to the surrounding out-of-town retail parks.

### **Northampton Employment Study (July 2006)**

- 3.30. In accordance with government guidance in PPS3 (Housing), an employment land review was commissioned by the Borough Council. The Study undertaken by Innes England/Roger Tym and Partners assessed the need for employment land over the period 2001-21 and current supply. The study identified a shortfall of between 25 -55 hectares of land for office development, depending upon whether future development takes place at high density in town or at relatively low density out of town.

### **Castle Station Masterplan**

- 3.31. Castle Station is the entry point to the town for visitors arriving by train and needs to provide an attractive arrival point. As an important public building it needs to be more visible. The Building Design Partnership (BDP) was jointly commissioned by WNDC, Northampton Borough Council, Northamptonshire County Council, Network Rail, and Invest Northamptonshire to deliver a masterplan for the Castle Station site. BDP's Final Report 'The Regeneration of Northampton Castle Station' was published in March 2006. The masterplan proposals include a bus/rail interchange, upgraded station, better station car parking provision, mixed use development (offices/housing/hotel) and improved pedestrian links to Spring Boroughs.

### **Northampton Waterside January 2005 (Northampton Borough Council/Halcrow)**

- 3.32. Along and around the River Nene, development has turned its back on the river resulting in a poor quality environment, with little activity as people choose to not visit the area. The Masterplan develops a strategy to reverse this process for the area from Duston Mill Reservoir to Barnes Meadow. The key objectives are to emphasise the key characteristics of the River Valley corridor, enable linkages between the cultural centre of the town and the surrounding historic parks and landscape and give specific attention to the Becket's Park area as a gateway to the town.

### **West Northamptonshire Housing Market Assessment**

3.33. This report, prepared by DTZ and published in June 2007, provides contextual housing market information and recommendations for the whole of West Northamptonshire. In relation to the Northampton Implementation Area the recommendation is for planning policy to seek a 35% affordable housing contribution from new housing development sites. With particular relevance to Northampton central area it recommends the use of new housing provision to help improve the physical environment particularly in neighbourhoods with high levels of disadvantage and housing deprivation. In these areas decisions about the tenure mix and type of new housing can be used to help change the social balance of the neighbourhood. In this way where there are areas of concentrated disadvantage these can be diluted through the provision of new housing.

### **Profile of Spring Boroughs**

3.34. The Northamptonshire Observatory has prepared a profile of the Spring Boroughs area, part of Castle Ward, using 2001 Census information and other data sources. The profile of Spring Boroughs is compared against averages for its ward, Northampton, East Midlands and England.

3.35. Key findings of the profile for Spring Boroughs, comparatively, are: larger number of single person households; very low owner occupancy; high proportion of flats; low skill levels; higher percentage of males; lower percentage of 5-15 year olds; higher percentage of 20-44 year olds and pensioners.

### **Cultural Mile**

3.36. A proposal for a "cultural mile" was prepared for the Borough Council and Northamptonshire County Council by Alsop Architects. The concept of the Cultural Mile is based upon celebrating, highlighting, and unifying Northampton's cultural assets. It proposes the connection of ten cultural destinations across the town centre: Nunn Mills, St John's, Albion Place, Angel Street, County Hall, Abington Street, the Market Square, Lady's Lane, The Mounts and the Sprint.

### **Civitas Workshop Summary Report**

3.37. This Report, summarises the results of workshops held in September 2004, which, using the Civitas principles, set out to establish, share and apply principles of traditional town making to the renewal of Northampton Town Centre generally and the St John's area in particular.

## **4. Spatial Vision and Strategic Objectives**

### **The Community Strategy Vision**

- 4.1. The Council is preparing its spatial vision through the West Northamptonshire Joint Core Strategy for the period to 2026. This spatial vision will incorporate, amongst others, the vision for Northampton Borough as given in the emerging update to Northampton Community Strategy. The Community Strategy is being progressed in association with the Local Strategic Partnership (LSP).
- 4.2. The Northampton Local Strategic Partnership was reviewed in 2006 and re-launched at the Local Strategic Partnership Conference on 5 December 2006 with a new focus on the three themes of growth, neighbourhood management and health, well-being and education. Work has already started on a new Community Strategy and this will be progressed this year. The LSP has adopted the Community Vision for Northampton on which the final Strategy will be based.

### **The Central Area Draft Vision**

- 4.3. The Council has drafted a vision for the Central Area, which looks towards 2026 in line with:
  - the draft LSP's vision for West Northamptonshire and Northampton contained in the Joint Core Strategy Issues and Options Discussion Paper;
  - the Northampton LSP vision adopted this year for the emerging Community Strategy; and
  - the vision identified in the Northampton Central Area Design, development and movement framework.
- 4.4. Comments received from the consultation to the BDP report have also been used to devise the draft vision. The vision will be revised as the Area Action Plan progresses to reflect the comments received as a result of this consultation.
- 4.5. It is key that the vision capitalises and maximises on what Northampton currently has and can offer within the plan period.

***The Council would very much welcome input from the community to shape the draft vision further.***

### **Draft Central Area Vision to 2026**

**By 2026, the Central Area of Northampton will be a place that:**

- **encourages and delivers sustainable development;**
- **capitalises on its rich tapestry of architectural heritage, history and natural assets, particularly the River Nene, the Market Square, All Saints Church and Square and 78 Derngate**
- **maximises the opportunities offered by key retail areas including the Grosvenor Centre, St Giles Street and Abington Street, offering an exceptional shopping experience and choice for the community**

- provides a safe, comfortable and appealing environment for people to walk or cycle through with places to stop, relax and interact
- continues to provide and build on a wide range of high-quality attractions and community facilities to serve the needs of residents and visitors such as Royal and Derngate Theatre and Northampton College
- is the location of choice for businesses and investors offering high quality employment opportunities
- provides a vibrant and enterprising environment enjoyed and aspired to by all sectors of the community who live, work and shop in the area, and for its visitors
- is accessible by all means of transport including improved accessibility from Castle Station and the provision of an efficient transport interchange

## **Strategic Objectives**

- 4.6. In order to successfully achieve the vision for the Central Area, the Council needs to identify strategic objectives, from which policies and plans will be formulated.
- 4.7. The Council intends to focus on five strategic objectives which are considered to be both achievable and deliverable. These draft objectives will be discussed further in the next chapters. The five draft strategic objectives are:

### **Strategic Objective 1: Central Area Development and Regeneration**

*To accommodate, in a sustainable manner, high quality new developments which will ensure that the Central Area fulfils its role as a sub-regional centre.*

### **Strategic Objective 2: Accessibility and Transport Network**

*To ensure that the Central Area is accessible by all means of transport to secure its economic success and vibrancy.*

### **Strategic Objective 3: Public Realm**

*To provide a network of high quality streets and spaces that will encourage people to live, visit and invest in the Central Area.*

### **Strategic Objective 4: Community Regeneration**

*To regenerate existing residential and local business communities within the Central Area through initiatives which will create sustainable and enterprising communities who will contribute towards the vitality and prosperity of the town.*

### **Strategic Objective 5: Conservation and built environment**

*To retain and enhance the distinctive local character of the Central Area's Conservation Areas and listed buildings.*

**Key Issues:**

**ISSUE 1: Draft Vision**

- (a) Do you agree with the contents of the draft vision for Northampton Central Area? Are there any other aspirations we should have and why?
- (b) Do you agree with the timescale of the draft vision which is to 2026?
- (c) Does the draft vision encapsulate the key elements which will make Northampton's Central Area a successful and thriving town?

**ISSUE 2: Draft Strategic Objectives**

- (a) Do you agree with the draft strategic objectives outlined in this chapter?
- (b) Are there any other realistic and deliverable strategic objectives which the Council could focus on?

## 5. Central Area Development and Regeneration

### Strategic Objective 1

*To accommodate high quality new development which will ensure that the Central Area fulfils its role as a sub-regional centre in a sustainable manner*

5.1. To meet the above objective, the development needs and the design principles relating to new development within the Central Area will be considered. The issues raised have been informed by the evidence based outlined in earlier chapters.

