CABINET AGENDA

Wednesday, 14 March 2018

The Jeffrey Room, St. Giles Square, Northampton, NN1 1DE.

6:00 pm

Members of the Cabinet:

Councillor: Jonathan Nunn (Leader of the Council)
Councillor: Phil Larratt (Deputy Leader)
Councillors: Mike Hallam, Tim Hadland, Stephen Hibbert, Brandon Eldred and Anna King.

Interim Chief Executive Simon Bovey

If you have any enquiries about this agenda please contact democraticservices@northampton.gov.uk or 01604 837722
### PORTFOLIOS OF CABINET MEMBERS

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### SPEAKING AT CABINET MEETINGS

Persons (other than Members) wishing to address Cabinet must register their intention to do so by 12 noon on the day of the meeting and may speak on any item on that meeting’s agenda.

Registration can be by:

- **Telephone:** (01604) 837722
  (Fax 01604 838729)
- **In writing:** Democratic Services Manager
  The Guildhall, St Giles Square, Northampton NN1 1DE
  For the attention of the Democratic Services Officer
- **By e-mail to** democraticservices@northampton.gov.uk

Only thirty minutes in total will be allowed for addresses, so that if speakers each take three minutes no more than ten speakers will be heard. Each speaker will be allowed to speak for a maximum of three minutes at each meeting. Speakers will normally be heard in the order in which they registered to speak. However, the Chair of Cabinet may decide to depart from that order in the interest of hearing a greater diversity of views on an item, or hearing views on a greater number of items. The Chair of Cabinet may also decide to allow a greater number of addresses and a greater time slot subject still to the maximum three minutes per address for such addresses for items of special public interest.

Members who wish to address Cabinet shall notify the Chair prior to the commencement of the meeting and may speak on any item on that meeting’s agenda. A maximum of thirty minutes in total will be allowed for addresses by Members unless the Chair exercises discretion to allow longer. The time these addresses take will not count towards the thirty minute period referred to above so as to prejudice any other persons who have registered their wish to speak.

### KEY DECISIONS

- Any decision in relation to the Executive function* which results in the Council incurring expenditure which is, or the making of saving which are significant having regard to the Council’s budget for the service or function to which the decision relates. For these purpose the minimum financial threshold will be £250,000;

- Where decisions are not likely to involve significant expenditure or savings but nevertheless are likely to be significant in terms of their effects on communities in two or more wards or electoral divisions; and

- For the purpose of interpretation a decision, which is ancillary or incidental to a Key decision, which had been previously taken by or on behalf of the Council shall not of itself be further deemed to be significant for the purpose of the definition.
NORTHAMPTON BOROUGH COUNCIL
CABINET
Your attendance is requested at a meeting to be held:
in The Jeffrey Room, St. Giles Square, Northampton, NN1 1DE.
on Wednesday, 14 March 2018
at 6:00 pm.

S Bovey
Interim Chief Executive

AGENDA

1. APOLOGIES
2. MINUTES
3. INTENTION TO HOLD PART OF THE MEETING IN PRIVATE IF NECESSARY
4. DEPUTATIONS/PUBLIC ADDRESSES
5. DECLARATIONS OF INTEREST
6. ISSUES ARISING FROM OVERVIEW AND SCRUTINY COMMITTEES
7. MUSEUM EXPANSION PROJECT
   ☑ (Withdrawn)
8. GRANT OF PROPERTY LEASES, AND FINANCIAL AND MANAGEMENT AGREEMENTS WITH UNITY LEISURE.
   ☑ (Copy herewith)
9. GREAT BILLING AND GREAT HOUGHTON CONSERVATION AREA APPRAISAL & MANAGEMENT PLANS.
   (Copy herewith)
10. NORTHAMPTON LOCAL PLAN PART 2 - RESPONSES TO SITES CONSULTATION
    (Copy herewith)
11. FINANCE MONITORING - PERIOD 10 - 2017/18
    ☑ (Copy herewith)
12. PERFORMANCE REPORT - QUARTER 3 2017 - 1ST OCTOBER TO 31 DECEMBER 2017
    (Copy herewith)
13. EXCLUSION OF PUBLIC AND PRESS
THE CHAIR TO MOVE:
“THAT THE PUBLIC AND PRESS BE EXCLUDED FROM THE REMAINDER OF THE MEETING ON THE GROUNDS THAT THERE IS LIKELY TO BE DISCLOSURE TO THEM OF SUCH CATEGORIES OF EXEMPT INFORMATION AS DEFINED BY SECTION 100(1) OF THE LOCAL GOVERNMENT ACT 1972 AS LISTED AGAINST SUCH ITEMS OF BUSINESS BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF SCHEDULE 12A TO SUCH ACT.”
PRESENT: Councillor Nunn (Chair); Councillor Larratt (Deputy Chair); Councillors Eldred, Hadland, Hallam, Hibbert and King

1. APOLOGIES
There were none.

2. MINUTES
The minutes of the meeting held on the 17th January 2018 were agreed and signed by the Leader.

3. INTENTION TO HOLD PART OF THE MEETING IN PRIVATE IF NECESSARY
There were no items to be considered in private.

4. DEPUTATIONS/PUBLIC ADDRESSES
Mr Tony Mallard addressed Cabinet in respect of Item 10 –‘Maximising the supply of New Homes’ and commented that it was acknowledged there was a housing crisis and credited Northampton Partnership Homes (NPH) for embarking on the proposition to deliver new build housing. However, he expressed some concerns about NPH becoming a registered housing provider and the impact of this on Right to Buy.

Councillor Hibbert, as the relevant Cabinet Member, in response to the concerns raised, confirmed that there was no prospect of for NHP to become a registered housing provider.

5. DECLARATIONS OF INTEREST
There were none.

6. REPORT BY CHIEF FINANCE OFFICER ON ROBUSTNESS OF BUDGET ESTIMATES AND ADEQUACY OF RESERVES
Councillor Stone questioned whether the administration, in conjunction with local MPs would make any representations to the Government on the timing of the local government funding settlement. She referred to section 3.9.7 of the report and noted that there were a lot of uncertainties and some high risk strategies which she voiced her concerns about.

Councillor Eldred as the relevant Cabinet Member referred to the late settlement figure and commented that there was an anticipation of the amount of money in the settlement and noted that there was money in the budget to progress with projects. He referred to the use of reserves and explained that it was cheaper than borrowing from other sources. He noted the level of council tax for 2018/19 was to increase by 2.99% per year in line with the maximum permitted amount by Government and noted that in order to minimise the cost and maximise value the Council had entered into a new contract for Environmental Services despite it being considerably more than the current one.

RESOLVED:

That it be recommended to Council to carefully consider the content of the report with regards to the General Fund and Housing Revenue Account prior to recommending the

7. GENERAL FUND REVENUE BUDGET AND CAPITAL PROGRAMME 2018/19 AND MEDIUM TERM FINANCIAL PLAN 2018/19 - 2022/23

Councillor Stone questioned why if a funding gap had been predicted was it being addressed as a savings need and Councillor Birch commented that £70k had been allocated to the Cabinet and questioned how that would be administered and monitored.

Councillor Smith commented that she had some concerns about the use of the reserves and noted that lessons needed to be learned from the County Council. She further reported that the consultation was not far reaching enough and expressed her dissatisfaction that it did not appeal to a greater number of people.

Councillor Eldred, as the relevant Cabinet Member submitted his report and elaborated thereon. In response to questions asked, he commented that savings were being made to ensure the best deal for the public and to protect front line services and noted that investments would be a future focus in generating income for the Council. He responded to comments made about the consultation by noting that there had been radio interviews about it, drop in sessions arranged along with numerous other media notifications.

With regards to the Medium Term Financial Plan (MTFP) he stated there was a balanced budget for the next financial year and noted that there was still money in the reserves. He commented that there was on going investment for the St James Mill Link Road and Abington Park Museum and that the administration had to raise some costs in order to continue to provide certain services.

Councillor King noted that the £70k allocated to the Cabinet was for urgent decision to be made that were not able to go through CEFAP and commented that these would be closely monitored.

RESOLVED:

2.1 That the feedback from consultation with the public, organisations and the Overview and Scrutiny and Audit Committees (detailed at Appendices 9, 10 and 11 of the report) be considered and noted.

2.2 That the changes to the proposed budget (detailed at paragraph 3.2.14 of the report), in light of technical adjustments and the Local Government Funding Settlement be agreed

2.3 That it be recommended to Council the General Fund Revenue Budget for 2018/19 of £27,360m (excluding parishes) for its own purposes (detailed in paragraph 3.2.13 and Appendices 1 and 2 of the report).

2.4 That it be agreed that the Council be recommended to increase the Council Tax for its own purposes, i.e. excluding County, Police and Parish Precepts, by £6.37 (2.99%) per year per band D property for 2018/19.

2.5 That it be recommended to Council that they approve the General Fund Capital Programme and proposed financing for 2018/19, including the inclusion of schemes in the Development Pool, as set out in Appendix 4.

2.6 That it be agreed that Council be recommended to confirm a minimum level of General Fund reserves of £5.5m for 2018/19, having regard to the outcome of the financial risk assessment, and also noted the position on earmarked reserves
2.7 That authority be delegated to the Chief Finance Officer in consultation with the Cabinet Member for Finance, and where appropriate the relevant Director and Cabinet Member to:

- Transfer monies to/from earmarked reserves should that become necessary during the financial year.
- Update prudential indicators in both the Prudential Indicators Report and Treasury Strategy Report to Council, for any budget changes that impact on these.

2.8 That the draft Fees and Charges set out in Appendix 8, including immediate implementation where appropriate be approved.

2.9 That it be recommended to Council that they approve the Treasury Management Strategy for 2018/19 at Appendix 5 of this report: incorporating:

(i) The Capital Financing and Borrowing Strategy for 2018/19 including:
- The Council’s policy on the making of Minimum Revenue Provision (MRP) for the repayment of debt, as required by the Local Authorities (Capital Finance & Accounting) (England) (Amendment) Regulations 2008.
- The Affordable Borrowing Limit for 2018/19 as required by the Local Government Act 2003.


2.10 That authority be delegated to the Council’s Chief Finance Officer, in liaison with the Cabinet member for Finance, to make any temporary changes needed to the Council’s borrowing and investment strategy to enable the authority to meet its obligations.

2.11 That authority be delegated to the Chief Finance Officer to make any technical changes necessary to the papers for the Council meeting of 26th February 2018, including changes to the Finance Settlement and change relating to Parish Precepts and Council Tax levels associated with those changes.

8. HOUSING REVENUE ACCOUNT (HRA) BUDGET, RENT SETTING, 2018/19 AND BUDGET PROJECTIONS 2019/20 TO 2022/23

Councillor Ashraf raised concerns about the cost to the Council of Right to Buys and noted the need for increased numbers in social housing.

Councillor Eldred, as the relevant Cabinet Member, responded by noting that at Cabinet on the 20th December 2017, it had been agreed the proposed rent decrease in line with legislation and national rent policy of 1% and noted the HRA budget for 2018/19 of £52.1 million expenditure.
RESOLVED:
That it be recommended to Council to approve:

a) An average rent decrease of 1% per dwelling, in line with the legislation and the government’s national rent policy, to take effect from 2\textsuperscript{nd} April 2018.

b) The HRA budget for 2018/19 of £52.1m expenditure detailed in Appendix 1.

c) The HRA capital programme for 2018/19, including future year commitments, and proposed financing as set out in Appendix 2.

d) The proposed service charges listed in Appendix 3.

e) That Cabinet be authorised, once the capital programme has been set, to approve new capital schemes and variations to existing schemes during 2018/19, subject to the funding being available and the schemes being in accordance with the objectives and priorities of the Council.

f) The Total Fees proposed for NPH to deliver the services in scope for 2018/19 detailed in Appendix 4.

2.2 That the issues and risks detailed in the Chief Finance Officer’s statement on the robustness of estimates and the adequacy of the reserves be acknowledged.

2.3 That it be agreed that the Council be recommended to confirm the reserves strategy of protecting balances wherever possible to allow the option of supporting future years’ budgets, aiming for a minimum level of unallocated Housing Revenue Account balances of at least £5m for 2018/19 having regard to the outcome of the financial risk assessment.

2.4 That authority be delegated to the Chief Finance Officer to make any technical changes necessary to the papers for the Council meeting of 26\textsuperscript{th} February 2018.

2.5 That it be agreed that the Council be recommended to delegate authority to the Chief Executive and Chief Finance Officer to implement any retained HRA budget options and restructures.

2.6 That authority be delegated to the Chief Finance Officer in consultation with the Cabinet Member for Finance, and where appropriate the relevant Director and Cabinet Member to:

- transfer monies to/from earmarked reserves should that become necessary during the financial year.
- transfer monies to/from HRA working balances between the Council and NPH for cash flow purposes should that become necessary during the financial year.
- update the budget tables and appendices, prior to Council should any further changes be necessary.
- update prudential indicators in both the Prudential Indicators report and Treasury Strategy report, for Council for any budget changes that impact on these.

9. CORPORATE PLAN 2018-2023
Councillor Ashraf questioned whether an application had been made to DCLG for money to contribute to housing growth.

Councillor Duffy asked what the impact of the reduction of County Council Trading Standards Officers would be.

Councillor Nunn, as the Leader of the Council, commented that the Corporate Plan was an outline of what the administration sought to achieve within the next few years and noted that 

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it was a refresh of the original document that reflected changes and improvements.

In response to questions asked, Councillor Kind explained that the Trading Standards was a County Council issue and not within the remit of the Borough Council.

RESOLVED:

That it be recommended to Council on the 26th February 2018 that the draft Corporate Plan for 2018 to 2023 be approved, and that the Interim Chief Executive be authorised to finalise the document and publish this alongside the Council's Medium Term Financial Plan.

10. MAXIMISING THE SUPPLY OF NEW HOMES

Councillor Beardsworth commented that she welcomed the report and recommendations and noted that she welcomed it wholeheartedly. She further commented that the Government did very little to help Councils deliver social housing.

Councillor B Markham commented that it was a welcome report and requested that more information be provided for the timetable of the 3 track approach. He stated that there was a need to invest in the future housing stock and expressed his wishes for Councils be legally able to suspend the Right to Buys. He confirmed that he considered the maximisation of the supply of new homes to be a positive step in the right direction.

Councillor Ashraf noted she too welcomed the 3 point strategy and commented that she would have like to have seen it put before an Overview and Scrutiny Panel.

Councillor Hibbert as the relevant Cabinet Member commented that NPH had presented an ambitious proposal and noted that he was glad that it had been received favourably by many. He noted that they had gone through due diligence and stated that the report was in places, very technical. He commented that Capita had given positive views on the proposal and was pleased with the work undertaken by officers of the Council and NPH.

In response to questions asked, he confirmed that the Right to Buy existed and that it was a legal requirement and therefore the Council would have to comply with it.

Councillor Hibbert further commented that the supply of new homes was the biggest housing project that the Council had undertaken within the last 30 years.

It was confirmed by Capita that the project had been well managed by both the Council and NPH and considered to be very positive.

The Chief Executive of NPH elaborated on the report and noted that NPH had spent over 2 years bringing the project together and had gone through due diligence. He reported that there were over 3000 applicants on the housing list and stated that there was an increasing in the number of people presenting themselves as homeless and noted that there was a need to help those vulnerably housed and homeless. With regards to the Right to Buys he commented that 145 properties were being sold through this each year and nationally it was expected to rise. He commented that this approach to housing development would provide a mechanism for the provision of funding outside the HRA gap and could generate an income for the Council. He noted that the New Homes Bonus would provide approximately £6k per property and that money, alongside that generated in Council tax would prove beneficial to the Council. He explained that NPH would be able to deliver the ambitious programme and this would be done effectively and robustly.

The Leader of the Council thanked those who had contributed to the programme and stated that it was exciting new steps for the Town to be taking.
RESOLVED:

(a) That the 3-track approach to housing development (described in Paragraph 3.1.32 of the report) be approved;

(b) That the establishment of a charitable Community Benefit Society that will utilise grants, loans, land and 1-4-1 Right To Buy receipts to invest in or fund new affordable rented housing within the Borough of Northampton be approved;

(c) That the principle of the Council and/or Northampton Partnership Homes acquiring and/or building homes for market rent or sale be approved;

(d) That the expansion of Northampton Partnership Homes’ role to include the delivery of new housing (including affordable rented housing, market rented housing and housing for sale) outside of the Housing Revenue Account and within the Northampton Related Development Area (NRDA) be approved;

(e) That officers be instructed Officers to commence negotiations to set up a minority-interest Community Benefit Society, propose appointments for the initial members and trustees of the Community Benefit Society and prepare the necessary draft paperwork for approval by Full Council;

(f) That it be recommended to Full Council that the appropriate funding (subject to detailed business cases, as appropriate), development agreements and governance arrangements be put in place to ensure that, when suitable sites are identified for development, the Community Benefit Society and Northampton Partnership Homes be supported to secure the necessary funding and decisions are made in a timely manner;

(g) That it be noted that, in approving this 3-track approach, it would not preclude the Council from also pursuing other options such as forming a Housing Development Company itself or in conjunction with appropriate partners such as NPH (see Paragraph 3.1.39 of the report); and

(h) That Officers be instructed to bring regular reports back to Cabinet seeking approvals for the key documents required to implement the recommendations in this report and the governance arrangements approved by Full Council.

The meeting concluded at 7.09pm
CABINET REPORT

Report Title
Grant of property leases and financial and management agreements to Northampton Leisure Trust (Unity Leisure)

AGENDA STATUS: Public

Cabinet Meeting Date: 14th March 2018
Key Decision: Yes
Within Policy: Yes
Policy Document: No
Directorates: Regeneration, Enterprise & Planning, and Customers & Communities
Accountable Cabinet Member: Councillor Tim Hadland
Ward(s) All

1. Purpose

To seek agreement of Cabinet:

1.1 To grant new leases for a term of 30 years to Unity Leisure (trading as Northampton Leisure Trust) on three leisure centres owned by Northampton Borough Council (Lings Forum, Danes Camp, Mounts Baths), in accordance with the terms and conditions set out in this report.

1.2 For the Council to either lend up to £3m for a period to be agreed to Unity Leisure, or act as guarantor for a similar amount, for the purpose of improving the aforementioned three leisure centres.
2. Recommendations

That Cabinet agrees that:

2.1 Three new Full Repairing and Insuring leases be granted under the Landlord and Tenant Act 1954 to Unity Leisure for the three leisure centres owned by Northampton Borough Council (Lings Forum, Danes Camp, Mounts Baths), for a period of 30 years. The combined rent will be £51,000 per year plus any addition for building insurances and VAT where applicable, and will be in accordance with the terms and conditions set out in this report, which reflects a discount from market rent of £22,500 per annum.

2.2 The Head of Regeneration, Economic Development & Assets be authorised to complete the above leases in consultation with the Borough Secretary & Monitoring Officer and the Cabinet Member for Regeneration, Enterprise and Planning.

2.3 It approves in principle either the lending of up to £3m to Unity Leisure or acts as guarantor for commercial lending in a similar amount, for the purpose of carrying out capital improvement works on the aforementioned three Leisure Centres.

2.4 The Operating Agreement between the Council and Unity Leisure be amended to remove the Council’s option to close any one or more of the leisure centres on providing not less than six months’ notice.

2.5 The Operating Agreement between the Council and Unity Leisure be amended to remove any requirement for a management fee to be paid by the Council to Unity Leisure, this amendment to apply retroactively back to 2014/15.

2.6 The Council’s Capital Programme be increased by the amount of the agreed loans in any given year, to be funded entirely by repayments from Unity Leisure.

2.7 Authority be delegated to the Chief Finance Officer acting in consultation with the Borough Secretary & Monitoring Officer and the Cabinet Member for Finance to approve the terms of the necessary loan or guarantee agreements following completion of necessary due diligence checks, ensuring that the Council is not exposed to unacceptable financial loss or liability.

2.8 The Chief Finance Officer be instructed to amend the appropriate revenue budgets to reflect the agreed level of rental income and savings on repairs and maintenance and insurance.

2.9 Authority be delegated to the Borough Secretary & Monitoring Officer in consultation with the Chief Finance Officer and the Head of Regeneration, Economic Development & Assets the power to complete all the relevant documentation, including the loan agreements, leases and Guarantee, as relevant.

3. Issues and Choices
3.1 Report Background

3.1.1 Unity Leisure trading as Northampton Leisure Trust (NLT) was established by the Council in April 2011 to operate the three Council owned leisure centres, Lings Forum, Danes camp, Mounts Baths, and to deliver sports development, health and play services.

3.1.2 A fifteen year Operating Agreement (with the provision to extend the agreement for further periods up to a further fifteen years) was put in place between the Council and NLT which entailed the Council paying a fee to NLT in return for agreed outcomes. A thirty year lease for the three leisure centres was also entered into at a peppercorn rent.

3.1.3 The lease permitted termination by the Council upon determination of the Operating Agreement for any reason, and the Operating Agreement provided the Council with the option to close any one or more of the leisure centres on the provision of not less than six months’ notice.

3.1.4 It is generally accepted that NLT has thrived since its inception in 2011, not only delivering its original portfolio of services but also expanding its remit and taking on new business.

3.1.5 The success of NLT enabled the management fee payable by the Council to NLT to be reduced year on year down to zero by 2014/15. It is proposed that the Operating Agreement between the Council and NLT be amended to reflect the position reached in 2014/15, and the intention of the parties going forward is that no management fee will be payable in the future.

3.1.6 For NLT to continue to grow and expand as a leisure provider, it is timely to review the arrangements that were originally put in place in relation to the Operating Agreement and the leases.

3.1.7 It is now proposed that three new leases are entered into, one for each of the three leisure centres.

3.1.8 It is further proposed, in order to enable NLT to benefit more fully from the new lease arrangements, that the Operating Agreement is extended so as to be concurrent and co-terminus with the new leases, and the Council’s right to close any one or more of the leisure centres with six months’ notice is removed.

3.1.9 The proposed new leases and the proposed changes to the Operating Agreement will give NLT much greater security of tenure enabling it to borrow and access funding more readily, thus improving the services it is able to deliver to the people of Northampton.

3.1.10 The proposed new leases will also transfer additional liability for repairs and maintenance of the buildings and plant from the Council to NLT.
3.2 Issues

3.2.1 The development of the proposals set out in this report have required the careful balancing of the requirements of both the Council and NLT against financial, legal and other risk factors so as to find the best way forward for NLT service users and the wider population of Northampton.

3.3 Choices (Options)

3.3.1 The recommendations of this report are interdependent and represent a single package that has been provisionally agreed in its entirety with NLT. Cabinet can therefore only choose to accept or decline all the recommendations.

3.3.2 If Cabinet choose to decline the recommendations of this report it may request that alternative proposals are developed, and for negotiations to be re-opened with NLT so that alternative recommendations can be brought forward to Cabinet in the future.

3.3.3 In developing the recommendations of this report, consideration was given to the duration and terms of the three leases. The options considered for the duration of each lease were a 99 year lease outside the provisions and protections of the 1954 Landlord and Tenants Act, with a rolling development break from year 15 onwards and no liability for external repairs and maintenance, or a 30 year lease granted within the terms of the 1954 Landlord and Tenant Act.

3.3.4 It was determined that the latter form of lease would give NLT the security of tenure necessary for it to secure long term development funding, and protect the long term strategic interests of the Council as owner of the properties.

3.3.5 The options considered for the terms of the lease were to make it Internal Repairing only, or a Full Repairing and Insuring lease (FRI). The FRI lease is preferred on the basis that this makes all building maintenance and repairs the responsibility of NLT, which is both beneficial to the Council, and allows NLT to better manage its own finances and operational requirements.

4. Implications (including financial implications)

4.1 Policy

4.1.1 The recommendations of this report are within policy and have no policy implications.

4.2 Resources and Risk

Leases

4.2.1 It is proposed to grant NLT a Full Repairing and Insuring lease (FRI) for a 30 year term on each property. Independent valuers were engaged to recommend appropriate market rents for the 3 properties on an FRI basis, taking into account the likely future external maintenance and repairs that may be required.
4.2.2 The total rent recommended for the three properties was assessed at £73,500 over a 30 year term. However, in negotiation with NLT, it was argued by NLT that a move from a peppercorn rent to circa £70,000 a year could not be sustained, and it was therefore agreed by the Council that a lower level of rent would be acceptable in order that all parties could be confident in the long term delivery of services at the current level.

4.2.3 A reduction of £22,500 was therefore agreed, leaving an annual rental of £51,000. This will be subject to upwards-only rent reviews every 5 years, with increases based on the Consumer Price Index (CPI).

4.2.4 Section 123 of the Local Government Act 1972 provides that a Council ‘may dispose of land held by them in any manner they wish’, and that such disposal should not be for less than the best consideration that can reasonably be obtained between willing parties. The granting of a long lease is classed as a disposal for the purposes of Sect.123, so the Council would normally be required to seek the best consideration from NLT. However, in certain circumstances this requirement can be waived.

4.2.5 The General Consent Order allows a Council to dispose of land for less than the best consideration where it considers that the disposal will contribute to the social, economic or environmental well-being of the area, and the total undervalue does not exceed £2,000,000. In this instance it is recommended that the 3 leases be granted to NLT at an under value of £22,500 per annum, i.e. £675,000 over the 30 year term of the leases. It is considered that this figure still represents value for money and that the requirements of Sect.123 are satisfied for the following reasons:

- The future repair and maintenance costs of the 3 buildings are potentially significant, and if we do not conclude the leases these costs will fall to the Council to fund. There is also likely to be a requirement for capital expenditure on building improvements. It is therefore economically advantageous for the Council to conclude the leases.

- Approx. 875,000 people use the 3 centres every year, many from less affluent groups within the community. The facilities therefore make a significant contribution to assisting residents, particularly those who may not be able to afford to use private health clubs, to lead a healthy lifestyle.

- NLT are in partnership with the Northampton General Practise Alliance and deliver the NHS Health Check programme through the centres, thus helping in identifying health issues at an early stage, and where appropriate delivering interventions. 600 health checks will be delivered through the 3 Centres in the coming year.

NLT have also provided a report prepared by the University of Northampton’s Institute for Social Innovation and Impact, which analyses the social value of the work carried out by the Trust. This quantifies the annual value to the wider public sector of NLT’s activities as being £3.5m. While this clearly cannot all be attributed to the activities carried out at the 3 premises in question, it does give a clear indication of the social and economic benefits which NLT’s operations contribute to the borough.
4.2.6 The terms of an FRI lease are such that the tenant is responsible for all building insurances. It is usual for this insurance to be arranged by the landlord and recharged to the tenant as an addition to the rent, but tenants can choose to arrange the insurance themselves.

4.2.7 Consideration is being given to whether or not it will be of benefit to NLT for the Council to continue to insure the properties under the Council’s block insurance, or for NLT to arrange their own insurance. If it is more cost effective for NLT to insure through the Council’s policy, and on the basis that there will be no financial impact on the Council should a claim be made, the full apportioned cost of the insurance will be added to the rent instead of NLT making their own arrangements.

Loan or guarantee

4.2.8 The proposed new leases will transfer significant additional liability for repairs, maintenance and improvements of both the buildings and the plant from the Council to NLT. To meet these liabilities NLT has a funding requirement of up to £3m over the coming years. To fund this they will either borrow from the council at commercial interest rates, or they will borrow from a third party with the Council acting as guarantor for the loan.

Financial Risks

4.2.9 The Chief Finance Officer will undertake all required due diligence and ensure compliance with the Council’s Loans Checklist before any loans are made or guarantees provided.

4.2.10 NLT have shared their five year financial forecasts with LGSS Finance – these forecasts demonstrate healthy surpluses. Much of the proposed investment in the centres will improve energy efficiency and make savings in utility costs through the installation of Combined Heat and Power (CHP) units and energy efficient lighting.

4.2.11 Any loan would be secured on the leases, (although this may not provide full ‘security’ value) therefore if the Trust were to default on loan repayments the Council could take back direct control of the leisure centres and would realise the ongoing benefits of the investments made. The risk of not providing this loan facility or acting as guarantor, would reduce ‘risk’ as perceived by loans, but through absolute crystallisation of £M costs that NBC would have to incur to maintain and replace the Plant, Equipment and Facilities that the Leisure Trust propose to use these fund for.

4.2.12 Any loan will be made by the Council at commercial interest rates in line with State Aid rules and taking into account the level of risk. This is currently expected to be in the region of 4.5% to 5%. The loans may be funded by borrowing from PWLB, at a rate of between 2% and 2.5%. If these rates remain the Council will generate surplus interest of up to £0.050m per annum over the period of the loans. The interest earned will exceed our current ‘deposit rates’ of c0.45%
4.2.13 The 2018/19 General Fund revenue budget, as approved by Council on 26th February, includes rental income of £50k per annum from NLT.

4.2.14 The Council will also make savings on ongoing repairs and maintenance and insurance costs, responsibility for which will pass to NLT. The average expenditure on repairs and maintenance over the last 3 years has been £0.019m.

4.2.15 The Council’s capital programme does not include any provision for major repairs or enhancements to the Leisure Centres. The proposals within this report will remove the risk of the Council having to identify funding for such works over the next 30 years. Over the 30 years this could exceed the £675,000 undervalue/discount.

4.3 Legal

4.3.1 The Council have sought external legal advice to consider whether there are any procurement law, Section 123 (Local Government Act 1972) or State Aid implications arising from the implementation of the proposed arrangements for the future provision of leisure services (noting the external legal advice excludes the proposed loan and guarantee facility), the key points for the Council to consider are as follows:

4.3.2 The Council is under a general duty to achieve best value from the disposal of its land and property arising under Section 123 of the Local Government Act 1972. Circular 06/03 provides a specific consent as set out in paragraph 4.2.5 of this report. The legal advice has stated the grant of a lease at an undervalue may create a State Aid risk i.e. confers an advantage to NTL. The question for the Council is whether this “distorts or threatens to distort competition” and “affects or is capable of affecting trade between the member states”. On the basis NLT operates in a very localised area and the services are of a local nature for the people of Northampton it is unlikely trade between member states is affected and therefore State Aid is unlikely to apply; and

4.3.3 The Operating Agreement provided by NLT in the view of the legal advice operates as a concessions contract pre the 2016 concessions regulations. On the basis that there is unlikely to be cross boundary interest there is no regulatory requirement to follow any particular process in varying the operating agreement, however any variations should not be significant and should not give the appearance of an entirely new arrangement. In relation to the proposed amendments referred to in paragraphs, 2.4, 2.5 and 2.6 of this report they do not have a significant impact on the operation and variation of the operating agreement.

4.3.4 The Localism Act 2011 provides local authorities with wide and facilitative powers to act in the same way as any other legal person, save where those powers are specifically limited by statute (referred to as the General Powers of Competence). The making of a loan or provision of a guarantee would be permissible, subject to any relevant statutory regulations being met. The arrangements must be robust in respect of repayment of any loan to ensure the Council meets its fiduciary duties and has security in place to cover the position of default. The interest rate of any loan will require that the European reference rate methodology be applied to ensure the loan is at a commercial
rate. The Council will need to appoint external legal advisors to draft the loan agreements and/or guarantees as appropriate.

4.3.5 In summary, the external legal advice for implementing the recommendations of this report are low risk but an element of risk will always remain and Cabinet should be aware of this.

4.4 Equality and Health

4.4.1 Services to the public will be unchanged as a result of the recommendations of this report. There are therefore no direct equality or health implications.

4.5 Consultees (Internal and External)

4.5.1 Extensive consultation has taken place with NLT in developing the recommendations of this report. Independent valuers’ advice has been taken in determining the appropriate level of rent to charge NLT.

4.6 How the Proposals deliver Priority Outcomes

4.6.1 This report will contribute to the priority corporate outcomes of
- Enhancing leisure activities for local people and encouraging participation and
- Delivering quality modern services

5. Background Papers

Operating Agreement between NLT and NBC

General Consent Order (06/03)

Valuation from Underwoods

Advice from Browne Jacobson Solicitors (Confidential & Legally Privileged)

Social Value Study from University of Northampton Institute for Social innovation and Impact

Contact: Rick O’Farrell, Senior Regeneration Consultant rofarrell@northampton.gov.uk
CABINET REPORT

Report Title: GREAT BILLING AND GREAT HOUGHTON CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS AND ALTERATION TO GREAT BILLING CONSERVATION AREA BOUNDARY

AGENDA STATUS: PUBLIC

Cabinet Meeting Date: 14th March 2018

Key Decision: No

Within Policy: Yes

Policy Document: Yes

Directorate: Regeneration, Enterprise & Planning

Accountable Cabinet Member: Councillor Tim Hadland

Wards: Billing & Rushmills

1. Purpose

1.1 To seek Cabinet approval to the adoption of the Conservation Area Appraisal and Management Plans for Great Billing and Great Houghton Conservation Areas, following public consultation in November - December 2017 and to agree an alteration to the boundary of Great Billing Conservation Area.

2. Recommendations

It is recommended that Cabinet:

2.1 approves the adoption of the Conservation Area Appraisal and Management Plans for Great Billing and Great Houghton Areas (Appendices C & D),

2.2 agrees an alteration to the boundary of Great Billing Conservation Area to remove conservation area designation from Cumbrae Drive, Great Billing,

2.3 approves further consultation on the making of an Article 4 Direction in respect of Great Billing and Great Houghton Conservation Areas.
3. Issues and Choices

3.1 Report Background

3.1.1 A conservation area is defined in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. There are 21 conservation areas in Northampton.

3.1.2 The purpose of a conservation area is not to prevent new development but to manage change in order to maintain, reinforce and, where possible, enhance the special character and quality that justifies designation. Conservation area designation introduces controls over the way owners can alter or develop their properties and controls work to trees. Section 72 of the Act requires the Council, when considering planning applications, to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

3.1.3 The Act also requires the Council to periodically review conservation areas to ensure that they still justify their special status and to determine whether boundary revisions are necessary. It also places a duty on the Council to formulate and publish proposals for the preservation and enhancement of its conservation areas.

3.1.4 Planning guidance on conservation areas is contained in the National Planning Policy Framework. This states (paragraph 127) that, when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept is not devalued through the designation of areas that lack special interest. Local planning authorities should also make information about the significance of the historic environment publicly accessible (paragraph 141).

3.1.5 To satisfy these statutory requirements, Conservation Area Appraisal and Management Plans are prepared. These aim to identify the features that contribute to the special character and appearance of a conservation area and provide the basis for making informed and sustainable planning decisions that aim to preserve and enhance the special character. The documents are material considerations when the Council considers planning applications. As part of an ongoing review, Appraisal and Management Plans have been adopted in 19 of the 21 conservation areas, with Great Billing and Great Houghton Conservation Areas outstanding.

3.2 Great Billing and Great Houghton Conservation Area Consultation

3.2.1 Great Billing and Great Houghton Conservation Areas were both designated in 1976 and were last reviewed in 1989, when the boundaries were extended. A fresh review of the two Conservation Areas has now been undertaken, resulting in the preparation of draft Appraisal and Management Plans for each area. Consultation on the draft appraisals was held with residents and with Billing and Great Houghton Parish Council’s between 30th October and 10th December.
2017. Letters and explanatory leaflets were sent to all properties in the two conservation areas and the appraisals were available for viewing on the Council’s web site, at the One-Stop Shop in the Guildhall and at both Central and Weston Favell libraries.

3.2.2 In total, 15 representations were received, with ten responses in respect of Great Billing Conservation Area and five regarding Great Houghton Conservation Area. A summary of the responses is attached (Appendices A & B).

3.3 Issues Arising

3.3.1 Wherever appropriate, suggestions and factual corrections have been incorporated into the Great Billing Appraisal and Management Plan that is recommended for adoption (Appendix C). No changes have been made to the Great Houghton Appraisal, although the plan has been redrawn to provide greater clarity (Appendix D). Although the level of public response was low, retention of both conservation areas was supported and two main issues were highlighted: the conservation area boundaries and the benefit of making an Article 4 Direction.

3.3.2 Conservation Area boundaries

There has been some infill and new development within and adjacent to both Great Billing and Great Houghton Conservation Areas since they were designated in 1976 but it is considered that both conservation areas retain sufficient interest to justify retention of their special status.

In Great Billing, the Conservation Area includes some, but not all, of the properties on Cumbrae Drive, built in 1994/95 and which do not contribute to the special architectural or historic interest of the area. It has been suggested that the boundary be re-drawn to exclude Nos 1, 5a, 7, 7a & 9 Cumbrae Drive whilst retaining the historic stone wall that forms the rear garden boundary of 7a and 9 Cumbrae Drive, and this suggestion is supported.

In Great Houghton, it has been suggested that the boundary be extended northwards to Bedford Road. This, however, would include post-war housing on the east side of High Street that does not contribute to the special interest of the area and open fields that it would not be appropriate to include within a conservation area. This suggestion is not, therefore, supported.

3.3.3 Article 4 Direction

The second main issue is whether an Article 4 Direction should be introduced. Article 4 Directions have been made in six conservation areas in Northampton to remove permitted development rights, so that planning permission is required to make alterations affecting the external appearance of houses when viewed from the street - such as replacing windows, re-roofing or removing boundary walls fronting a highway. Following changes to the Fee Regulations which came into force on the 17th January 2018, the Council can now charge a planning fee for such an application. The responses received to the consultation indicated interest and support for such a measure in both conservation areas (although this was before the change to the planning fee regulations) and it is suggested that Cabinet support further consultation with
residents and the respective parish councils to explain the implications, in order that a fully informed decision can be made.

3.4 Choices (Options)

3.4.1 Cabinet could choose to:
   a) adopt the Appraisal and Management Plans with changes made as a result of the consultation, as recommended;
   b) adopt the Appraisal and Management Plans with other changes, or;
   c) adopt the Appraisal and Management Plans with no changes.

3.4.2 Option a) is considered the most appropriate as it would provide the two Conservation Areas with up-to-date Appraisal and Management Plans that have been subject to public consultation.

4. Implications (including financial implications)

4.1 Policy

4.1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that it is the duty of a local planning authority from time to time to review conservation areas and to determine whether any further parts of their area should be designated as conservation areas.

4.1.2 The appraisal documents are in accordance with policy contained in the National Planning Policy Framework and guidance produced by Historic England. Policy E26 of the Northampton Local Plan is also relevant.

4.2 Resources and Risk

4.2.1 Designating and reviewing conservation areas is a statutory duty and is part of the remit of the Policy, Heritage and Environment group. There will be some financial cost in advertising by statutory press notice the alteration to the boundary of Great Billing Conservation Area. This will be met through the existing Conservation service budget. The costs associated with any future enhancement projects will be considered separately and will be the subject of a separate report.

4.2.2 Adoption of the Appraisal and Management Plans will assist the Council in safeguarding the special character and appearance of the two Conservation Areas as they will be material considerations in the determination of planning applications and planning appeals. Without up-to-date Appraisals, there is a danger that the special interest and character that justified designation could be eroded.
4.3 Legal

4.3.1 As set out above. Additionally, notice of the revised Great Billing Conservation Area is required to be published in the London Gazette and one local newspaper. The cost of advertising will be met from existing budgets. There is no duty to notify owners and/or occupiers individually although criminal liability under the Listed Building Act commences from the date of designation.

4.4 Equality and Health

4.4.1 No significant adverse impacts on those with protected characteristics have been identified. An Equality Impact Assessment Screening has been undertaken and approved.

4.5 Consultees (Internal and External)

4.5.1 Individual letters and a leaflet summarising the draft appraisal were sent to all properties in the two Conservation Areas and to Billing and Great Houghton Parish Council. The ward members were also consulted.

4.6 How the Proposals deliver Priority Outcomes

4.6.1 The appraisals relate to strategies in the Corporate Plan to protect the environment and Love Northampton by celebrating the town’s history and heritage.

4.7 Other implications

4.7.1 None

5. Background Papers

5.1 Planning (Listed Buildings and Conservation Areas) Act, 1990 Section 69;
5.2 Paragraphs 127 & 141 of the National Planning Policy Framework (published by HM Government, March 2012);
5.3 Historic England Advice Note 1 – Conservation Area Designation, Appraisal and Management (Historic England, February 2016).

6.0 Appendices

Appendix A: Summary of responses received – Great Billing Conservation Area
Appendix B: Summary of responses received – Great Houghton Conservation Area
Appendix C: Great Billing Conservation Area Appraisal & Management Plan
Appendix D: Great Houghton Conservation Area Appraisal & Management Plan
Appendix A

Great Billing Conservation Area - Summary of Responses

Results of public consultation held between 30th October and 10th December 2017 (Officer’s response, where appropriate, are in italics).

Billing Parish Council

The Parish Council welcomes the comprehensive Appraisal & Management Plan, which contains much information on the history and features that create the special character, the current review and the opportunity to comment.

They consider the existing boundary to the Conservation Area should be retained.

The Parish Council believes extra planning controls through an Article 4 direction should be introduced, but should only cover features that are important to enable the village to retain its special character; they should be consulted on the scheme and on any planning applications that arise.

Agree that stone boundary walls are a feature of particular significance and should be fully protected. Part of the original stone wall to the estate is still intact on Penfold Lane and should be protected if possible.

The plan includes a number of buildings marked as important that were not shown as such on the previous plan and their inclusion should help protect the special character of the village. There are several omissions form the plan of buildings previously identified as important or mentioned in the appraisal text, including the converted outbuildings, barns and stables on Manor Farm Road, Oldways on Elwes Way, the row of cottages on the path leading to the church and Nos.16 & 18 Pound Lane. Some typographical errors require correction.

The consultation draft refers to overhead power cables and poles as unsightly and a negative feature; the PC requests the Borough Council presses the power and telephone companies to give priority to the undergrounding of these cables but with an assurance that the historic cobbled path that runs across Church Walk and Elwes Way is preserved.

(Officer response: The support of the Parish Council for the appraisal and for a possible Article 4 Direction in principle is noted; further consultation on an Article 4 is recommended. The Appraisal and plans have been corrected to include buildings that are mentioned in the text or previously identified as of significance. The wall on Penfold Lane, although of interest, is remote from the Conservation Area and is not recommended for inclusion. The cobbled path is also now identified as historically important).
Individual comments:

- The Conservation Area boundary should be realigned to take account of new development on Cumbrae Drive, built since the last review in 1989; the boundary should be the wall running between the Catholic Church and 7A Cumbrae Drive and then south of properties 7A, 7, 5A and 1 Cumbrae Drive. The estate is out of vogue with the older part of the village and could not be considered as part of the conservation area.

(Officers agree with this suggestion. At present, the Conservation Area includes land previously part of Home Farm that was developed for housing in the 1990s (after the last review), resulting in the anomaly of the conservation area boundary now partly cutting across modern houses and gardens of properties on Cumbrae Drive. The Appraisal provides the opportunity to review and rationalise the boundary to ensure that the Conservation Area remains an area of special historic interest, in accordance with guidance in the NPPF).

- Do not agree with the boundary change shown on the plan & request officers view the stone wall that runs to the rear of 9 Cumbrae Drive, which we would like to still be included within the Conservation Area.

(The wall has been inspected and is of traditional dry stone construction, in good condition, that now forms the rear boundary between properties on Cumbrae Drive and High Street; it would originally have been part of a field boundary to Home Farm. Although not prominent, it is of historic importance and it is considered that the wall should be retained within the Conservation Area, but with the houses on Cumbrae Drive excluded).

- Approve of additional planning restrictions through an Article 4 direction, subject to further consultation specifying the type of alterations that would in future require planning permission.

- Support in principle an Article 4 direction, but would not want it to be unduly restrictive but should include retention of stone boundary walls; note that there would be further consultation.

(Detailed consultation would be undertaken, specifying the restrictions that would apply if supported by residents)

- The draft appraisal is most impressive and, when finalised, will be of great interest to residents and a valuable source of reference; important that historical facts are correct and more significant buildings and features are included – notably the stone farm buildings in the curtilage of Home Farm,
Oldways on Elwes Way, converted farm buildings on Manor Farm Road and the Old Dairy & ice house on Church Walk. The cobbled path which ran from the Hall across Church Walk to Elwes Way should be recorded and retained as a historic feature. Support an Article 4 in principle.

(The factual corrections and additional significant buildings - many of which were identified as important in a 1990 conservation area leaflet following the last review - have now been incorporated within the Appraisal)

- Strongly agree that conservation area designation is important to the future of the village; important the village retains the features to key buildings and ensure new buildings are in keeping. Support strict guidelines in the appraisal on new development that fits the village and conservation area

- Agree with the elements listed in the draft appraisal, in particular that retention of stone boundary walls is essential to maintain the distinct character of the village. Buildings shown as “important” on the consultation leaflet are different to those in the appraisal – notably along Manor Farm Road.

(Stone walls that are prominent within the conservation area are identified as of significance on the plan accompanying the Appraisal; the converted farm buildings on Manor Farm Road are now included as being important to the character and appearance of the Conservation Area)

- Please keep the existing Great Billing Conservation Area – the existing boundaries are logical and clear. Please introduce the Article 4 direction to help preserve the existing aesthetic and character of the conservation area.

- Existing boundary to the conservation area should be retained. Agree that overhead power cables, telephone cables and poles are unsightly and detract from the street scene – request NBC urge power and telephone supply companies to give priority to undergrounding the cables but ensure control over re-surfacing the roads. Would welcome extra planning restrictions through an Article 4 direction for Great Billing.

(The appraisal identifies overhead power cables as being a negative feature and states that any opportunity to place them underground would be welcome, but there is no commitment to fund the measure).

- Commend the sentiment of a planned possible Article 4 but criticise lack of mention of funding – should not apply something that has the potential of burdening custodians of buildings within this so-called conservation area.
Implications for fuel costs. Maintenance, pollution and health and safety risks will be huge as a consequence of fantasy, ivory towered decisions – sounds nice on paper but in practice, question how realistic it is. Local councils and government do not know the correct and exact meaning of consultation and translates into fait accompli.

(The Appraisal asks whether there would be support in principle for an Article 4 direction - subject to detailed consultation - which it is now suggested be undertaken. This will determine whether the making of an Article 4 direction is pursued and would be subject of future Cabinet approval, if there is support for the proposal. There would be no commitment to fund the cost of alterations to private properties)
Great Houghton Parish Council

The Parish Council unanimously resolved to support the proposal appraisal and management plan at the council meeting on 14th November 2017, at which some members of the public who lived within the conservation area were also present. The council believes that protection of the area would be better ensured by the introduction of an Article 4 direction within Great Houghton conservation Area.

The Parish Council is concerned about the increase in number of HGV’s using High Street, The Cross/Willow lane; concerned at unseen harm to older building due to their age and structures alongside very narrow roads that are in places without footpaths and ask for a 20mph speed limit and 7.5 tonne weight restriction be implemented within parts of the conservation area. The PC have contacted Highways and borough & county councillors but have been told that the number of HGVs does not meet requirements for investment on preventative action. The PC asks for help in explaining to Highways that the current situation of no weight limit or restriction on HGVs needs to be addressed in order to avoid damage to the stone & brick buildings within the conservation area.

(Officer response: The support of the Parish Council for the appraisal and for a possible Article 4 Direction in principle is noted; further consultation on an Article 4 is recommended to Cabinet. Concerns about highway matters are outside the scope of the Appraisal but will be forwarded to NCC as highway authority).

Individual comments:

- Understand the wish for there to be little change to the nature of the area but extending planning controls would lead to delays and red tape for people wanting to improve or enhance their property.