#### **i. New Development Needs**

The following Central Area uses have been identified as potentially meeting development needs:

#### **a. New Retail Development**

**The key facts are:**

- ❖ Area Action Plan should be “improving the range and quality of retail provision by increasing comparison and convenience floorspace” (Regional Spatial Strategy)
- ❖ Northampton should “seek to achieve a step change in its town centre comparison retail offer to encourage these shoppers to meet their needs more locally” (Retail and Leisure Study) The Borough Council supports this and defines locally in this context as within Northampton.
- ❖ The need to improve the range and quality of retail provision is also supported by the Town Centre Health Check which recognises that if Northampton is to compete efficiently with other centres – such as Milton Keynes and Bedford – then it must continue to evolve and improve.
- ❖ Within Northampton Town Centre an initial study suggests that there is scope in 2011 for an addition of:
  - between 1,700 sq.m and 2,400 sq.m (net) of convenience goods and
  - between 34,300 sq.m and 53,400 sq.m (net) of comparison goods. (Retail and Leisure Study)

The actual level of new retail development will be set out in the JCS. Further work being carried out in connection with the JCS will test the results of the initial work and examine the scale of requirement over a longer timescale to 2026;

- ❖ Priority for Northampton: an improved supermarket offer in the town and a major new centrally located shopping centre to expand the town’s offer (Retail and Leisure Study)
- ❖ New retail development should adjoin and be well related to the Primary Shopping Area
- ❖ Independent retailers provide the local distinctiveness which sets it apart from other towns, including those in St Giles Street and Gold Street

5.2. The issues relating to new retail developments are:

### **ISSUE 3**

***Where is the best location for new retail development to meet the requirements of comparison goods retailers?***

**Options (see Figure 3):**

- 1. North of Grosvenor Centre, including bus station**
- 2. North of Abington Square**
- 3. St Peter's Square**
- 4. Between Horsemarket and Drapery**

***Are there any other suitable locations for new retail development and why?***

### **ISSUE 4**

***Where within the town centre should a new supermarket be located?***

**Options (see Figure 4):**

- 1. North of Grosvenor Centre**
- 2. North of Abington Square**
- 3. St Peter's Square**
- 4. Between Horsemarket and Drapery**

***Are there any other suitable locations for a new supermarket and why?***

### **ISSUE 5**

***Where are the most appropriate locations to encourage independent retailers?***

**Options (see Figure 5):**

- 1. St Giles Street**
- 2. Gold Street**
- 3. St John's Area (behind County Hall)**

***Are there any other suitable locations for independent retailers and why?***



**b. Offices**

**Key facts:**

- ❖ Area Action Plans should be “making the central area the focus of employment opportunities with a particular emphasis on offices, through the provision of large office space through to small office suites in both new and converted accommodation” (Regional Spatial Strategy)
- ❖ Sites close to the town centre should be retained for office uses and it is imperative that Castle Station is brought forward for development (Northampton Employment Land Assessment)
- ❖ Office market in Northampton is predominantly based on local businesses rather than national companies (Property Market Review)
- ❖ There is a need to provide a significant amount of office development within Northampton (Northampton Employment Land Assessment). Central Area should provide a range of sites to meet the differing needs of the office market
- ❖ The general trend for offices in recent years is to move out of town to estates on the periphery of the conurbation with good access to major trunk routes. This has left the town centre with the older office accommodation, often unsuited to modern development (Northampton Employment Land Study)
- ❖ The key role of the Town Centre in providing public administration facilities (e.g. Guildhall and County Hall)
- ❖ The overall level of office development will be set out in the JCS

The issues relating to office developments are:

**ISSUE 6**

***What type and scale of office development needs to be accommodated within the Central Area?***

## **ISSUE 7**

***Where is the most appropriate location for large-scale office development?***

**Options (see Figure 6):**

- ❖ **Castle Station**
- ❖ **Towcester Road/St Peters Way**
- ❖ **St James Retail Park**
- ❖ **Freeschool Street**
- ❖ **Victoria Street**
- ❖ **Horsemarket**
- ❖ **St Johns**
- ❖ **Bedford Road**
- ❖ **Old postal sorting office, Barrack Road**

***Are there any other options and why?***

***Are the same options appropriate for small-scale office developments?***

***If not which locations are?***

### **c. Leisure**

Key Facts:

- ❖ Northampton has a varied leisure/entertainment sector which includes a multiplex cinema in Sol Central; Mounts swimming baths; national bar chains in Bridge Street; entertainment venues at the Derngate, the Roadmender and Soundhaus
- ❖ There is a need to improve leisure, entertainment and cultural facilities in the town (Town Centre Health Check)
- ❖ There is scope for additional health and fitness provision in Northampton (Retail and Leisure Study)
- ❖ There is unmet demand from upmarket restaurant chains (Property Market Review)
- ❖ Planning policies should encourage a wide range of complementary evening and night-time economy uses which appeal to a wide range of age and social groups (PPS6)
- ❖ Planning policies in the adopted local plan (June 1997) seek to resist change of retail premises to other uses, including leisure, so that a high proportion of shop uses that maximises retail activity are retained within primary shopping areas and the heart of the town centre

The key issues for leisure are:

### **ISSUE 8**

***Are there any gaps in provision of leisure and entertainment facilities in the Central Area?***

***Does the existing provision meet the needs of all sectors of the community?***

***If not, where are there deficiencies?***

### **ISSUE 9**

***Should leisure/entertainment uses be concentrated in specific locations, if so where?***

***Is dispersal throughout the Central Area more appropriate?***

***Should different approaches be applied to different types of leisure / entertainment uses, for example, cafes, restaurants, bars and night clubs?***

### **ISSUE 10**

***Are there areas within the Central Area which would be suitable for leisure/entertainment uses? If so, what type of uses would be appropriate?***

**These are the options (see Figure 7):**

**Restaurant/café/bar uses:**

- A. Bridge Street, between Victoria Promenade and South Bridge**
- B. St Johns Station Passage**
- C. Market Square / All Saints Square**
- D. Marefair**
- E. Derngate/Guildhall Road**
- F. The Riding / Fish Street / Dychurch Lane**

**Larger-scale leisure/entertainment uses:**

- G. North of Grosvenor Centre**
- H. North of Abington Street**
- I. St Peters' Square**
- J. Between Horsemarket and Drapery**

**Outdoor events:**

- K. Market Square**
- L. Becket's Park**

***Are there any other options and why?***

**d. Cultural development**

The key facts:

- ❖ Area Action Plans should be “developing cultural/heritage tourism by enhancing the existing cultural heritage facilities and attractions and through the provision of new facilities.” (Regional Spatial Strategy)
- ❖ Key cultural attractions in Northampton Central Area include the Derngate, the Royal Theatre, the Fish Market, Northampton Museum and Art Gallery and Abington Street Library
- ❖ Regional Economic Strategy states that one of its priority actions involved targeting growth of creative and cultural industries. Creative workplaces could contribute towards cultural development. These could generate entrepreneurship skills through the creation of effective links between educational institutions such as Northampton College and University of Northampton and business organisations

The key issues are:

**ISSUE 11**

***Are there any gaps in provision of cultural facilities in the Central Area? Does existing provision meet the needs of all sectors of the community?***

**ISSUE 12**

***Is there a need for provision of workspace for creative industries? Where would be the best location for such development?***

**Options (see Figure 8):**

- ❖ **As part of the cultural quarter within the St John’s/Angel Street area**
- ❖ **Near to the University, for example, Great Russell Street area**

***Are there any other suitable locations and why?***

**e. Hotel**

The key facts are:

- ❖ Area Action Plans should be increasing the range of centrally located overnight accommodation (Regional Spatial Strategy)
- ❖ There is sufficient hotel provision at present, however, as the Masterplan aims to increase the level of office space provision within Northampton Central Area, it is likely that demand for hotel bed space may potentially increase accordingly (Central Area Framework Property Market Review)

- ❖ Hotels can provide an active frontage at ground floor level through provision of restaurant facilities, but should not be located within areas of highest footfall (retail core).

The key issues are:

### **ISSUE 13**

***Where is the most appropriate location for a new hotel?***

**Options (see Figure 9):**

- 1. Castle Station**
- 2. Freeschool Street**
- 3. St Johns**
- 4. Horsemarket**
- 5. Grosvenor Centre/the Mounts**
- 6. County Hall**
- 7. Old Grand Hotel, Gold Street**

***Are there any other suitable locations and why?***

#### **f. Residential development**

The key facts are:

- ❖ Residential use should be promoted within town centres wherever possible, especially utilising upper floors (PPS6)
- ❖ The Central Area is a sustainable location for housing development, given the availability of services and access to public transport
- ❖ Housing within the town helps to create activity within the centre, particularly outside normal business hours
- ❖ The most appropriate locations for significant residential development lie outside the Primary Shopping Area. It is anticipated that these residential developments will form part of mixed use schemes with office, employment and leisure uses
- ❖ The overall level of residential development will be set out in the JCS

The key issues are:

### **ISSUE 14**

***What type of housing should be provided within the Central Area?***

### **ISSUE 15**

***Which locations are appropriate for significant residential development?***

**Options (see Figure 10):**

- 1. Freeschool Street**
- 2. Bedford Road**
- 3. Horsemarket**
- 4. Angel Street**
- 5. St Johns**
- 6. St Peter's Way**
- 7. Castle Station**
- 8. Great Russell Street**
- 9. Old postal sorting office, Barrack Road**

***Are there any other options and why?***

**g. Other uses**

### **ISSUE 16**

***Are there any other development needs which should be accommodated in the Central Area and if so, why and where?***

### **ISSUE 17**

***Are there any sites which should be considered for development within the Central Area?***

## **Mixed use development**

5.3. Mixed use development makes an important contribution to the vitality and viability of Central Areas. Different but complementary uses, during the day and in the evening, can reinforce each other, making town centres more attractive to local residents, shoppers and visitors. It is envisaged that sites identified for development will include a mix of uses, although there will probably be one or two principal uses.

### **ii. Design Principles**

5.4. The Area Action Plan will establish design principles relating to new development in Central Area. Good urban design principles are essential to ensure that the

attractive, high quality, sustainable places are created for existing and future generations (By Design, CUBE). Key urban design principles for development, which are discussed further below, should include the following:

- Incorporate a mix of uses to promote vitality and efficient use of land
- Normally be orientated so that it fronts the street
- Respect building lines of the existing urban environment and, where appropriate, build up to the edge of the curtilage
- Maximise the amount of active street frontage
- Avoid designs which are inward looking and which present blank frontages
- Provide level access from the public realm and meet the requirements of the Disability Discrimination Act
- Maximise the use and potential of the site
- Reinforce local distinctiveness
- Where appropriate, increase pedestrian links
- Incorporate sustainable features, relating to the use of energy and other resources and new features/developments/schemes should be easy to maintain

#### **ISSUE 18**

***Do you agree with the key design principles for new development? Are there any other principles that you consider should be included and why?***

#### **iii. Criteria for development sites**

5.5. There are some criteria which the Council had to use in order to identify development sites. These criteria were based on national policy guidelines and various stakeholder consultation exercises. These are:

- ❖ Deliverability and marketability including funding mechanism in place
- ❖ Accessibility to various modes of transport
- ❖ Contributions to urban design
- ❖ Social benefits
- ❖ Economic benefits including potential inward investment
- ❖ Consultation outcome – public's request

#### **ISSUE 19**

***Do you agree with the criteria for new development? Are there any other criteria that you consider should be included and why?***

## 6. Accessibility and Transport Networks

### Strategic Objective 2

***To ensure that the Central Area is accessible by all means of transport to secure its economic success and vibrancy***

6.1. Accessibility defines the ability of people to get to the services and destination they need or want to reach such as shopping, leisure activities, healthcare, education and training. Good accessibility enables people to participate in their day-to-day activities and social life. Easy access into and around the Central Area is essential to attracting Northampton's residents, visitors and businesses into the Central Area. Transport networks facilitate accessibility and promote socio-economic integration. Sustainable elements of the network contribute to environmental wellbeing and help reduce the impact of transport on climate change.

#### **Aims of Accessibility to be achieved:**

- *Pedestrians environment that is safe, secure, pleasant and link to networks of well defined walking and cycling routes, together with encouragement of such modes.*
- *A road network which is appropriate and fit for purpose, which discourages through traffic and reduces the amount of traffic circulating in the Central Area.*
- *To increase the choice of different modes of transport so that no single mode of transport dominates or has a detrimental effect on the natural or built environment, or quality of life experience in the Central Area.*

6.2. To address the transport issues that will arise as a result of regeneration in the Central Area, it is vital to identify initiatives, investment needed in the transport infrastructure, which will facilitate and encourage a wide-range of travel options with emphasis on *non-car usage*.

6.3. The preparation of the County Council's Transport Strategy for Growth is welcomed and its content broadly supported. The challenges outlined below, and in the Public Realm Chapter are consistent with those in the Transport Strategy for Growth. A key issue will be trying to ensure that a balanced approach is taken with the promotion of more sustainable modes of transport recognising the need to support the economic development of the Borough. It is vital that the fragile economy of the town centre is supported and not undermined by over restrictive car usage policies and proposals. In particular, the timing of new park and ride facilities will need to be very much dependent on the strength of the town centre economy.



### Key Challenges

- To make it easier for pedestrians and cyclists to access the Central Area, particularly from the immediate adjacent areas.
- To propose a high-quality new interchange to replace the existing inefficient and dated bus station to meet future transport needs.
- To make it easier and quicker to access the Central Area along the key radial route.
- To ensure good access to the Central Area, whether by bus, rail, car, and cycle or on foot, is a fundamental requirement, if that trip is to be made to Northampton rather than Milton Keynes or some other location.
- To ensure that there are good links between the town centre and residential areas and the rest of the town's catchment's.
- To provide new park and ride sites on the outskirts of the town to supplement the parking available in the town centre.
- To promote the area around Castle Station as a major redevelopment site that supports increased use of the railway.

### Guiding Principles for Transport and Accessibility

6.4. The fundamental principle behind future decisions about accessibility and transport in the Central Area *will be people not cars*. The emphasis of a new transport system for the Central Area should be based upon:

- 1) A comprehensive public transport network
- 2) The ease of movement for pedestrians and cyclists through a network of *safe, secure and attractive footpaths, cycle routes and open spaces*.

### **Travel Pattern in the Central Area**

- About 70% of Journeys to work are undertaken by Car
- Around 8% of Journeys to work are undertaken by Public Transport
- Majority of people who live close and within the Central Area walk to work.

To change these patterns to a situation where car travel is less dominating requires action on other forms of transport.

## Public Transport

6.5. As can be seen from the figures above public transport use in the Central Area is very low in comparison to the private transport. The reasons for this are numerous but include poor public perceptions of public transport, the prohibitive cost for some and the insufficient frequency and range of services.

### **ISSUE 20**

- *Why are People using less Public transport in comparison to other mode of transport?*
- *Which of the following options will encourage more people to use public transport in the Central Area?*

#### Options

- A. Retain and upgrade Greyfriars bus station on current site
- B. New bus station on different site within the Central Area
- C. New on-street bus interchange on The Drapery (with additional stops on Horsemarket)
- D. New on-street bus interchange at Fish Market
- E. New on-street bus interchange as part of redevelopment to north of Grosvenor Centre
- F. New transport interchange, including bus station, at Castle Station
- G. Alternative locations of smaller, more efficient Bus Station which focus on passenger's facilities
- H. Ensure that the Central Area road system is able to support a fast and reliable bus service
- I. Provide a fast shuttle link between Castle Station and key points in the Central Area
- J. Allow bus penetration into pedestrian only areas
- K. Any other options

## Car Parking

6.6. There are 25 public car parks providing a total of 6,012 spaces within the town centre. Of these spaces 3355 are long stay, and the rest short stay. The main car parks are: (multi-storey) St Johns, Mayorhold, Grosvenor Centre, Greyfriars and St Michaels; (surface) Commercial Street, St Peters Way, Upper Mounts, Morrison's, and Midsummer Meadow. According to BDP's Design, Development and Movement study, there is sufficient supply of car parking within the town centre, however there is poor spatial distribution of car parking, with significant proportion located in the northern part of the town centre.

- 6.7. The Borough Council would welcome a joint parking strategy for all Northampton which would aim to encourage the efficient use of spaces, without resulting in discouraging people from living, working, visiting or investing in and contributing positively to the growth of the Borough.

## Issues

### **ISSUE 21**

***How and in what form do we address the problem of poor spatial distribution of Car Parking in the Central Area?***

#### **Options**

- **Arrival signage and car parking space information**
- **Car park management, including security, 'pay as you leave'**
- **Prioritising provision for short stay shoppers parking**
- **Phased reduction in commuter parking with introduction of 'park and ride'**
- **Providing high quality facilities for public transport including the following primary multi-modal interchanges: Provision of new bus station and the redevelopment of Northampton Castle Station**
- **Are there any other options?**

## **Cyclists and Pedestrian Network**

- 6.8. Access to and circulation in and around the Central Area is poor as a result of barriers to pedestrian and cycle movements. The inner ring road system and Horsemarket create significant barriers for cyclist and pedestrian movements between residential, leisure and rail station uses in the west and the retail core in the town centre. Also, there is limited provision of cycle facilities in the town centre. Provision for cyclists such as changing, cycle maintenance facilities and bike stands are the major problem hindering pedestrians and cyclists movements.
- 6.9. Particular problems include:
- **Linked trips from Morrison's to primary shopping area**
  - **Barriers to pedestrian movement include the inner ring road, the bus station/ Lady's Lane/Greyfriars and Horsemarket / Mayorhold / Broad Street**
  - **Links with the centre and the riverside and Becketts Park**
  - **Linking railway station to town centre**
  - **Provision for disabled, surfaces, crossings**
- 6.10. Encouraging pedestrian and cycle movement around the Central Area and adjoining areas through the development of legible links. The town centre benefits from being compact - the area within the inner ring road is approximately within 285 metre (0.17 mile) radius of the Market Square.

- 6.11. Pedestrian links both within and into the centre must be attractive, legible, safe, and direct to encourage people to use them. How can they be made attractive; streetscape (furniture, floorscape, trees); safe: active fronts, overlooking of street; legible (sight-lines features.); direct ( traffic lights sequences, crossing points).

## **ISSUE 22**

***Where, and in what form to provide pedestrians and cyclists access routes in and around the Central Area?***

### **Options**

- Horsemarket needs to be downgraded from four lanes to a single carriageway road. This will allow pedestrians to cross without the requirement of a traffic signal.
- Development of pedestrians and cyclist networks around the River Nene area, adjacent to Nunn Mills Road, providing access to the power station residential site
- Development of pedestrian and cycle crossing routes linking the western side of Becketts Park through the Avon site to the town centre.
- Adjacent to eastern side of Bridge Street linking to the proposed Cattle Market road.
- A maximum speed of 20mph be imposed within the inner core area of the town centre with vehicular movement limited to access and servicing only.
- provide additional at grade crossings.
- remove existing subways.
- Are there any other options?

## 7. Public Realm

### **Strategic Objective 3**

***To provide a network of high quality streets and spaces that will encourage people to visit the Central Area and increase the time they spend in the area.***

#### Definition

7.1. The “public realm” is all the areas between buildings that are accessible to the public, including streets, footpaths and public open space and associated facilities such as seating, lighting and waste bins. It serves a number of functions as area for play, for parking cars, movement of vehicles, pedestrians, and cyclists.

#### Why is Public Realm important?

7.2. For Northampton Central Area to be an attractive place for people to want to visit and spend time it is important that the space between buildings is given the same consideration as the buildings themselves. The public realm, as defined above, provides the backdrop to the buildings and together they create the visual appearance of a place. By enhancing the relationship between the town’s buildings and the spaces that surround them it will help to lift the image of the town and create a sense of place.