- None of the special character of the Conservation Area was taken into account when the extension to Brackmills was given planning permission; extensive views across the Nene Valley to Northampton have been replaced by a huge warehouse and 45 foot high earth bund. This has affected countryside views from four of the listed buildings and one important building.
An Article 4 direction would require householders to apply for planning permission to alter their property and potentially lead to some delay, but the intention would be to protect the appearance of the area. The impact on the conservation area of the development nearby was identified and was taken in to consideration; the Appraisal should help to ensure that the rural setting of the Conservation Area is fully considered in future decisions.

- Welcome the appraisal and believe the area is worth protecting but biggest danger to maintenance of the area – traffic and large vehicles going through the village – is not mentioned; there are no restrictions on HGVs entering the village as conservation area and damaging the area.

Enforcement is an issue; a large tree was recently cut down with no request to NBC to do tree work and no action taken – the message being sent is that ignoring the rules is beneficial.

(Notification of the proposal to fell the tree should have been given and the Appraisal draws attention to the legal requirement; however, the tree is question was not of sufficient amenity value to have justified protection)

- Support an Article 4 but concerned it is a little late as many alterations to houses in the conservation area have created a distinct lack of visual harmony. As buildings need repair, it would be helpful if modern additions are replaced with more sympathetic materials.

(An Article 4 direction would aim to ensure that future alterations and materials are appropriate to the character and appearance of the area but could not require previous alterations be reversed)

- The draft appraisal is well considered draft, with a balanced view of the village. Setting of the village is hugely important and valuable. Views into and out of the village are paramount in leaving a sense of a self-contained and distinct settlement; separation from Northampton and Brackmills needs to be maintained; at present, there is no blurring of the rural village with the urban spread of Northampton and the despite the proximity, the sense of separateness has been well maintained.

Views out of the village are well illustrated but views of the village from Bedford Road & Nene Valley footpaths are equally significant in demonstrating the distinctive setting as it climbs the ridge of the valley. Similarly, there is a sense of arrival from the south; views of Northampton when descending the ridge into the village leave an impression of elevation and separation. To maintain this special separateness and setting, should be
a buffer zone and ensuring new development is distinct from and set at a reasonable distance from the village.

- Support an article 4 direction.

- Delighted that the Council deems Great Houghton an area of special architectural or historic interest; it is the nearest “intact village” to the centre of the town. The approaches have been the subject of colossal industrial development – presumably the Council has been considering bestowing conservation area status for some time? Adds to bewilderment in the village of how the Council could give permission for the development next to the boundary very recently.

Boundary gives carte blanche to developers to build houses in ex-school playing fields and warehouses to the east of High Street. Appears the Council wishes to award Conservation Area status to the village with all the restrictions while allowing others to build up to the boundaries and destroy the atmosphere you wish to retain.

The boundary should be extended to Bedford Road either side and including High Street; the boundary already include some playing field areas but pointedly exclude other areas.

(Support for the conservation area is noted. However, extending the boundary along High Street to Bedford Road, as suggested, is not recommended as it would include post-war housing of no historic interest. It would also not be appropriate to include open fields within the conservation area as a means of preventing possible future development, although the impact on the setting of the conservation area is a material planning consideration)
Great Billing Conservation Area
Appraisal & Management Plan

March 2018
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1 Summary

1.1 Introduction

A conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Planning (Listed Buildings and Conservation Areas) Act, 1990 Section 69).

The Civic Amenities Act 1967 introduced the concept and there are now 21 conservation areas in Northampton. Great Billing Conservation Area was first designated in April 1976 to include the historic core of the village. The Conservation Area was last reviewed in 1989, when it was extended to include St Andrew’s Church and part of Church Walk; it covers approximately 10 hectares, making it one of the smallest of Northampton’s conservation areas.

1.2 Summary of special interest

The special character of Great Billing Conservation Area can be summarised as:

- The location on the south facing slope of the Nene valley, which allows open views to the south and west;
- Its origins as an estate village to Great Billing Hall;
- The village is self-contained, compact and has retained its historic plan form of a main street with side lanes, resulting in an individual identity separate from the surrounding built-up area. The informal layout, generally high density and the inter-relationship of buildings and open spaces combine to create a distinct sense of place;
- A concentration of good quality stone buildings - predominantly two-storey with some three-storey – that date from the 17th century onwards and reflect the origins and evolution of the village; a number are listed as being of national architectural or historic importance;
- A variety of architectural styles and types of building, with fine individual Georgian houses, vernacular cottages, farmhouses & converted farm buildings and estate workers’ houses unified by the predominant use of sandy-coloured limestone and darker ironstone with Welsh slate for roofs to create visual harmony; there is a limited use of brick for building;
- Stone boundary walls are a significant feature and create a sense of enclosure which, when combined with narrow lanes and buildings at the back of the highway, result in a distinctive appearance;
- Mature trees, well maintained private gardens and areas of open space (notably The Leys) create an attractive green environment;
- A limited amount of through traffic creates a tranquil, semi-rural atmosphere within the built-up area of Northampton.

1.3 Summary of issues

Although the area has retained its historic character, there are pressures which could erode the special character and appearance. These include:

- Development pressures to provide more housing and larger houses;
- Incremental changes to historic buildings, the public realm or the use of inappropriate materials;
- Loss of trees.
1.4 Opportunities for enhancement

Change is inevitable and it is not the purpose of a conservation area to prevent new development but to manage change in order to maintain, reinforce and enhance the special character and quality of the area that justifies its special status.

In addition to statutory legislative and local planning controls, the following opportunities for the enhancement have been identified:

- Encourage the preservation and reinstatement of historic detailing on buildings within the Conservation Area.
- Promote the sympathetic management of open space and the public realm.
- Establish a list of locally significant buildings.
- Promote retention of trees which contribute to the appearance of the area.

2 Introduction and Planning Policy Context

2.1 The Importance of Conservation Areas

“The contribution that historic areas make to our quality of life is widely recognised. They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in a rapidly changing world. The way building traditions and settlement patterns are superimposed and survive over time will be unique to each area. This local distinctiveness can provide a catalyst for regeneration and inspire well designed new development which brings economic and social benefits. Change is inevitable.”


Conservation area status seeks to protect and enhance the special character of the designated area. The controls can be summarised as:

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the character and appearance of the area.
- Some minor works to houses require planning permission. Examples are side extensions, dormer windows, cladding of buildings and the installation of satellite dishes on front elevation of houses.
- A higher standard of design applies for new buildings and for extensions and alterations to existing buildings.
- The Borough Council needs to be notified of most work to trees six weeks before the work is due to take place.

Local authorities are also required to formulate and publish proposals for the preservation and enhancement of their conservation areas and to periodically review them to ensure that the special status is justified.
2.2 The purpose of a Conservation Area Appraisal

This appraisal, photographs and maps are intended to identify those elements which contribute to the special character and appearance of Great Billing Conservation Area and which justify its special status. It will provide the basis for making informed, sustainable decisions about the positive management, protection and enhancement that will preserve and enhance the special character of the Conservation Area.

The appraisal will be a material consideration when Northampton Borough Council, as local planning authority, considers planning applications within the Conservation Area or which impact upon the appearance or setting of the area. The content is based on guidance contained in Historic England Advice Note No.1, “Conservation Area Designation, Appraisal and Management”, issued in February 2016.

2.3 Planning policy context

The appraisal fits within wider national legislation, regional and local planning policies and the National Planning Policy Framework.

National policy

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to, “designate as conservation areas any area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

The Act also requires local planning authorities to review their conservation areas from time to time to determine whether new areas should be designated, boundaries revised or whether designation should be cancelled if an area no longer possesses special interest.

Section 72 of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas when considering planning applications.

National policy on the historic environment is contained in the National Planning Policy Framework (NPPF). Conservation areas are defined as designated heritage assets and of particular relevance are the following paragraphs:

Paragraph 127: local planning authorities should ensure that an area justifies conservation area status because of its special architectural or historic interest and that the concept is not devalued through the designation of areas that lack special interest.

Paragraph 128: applicants for planning permission should describe the significance of any heritage asset affected.

Paragraph 131: in determining planning applications, the desirability of sustaining and enhancing the significance of heritage assets should be taken into account.

Paragraph 132: when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation; significance can be harmed through development within its setting.
Paragraph 133: substantial harm to a designated heritage asset should be refused consent unless necessary to achieve substantial public benefit.

Paragraph 134: less than substantial harm should be weighed against the public benefits of the proposal.

Paragraph 135: the effect of an application on the significance of a non-designated heritage asset should be taken into account.

Paragraph 137: local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance.

Paragraph 138: loss of a building that makes a positive contribution to the significance of a conservation area should be treated either as substantial harm or less than substantial harm, taking into account the significance of the building and its contribution to the conservation area.

Paragraph 141: local planning authorities should make information about the significance of the historic environment publicly accessible.

Regional policy

The West Northamptonshire Joint Core Strategy 2014 sets out the long-term vision and objectives for the area until 2029, including strategic policies for steering and shaping development. Policy BN5 states that: Designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire’s local distinctiveness and sense of place.

Northampton Local Plan

Saved Policy E26 – new development to preserve or enhance character and appearance of conservation areas.
3 Location and plan form

3.1 Location and topography

Historically, Great Billing was a stand-alone estate village located approximately four miles to the east of Northampton and south of the road to Wellingborough. The village developed on the fertile, south-facing slope of the Nene valley, above low lying land liable to flood and where the spring line provided a reliable water supply, and along a route that ran north-south to a crossing point of the river. The location also provided extensive views southwards across the Nene valley. The land slopes gradually from a point approximately 84 metres above sea level at the north end of the village to 75 metres at the southern end, before falling away more sharply towards the Nene.

Geologically, the village is located upon the Northampton Sand formation, which provided a pale sandy limestone known as Pendle and beds of darker iron-rich sandstone and ironstone that was suitable for building. Limestone is the main building stone that was historically used in villages in the area and contributes to the distinctive unity of appearance in Great Billing. The stone was dug from pits on the north side of the Nene valley, to the south of the Wellingborough/Kettering roads and most notably to the west of Weston Favell.

3.2 General character and plan form

The Conservation Area has a compact, nucleated and relatively high density pattern of development, to the south and east of the former Great Billing Hall and park. Historically, buildings fronted the main (High) Street that ran north-south towards the crossing of the Nene, with narrow lanes and footpaths running off it to serve farmhouses, cottages and farm outbuildings. The boundary of the Conservation Area is shown on the following aerial plan.
4. Historic development

4.1 Recorded as “Bellinge” in the Domesday survey of 1086, Great Billing has early Saxon, 6th century origins, with the name deriving from Bydel and inga (or people of Bydel). By the 13th century, two separate settlements are recorded – Billinge Magna (now Great Billing) and Parva Byllinge (Little Billing).

4.2 The earliest settlement took advantage of the fertile Nene valley soils, a good water supply on the spring line and the south-facing slope. In the Domesday survey, the manor is recorded as being held for the King by Gilbert the Cook and during its 900 year history, the country estate was often under Royal patronage and gifted to branches of aristocratic families. The village supported an agricultural community and manorial records dating back to the 12th century record it as being held notably by the Barry family (12th to 14th century), the Earl of Thomond (17th century), Lord Cavendish (18th century) and by the Elwes family in the 19th and early part of the 20th century. It is thought that until the mid-14th century, the village was located to the west of St Andrew’s Church, but the population was decimated by the Black Death and the old village was abandoned and gradually rebuilt in its present location 1.

4.3 The original Jacobean manor house was rebuilt in 1776 by Lord Cavendish as a Palladian style country house in a parkland setting, with a plain nine bay frontage and pediment to a design by John Carr. The extensive park to the north and west of the Hall was enclosed by a ha-ha that allowed open views outwards; a section along the western boundary of St Andrew’s Church has been restored by the Parish Council.

![Early twentieth century view of Great Billing Hall](photograph courtesy of Lost Heritage – England’s Lost Country Houses: [www.lostheritage.org.uk](http://www.lostheritage.org.uk))

4.4 The estate was bought by Robert Cary-Elwes in 1796 and the present-day appearance of the village owes much to the Elwes family, who lived at Great Billing until 1931. In the 1860s, Valentine Cary-Elwes employed the Northampton architect E.F.Law to alter the

1 Northamptonshire County Federation of Women’s Institutes, Northamptonshire Villages, p41
interior of the Hall. Law was engaged extensively by the family and was also responsible for the design of estate workers’ houses on High Street and Church Walk in 1866 and the restoration of St Andrew’s church in 1867. The village originally extended as far as the church, but the road was diverted and cottages demolished to increase the seclusion of the Hall. The village school on High Street was converted and extended as the Church of Our Lady of Perpetual Succour in 1878/79 following the conversion of Valentine Cary-Elwes to Catholicism and a replacement school was built to the south of the village; the Italianate-style tower was added in the 1920s.

4.5 In 1909, his son Gervase Elwes, who trained as a lawyer but was also a prominent diplomat and famous tenor, became Squire of Billing. His death in 1921 appears to have marked the beginning of the decline of the estate; the plaque on the wall on High Street (below) is testimony to the affection and respect felt within the village.

4.6 The decline of the Great Billing estate was mirrored throughout the country in the changing economic circumstances following the First World War. The Hall was sold in 1931 and part of the parkland off Wellingborough Road was purchased by the Northampton leather manufacturers, Pearce’s, who built a striking Moderne-style factory in 1939, now listed grade II. The Hall itself was demolished in 1956 and the extensive park to the north of the village sold-off; Lady Winefridae’s Walk is built over the site of the Hall and stonework has previously been exposed during building work. Pearce subsequently donated part of the surviving open land to the west of the church as open space to the Parish, now known as Billing Leys. The land is particularly important since the urban expansion of Northampton in the late 20th century has largely subsumed the village within the built-up area. Even so, the distinct identity of the village has remained and new infill development has been broadly sympathetic to the historic character.
5. Assessment of Special Interest

5.1 Character areas

Although small in area, the Conservation Area contains several distinct parts of varying character. The following sections identify the key features that contribute to the character of the village.

5.1.2 High Street

The historic main route through the village runs north-south following the valley slope, to a crossing of the River Nene a mile to the south, where the village mill was located. The northern boundary of the Conservation Area is the former entrance drive and piers to Great Billing Hall; modern housing to the north provides a distinct contrast and enables the boundary to be clearly defined.

The gate piers and former drive to Great Billing Hall mark the northern boundary of the Conservation Area

On the east side of High Street, the long length of stone wall forms the eastern Conservation Area boundary and is included as an individual feature on account of its importance to the appearance of the street scene; it also creates a strong sense of enclosure. Bends in the road create added interest as views alternately open and close, and mature trees within private gardens contribute to an attractive entrance into the village. Buildings along High Street are of varying age and style and reflect the organic growth of the village.
View looking south along High Street into the Conservation Area; the wall along the eastern side of the street forms the boundary and is included on account of its importance to the street scene.

The grade II listed 17th/18th century Elwes Arms and the Church of Our Lady, with its Italianate-style tower, are prominent landmarks at the northern end of High Street. At the junction of Elwes Way, the street opens out, with buildings set back behind a narrow grass verge.

The informal relationship of buildings, varied rooflines and eaves levels along High Street create variety and interest. The listed early 19th century Old Convent at the wide junction of High Street and Elwes Way (below) has its gable end to the street and the narrowing of the road provides enclosure. The contribution of mature trees to the attractive street scene is apparent.
The Old Post Office at the corner of Pound Lane is constructed of a darker ironstone with limestone quoins and moulded stone surrounds to the windows; it emphasises the quality of 18th century stone building and reflects the economic prosperity seen in villages in large parts of rural middle England in the 17th and 18th centuries. The plaque to Gervase Elwes and the village pump and horse trough are of interest although, sadly, the red telephone box that previously stood here has been removed.

The Old Post Office, dating from 1703, is a landmark within the village; the moulded stone windows reflect the high status of the building. The village pump, horse trough and plaque to Gervase Elwes are interesting features in the street scene.

On the opposite of High Street, the row of former estate houses, set behind attractive front gardens, are a reminder of the paternalistic approach taken by the Elwes family as principal landowners in the 19th century. At the south end, No.14 High Street and the terrace on Chapel Row have their gables facing the street and frame the view out of the Conservation...
Area. The group of buildings at the south end of the Conservation Area are of interest in that they are predominantly brick built.

5.1.3 Elwes Way

This is a narrow, winding lane that linked High Street to the Church and Hall and is characterised by a number of historically important buildings set in their own grounds at low density. The lane is tightly enclosed by the long length of stone boundary wall around the Old Rectory and mature trees contribute to the tranquility. Bends in the lane create added interest by alternately restricting the view. Its name commemorates the importance of the Elwes family to the village.
At the junction with High Street, the road widens at the point where the village War memorial, St Anthony’s Cottage and adjoining hall and the largely solid rear of the former Presbytery create a focal point that characterises the individual and distinctive quality of the village. The cross was listed grade II in 2016 as part of Historic England’s nationwide survey of memorials to commemorate the centenary of the First World War.

Prominent at the western end is the late 17th century Old Rectory, refaced in smooth ashlar as part of a Georgian remodelling, and the 18th century Manor House and Manor Lodge. These form a group of key buildings that were in proximity to Great Billing Hall and reflect the social importance of this part of the village.
The view eastwards from Manor Farm Road, with stone buildings and boundary walls enclosing the narrow lane and mature trees, characterises the distinctive appearance and quality of the village.

Manor Farm House (above) and the converted farm buildings on Manor Farm Road further reflect the origins of the village and the association with the estate. Beyond Manor Lodge, the lane opens out with an attractive row of cottages and converted agricultural buildings (below), set behind a grass verge.
Cottages and converted farm buildings on Elwes Way reflect the agricultural origins of the village. Traditional-style lanterns for streetlighting are a feature throughout the Conservation Area.

5.1.4 St Andrew’s Church & Billing Leys

The attractive coursed rubble stone church and the approach from Church Walk were included within the Conservation Area in the 1989 review. The grade A listed church, the earliest part of which dates from the 12th century, stands in an isolated location on high ground overlooking the Nene valley. The spire was struck by lightning in 1759 and was not replaced; much of the nave and aisles were restored at that time and in 1776, as part of the restoration, Lord Cavendish had the parapets from the remodelled Billing Hall placed on top of the tower and nave to create the present appearance. The low stone wall alongside the path leading to the church is part of the ha-ha that enclosed the park.
The setting of the Church and village is greatly enhanced by the area of open land to the west - Billing Leys – that, together with a tract of woodland purchased by the Parish Council in 2010, are remnants of the former park and fields that surrounded the village; it allows important views outwards and into the Conservation Area. The low stone cottages behind attractive front gardens on the path leading to the church (below) complement the scene.
This straight, fairly wide road reflects its planned origins and dates from the re-modelling of the village, when the road and cottages close to the hall were removed - it was still recorded as "New Road" on the 1925 Ordnance Survey map. High stone walls, mature trees and a group of former estate cottages contribute to the attractive street scene. Nos 6 and 8 Church Walk were converted from the stable block and coach house to Great Billing Hall, whilst No 4 Church Walk was converted from the Hall dairy; these, and the former ice house, are the last surviving buildings associated with the Hall. A path of granite setts that ran from the Hall, through the garden of the Old Dairy and across Church Walk to Elwes Way is an historically important feature. The recently constructed cul-de-sac (Old Carpenters Close) illustrates how new infill development of an appropriate scale and materials can integrate within a village setting and replaced a woodyard that detracted from the appearance of the Conservation Area.

The converted former stable block and coach house to Great Billing hall, listed grade II, are of historic significance as surviving buildings associated with the Hall

View looking east along Church Walk; the straight and relatively wide road suggests it is a planned road, laid-out when this part of the village was re-modelled to provide greater seclusion to the Hall.
The surviving section of a granite sett path that crosses Church Walk and ran from the grounds of the Hall to the kitchen garden off Elwes Way is of historic significance.

5.1.6 Pound Lane & Cattle Hill

The names of these two narrow, informal lanes off High Street reflect their agricultural origins and contain a mix of good Georgian houses, vernacular cottages, farm buildings, modern houses and converted former almshouses at the end of Pound Lane.

The south side of Pound Lane is characterised by tight enclosure, with a row of 19th century brick fronted and earlier stone cottages facing directly onto the lane, opposite an attractive area of private gardens and grass verge.

The pair of cottages on Pound Lane date from the 16th or 17th century and are among the earliest surviving domestic buildings in the village; they are likely to have been single storey with the dormers a later alteration. No.18 Pound Lane is grade II listed.
Former farm buildings backing onto Pound Lane contribute to the character and appearance of the area and reflect the history of the village. The overhead powerlines and poles are one of the few negative features of the Conservation Area.
The view into Cattle Hill from High Street (below) is framed by good quality stone buildings - the three storey Georgian town house contrasts with the pair of estate houses on High Street and the farmhouses opposite and reflects the variety of buildings in juxta position that is a characteristic of the village.

5.2 Grain and Massing

The core of the village along High Street and Elwes Way is characterised by a harmony of buildings and materials, with a compact, nucleated plan form. Great Billing is unusual in that the church is isolated from the core of the centre, following the rebuilding of the village to the east of the church. Individual Georgian buildings, mainly of coursed rubble stone with slate or tiled roofs and predominantly three storey in height, former farmhouses and outbuildings and rows of smaller cottages are the main contributors to its built character. Infill development since the Conservation Area was designated in 1976, such as Convent Gardens and Old Carpenters Mews, has increased the overall density but has not significantly harmed the historic character of the village.

5.3 Key views and vistas

Historically, the location of the village on the northern slope of the Nene valley allowed extensive views outwards across the valley to the south and east, and inwards towards the village; Wettons Guide of 1849 claimed that there was a spot in the parish from which forty-five churches were visible. Although extensive views of open countryside are now lost through the growth of Northampton, the view southwards from High Street and across Billing Leys from Church Walk allow some appreciation of the original rural setting of the village. Views of the church and the western edge of the village across The Leys are also important.
The view south towards the Nene valley from High Street and the attractive view into the Conservation Area.
5.4 Trees and Green Spaces

The Leys is the most important area of green space that contributes to the character of the Conservation Area; although lying outside of the boundary, it impacts positively upon the attractive setting of the village. The land is a surviving part of the farmland and park to the south and west of the village and was donated by the Pearce family to the parish. Since 2010, the Parish Council has commenced the planting of a row of native rowan trees either side of a natural pathway that runs the length of the park, known as Celebration Avenue. The remnants of the orchard that formed part of the gardens of the Convent on High Street are also being restored.

The appearance of the village is greatly enhanced by the number of mature trees within private gardens, and a number of them are protected by Tree Preservation Order on account of their high amenity value. Conservation area status affords protection to all trees within the Conservation Area, since 6-week notice must be given to the Borough Council of all proposed work to enable consideration of whether further preservation orders are justified.
5.5 Building materials and details

The following sections identify the traditional building materials and local details that contribute to the appearance of the village and provide a guide for appropriate styles and new building.

Walls

The distinctive appearance of the village is largely due to the consistent use of locally available stone - primarily sandy-coloured Pendle limestone, but with some subtle variations in colour where iron was present. The stone was usually coursed rubble but with some dressed stone on Georgian houses. Quoins are usually of a harder, more durable limestone.

Some buildings – notably the Old Post Office on High Street – were built in a deeper golden ironstone, likely to have came from beds within the Northampton Sand formation.

*The Old Post Office, built of dressed ironstone with a rubble stone plinth. Decorative stone windows and drip moulds are distinctive features of a high status building. The steep roof pitch and gable parapets suggest the building would originally have been thatched.*
This Georgian house on Cattle Hill is urban in character and reflects the diversity of building styles within the village; coursed limestone with more durable flush quoins and hipped slate roof. The Doric style porch and tall sash windows are attractive Classical features of late 18th & early 19th century buildings.