#### Public Realm investment to encourage higher quality development

7.3. The Area Action Plan will encourage the funding of public realm improvements. A separate study, the Public Realm Implementation Framework, commissioned by Northamptonshire County Council will provide an overall strategy for delivering public realm improvements. This work is being carried out by Building Design Partnership (BDP) consultancy. Investment in public realm will encourage those in the development sector that Northampton wants to improve the quality of its Central Area environment. A high quality public realm will encourage high quality building development with each complimenting the other.

#### Key considerations

- National planning policy encourages development of the public realm
- There are four conservation areas and part of a fifth within the Central Area of Northampton. These are All Saints – covering the historic core and the Market Square; Holy Sepulchre – covering the church and Sheep Street; St Giles – covering the church, Spencer Parade, York Road and the west side of Cheyne Walk; Dergate – covering Dergate, Albion Place, Castilian Place and Victoria Promenade; Barrack Road (part of). These conservation areas have been designated because they contain historic buildings and spaces that reflect Northampton’s past. The buildings represent examples of high quality architecture.
- There are a large number of listed buildings within the Central Area
- There are two Scheduled Ancient Monuments. These are the remains of the Castle around Black Lion Hill and St Andrew’s Road and the Saxon Palace complex and medieval urban deposits between Marefair and St Peter’s Way.

- There are seventy eight locally listed buildings in the Central Area. Whilst the designation does not have statutory backing, it is still significant when making planning decisions.

7.4. Different issues have been identified that could be overcome through the policies in the CAAP. These are laid out below:

#### Gateway sites

7.5. Gateways into the Central Area should create a positive first impression of Northampton. A gateway is a natural access point into the Central Area. Examples could be the southern end of Bridge Street by Church's restaurant or the junction of Horsemarket, Marefair and Gold Street. Most of the gateways are at points where the inner ring road crosses radial routes into the town centre. Many of these currently create a less than positive first impression of Northampton. This is due to a combination of poor built environment and poor public realm.

#### **ISSUE 23**

***Which of the following Gateway sites (see Figure 11) should be given priority for public realm improvement?***

**Black Lion Hill**

**St Peter's Way/Towcester Road roundabout**

**Bridge Street/Victoria Promenade interchange**

**Bedford Road/Derngate junction**

**Abington Street/Abington Square**

**Regent Square/Grafton Street/Campbell Street/Barrack Road junction**

***Are there any other Gateway sites that should be included?***

#### Barriers to movement

7.6. A key priority is to strengthen pedestrian and cycle routes across the Central Area. These include the barrier created by the bus station for pedestrians entering the town from the north or the barrier created by Horsemarket for access by pedestrians into and out of Spring Boroughs. There are also barriers at the Bedford Road junction, bottom of Bridge Street and the Chronicle and Echo junction.

7.7. Removing barriers to access can reconnect different areas of the town with the Central Area. For example Sheep Street is currently marginalised and separated from the Central Area where as historically the area was very much part of it.

**ISSUE 24**

***What should be done to overcome the barrier of the bus station?***

**Demolition of bus station**

**Improve existing north/south routes by downgrading Greyfriars/Lady's Lane to one lane**

**There is no barrier leave bus station as it is**

***Are there any other options?***

***Is the answer a combination of these or other options?***

**ISSUE 25**

***What should be done to overcome the barriers at Horsemarket?***

**Downgrade Horsemarket to one lane (this will effect traffic movement elsewhere in the town centre, and may require work on outer ring road to be completed first)**

**Leave Horsemarket as at present?**

**Any other options for Horsemarket or the junctions at Bedford Road, Chronicle and Echo and Bridge Street?**

**Conflicting uses on the street**

7.8. Conflicting transport uses in the public realm can be overcome to create a better environment for all those moving through it. There are several areas in the Central Area where vehicles dominate to the detriment of pedestrians and cyclists. To meet the objective of creating streets and spaces where people will want to spend time it is necessary to create shared spaces. For example St Giles Street allows a shared use between vehicles, pedestrians, cyclists and maintains an interesting public realm where pedestrians want to spend time. It should be possible to create streets that maintain traffic movement whilst naturally slowing the flow to create a better environment for pedestrians.

**ISSUE 26**

***Do you think that shared use of the space is realistic in the Central Area?***

***Which of the following streets(see Figure 12) should be shared use?***

**Drapery**

**Gold Street**

**Abington Street**

**St Giles Street**

**Bridge Street**

***Are there any other streets you would include?***

### Safety issues and the public realm

- 7.9. Feedback from consultation work has highlighted several safety concerns about different parts of the Central Area. Some of these relate to areas of single usage at certain times of the day, in particular evenings. For example on Bridge Street where pubs and clubs are the dominant use. They are predominantly used by a younger age group to the exclusion of the rest of the population who feel unsafe in this area in the evenings. In other areas safety concerns are linked to the physical environment and the way it has been designed. Examples include the subways and pedestrian underpasses around the bus station, underneath Horsemarket and the jetties. Work on the public realm should contribute to making these places safer for people to use.

#### **ISSUE 27**

***Do you think that an improved public realm contributes to making a place safer?***

***Which other areas in the Central Area have safety issues relating to the public realm?***

***What measures can be taken on the public realm to improve safety?***



## 8. Community Regeneration

### Strategic Objective 4

***To regenerate existing residential communities within the Central Area through initiatives which will create sustainable and enterprising communities who will contribute towards the vitality and prosperity of the town.***

- 8.1. One of the government's key objectives for the new planning system is to create sustainable communities. In relation to the Central Area, this is not just about new development, but improving what already exists.
- 8.2. Many parts of the Central Area are considered to require improvement in some form or another. This may be through the promotion of social inclusion, the encouragement of investment, promoting economic growth and the ideas of high quality design or a combination of these principles. One of the primary aims of the Action Plan is to stimulate regeneration and focus the delivery of area-based initiatives.
- 8.3. The aim of the Action Plan is to regenerate the Central Area's residential communities. Much of the housing stock in the central area is pre-war, terraced housing and was built as a result of the economic growth seen in the late 19<sup>th</sup> and early 20<sup>th</sup> century. Whilst some areas of the Central Area contain a large percentage of socially rented housing, the majority remains in private ownership, either owner occupied or privately rented. It should be noted that deprivation in towns and cities is not unusual. Many urban areas have high levels of multiple deprivation and these exist in nearly all-inner 'city' areas.
- 8.4. National planning and housing policy is aimed at creating mixed communities. Mixed communities are defined by different characteristics, including the demographics of the people, income groups, housing tenure and type and employment sectors. These communities tend to be more sustainable as they include support for a higher level of local services, such as transport and amenities.
- 8.5. Central Government use Indices of Deprivation, when allocating funding, for different initiatives. Therefore this information is an important consideration for the delivery of regeneration projects. Multiple Deprivation is measured on the Super Output Level, these are areas that contain around 1,500 people. The measure is made up of the following seven domains:
  1. Income Deprivation
  2. Employment Deprivation
  3. Health Deprivation and Disability
  4. Living Environment Deprivation
  5. Education, Skills and Training Deprivation
  6. Barriers to Housing and Services
  7. Crime
- 8.6. These domains are broken down further into 'sub-domains', such as 'Income affecting older people'.

**More information about Super Output Areas and Indices of Deprivation can be found on either [www.northampton.gov.uk](http://www.northampton.gov.uk) or [www.communities.gov.uk](http://www.communities.gov.uk).**

**A: Spring Boroughs**

- 8.7. Spring Boroughs used to lie at the heart of Northampton's Central Area, positioned adjacent to the castle many of the streets in the area have historic significance relating back to the original medieval town. Spring Boroughs was the home of the first shoe factory in Northampton, dating back to 1838. Produce was traded from Silver Street, which no longer exists.
- 8.8. In recent times, many of the links between Spring Boroughs and the town's centre have been lost.
- 8.9. The Super Output Area, of Spring Boroughs, is recognised by central government as being one of the most deprived areas in the country. The area is in the top 10% nationally in terms of the indices of multiple deprivation, with 5 of the 7 measures falling into this bracket, these are:
- Income Deprivation
  - Education, Skills and Training Deprivation
  - Crime
  - Health Deprivation and Disability
  - Employment Deprivation

Population and Housing:

- A total of 1,422 people live in the Spring Boroughs area and the population density is 11.14 people per hectare. This compares with 24.08 in Northampton and 3.77 in England.
- Spring Boroughs contains a higher percentage of 20-44 year olds, and elderly people than the Northampton average
- There are a high proportion of single households in this area; this figure stands at 60.10% when compared with 29.8% in Northampton as a whole.
- There are a large number of single person households within the area, with fewer married people than in the rest of the town

**ISSUE 28: The population structure of Spring Boroughs.**

- *Do you think that the current population structure, within Spring Boroughs, should be altered?*
- *Should we encourage more families and dual person households to the area?*
- *Is the population structure unbalanced?*

Would there be benefits of having a more balanced community?

Housing

- The area has low home ownership levels. Only 16% of the properties are owned, compared to 83% rented.
- The area has a higher proportion of flats.
- If Spring Boroughs is to develop into a mixed community, then the mix of housing needs to reflect the requirements of a more diverse range of households including family housing and owner-occupied properties.