The Old Rectory on Elwes Way – 17th century coursed limestone re-faced with smooth ashlar blocks in the 18th century; limestone was normally used in coursed rubble form and cut ashlar is not common within the village.
The front elevation of traditional buildings tend to have a simple, uncluttered appearance, with a larger proportion of solid masonry in relation to the size of openings; this is likely to have reflected the limited span that was possible using timber lintels. Georgian and later 19th century houses show a greater emphasis towards symmetry in design.

A group of 19th century buildings at the southern end of High Street, such as the Methodist Chapel and Chapel Row, were constructed in red brick but otherwise brick is not a common material within the village. Some brick buildings have been rendered or the walls painted (notably Our Lady’s RC church).

Recent infill development is inevitably built of modern materials, such as light coloured brick, but by choosing the right colour and texture, the effect has blended into the village scene.

**Roofs**

The predominant roofing material in the village is blue-grey Welsh slate, which became cheaply available with the coming of the railways from the 1850s onwards and quickly replaced traditional roofing materials such as thatch.

The steep pitch and gable parapet of many of the roofs in the village indicates buildings that are likely to have originally been thatched, which was the most common roofing material for medium and low status buildings until the mid 19th century; this is likely to have been long straw with a simple flush ridge that was traditionally used throughout the Midlands. The only remaining thatched roof is at the Elwes Arms, but this is now reed with a block-cut ridge.

Orange-red clay pantiles are also found, most notably on St Anthony’s Cottage and adjoining hall on Elwes Way. Pantiles required a lightweight roof structure and provided an inexpensive roof cover for cottages or outbuildings. More recently, some roofs have been replaced with concrete interlocking tiles; although some of these have mellowed, they are
not a traditional material and their widespread use would affect the appearance of the village.

There is also a limited number of plain clay tiled roofs, usually as a replacement for earlier roofing material, such as on the Old Post Office on High Street.

Chimneys, usually on the gable end and often built or re-built in brick owing to its better heat resistance than stone, are a prominent and attractive feature of many of the buildings and should be retained, even if no longer used. Projecting chimney stacks are not a traditional detail.

Eaves detailing

Roof and eaves heights vary, particularly along High Street, and creates visual interest. The characteristic roof is a simple gable with plain eaves; hipped roofs were more costly to construct and are normally associated with higher status buildings. There are some original dormer windows and a number of latter additions, but they are not a common detail within the village.

Verges are often in the form of coped gable parapets - particularly where the building was originally thatched - although on smaller cottages the verge is more likely to be plain. Rain water goods are traditionally painted cast iron with the gutters supported on iron rise and fall brackets spiked directly into the wall. Fascia boards are not common, although decorative bargeboards are an attractive feature of the front gables of the 19th century estate houses on High Street and Church Walk.

Windows

The style of window largely depends on the age and status of the property. Higher status properties, such as the Old Post Office, are likely to have had stone mullioned windows beneath stone hood moulds, with the frames made of iron with small leaded panes. Early vernacular cottages generally have timber, horizontal side hung, two or three casement windows beneath simple timber lintels. Vertical sliding sash windows are a detail associated with Classical styles of building from the late 18th century onwards. Brick lintels and window surrounds are found on some of the 19th century buildings. Top hung opening windows are not a traditional detail. There are some upvc windows within the village, widespread introduction of which would be likely to harm the traditional appearance.

Doors

The type of door and door surround also varies according to the status and age of the building. The earliest doors are simple, solid ledged and braced. Panelled doors with a fanlight are not a feature of early vernacular buildings but are associated with Georgian and 19th century domestic buildings. Enclosed porches are not a common feature of traditional buildings within the village.

5.6 Boundary walls

Unbroken lengths of stone boundary wall, particularly along High Street, Elwes Way and Church Walk, are a defining feature of the village. The walls are of historic interest in their own right but also contribute to the high level of visual harmony. Copings are often alternate long and short vertical stones (known as cock and hen) and are an attractive feature which should be retained.
Good quality coursed limestone boundary walls, such as these on Elwes Way and High Street, are an important and attractive feature of the village.
5.7 Public realm

An attractive feature of the village is the use of traditional lanterns for street lighting — either mounted on buildings or on posts - and complement the village scene. Where present, low height kerbs are usually made of concrete with tarmac footpaths and roads, although there are some surviving granite kerbstones. The granite setts that form a path across Church Walk are of historic importance and should be retained (section 5.1.5). Road humps have been effective in slowing through traffic along High Street village. Traditional grass verges provide an attractive and informal highway boundary but are susceptible to damage by vehicles.

6. Buildings making a positive contribution

A number of buildings within the Conservation Area are recognised as being of national architectural or historic importance by inclusion on the National Heritage List for England and are listed in the following grades:

Church of St Andrew - grade A
Nos. 6, Priors Piece & 8 (The Chantry), Church Walk – grade II
No.27 Church Walk – grade II
The Old Rectory, Elwes Way – grade II
Nos 17 (The Manor House) & 17A (Manor Lodge), Elwes Way – grade II
No.23 Elwes Way – grade II
War memorial, Elwes Way/High Street – grade II
No. 20 (The Old Post Office), High Street – grade II
No.29 (The Old Convent), High Street – grade II,
No.37 (Elwes Arms), High Street – grade II
No 1 Cattle Hill – grade II
No 18 Pound Lane – grade II

However, there are a number of other buildings which, although not of national significance, make a positive contribution to the character and appearance of the Conservation Area. This contribution may be in one or more of the following ways:

- landmark buildings;
- those which provide evidence of the village’s history and development;
- buildings of local architectural interest or local style;
- groups of buildings which make a positive contribution to the streetscene.

Conservation area status means that there should be a presumption in favour of the retention of buildings which make a positive contribution. The following buildings in Great Billing are considered to fall within these categories and are candidates for inclusion on the Local List of Buildings of Importance for Northampton. The list is not exhaustive and the
absence of a particular building does not imply that it is not of significance to the Conservation Area.

**High Street**

**Church of Our Lady of Perpetual Succour and St Anselm**

The white painted stone/brick church originated as the village school in 1845 and was converted and extended in the 1860s; the Italianate-style slim brick tower with tall slits dates from the 1920s. The building is important to the social history and is a landmark within the village.

**Home Farm, High Street**

Attractive, honey coloured, coursed ironstone former farmhouse, symmetrical with pantiled roof, extended with eaves level dormers and dated 1900. Stone barns and out buildings within the curtilage of the farmhouse also contribute to the historic character of the village.
Nos. 16 & 18, 17-27 High Street & 11-19 Church Walk,

There are several pairs of distinctive estate workers’ houses, designed by EF Law and dating from improvements to the estate made by Valentine Cary-Elwes in the 1860s; they reflect the origins of Great Billing as an estate village. The houses on High Street were built in pairs to minimise costs, of coursed stone with brick detailing, prominent brick chimneys and front gables with decorative barge boards, set behind front gardens. Some have retained their original casement windows and, on Church Walk, front railings and gates. The houses on Church Walk are linked.
No 14 High Street

This is a good quality, three storey former farmhouse and rear wing that is visually dominant at the southern end of the Conservation Area, overlooking the Nene valley. It forms an attractive entry point to the village.

Methodist Chapel

The plain and simple brick box with attractive arched windows, dating from 1835, is typical of a 19th century Wesleyan chapel and is important to the social history of the village. It also contributes to a group of interesting brick buildings at the southern end of the village.
Nos. 11 & 15 High Street

Adjacent to the chapel, the brick and part rendered house and outbuilding at No.15 High Street and the adjacent house at No. 11 mark the entrance to the Conservation Area and contrast with new development to the south.

Chapel Row

Three-storey, mid-19th century row of houses, with a brick front but plain stone rear elevation and rendered gable that is prominent in the street scene and of a scale and urban form that is unusual within the Conservation Area.
Cattle Hill

Nos 2-4 Cattle Hill
Good quality, late 18th century stone farmhouse, prominent at corner of High Street.

Nos 3, 5 & 7 Cattle Hill (above right)
Row of late 18th/early 19th century farm worker’s cottages with pantile roofs which again reflect the historic origins of the village.

Pound Lane

Nos 2-12 Pound Lane
Attractive row of small cottages facing directly onto the lane; originally farm buildings that were altered and converted, with a brick frontage added, in the early 19th century to provide accommodation for estate workers.
No. 16 Pound Lane

17th century rubble stone cottage that, together with No. 18 Pound Lane, form a pair of historically important buildings (No.18 is grade II listed).

No. 1-3 Pound Lane

Converted former farm building at end of the lane, possibly 18th century (below).

Elwes Way

St Anthony's Cottage and hall

Attractive late 18th/early 19th century cottage and attached hall, built in stone with a pantiled roof; the buildings have variously been used as the village post office, institute and school.
Presbytery

Associated with the adjacent Old Convent, the building is prominent at the junction with High Street; the principal elevation faces the garden with a largely blank elevation with later inserted sash windows facing the road. It contributes to an attractive group comprising St Anthony’s Cottage and the War Memorial on the opposite side of Elwes Way.

Herewyt House

Partly hidden behind the boundary wall, a highly distinctive house described in Pevsner\(^2\) as “Colonial Georgian” in style and an early example of a Colt Cedarwood house, with a cedar boarded façade between brick pilasters and chimneys; built 1932 on the site of the Hall’s kitchen garden for Gervase Elwes’s sister, Maud and designed by Guy Elwes, the architect son of Gervase.

\(^2\) Pevsner Buildings of England: Northamptonshire p493
Manor Farmhouse & converted farm buildings, Manor Farm Road

Manor Farmhouse stands at the western end of Elwes Way; the prominent 18th century building has its principal elevation facing south, overlooking what would have been the farm. Stone outbuildings, barns and stables on Manor Farm Road have been sympathetically converted to residential use and are important to the history and character of the village.

Manor Farmhouse from Elwes Way

Converted stables/coach house on Manor Farm Road – the former Manor Farm buildings contribute to the character and appearance of the Conservation Area and reflect the village’s agricultural origins
Oldways, 7 Elwes Way
Extended, late 18th century farmhouse, visible from Elwes Way.

Nos. 21 Elwes Way & 31 Church Walk
17th/18th century cottages and converted outbuildings which, together with the listed buildings at 23 Elwes Way and 27 Church Walk, form an attractive and historic group along the west side of Elwes Way.

Church Walk
Old Dairy, 4 Church Walk
 Converted dairy to Great Billing Hall; the ice house for the Hall also survives within the garden.
Nos. 21 & 23 Church Walk
Late 18th century converted farm buildings (below) that reflect the origins of the village.
Nos.33-35 Church Walk

Pair of low stone cottages, probably dating from the early 19th century, attractively located facing the footpath leading to St Andrew’s Church (photograph at para. 5.1.4).

7. Neutral and Negative Features

There are few elements which detract from the overall quality of Great Billing as a well maintained and attractive environment. The last review of the Conservation Area in 1989 identified the woodyard at the junction of High Street and Church Walk as being in need of screening; the sympathetic redevelopment of the site to form Old Carpenters Close has successfully removed the visual harm.

Although there has been some loss of original details, such as doors and windows that have been replaced with upvc or the use of concrete roofing tiles, these have not detracted from the overall appearance of buildings within the area. However, more widespread loss of original features could cumulatively erode the special appearance of the Conservation Area.

In some parts of the Conservation Area (notably along Pound Lane and Church Walk), overhead power cables and poles are unsightly and detract from the street scene; if possible, their burial underground would be beneficial.

Overhead powerlines detract from the overall appearance of the Conservation Area; any opportunity to have them buried underground should be taken.
8. The Conservation Area boundary

8.1 Section 69 of the Listed Buildings Act requires the local authority to consider whether an area retains sufficient architectural or historic interest to justify its special status as a conservation area, or whether cancellation of the designation or alteration to the boundary is appropriate.

8.2 Great Billing Conservation Area was designated in 1976 and was extended as part of the last review in 1989 to include St Andrew’s Church. Although there has been some infill development since the original designation, the preceding sections indicate that the area has retained its special interest. It is not, therefore, proposed to cancel the conservation area designation.

8.3 However, the conservation area boundary inadvertently included some of the properties on Culbrae Drive, part of an estate built in the mid-1990s off Great Billing Way, to the east of the Church of Our Lady and Home Farm, after the last review was undertaken. The opportunity has been taken to realign the conservation area boundary to the east of the Church of Our Lady and north of the former farm buildings on Pound Lane to exclude Nos 1, 5a, 7, 7a & 9 Cumbrae Drive, whilst retaining within the Conservation Area the section of stone wall that forms the rear garden boundary of 7a and 9 Cumbrae Drive and properties on High Street and is of historic interest. The revised Great Billing Conservation Area is shown on the map on the following page.
Great Billing Conservation Area spatial analysis

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Northampton Borough Council
9. Management Plan

9.1 Threats and Vulnerabilities
The character and appearance of Great Billing Conservation Area is vulnerable and could potentially be harmed by a number of factors. The following section identifies potential threats and suggests possible management proposals (italics).

9.2 Opportunities for Management and Enhancement

New development in the Conservation Area

Due to the proximity to Northampton and the quality of the environment, Great Billing is a popular village. Where infill development is proposed, it is important that the design, scale and proposed materials are sensitive to the character and appearance of the Conservation Area and its setting and do not harm important views.

Successful new development should:
• Relate well to the geography and history of the place and the lie of the land
• Reflect the context of existing development
• Respect important views
• Respect the scale of neighbouring buildings
• Use materials and building methods which are as high in quality as those used in existing buildings and respect existing materials palette.

New development will be expected to respond sensitively and creatively to the historic environment.

Retain original features

There is a high quality of historic buildings within the Conservation Area, but due to the relatively few buildings with statutory protection, there has been some loss of traditional architectural detailing. Minor alterations to non-listed buildings is permitted development and does not require planning permission but can gradually erode the special appearance and character of the area. Such changes include replacing windows and doors with non-traditional materials or styles, replacing roof materials, re-pointing with hard cement mortar, adding satellite dishes or painting brick or stone walls. Owners of all buildings in the Conservation Area are encouraged to use appropriate materials and methods, and where possible reverse any previous inappropriate replacements.

Original window frames can often be repaired and upgraded and do not always require replacement. Double glazed units can often be fitted into existing timber sash or casement frames. Where windows are beyond repair, like-for-like replacement will help to conserve the appearance of the property. Secondary glazing can often be a cheaper and less intrusive alternative. Original, slightly distorted glass should be retained wherever possible.

Where original doors survive, these should be retained and when proposing new doors they should be appropriate to the age and style of the building. Retention, repair or like-for-like replacement of original features can help to preserve the appearance of the Conservation Area and make a very positive contribution.

Possible Article 4 Direction
In six conservation areas in Northampton, householder permitted development rights have been removed. This means that planning permission is required to alter the external appearance of houses where the alteration is visible from public areas, such as changing windows or doors from timber to upvc, changing the roof material, adding a porch or paving front gardens. This allows for the impact of the alteration on the character and appearance of the conservation area to be assessed.

Ascertain through the public consultation on the Appraisal whether there is support in principle for an Article 4 direction within Great Billing Conservation Area. If there is support, formal consultation will then be undertaken.

Renewable energy sources

Whilst the Council is supportive of the sustainable energy agenda it also recognises that many sources of renewable energy and micro-generation have the potential to harm the character and appearance of a Conservation Area. Within a Conservation Area, solar panels require planning permission when placed on a wall (but not a roof slope) facing the street. Care therefore needs to be taken to balance the needs of climate change with the preservation of the historic environment.

Where consent is needed, encourage the sympathetic location of solar panels to inconspicuous building elevations where they will not have a detrimental impact on the character and appearance of the Conservation Area.

Public realm

Where possible, opportunities should be taken to enhance areas of paving and surfacing. Street furniture and signs affect the appearance of the Conservation Area; unnecessary clutter would have an adverse effect on the character and should be resisted. Railings and lamp posts should be painted black. Any opportunity to have overhead cables placed underground would be welcome.

Encourage statutory undertakers to rationalise and remove unnecessary clutter within the Conservation Area and replace with appropriate solutions. Work with the highway authority to improve surfacing and avoid the insertion of inappropriate kerbing and footpaths which would have a harmful urbanising effect.

Tree management

There a number of mature trees which contribute to the appearance of Great Billing but this element of the character of the village is vulnerable - an example being the recent unavoidable felling of the large Wellingtonia on High Street. Designation as a conservation area affords protection to trees since 6 weeks’ notice has to be given to the Council of any work to a tree with a diameter of more than 75mm at a point 1.5 metres above ground; this then allows the Council to consider whether a Tree Preservation Order should be made. It is an offence to undertake unauthorised work to a protected tree within a Conservation Area.
Large mature trees should be retained wherever possible in order to preserve the character of the Conservation Area. Opportunities should be taken as appropriate to plant young trees in order to ensure the continued existence of mature trees in the future. Applications for planning permission which affect trees need to be supported by a tree survey.

**Satellite antennae**

Satellite dishes and antenna are not traditional features and can harm the appearance of a conservation area. Satellite dishes require planning permission where they would face and be visible from the street.

*Where consent is needed, satellite dishes or antennae should be located in an inconspicuous position as possible to prevent harm to the historic character and visual appearance of the Conservation Area.*

**Infill development**

Some properties in Great Billing have space behind or beside them which may be considered suitable for infill development. Inappropriate infill development which would result in the loss of important views or harm the relationship between existing buildings and the spaces around them should be avoided. The scale, massing and proportion of buildings, the setting of historic buildings and the spaces between them are important in retaining the distinctive character of the Conservation Area, particularly when such scale and massing defines different character areas within the Conservation Area. Intensification of development which would not be in keeping with the character of the Conservation Area should be resisted.

*Any development proposing the infill of a site, or the subdivision of a plot, should reflect the scale, massing and layout within the Conservation Area and does not harm important views.*

**Development affecting the setting of the Conservation Area**

Although now within the built-up area of Northampton, Great Billing has retained its separate and individual identity. It is important that new development within, or in proximity to, the Conservation Area respects the setting of the village and has regard to views into and out of the Conservation Area.

*The impact of development on the setting of the Conservation Area is a material planning consideration. This applies equally to development outside the Conservation Area if it is likely to affect the setting of the Conservation Area.*

**Boundary walls**

Stone boundary walls form a significant element of the character of the Conservation Area. Walls taller than one metre next to a highway and two metres elsewhere in a Conservation Area are protected from demolition. Lower walls which contribute to the character should also be protected where possible. New boundary walls, particularly those in prominent locations and fronting highways should be constructed from similar stone to those existing and be appropriate in the massing and coursing to fit the current character.
Boundary walls which make a positive contribution to the character and appearance of the Conservation Area and their copings should be retained. New boundary treatments should fit with the appearance of existing boundary walls.

9.3 Buildings of Local Importance

The Appraisal has identified a number of buildings which, although not listed, are particularly important to the character and appearance of the Conservation Area. The general presumption will be in favour of retaining buildings which make a positive contribution and they will receive special scrutiny if major changes requiring planning permission are proposed. The list is not exhaustive and the absence of any particular building or feature does not imply that it is not of significance within the Conservation Area.

The buildings will also be considered for inclusion on a proposed Local Heritage List for Northampton.

9.4 Enforcement Strategy

Where there is clear evidence of a breach of planning law, national and local policy will be enforced. In cases where it is necessary, it will be carried out in a fair, clear and consistent manner. Information and advice will be available before any formal action is taken and an opportunity provided to discuss the circumstances of the case and an opportunity will be given to resolve problems. Please report possible unauthorised works to the Planning Enforcement Team.

9.5 Generic Guidance

Northampton Borough Council publishes guidance on Conservation Areas, Listed Buildings and Tree Preservation Orders and that is available on the Council’s web site www.northampton.gov.uk or from the Planning Policy & Conservation Section.

Anyone wishing to make changes to buildings within the Conservation Area or affecting its setting is strongly advised to contact the Planning section at the earliest opportunity to discuss their proposals and establish any requirements for formal consent, at:

Regeneration, Enterprise & Planning,
Northampton Borough Council,
The Guildhall,
St Giles Square,
Northampton NN1 1DE
Tel. 0300 330 7000
Email: planning@northampton.gov.uk

Please note that a charge may be made for some pre-application advice.
10. References and Contact Details

10.1 References


Gover J E B, The Place-Names of Northamptonshire (1975)

Northamptonshire County Federation of Women’s Institutes, Northamptonshire Villages (2002)

Sutherland, D S, Northamptonshire Stone (2003)

Victoria History of the Counties of England: Northamptonshire

Ward, K A Guide to St Andrew’s Church, Great Billing (1990)

10.2 Internet sources

Billing Hall – Wikipedia

England’s Lost Country Homes www.lostheritage.org.uk

British History Online: Great Billing

Historic England Advice Note 1 Conservation Area Designation, Appraisal and Management: (2016) http/www.historicengland.org.uk/advice/planning

For further information on historic buildings and local history, Central Library on Abington Street and Northamptonshire Records Office have a local history collection.

10.3 Sources of further information

Society for the Protection of Ancient Buildings (SPAB) www.spab.org.uk

Ancient Monuments Society www.ams.org.uk

Georgian Group www.georgiangroup.org.uk

Victorian Society www.victoriansociety.org.uk

10.4 Community Involvement

A draft version of this appraisal was subject to public consultation with Billing Parish Council and local residents from 30th October until 10th December 2017 and comments received, wherever possible, have been incorporated in the adopted version.
Great Houghton Conservation Area
Appraisal & Management Plan

March 2018
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1 Summary

1.1 Introduction

A conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Planning (Listed Buildings and Conservation Areas) Act, 1990 Section 69.

The Civic Amenities Act of 1967 introduced the concept of conservation areas and there are now 21 designated conservation areas in Northampton. Great Houghton Conservation Area was designated in April 1976 to include the historic core of the village to the north of the former railway line; it was last reviewed in 1989, when it was extended to include part of High Street south of the railway. The Conservation Area now covers an area of approximately 12 hectares, making it one of the smallest of Northampton’s conservation areas.

1.2 Summary of special interest

The special character and significance of Great Houghton Conservation Area can be summarised as follows:

- The location on rising ground to the south of the Nene valley on the edge of Northampton, affording extensive views across the Nene valley of the village and views from the village towards the town;

- A distinct village character, detached from the built-up area of Northampton;

- The village is self-contained, compact and has largely retained its historic plan form of a linear main street with side lanes and footpaths surrounded by fields. The loose knit, informal layout and the inter-relationship of buildings and open spaces combine with changes in level to create a distinct sense of place;

- A concentration of good quality stone and brick buildings - predominantly two-storey with some three-storey in height – that date from the 17th century onwards; a number of the buildings are listed as being of national architectural or historic importance;

- A variety of architectural styles, with thatched vernacular buildings, a Georgian church, nineteenth century houses and estate workers’ cottages unified by the predominant use of a limited range of building materials - sandy-coloured limestone, ironstone or red brick – creating visual harmony and reflecting the evolution of the village;

- Stone boundary walls are a significant feature which, combined with narrow lanes and buildings at the back of the highway, result in a distinctive village appearance;

- Mature trees, well maintained private gardens and areas of open space (notably the area adjoining the war memorial, the churchyard and the village green) combine to create a distinctly “green” appearance.
1.3 Summary of issues

Although Great Houghton Conservation Area has largely retained its historic village character, there are pressures which could erode the special character and appearance. These include:

- Development pressure to provide more housing and employment;
- Incremental changes to historic buildings, the public realm or the use of inappropriate materials;
- Loss of trees.

1.4 Opportunities for enhancement

Change is inevitable and it is not the purpose of a conservation area to prevent new development but to manage change in order to maintain, reinforce and enhance the special character and quality of the area that justifies its special status.

In addition to statutory legislative and local planning controls, the following opportunities for the enhancement have been identified:

- Encourage the preservation and reinstatement of historic detailing on buildings within the Conservation Area.
- Promote the sympathetic management of open space and the public realm.
- Establish a list of locally significant buildings.
- Promote retention of trees which contribute to the appearance of the area.