**ISSUE 29: Housing Stock**

***In order to create the potential for a more balanced community, it is necessary to meet their housing needs.***

***Does the housing stock meet the needs of the current population?***

**To encourage a more mixed community, should there be**

- a) More apartments**
- b) Fewer apartments**
- c) More family/ larger properties**

**ISSUE 30: Ownership**

***To promote a more mixed community a variety of housing tenures should be provided, including owner occupied housing. At present, a large number of the properties are rented. If we were to create a more balanced population should there be:***

- **More socially rented properties (Housing association and council owned)**
- **More Shared ownership properties**
- **More Market Housing**

8.10. There has been some investment in the housing stock of Spring Boroughs. The 'New Life' apartment block have been refurbished to provide housing of a high standard. However, much of the housing stock is still of poor quality and provides inadequate standards of amenity for local residents, such as private outdoor space.

**ISSUE 31: Housing Quality**

***Is the quality of the housing offer in Spring Boroughs of an acceptable standard?***

**Should we:**

- **Refurbish existing housing stock, if this is realistic**
- **Demolish, with appropriate interim housing arrangements for those affected, some of the properties that are beyond economical repair, and replace them with housing of the same type**
- **Demolish, again with appropriate interim housing arrangements for those affected, some of the properties that are beyond economical repair, and replace them with alternative types of housing**

***The government is encouraging developments to be zero carbon. Should the properties on Spring Boroughs be either constructed, or refurbished to meet the "Excellent" standard in energy efficiency?***

**Access to facilities and Connectivity:**

8.11. Spring Boroughs has a number of community facilities, such as the community café, a pub, as well as small businesses. Just to the North is the Quorn Way/ Grafton Street industrial estate, and to the south lies Sol Central, which is a large leisure complex, housing a multi-screen cinema.

**ISSUE 32: Local Facilities**

***Local facilities are important in the retention and creation of community spirit and cohesion.***

***What local facilities in Spring Boroughs should be retained?***

***Are there any other facilities that should be provided in Spring Boroughs?***

8.12. Movement and accessibility by foot and other modes of public transport is of high importance, car ownership in the area is only 35%, compared with 75% in the rest of Northampton. One third of people travel to their place of work by foot, this is three times the national average. Spring Boroughs is cut off from the town centre by major roads: Horsemarket / Broad Street, St Andrew's Road and Grafton Street. Spring Boroughs is located close to both the railway station and the bus station. This provides residents with the opportunity to access jobs and facilities within a wider area served by public transport. However pedestrian routes to both these facilities are poor. There is a lack of crossing points for pedestrians across the major roads, at present. The crossing points that do exist are not always well lit and concerns about safety have been raised during consultation.

**ISSUE 33: Accessibility to the wider area**

***At present Spring Boroughs is cut off from the rest of the central area by the four main roads, considering that the majority of those who reside in the area travel by pedestrian routes.***

**To improve access should we:**

- **Provide more crossing points on Horsemarket Road**
- **Downgrade the inner ring road to a minor route**
- **Reduce the speed limit on Horsemarket to allow crossing**
- **Improve the bus routes through Spring Boroughs**
- **other**

### Training and Employment

8.13. Within Spring Boroughs there is a high level of unemployment. Access to jobs may be constrained because of a lack of training, qualifications of transport. Many of the people living within the area have fewer qualifications, when compared with Northampton as a whole. Much of the employment is in the lower third of the occupational hierarchy with the highest proportion of people work in retail and wholesale, followed by process plant and elementary occupations.

#### **ISSUE 34: Training and Employment**

***By improving training and skills, people are able to move into higher quality jobs and earn better wages. What can be done to improve the job prospects for the residents of Spring Boroughs?***

- **Provide a better range of basic skills courses in the local area**
- **Provide incentives to remain in education beyond 16**
- **Encourage the relocation of business to the central area as a whole, such as office development**
- ***other***

### **Open Spaces and Urban Design:**

8.14. The quality of an area is as much about the space between buildings, as it is about the buildings themselves. Streets should provide direct access to places, which people need to go. Streets and open spaces should be attractive and safe places for people to stop and relax.

8.15. Throughout the Breathing Spaces project, a River Nene Regional Park led initiative to improve the attractiveness, usefulness and accessibility of a number of open space areas in close proximity to Spring Boroughs have been enhanced. Open Space can serve a number of different functions, for example in children's play, young peoples' play and recreation, informal recreation and sport. In considering whether there is sufficient, accessible open space, it is important to consider the different functions that the space performs.

8.16. The ward (Castle) as a whole suffers from high levels of crime, including drug offences and sexual offences. Work has been recently undertaken through the formation of a Home Office funded CASPAR +NR neighbourhood renewal project, for the area.

#### **ISSUE 35: Safety**

***How can we make the streets and other public spaces safer and more pleasant?***

**Provide more green space**

**Provide better street lighting**

**Improve the quality of existing public spaces**

***Is there sufficient provision of open space within, or within easy access, of Spring Boroughs?***

**If there should be more should this be to the:**

- **North**

- **South**
- **East**
- **West**

### **Additional Areas:**

8.17. In addition to Spring Boroughs, there are a number of other parts of the Central Area where it is considered community regeneration is an issue. These areas have their own history and character, as well as problems. Figure 13 shows other areas that rank within areas of multiple deprivation. The Lower Mounts and area between Billing Road and St Edmund's road have been included, as up until recently they ranked in the top 20% and still have certain aspects that fall within that threshold.

#### **B: The Upper Mounts (Castle Ward)**

8.18. The Mounts is an area of predominantly terraced streets, which lay to the North of the Central Area. Historically the old gaol was situated on the road, however this was demolished in 1930 to make way for a number of new public buildings. These included the Fire Station, the Police Station, Magistrates' court and the Mounts Baths (opened 1936), which is the only existing art-deco swimming baths in the country still in use.

8.19. This part of the Central Area ranks within the top 20% under the indices of multiple deprivation. One specific domain, which is significantly higher than the rest is crime, where the area falls into the most deprived 10% (5.10%). There are a number of specific sub-domains that fall below the 20% threshold, these are:

- Income affecting older people (top 10%)
- Education for Children and young people (top 10%)
- Indoor living environment (top 10%)

#### **C: Lower Mounts and Billing Road Area (St Crispin's Ward)**

8.20. Like most of the Central Area, the residential streets that surround St Michael's Road, were constructed for the rapidly growing boot and shoe industry. The area has a number of significant factories, such as Hawkins. A number of factories have already been converted into apartments, with several others (including Hawkins) having been granted planning permission for conversion.

8.21. St Edmund's Hospital, to the very east of the Central Area, currently has planning permission to construct a mixed-use development.

8.22. Unlike the neighbouring area of Castle Ward, this area is not ranked within the top 20% of the most deprived areas in the country, in terms of multiple deprivation. However, the area is still considered to be 'deprived' in terms of the living environment, where it falls into the top 15% nationally, both in terms of indoor and outdoor environment.

### **ISSUE 36: Other Areas**

***Are these areas in need of regeneration?***

- **Upper Mounts**

- **Lower Mounts**
- **Both**
- **Neither**

***Where should the efforts be focused?***

- **Open Space**
- **Traffic reduction; especially around St Michael's Road, Clare Street, St Edmunds Road etc)**

## 9. Conservation and Built Environment

### Strategic Objective 5

***To retain and enhance the distinctive local character of the Central Area's Conservation Areas and Listed Buildings***

#### History:

- 9.1. The Central Area today, is a product of past events. It has been influenced by royalist wealth, political rebellion, devastation from fire and a world-renowned footwear industry. The town has been built around the historic core and therefore the past will be important in shaping the town's future.
- 9.2. The first Earl of Northampton, Simon de Senlis built a castle on the site currently occupied by the railway station. In later times the strategic location in the centre of England made the town popular with, and important, to both Royalty and heads of state. For 200 years, Northampton was the capital of England, with the castle being the seat of Parliament. It was amongst the richest and most important towns in England and has played an important role in political and royal history.
- 9.3. The town's past role is reflected by the array of historic buildings that can be found in the Central Area. These include the Church of the Holy Sepulchre, which is the oldest building in the town, and the largest and best preserved example of one of only four round churches remaining in England<sup>5</sup>. Another enduring feature is the Market Square. It is reputed to be the largest fully enclosed open-air market place in England. The original size is masked by the changes to the street pattern that have occurred. Originally All Saints Church was inside the Market Square, with Drapery and Mercers Row forming the western and southern sides respectively. Trading has taken place uninterrupted on the square since 1275.
- 9.4. Despite its medieval links, the majority of the Central Area's significant buildings are of a later date. In 1675 a major fire, caused by a cooking pot at a house in St Mary's Street, quickly took hold in the narrow network of streets destroying over 600 buildings, around three quarters of the town, including All Saints Church. As a result the streets around the market place were widened, to prevent a re-occurrence of the fire. The town was rebuilt, thanks in part, to local people and businesses raising £25,000, a significant sum at the time, toward the rebuilding. The King also contributed. In recognition of the 1000 tons of timber he donated a statue of King Charles II, dressed in a toga, stands on the portico of the rebuilt All Saints Church. Following the towns re-building the writer Daniel Defoe described the town as "*[the] handsomest and best built town in all this part of England...finely rebuilt with brick and stone, and the streets made spacious and wide*".
- 9.5. The legacy of historic buildings is evident today in many of the fine examples of architectural quality that remain. There are scheduled monuments and many examples of listed buildings afforded protection for their architectural merit. Many

<sup>5</sup> Temple Church, London; St John the Baptist, Little Maplestead, Essex; and Holy Sepulchre, Cambridge are the other three examples



of these buildings are located in one of the four conservation areas within the Central Area. In addition there are many other examples of high architectural quality that have not been afforded special protection, although worthy of preservation.