2 Introduction and Planning Policy Context

2.1 The Importance of Conservation Areas

"The contribution that historic areas make to our quality of life is widely recognised. They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in a rapidly changing world. The way building traditions and settlement patterns are superimposed and survive over time will be unique to each area. This local distinctiveness can provide a catalyst for regeneration and inspire well designed new development which brings economic and social benefits. Change is inevitable."


Conservation area status seeks to protect and enhance the special character of the designated area. The controls can be summarised as:

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the character and appearance of the area.
- Some minor works to houses require planning permission. Examples are side extensions, dormer windows, cladding of buildings and the installation of satellite dishes on front elevation of houses.
• A higher standard of design applies for new buildings and for extensions and alterations to existing buildings.

• The Borough Council needs to be notified of most work to trees six weeks before the work is due to take place.

Local authorities are also required to formulate and publish proposals for the preservation and enhancement of their conservation areas and to periodically review them to ensure that the special status is justified.

2.2 The purpose of a Conservation Area Appraisal

This appraisal, photographs and maps are intended to identify those elements which contribute to the special character and appearance of Great Houghton Conservation Area and which justify its special status. It will provide the basis for making informed, sustainable decisions about the positive management, protection and enhancement that will preserve and enhance the special character of the Conservation Area.

The appraisal will be a material consideration when Northampton Borough Council, as local planning authority, considers planning applications within the Conservation Area or which impact upon the appearance or setting of the area. The content is based on guidance contained in Historic England Advice Note No.1, “Conservation Area Designation, Appraisal and Management”, issued in February 2016.

2.3 Planning policy context

The appraisal fits within wider national legislation, regional and local planning policies and the National Planning Policy Framework.

National policy

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to, “designate as conservation areas any area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

The Act also requires local planning authorities to review their conservation areas “from time to time” to assess whether new areas should be designated, boundaries revised or whether designation should be cancelled if an area no longer possesses special interest.

Section 72 of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas when considering planning applications.

National policy on the historic environment is contained in the National Planning Policy Framework (NPPF). Conservation areas are defined as designated heritage assets and of particular relevance are the following paragraphs:

Paragraph 127: local planning authorities should ensure that an area justifies conservation area status because of its special architectural or historic interest and that the concept is not devalued through the designation of areas that lack special interest.
Paragraph 128: applicants for planning permission should describe the significance of any heritage asset affected.

Paragraph 131: in determining planning applications, the desirability of sustaining and enhancing the significance of heritage assets should be taken into account.

Paragraph 132: when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation; significance can be harmed through development within its setting.

Paragraph 133: substantial harm to a designated heritage asset should be refused consent unless necessary to achieve substantial public benefit.

Paragraph 134: less than substantial harm should be weighed against the public benefits of the proposal.

Paragraph 135: the effect of an application on the significance of a non-designated heritage asset should be taken into account.

Paragraph 137: local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance.

Paragraph 138: loss of a building that makes a positive contribution to the significance of a conservation area should be treated either as substantial harm or less than substantial harm, taking into account the significance of the building and its contribution to the conservation area.

Paragraph 141: local planning authorities should make information about the significance of the historic environment publicly accessible.

Regional policy

The West Northamptonshire Joint Core Strategy 2014 sets out the long-term vision and objectives for the area until 2029, including strategic policies for steering and shaping development. Policy BN5 states:

Designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place.

Northampton Local Plan

Saved Policy E26 – new development to preserve or enhance character and appearance of conservation areas.
3  Location and plan form

3.1 Location and topography

Great Houghton is located approximately three miles south-east of Northampton town centre, on the south side of the Nene valley. The village is situated on rising ground and has largely retained its separate identity, surrounded by open countryside. The village developed on the fertile southern slope of the Nene valley, above low lying land liable to flood and where the spring line provided wells with a reliable water supply.

The main street through the village climbs the ridge from a point approximately 60 metres above sea level at the north end of the village to 90 metres at the southern end. The higher south and southeast parts are on boulder-clay; the centre is on limestone and sands, while to the west and north there are extensive areas of clay. The village was bisected by the Northampton-Bedford railway line in the 1870s, which cut through the village in a deep cutting.

3.2 General character and plan form

Great Houghton is essentially a linear village that developed either side of the minor road running south from the Bedford road to Preston Deanery, with narrow back lanes and footpaths running off it. The Conservation Area comprises the nucleus of older buildings to the north of the former railway and an important group of buildings immediately to the south. Post war residential development along the east side of High Street at the north end of the village and to the south and east of the railway cutting is excluded from the Conservation Area. The village is loose knit, with many of the historically significant buildings on the west side of High Street being set within their own grounds.
4.0 Historic Development

4.1 Although there is archaeological evidence of pre-historic and Roman settlement in the area, the village of Great Houghton has Saxon origins and was recorded in the Domesday survey of 1086 as Hohton Magna – literally, a “tun or settlement on a hill”. The earliest settlement took advantage of the fertile Nene valley soils with a good water supply on the spring line and developed along either side of the main street, with back lanes forming a loop. The location also afforded extensive views across the Nene valley.

4.2 The land ownership was complex, with more than one major landowner and three manor houses recorded by the 17th century; this contrasts with other nearby villages such as Great Billing, where the estate and village was under the control of a single landowner. The open fields were enclosed by 1612, although medieval ridge and furrow patterns pre-dating enclosure and remains of a shrunken village are visible in some of the surrounding fields.

4.3 The most significant buildings within the village date from the late 17th and 18th centuries and indicate that Great Houghton shared in the economic prosperity that was seen throughout rural lowland Britain at that time. St Mary’s Church dates from 1754, when the previous church was found to be “greatly decayed” and was taken-down and re-built in ironstone. The highly distinctive Classical tower and steeple is a defining landmark of the village.
4.4 The earliest editions of the Ordnance Survey from the late 19th century show a small, self-contained village with buildings concentrated along High Street, The Cross, Cherry Tree Lane and parts of Willow Lane and surrounded by fields. The location of the principal buildings on the west side of High Street – notably The Hall, St Mary’s Church, The Rectory and the village school – with individual farmhouses and rows of smaller cottages on the opposite side of the street and along the side lanes, is a notable feature. Footpaths linking the neighbouring villages are a historic feature.

4.5 Comparison with the present day layout shows that there has been a considerable amount of infill development within the Conservation Area, whilst residential development to the south and east has disrupted the historic linear pattern of the village. However, although there has been some demolition within the village, particularly since the Second World War and replacement of cottages that were at the back of the highway with larger detached houses and bungalows, often set back from the road frontage, a distinct settlement pattern detached from the built-up area of Northampton has remained. The village was included within Northampton Borough following reorganisation of local government in 1974.
5. Assessment of Special Interest

5.1 Character of the Conservation Area

Although Great Houghton Conservation Area is of insufficient size and complexity to have clearly defined areas of different character, there are some distinctions within it. The following sections identify the key features that contribute to its character and appearance.

High Street

The main street through the village runs north-south as it climbs away from the Nene Valley, with lanes and historic footpaths running off-it. It comprises a wide variety of stone and brick buildings of varying ages but with the group on the west side comprising the former Hall, St Mary’s Church and Rectory being particularly significant. The Conservation Area excludes a group of mainly 1960s houses at the north end of the village, with the boundary running along the centre of the carriageway. The road is narrow and the bend on the approach to the church as the road climbs the ridge, where the road is below the level of the footpath, creates visual interest as the view alternately closes and opens. Mature trees, particularly within the churchyard, are an important element in the attractive street scene.

Opposite the churchyard, the village war memorial and garden stand in an elevated position and, together with the adjoining area of open space, is a focal point. The war memorial has been cleaned by Great Houghton Parish Council and was listed by Historic England in 2016 as a historic monument, as part of a nationwide survey to commemorate the centenary of the First World War.
The road widens at the junction with The Cross, where the 17th century White Hart Inn is a landmark feature. Nineteenth century brick buildings on the east side of High Street, including the former post office, reflect the diversity of architectural styles and the evolution of the village. Beyond, the road further narrows to cross the railway bridge; Glebe Lane was provided by the Midland Railway to provide access to land severed by the construction of the line. The Conservation Area was extended in the previous review in 1989 to include part of High Street south of the railway cutting and notably Great Houghton House, on account of its contribution to the character and appearance of the area.

The view southwards from the Conservation Area; the boundary was extended to include Great Houghton House in 1989. The trees and vegetation on the opposite side of High Street and the grass verge contribute to the distinctly green appearance of the village.
The Cross

Named as historically the point where the lanes met, the informal positioning of buildings facing the open space and the village green and the change in ground level create a streetscene of considerable quality. The lime tree in the centre of the green is a prominent feature.

Willow Lane

This winding, narrow former farm lane is shown on the earliest plans and forms a loop from The Cross to High Street. It was originally lined with rows of small cottages, orchards and fields and, although most of the houses along it are now post war, the informal nature of the lane and surviving sections of stone walls are reminders of its historic origins. The entrance from The Cross, flanked by the Manor House and Hill Cottage and stone boundary walls, provides an attractive sense of enclosure.
Cherry Tree Lane

This narrow, informal lane runs from the green and ends adjacent to open fields and the cemetery, laid out in the early 20th century on the edge of the village. The absence of footpaths and buildings on the south side fronting directly onto the highway, notably the 16th century Cherry Tree Inn and the cottages at Nos. 2-4, are attractive features. The view from the end of the lane of open fields reinforces the rural location of the village.

The absence of footpaths, buildings directly fronting the highway and the stone boundary wall contribute to the informal character of Cherry Tree Lane.

5.2 Grain and Massing

Great Houghton Conservation Area is compact with the historic core along High Street, The Cross and Cherry Tree Lane unified by a harmony of buildings and materials, mainly limestone and two storey in height, but with an informal, generally higher density along the lanes. The high status buildings on High Street are often set back from the front, with smaller cottages fronting directly onto the road to create a sense of enclosure. Changes in ground level on the lanes off High Street create further interest.

5.3 Key views and vistas

Due to its elevated position, there are important distant views of Great Houghton across the Nene valley from Northampton. Views outwards from the village to the north and west are similarly across open land and the Nene valley and reinforce the rural setting. To the east, the view is of open countryside along the valley towards Ecton and Earls Barton. Open views outwards from Cherry Tree Lane and Willow Lane also reflect the location and setting of the village.
The view northwards from High Street across the Nene valley towards the east side of Northampton.

The view from Cherry Tree Lane towards fields re-inforces the rural location of the village.
Although the surroundings and context of the village have changed greatly since the Conservation Area was designated in 1976, principally through development of Brackmills Industrial Area, it is still possible to recognise the historic settlement pattern and individual identity of the village, detached from Northampton. The visual separation between Great Houghton and the built-up area makes a major contribution to the setting and to the character and appearance of the Conservation Area.

In views within the Conservation Area, the highly distinctive tower and steeple of the Georgian church is the single most visually and architecturally dominant element. The view outwards from the churchyard to the west across the grounds of the former rectory is also important and the open aspect contributes to the setting of the church.

5.4 Trees and Green Spaces

The most significant area of open space within the Conservation Area is the area adjoining the war memorial on The Cross (below). Together with the churchyard and the village green, it creates an attractive green appearance to the village; it is also important to the setting of the listed war memorial.
The appearance of the Conservation Area is also greatly enhanced by the large number of individual and groups of mature trees – notably the lime on the village green and the trees within the churchyard. A number of trees within the village are protected by Tree Preservation Order. Conservation Area status also affords protection to all other trees within the area, since 6-weeks notice must be given to the Borough Council of any proposed work; this gives the Council the opportunity to assess the appropriateness of the work and consider whether further Tree Preservation Orders are required.

The prominent lime tree and the village green are significant contributors to the attractive character.

There are also a number of incidental open spaces and well maintained private gardens which contribute to the appearance of the village. Vegetation within the railway cutting and the area of land to the east of High Street beyond the railway add to the overall green character.

5.5 Building materials and details

The following sections identify the traditional building materials and local details that contribute to the appearance of the Conservation Area and provide a guide for appropriate styles and new building.

Walls

There is a mixture of building materials within the Conservation Area but limestone and red brick are the predominant materials and result in a unity of appearance.

Early vernacular buildings dating from the 17th and 18th centuries along High Street and Cherry Tree Lane were generally built of locally available stone, primarily sandy-coloured Pendle limestone but with some subtle variations in colour where iron was present. The stone is usually in coursed rubble form on earlier buildings but with some dressed ironstone
used on Georgian houses, such as Great Houghton House, whilst quoins are often of a harder, more durable ironstone. Distinctive limestone/ironstone banding is a decorative feature of several buildings, such as the Manor House (below). Buildings dating from the 19th century are more likely to have been built in red brick. Some of the stone and brickwork, particularly where of poorer quality, has subsequently been rendered and painted.

Alternate limestone with narrow bands of ironstone is an attractive feature of a number of buildings, as seen here on the 17th century Manor House (listed grade II*)

The front elevation of traditional (ie pre-1800) buildings tend to have a simple, uncluttered appearance, with a larger proportion of solid masonry in relation to the size of openings; this reflected the limited span that was possible using timber lintels. Georgian and later 19th century houses show a greater emphasis towards symmetry in elevation.

Recent infill development is inevitably built of modern materials, such as light coloured brick, but by choosing the right colour and texture, the effect has blended into the village scene.

Roofs

The predominant roofing material in the village is blue-grey Welsh slate, which became cheaply available with the coming of the railways from the 1850s onwards and quickly replaced traditional roofing materials such as thatch.

The steep pitch and gable parapet of many of the roofs in the village indicate buildings likely to have originally been thatched, which was the most common roofing material for medium and low status buildings until the mid 19th century. The original material is likely to have been long straw with a simple flush ridge, which was the traditional material and detail used in arable areas throughout the Midlands. There are a few remaining thatched roofs within the Conservation Area and the retention of the surviving examples in the traditional style and material is important to the character and appearance of the village. Some of the thatched roofs are now of combed wheat or water reed with a block cut ridge and tend to have a
flatter, more angular appearance than the softer outline of a straw roof. The thatched roof on the 17th century Cherry Tree Inn (below) was reinstated in 2004 and has enhanced the appearance of the village.

The Old Cherry Tree Inn - reed thatch replaced a corrugated iron roof

Traditional long straw thatch and plain ridge on the 17th century White Hart Inn
There are a limited number of plain clay tiled roofs within the village, usually as a replacement for earlier roofing material, such as the previously thatched listed building on Little Lane (below).

Chimneys

Chimney stacks are a prominent feature of many buildings. Those with 17th/18th century origins are likely to have the chimney at ridge height either side of the line of the original entrance; later buildings or alterations to earlier ones tend to have the chimneys on the gable end. The chimneys were often built or re-built in brick owing to its better heat resistance than stone. The chimneys create roofline interest and should be retained, even if no longer used. External stacks projecting from the gable end are not a traditional detail.

Eaves detailing

Roof and eaves heights vary, particularly along High Street, and create visual interest. The characteristic roof is a simple gable with plain eaves; hipped roofs were more costly to construct and are normally associated with higher status buildings.

Verges are often in the form of coped gable parapets - particularly where the building was thatched - although on smaller cottages the verge is more likely to be plain. Rain water goods are traditionally painted cast iron with the gutters supported on rise and fall brackets spiked directly into the wall. Fascia boards are not a common detail. Eaves level dormers are a feature of several cottages but dormers set at high level are more associated with high-status houses to provide staff accommodation or storage in the attic.

Windows

The style of window largely depends on the age and status of the property. Higher status properties are likely to have had stone mullioned windows beneath stone hood moulds, with the frames made of iron with small leaded panes. Early vernacular cottages generally have timber, horizontal side hung, two or three casement windows beneath simple timber lintels. Vertical sliding sash windows are a detail associated with Classical styles of building from...
the late 18th century onwards. Brick lintels and window surrounds are found on some of the 19th century buildings. Top hung outward opening windows are not a traditional detail. There are some upvc windows within the Conservation Area, widespread introduction of which would be likely to harm the traditional appearance.

**Doors**

The type of door and door surround also varies according to the status and age of the building. The earliest doors are simple, solid timber, ledged and braced. Four or six panel timber doors with a fanlight are associated with Georgian and 19th century houses. Enclosed porches are not a common feature of traditional buildings within the village.

**5.6 Boundary walls**

Unbroken lengths of stone boundary wall, notably along High Street and Cherry Tree Lane, are an attractive feature of the village. The walls are of historic interest in their own right but also contribute to the high level of visual harmony. Most of the walls are capped by plain stone copings, although there are some examples of traditional cock and hen coping (where alternate long and short stones are placed on edge) which should be retained.

*Stone boundary walls, seen here on High Street, are an important feature in the street scene; the wall to the White Hart has retained its traditional cock and hen coping.*

**5.7 Public realm**

An attractive feature has been the installation of traditional-looking lanterns for street lighting; although the posts are tall to avoid vehicle damage, they complement the village scene. Where present, low height kerbs are usually made of concrete with tarmac footpaths, although there are some surviving granite kerbs. Grass verges provide an attractive and informal highway boundary but are susceptible to damage by traffic.
6. Buildings making a positive contribution

A number of buildings and structures within the Conservation Area are recognised as being of national architectural or historic importance by being included on the National Heritage List for England and are listed in the following grades:

Church of St Mary Blessed Virgin - grade A Group Value
The Old Rectory, Nos. 32A & 32B High Street – grade II Group Value
Dovecote, The Old Rectory - grade II Group Value
(The Church of St Mary, The Old Rectory and the Rectory Dovecote form a group)
Great Houghton War Memorial – grade II
Outbuilding, formerly stables of Great Houghton Hall - grade II
No.34 High Street – grade II
No.36 High Street – grade II
Great Houghton House, High Street – grade II* Group Value
Garden wall bordering road, Great Houghton House – grade II Group value
Outbuilding, formerly stables, Great Houghton House – grade II Group value
(Great Houghton House, Garden Wall and Outbuilding form a group)
The White Hart Inn, High Street, - grade II
No1 (Chartlands) Cherry Tree Lane – grade II
The Old Cherry Tree Inn, Cherry Tree Lane – grade II
The Manor House, The Cross – grade II* Group value
Hill Cottage, No.2 Willow Lane – grade II
No. 2 Lane End, Little Lane (includes Willow barn) – grade II

However, there are a number of other buildings which, although not of national significance, make a positive contribution to the character and appearance of the Conservation Area. This contribution may be in one or more of the following ways:

- landmark buildings;
- those which provide evidence of the village’s history and development;
- buildings of local architectural interest or local style;
- groups of buildings which make a positive contribution to the streetscene.

Conservation area status means that there should be a presumption in favour of the retention of buildings which make a positive contribution. The following buildings in Great Houghton are considered to fall within these categories and will be candidates for inclusion on a Local List of Buildings of Importance for Northampton that the Council is in the process of preparing. The list is not exhaustive and the absence of a particular building does not imply that it is not of significance to the Conservation Area.
High Street

Great Houghton Hall

The large, square, three-storey early 19th century Georgian house is built of rendered brick and stone and stands near the entrance to the village, immediately north of the church. It is set back from the road frontage in landscaped grounds and occupies the site of one of the original manor houses in Great Houghton. The building is important to the history of the village and was, until recently, a preparatory school. The adjacent 18th century stables are grade II listed in their own right.
Nos. 28 & 30 High Street

Pair of distinctive former estate workers’ cottages fronting High Street, built in limestone with ironstone banding and with prominent front dormers, plain tiled roof and brick chimneys. They form an attractive entry point into the village.

Nos. 40 & 44 High Street

Pair of cottages that contribute to the streetscene. The limestone-ironstone banding on the front elevation of No. 40 (Stone Cottage) is a distinctive feature within the village.
No 63 High Street

Built as a Baptist chapel in the 1880s but closed in 1910, the building was subsequently used for village events before being converted to a house. The patterned brickwork and decorative bargeboards on the front elevation are attractive features and the building is of interest to the social history of the village.

Nos. 30 & 32 Willow Lane

Late 19th century pair of red brick semi-detached houses that, together with the former chapel, create an attractive entry into Willow Lane.

The former Baptist Chapel and the pair of 19th century houses on Willow Lane form an attractive group in the streetscene.

Nos. 2 & 4 Cherry Tree Lane

Low stone cottages with eaves level dormers directly facing the historic lane and forming an attractive entry point; the cottages are shown as being the village school on the 1883 Ordnance Survey sheet.
7. Neutral and Negative Features

There are few elements which detract from the overall quality of Great Houghton as a well maintained and attractive village. The last review of the Conservation Area in 1989 identified the garden of 20 Willow Lane as being used as a builders yard, but the site has since been developed.

Although there has been some loss of original details, such as doors and windows that have been replaced with upvc or the use of concrete roofing tiles, these do not detract from the overall appearance of buildings within the Conservation Area. However, more widespread loss of original features could cumulatively erode its special appearance.

In several parts of the Conservation Area, overhead power cables and poles are obtrusive and detract from the street scene.

*Overhead powerlines are one of the few features that detract from the Conservation Area; burial underground would enhance the appearance.*

8. The Conservation Area boundary

8.1 Section 69 of the Listed Buildings Act requires the local authority to consider whether an area still retains sufficient architectural or historic interest to justify its special status as a conservation area or whether cancellation of the designation, or extension to the boundary, is appropriate.

8.2 Great Houghton Conservation Area was designated in 1976 and was extended in 1989 to include, primarily, Great Houghton House. Although there has been some infill and new development within and adjacent to the Conservation Area since the original designation, the preceding sections indicate that the historic core of the village remains an area of special character and appearance. It is not, therefore, proposed to cancel the designation.

8.3 It is also considered that the existing conservation area boundary encapsulates the area that is of special interest and it is not proposed to alter the boundary. The Conservation Area is shown on the map on the following page.
9. Management Plan

9.1 Threats and Vulnerabilities
The character and appearance of Great Houghton Conservation Area is vulnerable and could potentially be harmed by a number of factors. The following section identifies potential threats and suggests possible management proposals (*italics*).

9.2 Opportunities for Management and Enhancement

**New development in the Conservation Area**

Due to its proximity to Northampton and the quality of the environment, Great Houghton is a popular village. Where infill development is proposed, it is important that the design, scale and proposed materials are sensitive to the character and appearance of the Conservation Area and its setting and do not harm important views.

Successful new development should:
- Relate well to the geography and history of the place and the lie of the land
- Reflect the context of existing development
- Respect important views
- Respect the scale and setting of neighbouring buildings
- Use materials and building methods which are as high in quality as those used in existing buildings and respect the existing materials palette.

*New development will be expected to respond sensitively and creatively to the historic environment.*

**Retain original features**

There is a high quality of historic buildings within the Conservation Area, but due to the relatively few buildings with statutory protection, there has been some loss of traditional architectural detailing. Minor alterations to non-listed buildings is permitted development and does not require planning permission but could gradually erode the special appearance and character of the area. Such changes include replacing windows and doors with non-traditional materials or styles, replacing roof materials, re-pointing with hard cement mortar, adding satellite dishes or painting brick or stone walls. Owners of all buildings in the Conservation Area are encouraged to use appropriate materials and methods, and where possible reverse any previous inappropriate replacements.

Original window frames can often be repaired and upgraded and do not always require replacement. Double glazed units can often be fitted into existing timber sash or casement frames. Where windows are beyond repair, like-for-like replacement will help to conserve the appearance of the property. Secondary glazing can often be a cheaper and less intrusive alternative. Original, slightly distorted glass should be retained wherever possible.

Where original doors survive, these should be retained and when proposing new doors they should be appropriate to the age and style of the building. Retention, repair or like-for-like replacement of original features can help to preserve the appearance of the Conservation Area and make a very positive contribution.
Possible Article 4 Direction

In six conservation areas in Northampton, householder permitted development rights have been removed. This means that planning permission is required to alter the external appearance of houses where the alteration is visible from public areas, such as changing windows or doors from timber to upvc, changing the roof material, adding a porch or paving front gardens’. This allows the impact of the alteration on the character and appearance of the Conservation Area to be assessed.

Ascertain through the public consultation on the appraisal whether there is support in principle for an Article 4 direction within Great Houghton Conservation Area. If there is support, formal consultation would then be undertaken.

Renewable energy sources

Whilst the Council is supportive of the sustainable energy agenda it also recognises that many sources of renewable energy and micro-generation has the potential to harm the character and appearance of a conservation area. Within a conservation area, solar panels require planning permission when placed on a wall (but not a roof slope) facing the street. Care therefore needs to be taken to balance the needs of climate change with the preservation of the historic environment.

Where consent is needed, encourage the sympathetic location of solar panels to inconspicuous building elevations where they will not have a detrimental impact on the character and appearance of the Conservation Area.

Public realm

Where possible, opportunities should be taken to enhance areas of paving and surfacing. Street furniture and signs affect the appearance of the Conservation Area; unnecessary clutter would have an adverse effect on the character and should be resisted. Railings and lamp posts should be painted black. Any opportunity to have overhead cables placed underground would be welcome.

Encourage statutory undertakers to rationalise and remove unnecessary clutter within the Conservation Area and replace with appropriate solutions. Work with the highway authority to improve surfacing and avoid the insertion of inappropriate kerbing and footpaths which would have a harmful urbanising effect.

Tree management

There a number of mature trees which contribute to the appearance of Great Houghton but this element of the character of the village is vulnerable. A number of the trees are protected by Tree Preservation Order, whilst designation as a conservation area affords protection to all trees since 6 weeks’ notice has to be given to the Borough Council of any work to a tree with a diameter of more than 75mm at a point 1.5 metres above ground; this then allows the Council to consider whether a Tree Preservation Order should be made. It is an offence to undertake unauthorised work to a protected tree within a conservation area.
Large mature trees should be retained wherever possible in order to preserve the character of the Conservation Area. Opportunities should be taken as appropriate to plant young trees in order to ensure the continued existence of mature trees in the future. Applications for planning permission which affect trees need to be supported by a tree survey. The Council will consider the making of a Tree Preservation Order if a tree which contributes to the visual amenity of the village and is of good quality and condition is found to be under threat.

**Satellite antennae**

Satellite dishes and antenna are not traditional features and could harm the appearance of buildings within the Conservation Area. Satellite dishes require planning permission where facing onto and visible from the street.

*Where consent is needed, satellite dishes or antennae should be located in an inconspicuous position to prevent harm to the historic character and visual appearance of the Conservation Area.*

**Infill development**

Some properties in Great Houghton have space behind or alongside which may be considered suitable for infill development. Infill development which would result in the loss of important views or open spaces or harm the relationship between existing buildings and the spaces around them should be avoided. The scale, massing and proportion of buildings, the setting of historic buildings and the spaces between buildings are important in retaining the distinctive character of the Conservation Area, particularly when such scale and massing is a characteristic feature of the host property and street scene. Intensification of development which would not be in keeping with the character of the area should be resisted.

*Any development proposing the infill of a site, or the subdivision of a plot, should reflect the scale, massing and layout within the Conservation Area and the street scene and should not harm important views or the setting of historic buildings.*

**Development affecting the setting of the Conservation Area**

Although within Northampton Borough, Great Houghton has retained its separate and individual identity. It is important that new development within, or in proximity to, the Conservation Area respects the setting of the village and has regard to views into and out of the Conservation Area.

*The impact of development on the setting of the Conservation Area is a material planning consideration. This applies equally to development outside the Conservation Area if it is likely to harm the setting.*
**Boundary walls**

Stone boundary walls are a significant contributor to the character of the Conservation Area. Walls more than one metre in height next to a highway and two metres elsewhere in a Conservation Area are protected from demolition. Lower walls which contribute to the character should also be protected where possible. New boundary walls, particularly those in prominent locations and fronting highways should be constructed from similar stone to those existing and be appropriate in the massing and coursing to fit the current character.

*Boundary walls which make a positive contribution to the character of the Conservation Area and their copings should be retained. New boundary treatments should fit with the character of existing boundary walls.*

**9.3 Buildings of Local Importance**

Section 6 of the Appraisal identifies a number of buildings which, although not statutorily listed, are important to the character and appearance of Great Houghton Conservation Area. The general presumption will be in favour of retaining buildings which make a positive contribution and they will receive special scrutiny if major changes requiring planning permission are proposed. The list is not exhaustive and the absence of any particular building or feature does not imply that it is not of significance within the Conservation Area.

The buildings will also be considered for inclusion on a proposed Local Heritage List for Northampton.

**9.4 Enforcement Strategy**

Where there is clear evidence of a breach of planning law, national and local policy will be enforced. In cases where it is necessary, it will be carried out in a fair, clear and consistent manner. Information and advice will be available before any formal action is taken and an opportunity provided to discuss the circumstances of the case and an opportunity will be given to resolve problems.

Please report possible unauthorised works to the Borough Council’s Planning Enforcement Team.

**9.5 Generic Guidance**

Northampton Borough Council publishes guidance on conservation areas, listed buildings and Tree Preservation Orders and is available on the Council’s web site [www.northampton.gov.uk](http://www.northampton.gov.uk) or from the Planning Policy & Conservation Section.

Anyone wishing to make changes to buildings within the Conservation Area or affecting its setting is strongly advised to contact the Planning section at the earliest opportunity to discuss their proposals and establish any requirements for formal consent, at:

Regeneration, Enterprise & Planning, Northampton Borough Council, The Guildhall, St Giles Square, Northampton NN1 1DE, Tel. 0300 330 7000   Email: planning@northampton.gov.uk

Please note that a charge may be made for some pre-application advice.
10. References and Contact Details

10.1 References

Bailey, Bruce, Pevsner, Nikolaus, Cherry, Bridget, the Buildings of England: Northamptonshire (2013)

Gover JEB Place Names of Northamptonshire

Sutherland, D S Northamptonshire Stone (2003)

10.2 Internet sources

http://www.familyhistorynorthants.co.uk/

British History Online: Great Houghton

Historic England Advice Note 1 Conservation Area Designation, Appraisal and Management: (2016)  http/ www.historicengland.org.uk/advice/planning

For further information on historic buildings and local history Northampton Abington Street Library and Northamptonshire Records Office has a local history collection which includes books on historic buildings.

10.3 Sources of further information

Society for the Protection of Ancient Buildings (SPAB)  www.spab.org.uk

Ancient Monuments Society  www.ams.org.uk

Georgian Group  www.georgiangroup.org.uk

Victorian Society  www.victoriansociety.org.uk

10.4 Community involvement

A draft version of this appraisal was subject to public consultation with Great Houghton Parish Council and local residents from 30th October -10th December 2017 and comments received, wherever possible, have been incorporated in the adopted version.
CABINET REPORT

Report Title | Northampton Local Plan Part 2 – responses to Sites Consultation

AGENDA STATUS: PUBLIC

| Cabinet Meeting Date: | 14th March 2018 |
| Key Decision: | NO |
| Within Policy: | YES |
| Policy Document: | NO |
| Directorate: | Regeneration, Enterprise & Planning |
| Accountable Cabinet Member: | Councillor Tim Hadland |
| Ward(s): | All |

1. Purpose

1.1 To inform Cabinet of comments received on the Local Plan Part 2 Sites Consultation, officer responses and next steps.

2. Recommendations

2.1 That the comments received on the Local Plan Part 2 Sites Consultation and the officer responses are noted and used to inform production of the Local Plan Part 2.
3. Issues and Choices

3.1 Report Background

3.1.1 The Council is in the process of producing a Local Plan Part 2 which will provide detailed planning policies to manage and guide development across the borough. It will replace existing saved policies from Northampton Local Plan, June 1997 and the Central Area Action Plan, January 2013. The Local Plan Part 2 will accord with the more strategic policies in the West Northamptonshire Joint Core Strategy and set out more detailed site-specific policies and policies to help guide development management.

3.1.2 Cabinet will be aware that the Council has previously carried out public consultation on the scope and key issues that the Local Plan Part 2 should address (Issues Consultation May / June 2016). The Options consultation of September / November 2016 set out a draft vision and objectives for the Local Plan Part 2 and sought opinions on a number of options for matters to be included in the Plan.

3.1.3 The Sites Consultation ran from 2\textsuperscript{nd} October to 13\textsuperscript{th} November 2017. Its purpose was to gather views on potential future sites for housing and employment to deliver the strategy and development targets set out in the West Northamptonshire Joint Core Strategy. The Sites Consultation contained two lists of sites. The first was a set of sites considered suitable for further consideration in putting together the Local Plan Part 2 and the second was a list of sites not being taken forward for further investigation. These two lists were informed by the evidence contained in the Council’s Land Availability Assessment. Comments received on the Sites Consultation will be fed into the process of producing the Proposed Submission version of the Northampton Local Plan Part 2.

3.2 Issues

3.2.1 The Council received more than 500 comments from 66 different parties, including members of the public, landowners, developers, agents and statutory consultees including neighbouring councils. These comments have been analysed and officer comments have been made on each one. They are listed at Appendix A and will be posted on the Council’s website. Comments that are not site-specific have been grouped at the beginning of the appendix followed by site-specific comments in number order. The Sites Consultation document, which includes site maps, is attached at Appendix B for information. It should be noted that, as well as commenting on sites in the Sites Consultation document, Anglian Water Services have commented on every site that was in the Council’s Land Availability Assessment (LAA), including those that were discounted from the Sites Consultation for reasons such as being below the size threshold, having an existing planning permission or being built out already.

3.2.2 The comments received fell into a series of broad themes as follows:

- Sites
3.2.3 For the majority of sites for which comments were received, most of the comments were of a technical nature from statutory consultees, such as the Environment Agency and the Homes and Communities Agency, local interest groups and by site promoters and prospective developers. These included comments from developers and/or their agents giving reasons why the sites they were promoting could be developed more quickly than had been estimated in the Sites Consultation Paper or that the site had a different capacity from the one set out in the Site Consultation Paper. Such comments will need to be investigated further as part of the process of site selection. They will clearly have an impact on the potential capacity for new housing identified and the timing of the delivery of that capacity, which are discussed later in this report.

3.2.4 Of the 76 sites set out in the Sites Consultation Paper as being worthy of further consideration, only eleven received objections from parish councils, neighbourhood forums and local residents. The main concerns expressed were about the impact on the local community, infrastructure implications (including traffic and services), and the relationship to Neighbourhood Plans’ intentions for sites. These concerns will need to be factored into considerations about whether or not sites should be selected for inclusion in the Local Plan Part 2.

3.2.5 For a number of sites in and around the town centre, representations were received suggesting that the mix of uses could be widened, to include residential/student accommodation at the Belgrave House and Eastern Island sites and, additionally, commercial at Eastern Island. For the Railway Station Car Park, representations were made that, alongside residential, retail and leisure should form part of the development of this site. The Council was previously aware of this, but this consultation was only concerned with the residential and Class B (offices, industry and warehousing) elements of development.

3.2.6 For several sites that had been assessed as not being taken forward for consideration, further information has been submitted about their availability which means they could be considered for inclusion in the Local Plan Part 2. These sites include land at Rowtree Road, with a potential capacity of up to 131 dwellings, land at Castle Station (to the north of the existing car park), with a potential capacity of approximately 200 dwellings, land close to Teal Close (part of a larger site previously rejected for lack of information about its availability), with a potential capacity of approximately 220 dwellings and land at Bants Lane (part of a larger site, formerly considered only available for Class B uses) with a potential capacity of approximately 195 dwellings.
3.2.7 For the Ransome Road / Nunn Mills site, further information has been submitted which may alter the extent of the developable area and means that potential capacity could change, though precise details had not been submitted at the time of writing this report. Information submitted by the agent about land west of the allocated Northampton South (Collingtree) SUE suggests that the site capacity should be revised down from 264 to 100 dwellings.

3.2.8 Two new housing sites in the borough have been submitted to the Council. The first is at Wootton Fields on land adjacent to Caroline Chisholm School with a potential capacity of approximately 90 units. The second is on land south of Bedford Road close to The Limes, with a potential capacity of 40 units. Two further sites were also submitted, both outside the borough boundary, one west of Ecton and the other at Overstone Farm, as part of a proposed alternative approach to dealing with the slower than predicted rate of housing delivery at the sustainable urban extensions within Northampton.

Technical evidence

3.2.9 There were a number of comments on technical matters by statutory consultees to the effect that further technical work would need to be done when sites were considered in more detail for inclusion in the Local Plan Part 2. Highways England commented that there is a need to assess the impact of developments proposed within three miles of the strategic highway network (the A45 and the M1), including specific junctions. The assessment process for determining the suitability of sites for allocation will include technical work to assess the impact of additional traffic on the strategic road network.

3.2.10 Sport England raised concerns about potential losses of open space, both incidental and sports pitches. These concerns will be considered, alongside the Council’s latest evidence on open space and sports provision, as part of the assessment process for determining the suitability of sites for allocation.

3.2.11 The Environment Agency and Anglian Water both made submissions to the effect that new and updated site-specific information on flooding and wastewater impacts would be needed in the process of assessing sites for allocation in the Local Plan Part 2. Northamptonshire County Council made specific comments on impacts on wildlife and archaeology, making the point that there will need to be appropriate mitigation for wildlife if development occurs on a number of sites, particularly those within three kilometres of the Upper Nene Valley Gravel Pits Special Protection Area. They also commented that further evaluation will be need to assess potential impacts on heritage assets, including archaeology.

3.2.12 Northampton Borough Council’s Environmental Protection Team made a number of submissions on many sites around the borough highlighting the need to factor noise, vibration, air quality and land contamination into the Council’s assessment process in determining whether or not sites should be allocated in the Local Plan Part 2. These points will need to be included in further technical work at that stage in the plan-making process, along with those made by others. It may be the case that these issues could be capable
of mitigation with the implementation of appropriate measures and addressed at the planning application stage through the use of planning conditions.

3.2.13 Historic England raised concerns that the analysis carried out in the LAA was insufficient to deliver the Government’s objectives for the historic environment. However, they noted that the Sustainability Appraisal addressed this issue more fully, but they noted that there was still uncertainty in relation to potential impacts on heritage assets and the implications of heritage considerations on the developability and capacity of development sites. It is important to note that no firm decisions have been made about which sites might be allocated in the Local Plan Part 2. The comments made by Historic England will be used to inform the next stages of plan making. The analysis carried out as part of the Sustainability Appraisal is only an initial screening. More detailed evaluation will be required as sites are taken forward.

**Housing delivery**

3.2.14 Both South Northamptonshire Council and Daventry District Council welcomed the identification of sufficient housing capacity in the borough.

3.2.15 South Northamptonshire Council (SNC) and a developer raised concerns about the windfall assumptions set out in the Site Consultation Paper stating that there was an over-reliance on windfalls. SNC’s view was that windfall assessments should be based on longer term data and that more detail will be needed on expected delivery rates, particularly on the Sustainable Urban Extensions. They also suggested that all sites, including smaller sites should be allocated in the Local Plan Part 2 to speed up delivery and that capacity in the borough needed to be maximised. These issues will need to be factored in to further work on how the requirement will be delivered during the plan period.

3.2.16 Developers also commented that there was a need to build flexibility into allocations and that a number of sites do not need to be allocated because they would come forward through the permitted development rights or the planning applications. These points are noted, but it is important that sites are allocated to enable development to take place with an element of policy control.

**Land Availability Assessment methodology**

3.2.17 South Northamptonshire Council commented that it was unclear why some sites, particularly leisure and open spaces and potential extensions to villages on the edge of Northampton had been included as sites for further consideration, and some not. However, the sites were considered on the basis of a clearly stated methodology. Further, more detailed, consideration of sites will be given in working towards site selection for the next phase of plan-making.

**Sustainability Appraisal and Habitats Regulation Assessment (SA and HRA)**

3.2.18 Natural England indicated their support for the approach taken for mitigating the possible effects of development on the Upper Nene Valley Gravel Pits.
Special Protection Area. A site promoter disagreed with the appraisal and a housebuilder said was concerned that, because the SA and HRA only assessed sites that were being taken forward for further consideration, the Council’s approach was limiting. The SA and HRA processes are iterative, however, and all sites that go forward to the next stages of plan-making will be the subject of further analysis in this regard.

Consultation Process

3.2.19 One member of the public thought that the Council had not raised sufficient awareness about the Sites Consultation. It should be noted that the consultation accorded with the Council’s Statement of Community Involvement, which sets out how the Council will engage with the local community and other stakeholders throughout the preparation of the Local Plan. The consultation also complied with statutory requirements.

Next steps

3.2.20 Theoretically, the new information about potential housing sites would increase the housing capacity identified for the borough from 2011 to 2029 from 22,587 dwellings to 22,884 dwellings. It also suggests a substantial increase in the number of dwellings that could be built within the next five years, rather than later in the plan period. However, it needs to be borne in mind that more detailed analysis needs to be carried out for all of the sites submitted to the Council, as well as those already set out as worthy of consideration in the Sites Consultation document.

3.2.21 Over the coming few months, all of the comments submitted at all stages of Local Plan Consultation will be considered, alongside the existing evidence base and further research and evidence. This will be used in the selection of sites for allocation in the Proposed Submission version of the Local Plan Part 2, which will address the supply of sites in the Borough to deliver more homes, maintain and expand employment opportunities, enhance the town centre, protect the historic and natural environment, and provide detailed development management policies for the Borough as a whole.

3.3 Choices (Options)

Option 1: Agree

3.3.1 If Cabinet agree to note the comments received and the officer responses, this will give officers a firm basis for proceeding with the tasks involved in producing the Proposed Submission version of the Local Plan Part 2.

Option 2: Do not agree

3.3.2 Cabinet could defer or decide not to note the comments received and officer responses to the Local Plan Part 2 – Sites Consultation. However, these comments would still have to be taken into account in preparing the Local Plan Part 2.
4. Implications (including financial implications)

4.1 Policy

4.1.1 The Sites Consultation is an important part of the process of putting together the Local Plan Part 2 as it will inform the process of allocating new housing and employment sites. The Local Plan Part 2 will help to deliver the strategy set out in the West Northamptonshire Joint Core Strategy, which is Part 1 of the Local Plan for Northampton, Daventry and South Northamptonshire. As such, it will address the supply of sites in the Borough to deliver more homes, maintain and expand employment opportunities, enhance the town centre, protect the historic and natural environment, and provide detailed development management policies for the Borough as a whole.

4.2 Resources and Risk

4.2.1 There are no financial implications arising directly from the contents of this report. The need to commission more evidence to support the next stages of plan production has been foreseen and can be financed out of existing budgets.

4.3 Legal

4.3.1 In accordance with Regulation 18 of the Town and Country Planning (Local Planning)(England) Regulations, the Local Plan Part 2 Sites Consultation was carried out in line with Council’s Statement of Community Involvement. This regulation requires the Council to take into account any response made to a Local Plan consultation.

4.4 Equality and Health

4.4.1 The comments received and the officer responses do not, in themselves, constitute policies and, accordingly, an Equality Impact Assessment is not required.

4.5 Consultees (Internal and External)

4.5.1 The Council consulted members of the public, landowners, developers, agents and statutory consultees including neighbouring councils and the Council’s Environmental Protection team. Information and adverts were placed in the Northampton Chronicle & Echo as well as on the Council's website, information was made available in the Guildhall One Stop Shop and local libraries and everyone currently listed on the local plan consultation database was notified about the consultation.
4.6 How the Proposals deliver Priority Outcomes

4.6.1 The Local Plan Part 2 will include policies to protect the environment, provide for new housing and facilitate economic growth.

4.7 Other Implications

4.7.1 There are no other implications arising from this report.

5. Background Papers

5.1 Appendix A – Northampton Local Plan Part 2 Sites Consultation – Comments Received and Officer Responses, February 2018.

Peter Baguley
Head of Planning
Extension 8921
Appendix A

Northampton Local Plan Part 2 – Sites Consultation
Comments Received and Officer Responses
February 2018

Regeneration, Enterprise & Planning
Northampton Borough Council,
The Guildhall, St Giles Square
Northampton
NN1 1DE
0300 330 7000
www.northampton.gov.uk
**Site reference number: General**
Respondent number: 142
Name: Ian Dickinson
Company: Canal and River Trust

**Other comments:**
The Trust has no comments to make.

**NBC response:**
Noted.

**Site reference number: General**
Respondent number: 146
Company: Marine Management Organisation

**Other comments:**
No comments.

**NBC response:**
Noted.

**Site reference number: General**
Respondent number: 30
Name: Heather Webb
Company: Northamptonshire County Council

**Other comments:**
The sites in Appendix A include over 2000 new dwellings within 3km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA). The Northampton section of the SPA (Unit 1) is the most heavily impacted of the entire wetland complex. Natural England has determined that a single visit to the SPA constitutes a potential likely significant impact, and a recent Footprint Ecology study has shown that most visits to the SPA originate from within 3km of the site. Natural England will very likely require the preparation a mitigation strategy to illustrate how visitor impacts will be mitigated, bearing in mind that such mitigation must be in place before the impact takes place. I assisted with the preparation of the North
Northamptonshire SPA mitigation strategy and will be happy to talk to the Borough Council if I can be of assistance

**NBC response:**
Noted. The Council has already initiated discussions with Natural England and Northamptonshire County Council about the development of a mitigation strategy.

**Site reference number:** General
Respondent number: 71
Name: AD Hiam

**Other comments:**
There are numerous valid points I need to raise at panel level stage whilst other contributors can also raise concerns. Already contacted one or more interested parties with at least two major sites in the town centre and may wish to implement building projects on condition that I am directly involved. I plan to raise issues on condition that take top priority over 3, 4 and 5 bed bedroomed houses built on green belt land on the outskirts of town. Quite a lot of my plans for new builds will involve 21st century technology in order to reduce the effects of global warming/ climate change.

Hi tech start up SMEs will take priority over larger office blocks within the town centre with considerably reduced business rates being applied throughout.

Problems with numerous sites "suitable for consideration". For future development, I have been in contact with CEO of NPH regarding certain brownfield sites in the town centre for exclusively one and two bed flats only. They are cheaper to design and build by locally based construction companies and will tackle the problem of social housing for the sector which has the greatest demand. The modes of transport for the new property occupants will be buses, push bikes and walking since there will be no car parking facilities based nearby.

**NBC response:**
Those who wish to participate at examination will be provided with the information on how to get involved nearer the time.

There will be a need to provide a mix of housing types and sizes across the Borough to meet identified housing needs and existing housing policies on this will be reviewed and updated as required, informed by the new evidence base.
Offices form one of the main town centre uses and the Plan will seek to safeguard and promote employment sites which cover a range of employment uses including offices and small scale businesses. Business rates is not a planning issue.

**Site reference number: General**
Respondent number: 97
Company: Clayson Country Homes
Agent company: CC Town Planning

**Protect from development:**
The supporting evidence for the Joint Core Strategy and the Emerging Local plan Part 2 are sufficiently robust to inform the Council regarding those areas that should be protected.

**NBC response:**
Noted.

**Site reference number: General**
Respondent number: 109
Name: Julie Lemmy
Company: NHS Nene CCG

**Appropriate for development:**
At this stage we cannot comment but would welcome the opportunity to comment once the decision has been made.

**NBC response:**
Noted.

**Site reference number: General**
Respondent number: 121
Name: Ross Holdgate
Company: Natural England

**Appropriate for development:**
Do not intend to make comments on specific sites.
NBC response:
Noted.

Site reference number: General
Respondent number: 131
Company: Meridian Contracts Ltd
Agent company: CC Town Planning

Protect from development:
The supporting evidence for the Joint Core Strategy and the Emerging Local plan Part 2 are sufficiently robust to inform the Council regarding those areas that should be protected.