- 9.6. More recent examples of unique buildings result from the Boot and Shoe manufacturing industry, which brought prosperity and made Northampton famous. The influence of shoe manufacturing can be traced back into the past. During the English civil war Northampton supplied boots to Cromwell's army. In later times the local shoe industry supplied boots to British soldiers in the Great War. At its peak, the local shoe industry produced more shoes than the rest of Great Britain combined. This once massive industry shaped many of the Central Area's residential areas. There are examples of the industrial architecture around the Overstone Road, St Michael's Road area, with the dwellings in the streets to the North housing the workers for this industry.
- 9.7. Northampton Central Area has many fine and historic buildings and the Council has designated 4 Conservation Areas in the Central Area to protect their character and attractiveness, see Figure 14. They are
- Derngate
  - St Giles
  - All Saints
  - Holy Sepulchre
- 9.8. Although the Conservation Areas contain listed buildings of national importance, there are other listed buildings and protected trees elsewhere in the Central Area which are outside the conservation area boundaries. These include many buildings which are not of national importance, and not consequently statutorily protected, but have been "locally listed" by the Council. The Council has formally adopted the local list that related to the inner town centre i.e. those contained within the inner ring road, although this list is due for review. The Council also has a draft local list of important buildings in the outer town centre area, which has not yet been formally adopted, and this will also be reviewed when resources allow. There are also 2 scheduled ancient monuments in the Central Area, see Figure 14. They are;
- Remains of Northampton Castle; and
  - Saxon Palace complex and Medieval Deposits in the centre of Northampton
- 9.9. In the Conservation Areas the design and layout of new developments is carefully controlled so that they contribute to and enhance the existing conservation area character. Chapter 3 sets out what has happened recently in terms of the re-appraisals of the Derngate, St Giles and All Saints Conservation Areas.

#### Holy Sepulchre

- 9.10. The appraisal of this Conservation Area is currently being undertaken and it is envisaged that public consultation will take place on this in November. At this stage it is unlikely that any significant changes to the boundaries will be proposed and issues of enhancement are likely to be confined to individual buildings and parts of the street scene.

## Other Issues

9.11. Conservation is a major part of the CAAP. In addition to the issues determined as part of the Conservation Area re-appraisals, proposals for development and regeneration that are outlined elsewhere in this report need to square with the policies for the conservation of the Central Area's important architectural and cultural heritage. Some of these may be within or adjacent to conservation areas, or affect listed buildings, ancient monuments, and protected trees elsewhere in the Central Area.

9.12. The Council's general position on the urban design in the CAAP is to protect as much as possible of the important historic fabric of the central area and to ensure that new developments/redevelopment enhance the built environment. However there is a balance to be struck between the modernisation and regeneration of the central area and the impact this may have on the key elements of the historic fabric.

9.13. In particular, the following major issues need to be resolved;

- how the proposed retail development north of the Grosvenor Centre, including Greyfriars bus station, will be designed so as make a positive impact upon adjacent parts of the All Saints Conservation Area (especially on the Market Square) and the Holy Sepulchre Conservation Area
- how proposals for the Cultural Mile can be made to enhance the four Conservation Areas
- How the proposed mixed use development of St John's be designed so as to enhance the Derngate Conservation Area
- How the northern part of the proposed redevelopment of the Mount's car park be designed in order to minimise its impact on the Holy Sepulchre Conservation Area
- How to use possible Public Realm improvements to enhance the four Conservation Areas and the setting of important buildings, both listed and unlisted, in the Central Area.
- How to ensure that new developments in the Central Area make provision for the maintenance of open spaces that may be an integral part of the development.
- How to ensure that whatever transport improvements take place do not worsen, and if possible, improve the environment within and adjacent to Conservation Areas.

9.14. In relation to the above:

### **ISSUE 37**

***Do you agree that these are the main issues in respect of the Central Area's Conservation Areas? If not, what other issues do you think need to be considered?***

### **ISSUE 38**

***Are there other listed buildings or other important buildings outside Conservation Areas which need to be taken into consideration in relation to possible developments?***

**ISSUE 39**

**Which important trees or existing open spaces need to be retained when developments are being considered?**

## 10. Next Steps

- 10.1. The Borough Council will reflect carefully on the consultation feedback it receives on the issues and options raised in this report, and on other feedback and further evidence from the ongoing community involvement. There is a formal consultation end date by which views must be submitted to the Council. Although the process of community engagement is continuous, the Council is aiming to publish its Preferred Option consultation report for formal public consultation during December 2007 and January 2008. Therefore, it will be helpful to have as many views as possible within the formal deadline.
- 10.2. The Preferred Option Report will be a statement of what options the Council intends to pursue in CAAP, and why. It will explain what options the Council has rejected and why. It will also identify development timescales, and who will be responsible for which aspects of implementation. The report will also contain milestones, targets and indicators to provide the basis for monitoring and reviewing CAAP, especially in the Annual Monitoring Report (AMR) which is submitted to Government.
- 10.3. CAAP will provide the basis for development decisions, by both the public and private sector, within the Central Area. It will be used by West Northamptonshire Development Corporation (WNDC) who are responsible for making decisions on planning applications within the Central Area. It will also be used by Northamptonshire County Council, as highway authority, in making decisions about transportation and public realm matters.
- 10.4. CAAP will act upon the key decisions of the JCS and:
  - Set out a vision and objectives for the Central Area
  - Include site-specific allocations for key sites
  - Provide a movement framework
  - Provide guidance on design and developer contributions
  - Include development control policies
  - Include a public realm strategy
  - Set the timetable for the implementation of proposals
  - Identify who will deliver these proposals
- 10.5. The Plan will ultimately be subject to a local public examination which will assess the “soundness” of the plan and its proposals. This will relate both to the process of preparing the plan; and to whether the evidence-base justifies the proposals.
- 10.6. Government Guidance on Area Action Plans states that a key feature should be the focus on implementation with plans helping to deliver planned growth, stimulate regeneration, protect sensitive areas and help to resolve conflicting objectives in areas subject to development pressures.
- 10.7. As stated earlier many initiatives, projects and proposals impacting on the Central Area exist. It is imperative that the key organisational drivers behind these are identified and that their action is co-ordinated.
- 10.8. For clarity it is important that we are able to identify what is already committed and what is achievable in the short, medium and longer term. It will be helpful to identify how such actions will help resolve the issues identified and what they

mean for the various communities that make up the Central Area, or have an interest in it.

- 10.9. Crucial will be ensuring that the actions proposed are realistic and take account of the availability of resources and have the necessary infrastructure in place or programmed to ensure timely delivery. Equally important is the need to acknowledge the constraints on action and make it clear where some things cannot be done or will take a long time to resolve.

**Your input is crucial in helping to achieve the above.**

## Glossary

Title / Body / Acronym	Definition
Annual Monitoring Report (AMR)	Statutory part of the <i>Local Development Scheme</i> . They are compiled to provide evidence for future policies and monitor the success of current policies
Area Action Plan (AAP)	Statutory <i>Development Plan Document</i> that provides a planning framework for specific areas of change and conservation.
Community Strategy	Prepared by local partnerships, with the purpose of improving social, economic and environmental well-being of their areas
Comparison retailing	The provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
Convenience retailing	The provision of everyday essential items including food, drinks, newspapers/magazines and confectionery.
Conservation Area	Area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Core Strategy (CS)/(JCS)	Statutory document that sets out the long-term <i>spatial</i> vision for the local planning authority area and the policies and proposals to deliver the vision. In the case of Northampton this will provided by a Joint Core Strategy for West Northamptonshire Development Area (Northampton Borough, Daventry District and South Northamptonshire)
Department of Communities and Local Government (DCLG)	The government department that is now responsible for planning and local government. Previously, the department responsible for planning was the Office of the Deputy Prime Minister (ODPM)
Development Control Policies	A suite of criteria-based polices, which are required to ensure that all development, within the area meets the vision and strategy, as set out in the <i>Core Strategy</i> .
Development Plan	Consists of the <i>Regional Spatial Strategy</i> and <i>Development Plan Documents</i> contained within the <i>Local Development Framework</i> .
Development Plan Document (DPD)	<i>Spatial Planning</i> documents that are subject to independent consultation and examination. There is a right for those seeking to change aspects of <i>Development Plan Documents</i> to be heard at an independent examination.
Government Office of the East Midlands (GO-EM)	Part of Central government, who work specifically to raise awareness of issues that affect the East Midlands in the areas of; Derbyshire, Leicestershire, Lincolnshire, Northamptonshire, Nottinghamshire and Rutland.
Issues and Options and Preferred Options	The pre-submission consultation stages on the Development Plan Documents with the objective of gaining public consensus over proposals ahead of submission to government for Independent examination.