NBC response:
Noted

Site reference number: General
Respondent number: 132
Company: Clowes Developments
Agent company: CC Town Planning

Protect from development:
The supporting evidence for the Joint Core Strategy and the Emerging Local plan Part 2 are sufficiently robust to inform the Council regarding those areas that should be protected.

NBC response:
Noted

Site reference number: General
Respondent number: 144
Name: Richard Wood
Company: Daventry District Council

Other comments:
The progress being made on the preparation of the Northampton Local Plan (Part 2) is welcomed and raise no objections in principle to the development of any of the sites in the consultation.
NBC response:
Noted.

Site reference number: General
Respondent number: 145
Name: Alison Benson
Company: Quinton Parish Council

Other comments:
Congratulate you on the new jobs which are currently being drawn to the town and the new homes to the north will justify improved road links to the north of the town including a greatly needed northern bypass which will also provide economic advantages for existing businesses located in areas such as Moulton Park.
Express great concern that there are many sites for further consideration which are south of the town. Any further residential development in or around Northampton needs to be in the north of the town. Any further extension to the south will not help in any regeneration plans for Northampton. It will just create further dormitory accommodation for workers in Milton Keynes and beyond.
Rural communities such as Quinton are already under enormous stress as local roads are used as rat runs for commuters. Road system cannot cope and accidents/near misses are escalating out of control. This situation is an everyday occurrence but when there is a problem on the motorway or junction 15 is at a standstill residents become almost prisoners in their own homes as the roads are swamped with bad tempered, late commuters in a hurry.
For the survival of our town urge you to build to the north.

NBC response:
The Sites Consultation Paper provides an overview of sites and identifies those that, on the basis of the information available at the time, should be taken forward for further investigation. However, no decision has yet been made about the allocation of any sites mentioned in the paper and all consultation responses will be taken into account when a more detailed draft Plan is drawn up as part of the next stage in the process.

Site reference number: General - Housing Delivery
Respondent number: 147
Company: Gallagher Estates
Other comments:
The Local Plan Options paper indicated that the urban area had limits on the amount of available land and there was likely to be a shortfall of land to meet identified needs. The Sites Consultation Paper now indicates there is sufficient land available in the urban area to meet the housing target but this would involve the development of existing areas of open space, redevelopment of employment sites and other open areas. This would result in increased urbanisation and increased risk that not all of the sites identified would actually deliver housing over the remainder of the plan period. The SA of the Sites Consultation has failed to consider the reasonable alternative of provision for larger development sites adjoining the urban area through the Duty to Cooperate: the sustainability of these options compared with the option of developing a large number of small site opportunities should have been properly appraised.
Additional flexibility should also be built into the housing provision to ensure housing requirements are delivered in the plan period. The Local Plan Expert Group recommended flexibility equivalent to 20% of the housing requirement.

NBC response:
Comment noted. The Northampton Local Plan Part 2 is being prepared for the Northampton administrative boundary and not beyond. Notwithstanding this the Council will continue to engage with neighbouring authorities on Duty to Cooperate matters, including housing delivery.
Further work will be undertaken on delivering the housing requirement which will include the provision of a sufficient degree of contingency and flexibility to maintain housing supply over the plan period.

Site reference number: General - Consultation Process
Respondent number: 112
Name: Palden Dorje

The consultation process has been very poor and many residents are completely unaware of this consultation and as a result will not have fed back in time for their opinions to have been voiced.
**NBC response:**
The sites consultation complied with the Council’s adopted Statement of Community Involvement, which sets out how the Council will engage with the local community and other stakeholders throughout the preparation of the Local Plan. The consultation process also complied with the statutory requirements for Local Plans at this stage of their preparation. Information and adverts were placed in the Northampton Chronicle & Echo as well as on the Northampton Borough Council's website, information was made available in the Guildhall One Stop Shop and local libraries and everyone currently listed on the local plan consultation database was notified about the consultation.

**Site reference number: General - Flood Risk**
Respondent number: 86
Name: John O'Neill
Company: Environment Agency

**Other comments:**
A refresh of the SFRA is required to provide the most up to date assessment of flood risk for the application site, in particular the Hazard Maps should be considered. This will need to be made in full knowledge of the future plans for management or maintenance of the flood defences and drainage infrastructure, together with knowledge of how climate change will affect the protection offered over the lifetime of the development. We recommend that sites keep built development out of flood zones 2 and 3 and consider such zones for water compatible uses, such as green infrastructure.

Agree that there is an opportunity to build on Policy BN7: Flood Risk through more specific development management policies and site allocations that are selected following consideration of their risk of flooding particularly in those areas of the Borough that are the most vulnerable to flooding areas, such as St James and Far Cotton. Recommend sites keep built development out of flood zones 2 and 3 and consider such zones for water compatible uses such as green infrastructure. Where any sites have already been identified through NBCs Green Infrastructure Plan would support their use for GI. The Local Plan (Part 2) may also offer opportunities to encourage flood management through the green/blue infrastructure network and sustainable drainage systems for sites like the above. An SFRA refresh should consider if any sites present opportunities to encourage flood management.
NBC response:
The Level 1 SFRA has been updated and was published in December 2017. As part of the assessment process to determine the suitability of a site for allocation there will be a need to undertake further work in respect of flood risk, including the application of the Sequential Test.
Comments made regarding policies will inform the review and preparation of development management policies as part of the next phase of preparing the Local Plan Part 2. Will continue to work with our partners and technical stakeholders on the development management policies and/or development principles for individual allocated sites.

Site reference number: General - Heritage
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

Other comments:
Would submit that the Plan has not shown that it will be likely to deliver the Government’s objectives for the historic environment. The Plan puts forward a number of sites which, if developed, will affect the significance of one or more designated heritage assets in their vicinity. The allocation of a site for development within the Local Plan is, in effect, establishing that the principle of development in that particular location is acceptable. However, in the case of this Plan there should be more evaluation of what impact the development of these areas might have upon those heritage assets.
The LAA (2017) is sparse on information with respect to the approach on assessing the historic environment. Sometimes relevant information is not included meaning the evidence base for the historic environment is not robust. The issue is addressed more fully through the Sustainability Appraisal with officer assessment work included in that document which is helpful and should be used to inform site specific policies which may come forward as the Plan progresses.
The absence of any evaluation to address ‘uncertainty’ outcomes in the evidence base for the Plan must bring into question the deliverability of a number of those particular sites and, for some, the amount of development they can accommodate. When the requirements of the Act are eventually undertaken as part of application considerations, it may be found that the quantum of development on some of the sites is, either, unachievable or, at worst, that the need to safeguard the setting of the building actually renders them largely undevelopable.
NBC response:
The Sites Consultation Paper provides an overview of sites and identifies those that, on the basis of the information available at the time, should be taken forward for further investigation. However, no decision has yet been made about the allocation of any sites mentioned in the paper and as part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.
Sites have also been subject to a Sustainability Appraisal: this makes clear that in respect of the historic environment sites have been subject to an initial screening and evaluation only and that a more detailed evaluation of the potential impact on heritage assets both designated and non-designated will be required as sites are taken forward. This will enable a more robust assessment of the historic significance of the assets to be identified and the potential impact of proposed development.

Site reference number: General - Housing Delivery
Respondent number: 135
Company: Shoo22 Ltd
Agent company: Linden Homes

Other comments:
The consultation document indicates that once commitments, completions and allocated sites have been taken into account, a further 3,033 dwellings still need to be identified to meet the housing requirement. Therefore it is a matter of concern that would appear a heavy reliance is to be placed upon windfall sites to deliver a significant amount of the remaining housing requirement (2,400 dwellings), despite fact very clear there is enough available and suitable land (over 4,350 dwellings) to allocate specific sites within Part 2 Local Plan. Only by allocating sufficient sites will certainty be provided to ensure sites are brought forward in a flexible and timely fashion. Approach would also be consistent with requirements of NPPF which sets out specific requirement for the Councils to "allocate sites to promote development and flexible use of land" (para 157 refers).
Consultation document also states some 9,000 dwellings are accounted for through the allocated Sustainable Urban Extensions (SUEs), some of which have outline planning permission and others not. This is significant proportion of the overall housing requirement which is not currently being built, despite the plan period commencing in 2011. The delays
in delivery are acutely highlighted by the Council's decision to refuse outline planning applications for the allocated SUEs at Hardingham and Collingtree in the last few years. Although subsequently approved at appeal delay was considerable and will have impacted upon the housing trajectory. This is further highlighted by the fact that annual completions for the last three years have substantially fallen short of the annual housing requirement, so much so that since the start of the plan period, there is now a shortfall of 914 dwellings. As a result of the delays in delivering on a number of the SUEs, very questionable whether they will deliver the level of housing first envisaged in the JCS over the plan period. The consultation document is silent on this point. Essential that any anticipated shortfall in delivery from the SUEs over the plan period is accounted for within the Part 2 Local Plan with additional sites allocated to address any shortfall.

**NBC response:**
An updated assessment of the contribution that dwellings from windfall sites makes was undertaken in 2017 and the findings included in the LAA. The assessment analysed the past and expected future delivery from windfall sites and found that the principle of including an allowance of 300 dwellings per annum was justified.

The reference to the potential delivery of the level of housing in the SUEs is noted. Further work will be undertaken on delivering the housing requirement which will include the provision of a sufficient degree of contingency and flexibility to maintain housing supply over the plan period.

**Site reference number: General - Housing Delivery**
Respondent number: 87
Company: Miller Homes
Agent company: Pegasus Group

**Other comments:**
The Local Plan Options paper indicated that the urban area had limits on the amount of available land and there was likely to be a shortfall of land to meet identified needs. The Sites Consultation Paper now indicates there is sufficient land available in the urban area to meet the housing target but this would involve the development of existing areas of open space, redevelopment of employment sites and other open areas. This would result in increased urbanisation and increased risk that not all of the sites identified would actually deliver housing over the remainder of the plan period. The SA of the Sites Consultation has failed to consider the reasonable alternative of provision for larger development sites.
adjoining the urban area through the Duty to Cooperate: the sustainability of these options compared with the option of developing a large number of small site opportunities should have been properly appraised.

Additional flexibility should also be built into the housing provision to ensure housing requirements are delivered in the plan period. The Local Plan Expert Group recommended flexibility equivalent to 20% of the housing requirement.

**NBC response:**
Comment noted. The Northampton Local Plan Part 2 is being prepared for the Northampton administrative boundary and not beyond. Notwithstanding this the Council will continue to engage with neighbouring authorities on Duty to Cooperate matters, including housing delivery.

Further work will be undertaken on delivering the housing requirement which will include the provision of a sufficient degree of contingency and flexibility to maintain housing supply over the plan period.

**Site reference number: General - Housing Delivery**
Respondent number: 111
Name: R Churchill
Company: Vanderbilt Homes
Agent company: Berrys

**Other comments:**
We consider that the range of sites identified in the consultation document will not deliver the required amount of housing to meet Northampton Borough's housing needs particularly in the short term and put forward an additional site for consideration at Overstone Farm (outside Northampton Borough area).

Note the approach proposed to be undertaken by South Northamptonshire Council (SNC) to the NRDA in their forthcoming part 2 Local Plan. SNC, in recognition of the severe housing shortfall at Northampton Borough and as one of the authorities adjoining NRDA boundary (like Daventry District) propose a policy to support development on the edge of the NRDA within the SNC boundary subject to certain criteria and applicable only whilst there is a shortfall within Northampton Borough.
NBC response:
Comment noted. The Northampton Local Plan Part 2 is being prepared for the Northampton administrative boundary and not beyond. Notwithstanding this the Council will continue to engage with neighbouring authorities on Duty to Cooperate matters, including housing delivery.

Site reference number: General - Housing Delivery
Respondent number: 144
Name: Richard Wood
Company: Daventry District Council

Other comments:
The identification of sufficient capacity within the Borough to meet its identified needs is to be welcomed. This provides greater clarity for future planning in the Northampton Related Development Area.

NBC response:
Noted.

Site reference number: General - Housing Delivery
Respondent number: 140
Name: Ellie Gingell
Company: South Northamptonshire Council

Other comments:
SNC supports higher densities within the urban area in order to improve sustainability and reduce pressure on less sustainable more rural parts of the county.
However, have number of concerns regarding aspects of the approach taken to windfall development and assessing delivery from sites with planning permission or allocated as SUEs.
Windfall assumptions should be based on a longer time horizon to ensure that the figure is robust and pragmatic, taking into account recessionary years. It would also be usual for an appropriate lapse rate of at least 10% to be applied.
Further work will need to be done on the timing and rates of delivery, particularly on large sites, to establish the amount of houses that the Local Plan Part 2 will need to plan for. SNC
would welcome further clarification of how the figures referred to in the consultation have been arrived without the production of an action plan or capacity assessment. Given the acute issues with delivery within the Northampton area, SNC consider that where possible, all sites including smaller sites should be identified and allocated for housing within the Local Plan, in order to speed up delivery and ensure that there is a five year supply of sites.

It is recognised that there is a need to ensure suitable sites are made available for all uses. Sites not presently allocated for employment, but proposed for these uses, need to be carefully scrutinised to ensure that land uses are appropriate and the capacity of land within the Borough is maximised.

**NBC response:**

Comments noted. Further work will be undertaken on how the housing requirement will be delivered during the plan period including considering the matters raised by the respondent.

**Site reference number: General - Infrastructure**

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

**Other comments:**

Cannot support the progression of the Local Plan part 2, on the grounds of soundness, unless it is fully supported, informed by, and takes full account of the risks set out in, up to date Water Cycle Strategies (WCS). The current WCS is considered out of date for these sites that have been assessed as being suitable for further consideration. As previously agreed Anglian Water will do a RAG assessment of any sites which are proposed to be allocated to inform whether further water cycle work is necessary to support the sites. We would request sight of their assessment and the opportunity to comment ahead of any decision regarding whether further water cycle work is necessary.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work. This will include continuing to work closely with the Environment Agency and Anglian Water on the matters raised by the respondent.
Other comments:
It is not clear how the housing yield has been calculated, and it is noted that the yield for both sites is currently low, therefore further details are requested.

NBC response:
The yield has been calculated in accordance with the methodology set out in the Northampton Land Availability Assessment 2017 (LAA).

Least appropriate for development:
The Council have put forward their own land holdings on the interests of completeness. Many of these sites will be protected as open space or sports and playing pitches. Areas such as these should be removed from the next phase of the LAA. Many sites that have been assessed as suitable for further consideration could simply be managed through the development management process. Many of these benefit from existing development plan provisions and permitted development rights for conversion to residential. These sites could also be removed.

NBC response:
Noted. The matters raised by the respondent will be taken into account as part of the assessment process to determine the suitability of a site for allocation.
Least appropriate for development:
The Council have put forward their own land holdings on the interests of completeness. Many of these sites will be protected as open space or sports and playing pitches. Areas such as these should be removed from the next phase of the LAA. Many sites that have been assessed as suitable for further consideration could simply be managed through the development management process. Many of these benefit from existing development plan provisions and permitted development rights for conversion to residential. These sites could also be removed.

NBC response:
Noted. The matters raised by the respondent will be taken into account as part of the assessment process to determine the suitability of a site for allocation.

Site reference number: General - LAA Methodology
Respondent number: 132
Company: Clowes Developments
Agent company: CC Town Planning

Least appropriate for development:
The Council have put forward their own land holdings on the interests of completeness. Many of these sites will be protected as open space or sports and playing pitches. Areas such as these should be removed from the next phase of the LAA. Many sites that have been assessed as suitable for further consideration could simply be managed through the development management process. Many of these benefit from existing development plan provisions and permitted development rights for conversion to residential. These sites could also be removed.

NBC response:
Noted. The matters raised by the respondent will be taken into account as part of the assessment process to determine the suitability of a site for allocation.

Site reference number: General - LAA Methodology
Respondent number: 140
Name: Ellie Gingell
Company: South Northamptonshire Council
**Other comments:**

SNC agrees with the statement relating to the role of the LAA. Would welcome greater acknowledgement that this is the evidence base which informs allocations in the Local Plan. However, there are a number of inconsistencies in the way sites have been dismissed without a detailed site assessment and full justification. For example, some leisure and open spaces sites have been included but others dismissed and extensions to villages on the edge of Northampton, which could help address any shortfall in housing, dismissed.

**NBC response:**

Noted. The LAA is one part of an extensive evidence base that will inform the assessment of sites for inclusion as allocations in the Local Plan. A detailed assessment of sites has been undertaken (as set out in the LAA), which has informed the inclusion of sites in the Sites Consultation Paper. This included an assessment of a sites achievability, deliverability and suitability, in line with Government guidelines and taking account of a range of matters.

**Site reference number: General - SA**

Respondent number: 121

Name: Ross Holdgate

Company: Natural England

**Sustainability Appraisal:**

We welcome the clear inclusion of biodiversity and landscape within the assessment criteria. We note the consideration given to areas of nature conservation value and public open space. In relation to the SPA we note that different types of development, i.e. residential and employment land may affect the site in different ways and this needs to be reflected in how the sites are assessed.

**NBC response:**

Noted. Sites will be investigated further and assessed against additional information; information supplied through the Sites Consultation responses and from the existing and emerging technical evidence base. These investigations will determine the site's suitability for allocation in the Local Plan Part 2.

**Site reference number: General - Site selection**

Respondent number: 86

Name: John O'Neill
Company: Environment Agency

**Suitable for consideration:**
If any sites currently not considered suitable for further consideration are reassessed as being suitable we would request to be informed in order to provide site specific advice.

**NBC response:**
Noted.

**Site reference number: General - Site selection**
Respondent number: 97
Company: Clayson Country Homes
Agent company: CC Town Planning

**Use for other purposes:**
Sites should be considered primarily for their proposed use. However, they should also be assessed against criteria for alternative proposals to ensure that the correct land comes forward in the most suitable locations.

**NBC response:**
This will be considered in the next stage of the plan making process.

**Site reference number: General - Site selection**
Respondent number: 131
Company: Meridian Contracts Ltd
Agent company: CC Town Planning

**Use for other purposes:**
Sites should be considered primarily for their proposed use. However, they should also be assessed against criteria for alternative proposals to ensure that the correct land comes forward in the most suitable locations.

**NBC response:**
This will be considered in the next stage of the plan making process.
**Site reference number: General - Site selection**

Respondent number: 132  
Company: Clowes Developments  
Agent company: CC Town Planning

**Use for other purposes:**
Sites should be considered primarily for their proposed use. However, they should also be assessed against criteria for alternative proposals to ensure that the correct land comes forward in the most suitable locations.

**NBC response:**
This will be considered in the next stage of the plan making process.

**Site reference number: General - Transport**

Respondent number: 105  
Name: Mike Billingham  
Company: Great Houghton Parish Council

**Other comments:**
Parish Council concerned developments will result in increased inappropriate HGV traffic during construction and as result of development. Traffic will only exacerbate current problems and risks caused by HGV traffic cutting through village. Before any additional development could be considered suitable of view that formal 7.5 tonne weight limit must be introduced to prevent HGVs from travelling through village from Bedford Road to Newport Pagnell.

**NBC response:**
Noted. The impact of additional traffic on the local road network will be considered as part of the process of identifying suitable sites for allocation.

**Site reference number: General - Transport**

Respondent number: 65  
Name: Simon Barber  
Company: English Regional Transport Association
Other comments:
Wish to see old railway track beds protected especially the Northampton - Bedford railway, where re-opening of rail link would bring substantial benefits for both passengers and freight. Both St James Inner Relief Road and Northampton Northern Relief Road would obliterate old track-beds. They would only shift traffic rather than remove it and soon fill up with traffic and would not meet the challenges of climate change or enhance the town’s historic or natural environment.

NBC response:
The opportunities provided by the respondents suggestion will be considered at the next stage of plan making in conjunction with Northamptonshire County Council, as the local highway authority and responsible authority for major transport schemes. However, it should be noted that improvements to existing or new road infrastructure will be required to deliver growth across the Borough and meeting the challenges of climate change and flooding cannot be achieved by sustainable transport solutions alone.

Site reference number: General - Transport
Respondent number: 68
Name: Martin Seldon
Company: Highways England

Other comments:
Note that Northampton Borough is required to deliver 18,870 dwellings by 2029, in conformity with the Joint Core Strategy. In response to LPP2 Options consultation indicated that this level of growth could lead to some impacts on the operation of the Strategic Road Network (SRN), dependent upon the scale and location of the sites being put forward. A number of the sites included in the Sites Consultation have the potential to impact upon the operation of the M1 or A45 and consider individual impacts of these sites should be appropriately assessed as part of Transport Assessment for each development. These will help to understand the extent to which further mitigation is required along the SRN in order to accommodate the additional vehicular trips from the development sites.

NBC response:
Noted. The impact of additional traffic on the SRN will be considered as part of the process of identifying suitable sites for allocation.
**109 Barry Road (Abington Ward)**

**Site reference number: LAA0004**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within Dry Weather Flow (DWF) permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

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**2-36 Barry Road (Abington Ward)**

**Site reference number: LAA0005**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

94a - 94b Wycliffe Rd (Abington Ward)
Site reference number: LAA0006
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Crockett and Jones, Turner Street (Abington Ward)
Site reference number: LAA0036
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

175-181 Abington Road (Abington Ward)
Site reference number: LAA0054
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

The Old Rectory, Church Lane (Billing Ward)
Site reference number: LAA0057
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be
helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Cramden Nursery, Harborough Road North (Spring Park Ward)
Site reference number: LAA0114
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Harborough Road North Allotments (Obelisk Ward)
Site reference number: LAA0120
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Garden Centre, Kingsthorpe Road (Semilong Ward)
Site reference number: LAA0123
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Braylake Cars, Burleigh Road (Semilong Ward)
Site reference number: LAA0133
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

St Pauls CE Lower School Norfolk Terrace (Semilong Ward)

Site reference number: LAA0145
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
St Peter’s Way (Castle Ward)
Site reference number: LAA0166
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0166
Respondent number: 141
Name: Marie Dickie
Company: Spring Boroughs Neighbourhood Voice

Other comments:
In the Neighbourhood Plan, we have assumed that this land provided a trade off. With its potential for commercial development contributing to employment within Spring Boroughs and allowing a greater emphasis on residential development on other sites. Concerned if failure to investigate further left this site undeveloped.

NBC response:
The site is currently operational and occupied by commercial/leisure operators and is not deemed available. To progress a site to allocation, there is a need to ensure that the site is available, achievable and deliverable. Should the site come forward for development in the future, the proposal will be determined in accordance with the most up to date development plan including the Neighbourhood Plan.
**Tanner Street (Castle Ward)**

**Site reference number: LAA0167**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0167**

Respondent number: 86  
Name: John O'Neill  
Company: Environment Agency

**Least appropriate for development:**

This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of flood risk and the application of the Sequential Test, and the
comments made by the respondent, along with those made by others, will be used to inform
this process.

**Site reference number: LAA0167**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
No known archaeological potential

**NBC response:**
Noted.

**Rowtree Road (East Hunsbury Ward)**

**Site reference number: LAA0168**
Respondent number: 127
Lagan Homes
Agent company: DLP Planning Ltd

**Use for other purposes:**
The site is located in an area which is clearly a focal point for future growth (it connects to
the Northampton South SUE) and can deliver approximately 113 - 131 new homes in years
1-5 of the plan. The LAA contains a summary table which mistakenly identifies this site as
not available or achievable. There are no legal or ownership issues and the site is controlled
by Lagan Homes, who have a track record of delivering high quality residential
developments.

**NBC response:**
Noted. The information supplied, including the Supporting Statement, will be used to assess
further the site's suitability for allocation in the new Local Plan.