Title / Body / Acronym	Definition
Key Diagram	Diagrammatic interpretation of the spatial plans, as set out in the <i>core strategy</i> , to illustrate the plans for the area, in a way that is similar to existing diagrams in the structure plan. They are most likely to be for areas of significant change. They allow broad areas of future development to be identified and linked together as well as showing the relationships of neighbouring areas. They can also show areas of no change and protected areas.
Local Development Document (LDD)	A document that forms part of the <i>Local Development Framework</i> . Can either be a <i>Development Plan Document (Statutory)</i> or a <i>Supplementary Plan Document</i> .
Local Development Framework (LDF)	This is the 'umbrella' of the new planning system and comprises a number of local development documents, including: <i>Development Plan Documents, Sustainability Appraisals, Supplementary Plan Documents, Monitoring reports</i> and the <i>Statement of Community involvement</i> . These documents provide the framework for delivering the <i>spatial planning</i> strategy for the area
Local Development Scheme (LDS)	This is a statutory document and public statement which outline the Council's 3 year project plan and identify which LDDs will be produced and when
Local Strategic Partnership	Broad based partnership of local and regional organisations representing the public, private and voluntary sector. It gives the opportunity for different initiatives and services to support each other and work together to the benefit of the citizens of the town.
Northamptonshire Observatory	The Northamptonshire Observatory is a partnership of organisations across the County who aim to share and improve access to quality information on the county, for more effective and informed policy and decision making and to prevent duplication of effort.
Planning Policy Guidance	Government statement of national planning policy guidance. These are gradually been replaced by <i>Planning Policy Statements</i> .
Planning Policy Statement	Government statement of national planning policy guidance. <i>Regional Spatial Strategies</i> and <i>Local Development Frameworks</i> must be consistent with <i>Planning Policy Statements</i> . Formally, these were known as <i>Planning Policy Guidance (PPG)</i> , and some are still used.
Pre-examination meeting	Procedural meeting held by an inspector, appointed to hold examination, into the <i>Development Plan Document</i> or <i>Statement of Community Involvement</i> . The purpose of the meeting is to discuss the management of the examination and consultation.
Proposals Map	Illustrates the policies and proposals in the <i>Development Plan Documents</i> and any <i>saved policies</i> that are

Title / Body / Acronym	Definition
	including in the <i>Local Development Framework</i> .
Public Realm	This is the area between buildings that is accessible to the public, including streets, footpaths and Public Open Space. It also serves a number of functions as area for play, for parking cars, movements of vehicles, pedestrians and Cyclists.
Regeneration Area	<p>Regeneration centres on the physical development of land, buildings and new transport systems. It also seeks to capture and maximise benefits for the people of the Borough through economic and social regeneration in terms of skills, social and economic inclusion, education, housing, health, community development and the environment.</p> <p>Regeneration is closely aligned to neighbourhood renewal, which aims to improve the quality of life of people living in disadvantaged areas by encouraging the community in improving services and building community cohesion.</p>
Regional Spatial Strategy (RSS)	Prepared by the regional planning body ( <i>Government office for the East Midlands</i> ). It will set out the policies in relation to development and use of land in the region and will be approved by the First Secretary of State (formally known as Regional Planning Guidance)
Saved Plan	Existing adopted plans (or parts of them) can be saved fro three years from the date of commencement of the Act. Unadopted plans can be saved for three years post adoption.
Site Specific allocations and policies	Allocations of sites, and areas, for specific or mixed uses of development, such as housing and employment. Policies will identify any specific requirements for individual proposals and applications.
Spatial Planning	Influences the organisation of space and links environmental, social and economic factors, when creating plans. It understands the fact that development in one area will influence another.
Statement of Community Involvement (SCI)	Sets out the standard, which the local authority intends to archive, in involving the community in the preparation, alteration and review of planning documents. It also lays down the methods that will be used to achieve the targets. The Statement of Community Involvement is subject to an independent examination. For each of the <i>Development Plan Documents</i> , a statement of how the authority has complied with the Statement has to be produced.
Strategic Environmental Assessment (SEA)	A term that is used internationally to describe <i>environmental assessment</i> when it is applied to policies, plans and programmes. The European 'SEA Directive (2001/42/EC)' requires a formal <i>environmental</i>



Title / Body / Acronym	Definition
	<i>assessment</i> of certain plans and programmes, including those that relate to future land use.
Super Output Area	Geographic hierarchy designed to improve the reporting of small area statistics. Their first statistical application was the Indices of Deprivation 2004.
Sustainability Appraisal (SA)	An appraisal to ensure that all policies and proposals in <i>Development Plan Documents</i> reflect sustainable proposals. This will be carried out at the same time as the <i>Strategic Environmental Assessment</i> .
Supplementary Planning Document (SPD)	Policy guidance to supplement the policies and proposals in development plan documents. They will not form part of the development plan or be subject to independent examination. (Formally known as Supplementary Planning Guidance).
West Northamptonshire	The area that covers the local authority areas of: Northampton Borough, South Northamptonshire District Council and Daventry District Council.
West Northamptonshire Development Corporation (WNDC)	A Planning authority set up by Central government to consider strategic applications in Northampton, Daventry and Towcester, to promote investment from the public and private sector and encourage growth.

**NORTHAMPTON BOROUGH COUNCIL**  
**ISSUES AND OPTIONS DISCUSSION PAPER**

***YOUR COMMENTS ARE VERY IMPORTANT TO US. PLEASE FILL IN THE QUESTIONNAIRE BELOW WHICH HIGHLIGHTS ALL THE ISSUES AND OPTIONS RAISED IN THE DISCUSSION PAPER.***

**CHAPTER 4: SPATIAL VISION AND STRATEGIC OBJECTIVES**

**Draft Vision**

**Issue 1:**

a. Do you agree with the contents of the draft vision for Northampton Central Area?

YES / NO / DON'T KNOW

Are there any other aspirations we should have and why?

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b. Do you agree with the timescale of the draft vision which is to 2026?

YES / NO / DON'T KNOW

c. Does the draft vision encapsulate the key elements which will make Northampton's Central Area a successful and thriving town?

YES / NO / DON'T KNOW

**Draft Strategic Objectives**

**Issue 2:**

a. Do you agree with the draft strategic objectives outlined in this chapter?

YES / NO / DON'T KNOW

b. Are there any other realistic and deliverable strategic objectives which the Council could focus on?

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**CHAPTER 5: CENTRAL AREA DEVELOPMENT AND REGENERATION**

**Retail**

**Issue 3:**

Where is the best location for new retail development to meet the requirements of comparison goods retailers? The options are (see Figure 3):

- North of Grosvenor Centre, including bus station
- North of Abington Square
- St Peter's Square
- Between Horsemarket and Drapery

Are there any other suitable locations for new retail development and why?

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**Issue 4:**

Where within the town centre should a new supermarket be located? The options are (see Figure 4):

- North of Grosvenor Centre, including bus station
- North of Abington Square
- St Peter's Square
- Between Horsemarket and Drapery

Are there any other suitable locations for a new supermarket and why?

Five horizontal dotted lines for providing an answer to the question above.

**Issue 5:**

Where are the most appropriate locations to encourage independent retailers? The options are (see Figure 5):

- St Giles Street
- Gold Street
- St John's Area (behind County Hall)

Offices

**Issue 6:**

What type and scale of office development needs to be accommodated within the Central Area?

Five horizontal dotted lines for providing an answer to the question above.

**Issue 7:**

Where is the most appropriate location for large-scale office development? The options are (see Figure 6):

- Castle Station
- Towcester Road/St Peter's Way
- St James Retail Park
- Freeschool Street
- Victoria Street
- Horsemarket
- St John's
- Bedford Road

Are there any other options and why? (PTO)

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Are the same options appropriate for small scale office developments?

YES / NO / DON' KNOW

If not, which locations are?

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**Leisure**

**Issue 8:**

Are there any gaps in provision of leisure and entertainment facilities in the Central Area?

YES / NO / DON'T KNOW

Does the existing provision meet the needs of all sectors of the community?

YES / NO / DON'T KNOW

If not, where are the deficiencies?

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**Issue 9:**

Should leisure/entertainment uses be concentrated in specific locations, if so, where?

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Is dispersal throughout the Central Area more appropriate?

YES / NO / DON'T KNOW

Should different approaches be applied to different types of leisure/entertainment uses, for example, cafes, restaurants, bars and night clubs?

YES / NO / DON'T KNOW

**Issue 10**

Are there areas within the Central Area which would be suitable for leisure/entertainment uses? If so, what type of uses would be appropriate? The options are (see Figure 7):

Restaurant/café/bar uses:

- Bridge Street, between Victoria Promenade & South Bridge
- St John's Station Passage
- Market Square/All Saints Square
- Marefair
- Derngate/Guildhall Road
- The Ridings/Fish Street/Dychurch Lane

Large-scale leisure/entertainment uses:

- North of Grosvenor Centre
- North of Abington Street
- St Peter's Square
- Between Horsemarket and Drapery

Outdoor events:

- Market Square
- Becket's Park

Are there any other options and why?

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**Cultural Development**

**Issue 11**

Are there any gaps in provision of cultural facilities in the Central Area?

YES / NO / DON'T KNOW

Does existing provision meet the needs of all sectors of the community?

YES / NO / DON'T KNOW

**Issue 12**

Is there a need for provision of workspace for creative industries?

YES / NO / DON'T KNOW

Where would be the best location for such development? Options:

As part of the cultural quarter within the St John's and Angel Street area

Near to the University, for e.g., Great Russell Street area

Are there any other suitable locations and why?

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**Hotel**

**Issue 13**

Where is the most appropriate location for a new hotel? The options are (see Figure 9)

Castle Station   
Freeschool Street   
St Johns   
Horsemarket   
Grosvenor Centre/the Mounts   
County Hall

Are there any other suitable locations and why?

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**Residential Development**

**Issue 14**

What type of housing should be provided within the Central Area?

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**Issue 15**

Which locations are appropriate for significant residential development? Options are (see Figure 10):

Freeschool Street	<input type="checkbox"/>
Bedford Road	<input type="checkbox"/>
Horsemarket	<input type="checkbox"/>
Angel Street	<input type="checkbox"/>
St John's	<input type="checkbox"/>
St Peter's Way	<input type="checkbox"/>
Castle Station	<input type="checkbox"/>
Great Russell Street	<input type="checkbox"/>

Are there any other suitable locations and why?

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**Other uses**

**Issue 16**

Are there any other development needs which should be accommodated in the Central Area and if so, why and where?

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**Issue 17**

Are there any sites which should be considered for development within the Central Area?

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**Design Principles**

**Issue 18**

Do you agree with the design principles for new development?

YES / NO / DON'T KNOW

Are there any other principles that you consider should be included and why?

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**Criteria for Development Sites**

**Issue 19**

Do you agree with the criteria for new development?

YES / NO / DON'T KNOW

Are there any other criteria that you consider should be included and why?

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**CHAPTER 6: ACCESSIBILITY AND TRANSPORT NETWORKS**

**Public transport**

**Issue 20**

Why are people using less public transport in comparison to other modes of transport?

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Which of the following options will encourage more people to use public transport in the Central Area?

The options are:

- Retain and upgrade Greyfriars bus station on current site
- New bus station on different site within the Central Area
- New on street bus interchange on the Drapery (with additional stops on Horsemarket)
- New on street bus interchange at Fish Market
- New on street bus interchange as part of redevelopment to north of Grosvenor Centre
- New transport interchange, including bus station, at Castle Station
- Alternative locations of smaller, more efficient bus station which focus on passengers' facilities
- Ensure that the Central Area road system is able to support a fast and reliable bus service
- Provide a fast shuttle link between Castle Station and key points in the Central Area
- Allow bus penetration into pedestrian only areas

Are there any other options?

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**Car Parking**

**Issue 21**

How and in what form do we address the problem of poor spatial distribution of car parking in the Central Area? Options:

- Arrival signage and car parking space information
- Car park management, incl security, “pay as you leave”
- Prioritising provision for short stay shoppers parking
- Phased reduction in commuter parking with introduction of “park and ride”
- Providing high quality facilities for public transport incl the following primary multi-modal interchanges: provision of new bus station and the redevelopment of Northampton Castle Station

Are there any other options?

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**Cyclists and Pedestrian Network**

**Issue 22**

Where, and in what form to provide pedestrians and cyclists access routes in and around the Central Area?

- Horsemarket needs to be downgraded from 4 lanes to a single carriageway road. This will allow pedestrians to cross without the requirement of a traffic signal
- Development of pedestrians and cyclists networks around the River Nene area, adj to Nunn Mills Road, providing access to the power station residential site
- Development of pedestrian and cycle crossing routes linking the western side of Becket’s Park through the Avon site to the town centre
- adj to eastern side of Bridge Street linking to the proposed Cattlemarket Road
- A maximum speed of 20mph be imposed within the inner core area of the town centre with vehicular movement limited to access and servicing only
- Provide additional at grade crossings
- Remove existing subways

Are there any other options?

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**Chapter 7: Public Realm**

**Issue 23**

Which of the following gateway sites should be given priority for public realm improvement? The options are (see Figure 11)

- Black Lion Hill
- St Peter’s Way/Towcester Road roundabout
- Bridge Street/Victoria Promenade interchange
- Bedford Road/Derngate Junction
- Abington Street/Abington Square
- Regent Square/Grafton Street/Campbell Square/Barrack Road junction

Are there any other gateway sites that should be included?

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**Issue 24**

What should be done to overcome the barrier of the bus station?

- Demolition of the bus station
- Improve existing north/south routes by downgrading Greyfriars / Lady’s Lane to one lane
- There is no barrier, leave the bus station as it is
- Bedford Road/Derngate Junction

Are there any other options? Is the answer a combination of these or other options?

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**Issue 25**

What should be done to overcome the barriers at Horsemarket?

Downgrade Horsemarket to one lane (this will affect traffic movement elsewhere in the town centre, and may require work on outer ring road to be completed first

Leave Horsemarket as at present

Any other options for Horsemarket or the junctions at Bedford Road, Chronicle and Echo and Bridge Street?

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**Issue 26**

Do you think that shared use of the space is realistic in the Central Area?

YES / NO / DON'T KNOW

Which of the following streets should be shared use, (see Figure 12)?

Drapery   
Gold Street   
Abington Street   
St Giles Street   
Bridge Street

**Issue 27**

Do you think that an improved public realm contributes to making a place safer?

YES / NO / DON'T KNOW

Which other areas in the Central Area have safety issues relating to the public realm?

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What measures can be taken on the public realm to improve safety?

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**Chapter 8: Community Regeneration**

**Population structure of Spring Boroughs**

**Issue 28**

Do you think that the current population structure within Spring Boroughs should be altered?

YES / NO / DON'T KNOW

Should we encourage more families and dual person households to the area?

YES / NO / DON'T KNOW

**Housing Stock**

**Issue 29**

Does the housing stock meet the needs of the current population?

YES / NO / DON'T KNOW

To encourage a more mixed community, should there be:

- More apartments
- Fewer apartments
- More family/larger properties

**Issue 30**

To promote a more mixed community, a variety of housing tenures should be provided, including owner occupied housing. At present, a large number of the properties are rented. If we were to create a more balanced population, should there be:

- More socially rented properties (Housing Association and Council owned)
- More shared ownership properties

More market housing

**Issue 31**

Is the quality of the housing offer in Spring Boroughs of an acceptable standard?

YES / NO / DON'T KNOW

Should we:

Refurbish existing housing stock, if this is realistic

Demolish, with appropriate interim housing arrangements for those affected, some of the properties that are beyond economical repair, and replace them with housing of the same type

Demolish, again with appropriate interim housing arrangements for those affected, some of the properties that are beyond economical repair, and replace them with alternative types of housing

The Government is encouraging developments to be zero carbon. Should the properties on Spring Boroughs be either constructed, or refurbished to meet the "Excellent" standard in energy efficiency?

YES / NO / DON'T KNOW

**Local Facilities**

**Issue 32**

What local facilities in Spring Boroughs should be retained? Are there any other facilities that should be provided in Spring Boroughs?

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**Accessibility to the wider area**

**Issue 33**

At present, Spring Boroughs is cut off from the rest of the Central Area by the four main roads, considering that the majority of those who reside in the area travel by pedestrian routes. To improve access, should we:

- Provide more crossing points on Horsemarket Road
- Downgrade the inner ring road to a minor route
- Reduce the speed limit on Horsemarket to allow crossing
- Improve the bus routes through Spring Boroughs
- Other (please give examples)

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**Training and Employment**

**Issue 34**

What can be done to improve the job prospects for the residents of Spring Boroughs?

- Provide a better range of basic skills courses in the local area
- Provide incentives to remain in education beyond 16
- Encourage the relocation of business to the Central Area as a whole, such as office development
- Other (please give examples)

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**Safety**

**Issue 35**

How can we make the streets and other public spaces safer and more pleasant?

- Provide more green space
- Provide better street lighting
- Improve the quality of existing public spaces

Is there sufficient provision of open space within, or within easy access, of Spring Boroughs? If there should be more, should this be to the:

- North
- South
- East
- West

**Other Areas**

**Issue 36**

Are these areas in need of regeneration? The options are, (see Figure 13):



Upper Mounts	<input type="checkbox"/>
Lower Mounts	<input type="checkbox"/>
Both	<input type="checkbox"/>
Neither	<input type="checkbox"/>

Where should the efforts be focused?

Open space	<input type="checkbox"/>
Traffic reduction, especially around St Michael’s Road, Clare Street, St Edmund’s Road etc	<input type="checkbox"/>

**CHAPTER 9: CONSERVATION AND BUILT ENVIRONMENT**

**Issue 37**

Do you agree that these are the main issues in respect of the Central Area’s Conservation Areas?

YES / NO / DON’T KNOW

If not, what other issues do you think need to be considered?

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**Issue 38**

Are there other listed buildings or other important buildings outside Conservation Areas which need to be taken into consideration in relation to possible developments?

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**Issue 39**

Which important trees or existing open spaces need to be retained when developments are being considered?

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**WHEN COMPLETED, DETACH AND RETURN TO:**

**By hand:** at the One-Stop Shop, Guildhall, St Giles Square

**By e-mail:** [ldf@northampton.gov.uk](mailto:ldf@northampton.gov.uk)

**By post:** LDF Team (Central Area Action Plan Issues and Options response)  
Planning Policy and Conservation, Northampton Borough Council,  
Cliftonville House, Bedford Road, Northampton, NN4 7NR

**By fax:** 01604 837 527

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**By 5pm on the XXXX of November 2007**

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