**Site reference number: LAA0168**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Quinton Road (Nene Valley Ward)
Site reference number: LAA0171
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
Bedford Road (Rushmills Ward)

Site reference number: LAA0173
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Sixfields (St James Ward)

Site reference number: LAA0176
Respondent number: 30
Name: Heather Webb
Company: Northamptonshire County Council

Other comments:
It would need to be demonstrated that any development on these sites would not impact Duston Mill Meadow or Storton’s Pits.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.
Site reference number: LAA0176
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0176
Respondent number: 86
Name: John O'Neill
Company: Environment Agency

Least appropriate for development:
This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments. Part of the site may also be located within the functional floodplain (Flood Zone 3b), where the flood risk vulnerability of the type of development proposed is not compatible with Flood Zone 3b and should not be permitted.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0176
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
Archaeological potential but could be mitigated

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0176
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise. An air quality assessment will also be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used
to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Sixfields (St James Ward)**

**Site reference number: LAA0177**

Respondent number: 30  
Name: Heather Webb  
Company: Northamptonshire County Council

**Other comments:**  
It would need to be demonstrated that any development on these sites would not impact Duston Mill Meadow or Storton’s Pits.

**NBC response:**  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0177**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0177
Respondent number: 86
Name: John O’Neill
Company: Environment Agency

Least appropriate for development:
This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0177
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
Archaeological potential but could be mitigated

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**St James Road (former bus depot) (St James Ward)**

**Site reference number: LAA0180**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0180**

Respondent number: 86  
Name: John O’Neill  
Company: Environment Agency

**Least appropriate for development:**

This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments.
**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0180**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
Industrial building with WII history. Adjacent to boot & shoe factory. Area has not been quarried thus potential for archaeological survival outside the footprint of the building. Main issue are the buildings, archaeological building recording may be required before any major alterations/conversion. Setting impact on retained buildings and Church's Stones building Boot and Shoe Survey.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0180**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the impact from operational noise on existing residential receptors from any proposed commercial use. An air quality assessment will also be required.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Ransome Road/Nunn Mills Road (Delapre and Briar Hill Ward)**

*Site reference number: LAA0181*

Respondent number: 129
Company: Homes and Communities Agency HCA
Agent company: Turley

**Other comments:**
The Council’s latest Housing Land Supply Assessment for the NRDA (April 2016) concludes that the Council cannot demonstrate capacity within the NRDA to meet the 5 year housing land requirement. This further emphasis the pressing need to identify new housing sites for allocation and the importance of bringing forward residential development on land at Ransome Road (four parcels of land including sites LAA0181, LAA0829, LAA0174) to contribute to meeting NRDA’s housing needs and address the under supply in housing. Site is owned by HCA and is available now for development. Subject to further remediation and flood risk investigations, it is submitted as a site that can be brought forward for housing over the short to medium term and certainly well within the plan period and help to meet an identified need for housing.

**NBC response:**
Noted. The information submitted by the respondent will be used to investigate further the suitability of this site for allocation.

**Land at Hunsbury School, Hunsbury Hill (West Hunsbury Ward)**

*Site reference number: LAA0195*

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0195
Respondent number: 128
Company: Northamptonshire County Council NCC
Agent company: Peter Brett Associates

Other comments:
Very surprised that this site is proposed not to be considered further. We consider it is highly suitable for further investigation for the following reasons:
1. It is already the subject of planning application N/2017/0836 for the erection of up to 50 dwellings and is the subject of a recommendation for approval at the Planning Committee on 21 November 2017
2. It is a highly sustainable location for residential development, being within the urban area, directly served by a bus route to the town centre and very close to schools, shops, health and other local and community services.
3. It also adjoins, but crucially is not within, the Hunsbury Hill Country Park and
4. The site was shown as a reserve school site in the adopted 1997 Local Plan and it was not shown as Greenspace in that Plan.

NBC response:
Noted. The planning application referred to was approved in principle at Planning Committee on the 21 November 2017 subject to the completion of a S106 Agreement.
Greenfields School, Harborough Road (Sunnyside Ward)

Site reference number: LAA0196
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Wootton Hall Park, Mereway (East Hunsbury Ward)

Site reference number: LAA0197
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**Avon, Nunn Mills Road (Delapre and Briar Hill Ward)**
**Site reference number: LAA0201**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**The Farm, The Green (Nene Valley Ward)**
**Site reference number: LAA0204**
Respondent number: 30
Name: Heather Webb
Company: Northamptonshire County Council

**Other comments:**
Residential development of this site would add to the increase in recreational pressure on
the Brackmills woodland complex resulting from increased development in the area
generally. Ideally applicants would work together to coordinate measures to mitigate the
impacts and enhance the habitats’ resilience to visitors
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0204**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0204**
Respondent number: 57
Name: Sally Willis
Company: Hardingstone Parish Council

**Other comments:**
The site borders an area already marked for development with outline planning as part of Hardingstone SUE. The West Northamptonshire Joint Core Strategy highlights that traffic is an issue in this area. There is already concern that the additional houses of Hardingstone SUE and Collingtree SUE will have a huge impact on traffic on this side of the town. This LAA site would potentially add another 69 houses to that (a potential of 138 cars). Which,
coupled with the proposed LAA1098 would have a massive impact, not to mention the changes required to other infrastructure such as Healthcare and schooling.

**NBC response:**
Further assessments will be undertaken on the site's suitability for allocation in the new Local Plan including the cumulative impacts of development, the impact of additional traffic on the local road network and the capacity of infrastructure to serve development.

**Site reference number: LAA0204**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
Archaeological potential but could be mitigated

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0204**
Respondent number: 139
Name: Kathleen Rivett
Company: North Northants Badger Group

**Other comments:**
It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Parklands Middle School, Devon Way (Parklands Ward)
Site reference number: LAA0205
Respondent number: 2
Name: Steve Beard
Company: Sport England

Other comments:
Sport England expects that the emerging Playing Pitch Strategy will be the key evidence base to understand the priority of each playing field site. How does the emerging Playing Pitch Strategy deal with the proposed site?

NBC response:
The Playing Pitch Strategy has not yet been finalised but will inform the next stage of Plan making helping establish whether the site is suitable for allocation in the Local Plan Part 2.

Site reference number: LAA0205
Respondent number: 30
Name: Heather Webb
Company: Northamptonshire County Council

Other comments:
This site lies within a complex of nature conservation sites, and includes part of the Moulton Park Grassland Potential Wildlife Site. There is a good possibility that the site contains reptiles and good quality brownfield habitat. Would expect any application to include ecological surveys for both reptiles and invertebrates or site survey evidence as to why these are not required. Inappropriate or poorly-designed development could destroy any potential to link the complex of sites at Bradlaugh Fields with the Moulton Park Grasslands. However, were the site to be very well designed it has the potential to a) help mitigate impacts on the surrounding local sites and b) connect them via a robust green infrastructure (GI) network. GI design will be critical on this site.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work
and the comments made by the respondent, along with those made by others, will be used
to inform this process. We have and will continue to work with technical and statutory
consultees to inform the development of the Local Plan Part 2 and identify best practice
approaches

Site reference number: LAA0205
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0205
Respondent number: 106
Name: Philip Gothard

Least appropriate for development:
Parklands Middle School site is not appropriate for development for following reasons: it was
classed as greenfield site (NBC 2002 Urban Housing Capacity Study) and development
would be contrary to government planning guidelines that prioritise development of existing
brownfield sites. At a stretch, footprint of the former school building could be loosely
classified as brownfield so development, if any, should be strictly limited to the footprint of the former school building only and solely for sheltered accommodation and/ or housing for families with children with disabilities; housing on this site would not satisfy the needs or concerns of the local community; it should be retained as open/green space as it forms an important buffer between Parklands estate, Moulton Park and the Fernie Fields development; existing access roads to site cannot cope with current volume of traffic at peak times; water pressure on estate is too low to support any further development. 

**NBC response:**
The site has been assessed as part previously development land and this accords with the definition contained in the National Planning Policy Framework. Further assessments will be undertaken on the site's suitability for allocation in the new Local Plan including the impact of additional traffic on the local road network and the capacity of infrastructure to serve development.

**Site reference number: LAA0205**
Respondent number: 114
Name: Tracey Thomson

**Least appropriate for development:**
The current infrastructure of Parklands cannot cope with additional traffic, the estate is completely gridlocked at peak times and is over capacity. A study of air quality is needed currently let alone with a new development. The site would lend itself to leisure purposes, due to it being a part of a large expanse of open space.

**NBC response:**
Further assessments will be undertaken on the site's suitability for allocation in the new Local Plan and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0205**
Respondent number: 117
Name: David Smith
Least appropriate for development:
Using current roads as access to this site will add 10% increase to traffic levels. This is extremely bad at school times when 16 coaches and 100s of cars join the usual residential traffic along Spinney Hill Road. Traffic at the proposed access points would also be congested as Devon Way is very narrow and Oulton Rise is a "pinch point" especially at the sharp bend at the top. If you factor in that this is also a bus route, you can appreciate the problems local residents would face. All this would be bad enough after the completion of construction, but, when being built, the construction traffic would lead to even worse problems.

NBC response:
Further assessments will be undertaken on the site's suitability for allocation in the new Local Plan including the impact of additional traffic on the local road network. Issues associated with construction traffic could be dealt with at planning application stage through the imposition of conditions.

Site reference number: LAA0205
Respondent number: 118
Name: Michel Kerrou

Least appropriate for development:
The SA treats the site in isolation from its context, which is that it is situated in the heart of an existing housing development which is served by a spine road that has only one way out, which also accesses the main A43 Kettering Road, and where normal traffic movements that a popular housing estate of some 2500 residents generate is exacerbated by the traffic associated with the exponential growth of schools in the area, which now take a large number of pupils from a much wider catchment such that the majority of these need to use either public transport, school buses, taxis or private cars. It is in this context that the proposals should be considered.
The SA also only looks at the positive side of SA policies/ objectives and ignores the negative effects that development would impose. For example the proximity to schools may be a positive aspect but, as referred to above, this results in problems from the traffic generated, the loss of Parklands Park is not a positive, residents would not find it easy to get to local GP surgeries and archaeological impacts have not been fully assessed.
The documents are not the easiest to access on a home PC or tablet so it is both time consuming and frustrating to learn of the studies following a very low level consultation by
NCC/ TEP on the former Parklands Middle School site. Their document is at odds with the SA on a number of issues, particularly in relation to environmental studies on the potential impacts on nature conservation, wildlife and heritage. Neither this or the NCC/ TEP document acknowledge that major issue affecting all the existing residents of Parklands and the surrounding area, which need to be addressed at a strategic level. For example if the Northampton School for Girls was to be relocated to the soon to be redundant University of Northampton site on Boughton Green Road, that would open up the potential for a truly more sustainable residential development on Parklands that would allow the Girls School to grown and fulfil its potential.

**NBC response:**
Noted. The Sustainability Appraisal is an iterative process and further assessments will be undertaken as part of the overall need to investigate further the site's suitability for allocation in the new Local Plan. Consultation with the appropriate organisations will be undertaken as necessary to consider and mitigate traffic related concerns.

The comment on the accessibility of the documents is noted. Discussions will be undertaken to identify how the information and assessment can be presented in a manner that would be easier to access and read.

**Site reference number: LAA0205**
Respondent number: 120
Name: Liz Bromley

**Least appropriate for development:**
This site is unsuitable for residential use due to several reasons: the traffic on the estate is already congested at school times and when there are events in at the school (including Spinney Hall); the storm drains cannot cope at the moment and regularly block and overflow; the proposed extension to the community centre car park is on land that floods and does not provide enough extra parking and the Primary School would not be able to accommodate the potential increase in pupils.
Site would be ideal for community facilities.

**NBC response:**
Further investigations will be undertaken on the site's suitability for allocation in the new local plan. if a proposal comes forward for the site to be used for community facilities, this will be considered on its merits against the relevant policies in the Development Plan.
Site reference number: LAA0205
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
Archaeological potential but could be mitigated

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of heritage and archaeology, and the comments made by the
respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0205
Respondent number: 128
Company: Northamptonshire County Council NCC
Agent company: Peter Brett Associates

Other comments:
We note that this site is shown for further consideration and we support this.

NBC response:
Support welcomed.

Rear of BP Garage, St James Road (St James Ward)
Site reference number: LAA0207
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets – infrastructure and / or treatment upgrades required to
serve proposed growth or diversion of assets may be required. Anglian Water will wish to
comment further once the location and scale of any development is known. It would be
helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Swan Valley Gateway (Upton Ward)**
**Site reference number:** LAA0208
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number:** LAA0208
Respondent number: 68
Name: Martin Seldon
Company: Highways England

**Other comments:**
The site is relatively large in scale and located within 3 miles of the Strategic Road Network. It has the potential to impact upon the operation of M1 Junction 15A and keen to understand
impacts of this site on the junction. Impacts should be appropriately assessed as part of a Transport Assessment.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the impact of additional traffic on the SRN will be considered as part of this assessment process.

**Site reference number: LAA0208**

Respondent number: 86
Name: John O'Neill
Company: Environment Agency

**Other comments:**
This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments. Part of the site may also be located within the functional floodplain (Flood Zone 3b), where the flood risk vulnerability of the type of development proposed is not compatible with Flood Zone 3b and should not be permitted. Consider that site presents an opportunity for delivering GI and Water Framework Directive (WFD) improvements. An SFRA refresh should consider if the site presents opportunities to encourage flood management.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.
Site reference number: LAA0208
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

Sustainability Appraisal:
It is not clear where the Sustainability Appraisal (SA) information for this addendum site is located

NBC response:
Comment noted. The site was omitted from the initial SA of site options in error. However, along with all other sites it will be subject to SA as part of the next stage of plan making.

Site reference number: LAA0208
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
An environmental noise assessment would be required to determine the impact on existing noise sensitive receptors from operational noise from any commercial end use(s). The impact from road traffic should be considered if the site is predominantly consists of office accommodation. An air quality assessment will also be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

National Tyre/Oddbins Abington, St Peters Way (Castle Ward)
Site reference number: LAA0278
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0278
Respondent number: 86
Name: John O'Neill
Company: Environment Agency

Other comments:
This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments. Part of the site may also be located within the functional floodplain (Flood Zone 3b), where the flood risk vulnerability of the type of development proposed is not compatible with Flood Zone 3b and should not be permitted. Consider that site presents an opportunity for delivering GI and Water Framework Directive (WFD) improvements. An SFRA refresh should consider if the site presents opportunities to encourage flood management.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0278
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
This site has the potential to be very sensitive from a heritage point of view. It would appear that the site has been cleared. The site is within the enterprise zone and has been identified as suitable for development. This site has been allocated without any archaeological evaluation. The nature of development might be limited by archaeological activity.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0278
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the noise impact from proposed use on existing receptors. An Air Quality impact assessment would also likely to be required.
**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Railway Station Car Park (Castle Ward)**

**Site reference number: LAA0288**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0288**
Respondent number: 86
Name: John O'Neill
Company: Environment Agency

**Least appropriate for development:**
This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other
sustainability criteria outweigh flood risk issues, the decision making process should be
transparent with reasoned justifications for any decision to allocate land in areas at high
flood risk in the sustainability appraisal report. The Sequential Test can also be
demonstrated in a free-standing document, or as part of strategic housing land or
employment land availability assessments.

**NBC response:**
As part of the assessment process to determine the suitability of a site for allocation there
will be a need to undertake further work in respect of flood risk, including the application of
the Sequential Test.

**Site reference number: LAA0288**
Respondent number: 90
Name: Marie Dickie
Company: The Friends of Northampton Castle

**Other comments:**
In historic terms development of this site interferes with a panoramic outlook of Castle
Bailey. It also surrounds the grade I listed postern gate. Development could either enhance
or further harm this important historic feature. The whole site will require careful examination
to ensure any archaeological remains or evidence are found. But should also be expected to
offer the opportunity to permanently and comprehensively enhance the celebration of
Northampton Castle for visitors and residents. There is a strong argument, because of the
site's size and impact, for creating a section 106 commitment to help in the creation and

**NBC response:**
Noted. Further assessment of the site including heritage and archaeology will be
undertaken to determine the site's suitability for allocation in the Local Plan Part 2. Any
proposed development will need to conform to the latest updated policy guidance including
the Spring Boroughs Neighbourhood Plan. Section 106 agreements are negotiated and
determined at planning application stage.

**Site reference number: LAA0288**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
High potential for archaeological activity but the site has already been subject to development. Residential use would need to avoid any basements.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0288**
Respondent number: 125
Company: Network Rail
Agent company: GVA

**Appropriate for development:**
A full assessment of the site's constraints and development potential has been undertaken, preliminary masterplan developed and soft market testing to gauge developer appetite for particular classes of development. This has concluded that the site is capable of accommodating a significant quantum of development that delivers significant social, economic and environmental gains and does not give rise to any significant adverse impacts that cannot be mitigated. The site is capable of delivering a major mixed use development and the Local Plan should make provision for development of the site for a mixture of uses within Classes A1, A3, A4, B1(a), B1(b), C1, C3, D1 and D2. However, it should avoid being prescriptive on scale and mix enabling a developer to bring forward a primarily residential scheme if that is what the market wishes to deliver. The site is not available now (because majority of it is being used as car park for the station) but it will be available for development within 12-24 months and so well within the timeframe covered by the development plan. The complete redevelopment of the site is achievable within 3-7 years. There are no insurmountable obstacles to development as Network Rail controls the land.
NBC response:
Noted. The site will be investigated further and additional evidence, including the technical evidence provided by the respondent, will help inform the site's suitability for allocation in the Local Plan Part 2.

Site reference number: LAA0288
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

Least appropriate for development:
The LAA 2017 does not mention the GII Postern Gate or the potential for non-designated archaeology but the SA does. It is not clear how the LAA 2017 has considered the Scheduled Monument, Listed Building and non designated archaeology in respect of the 270 dwellings proposed. Any new development would need to take a sensitive approach to the heritage assets and opportunities to enhance understanding should be explored. It is expected that further work will be required in relation to this preferred site in relation to what could be achieved at this site, prior to the next stage of the Plan. The SA raises an 'uncertainty outcome' in respect of this site and suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process. This will also inform the next iteration of the SA.

Site reference number: LAA0288
Respondent number: 141
Name: Marie Dickie
Company: Spring Boroughs Neighbourhood Voice
Other comments:
If developed for commercial or residential use, could be expected to place an extra strain on services in Spring Boroughs (neighbourhood plan area). Development here underlines the need for further play space, public realm etc. Development could, if sensitively handled, assist in the Neighbourhood Plan aspiration for more housing rather than flats even though it is just outside the NP area.

In historic terms development of this site interferes with a panoramic outlook of Castle Bailey. It also surrounds the grade I listed postern gate. Development could either enhance or further harm this important historic feature. The whole site will require careful examination to ensure any archaeological remains or evidence are found.

There is a strong argument, because of the site's size and impact, for creating a section 106 commitment to help in the creation and sustainability of the Heritage Park specified in the Neighbourhood Plan for Spring Boroughs.

NBC response:
Noted. Further assessment of the site including heritage and archaeology will be undertaken to determine the site's suitability for allocation in the Local Plan Part 2. Any proposed development will need to conform to the latest updated policy guidance including the Spring Boroughs Neighbourhood Plan. Section 106 agreements are negotiated and determined at planning application stage.

Site reference number: LAA0288
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise and vibration assessment would be required to determine the noise impact from railway infrastructure and existing surrounding industrial use on future occupiers. An Air Quality impact assessment would be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work
and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Car Park, Chalk Lane West (Castle Ward)**

**Site reference number: LAA0316**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0316**
Respondent number: 90
Name: Marie Dickie
Company: The Friends of Northampton Castle

**Other comments:**
This site is not listed for further investigation. The transformation of this car park into part of the Heritage Park in south Spring Boroughs is integral to the Neighbourhood Plan and it is notable that alongside not proposing this for further consideration there is no reference at all to either the Castle House demolished site on Marefair or the public car park immediately to the rear of it, or indeed to the archaeology behind Castle Mound which links to the public car
park. We believe the area described as AB3 South Spring Boroughs in the Neighbourhood Plan should be treated as one entity and protected from any development other than as prescribed in that document.

**NBC response:**
The site is currently operational and is not deemed available. To progress a site to allocation, there is a need to ensure that the site is available, achievable and deliverable. Should the site come forward for development in the future, the proposal will be determined in accordance with the most up to date development plan including the neighbourhood plans.

**Site reference number: LAA0316**
Respondent number: 141
Name: Marie Dickie
Company: Spring Boroughs Neighbourhood Voice

**Other comments:**
The transformation of this car park into part of the Heritage Park in south Spring Boroughs is integral to the Neighbourhood Plan and its notable that alongside not proposing this for further consideration, there is no reference at all to either the Castle House demolished site on Marefair or the public car park immediately to the rear of it or indeed to the archaeology behind Castle Mound which links to the car park. We believe the area described as AB3 South Spring Boroughs in the Neighbourhood Plan should be treated as one entity and protected from any development other than as described in that document.

**NBC response:**
The site is currently operational and occupied by commercial/leisure operators and are not deemed available. To progress a site to allocation, there is a need to ensure that the site is available, achievable and deliverable. Should the site come forward for development in the future, the proposal will be determined in accordance with the most up to date development plan including the neighbourhood plans.

**Boys Brigade, Tower Street (Castle Ward)**

**Site reference number: LAA0317**
Respondent number: 53
Name: Stewart Patience
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0317
Respondent number: 141
Name: Marie Dickie
Company: Spring Boroughs Neighbourhood Voice

Other comments:
The building no longer belongs to the Boys Brigade. This is a significant building within the NP plan area, offering opportunities both for housing and for community space, as described in the Neighbourhood Plan. Both this site and another not mentioned (the Salvation Army building nearby) provide opportunities for new housing with linked community facilities. We believe that these should be explored.

NBC response:
The site was operational and deemed not available at the time of the initial investigation. To progress a site to allocation, there is a need to ensure that the site is available, achievable and deliverable. Should the site come forward for development in the future, the proposal will be determined in accordance with the most up to date development plan including the neighbourhood plans.
**Cliftonville Road/Billing Road (Rushmills Ward)**

**Site reference number: LAA0324**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Mobbs Miller (Abington Ward)**

**Site reference number: LAA0325**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Orchard Hill (Billing Ward)**

**Site reference number: LAA0326**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0326**

Respondent number: 122  
Name: Lesley-Ann Mather  
Company: NCC

**Least appropriate for development:**

The site is likely to be within an area of medieval settlement (14th Century) as demonstrated by All Saints Church II*. The Priory is described as a medieval manor house and there have been other medieval finds identified in the 1970s. Little recent archaeological investigation has been undertaken and as such information on the archaeological potential is limited. Historic Ordnance Survey maps show castle and / or remains of castle
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0326
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require further investigation to determine if it is suitable for residential end use.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

St Michaels Road (Castle Ward)
Site reference number: LAA0329
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Hazelwood Road/Derngate (Castle Ward)**

Site reference number: LAA0330
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Castle Station (Castle Ward)**

Site reference number: LAA0333
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0333**
Respondent number: 125
Company: Network Rail
Agent company: GVA

**Suitable for consideration:**
The Council's LAA indicates that the site failed the Stage 2 assessment because it was concluded that, whilst the site was suitable for development it was neither available nor achievable: this is not the case. An area of this site has been deemed surplus to requirements by Network Rail and will become available within the next 3 years. Network Rail is already in the process of liaising with the present occupiers in order to enable it to take the site to the market with vacant possession. An assessment of the property market has indicated that the site is unlikely to be attractive to developers of commercial floorspace but it would be attractive to the residential market because of where it is located and how it is configured. The site is capable of accommodating around 200 dwellings and could be developed independently or together with Site LAA0288.

**NBC response:**
Noted. The site will be investigated further and additional evidence, including the technical evidence provided by the respondent, will help inform the site’s suitability for allocation in the Local Plan Part 2.

**Site reference number: LAA0333**
Respondent number: 141
Name: Marie Dickie
Company: Spring Boroughs Neighbourhood Voice
Other comments:
The lack of a long term plan for this area has an impact on surrounding development and links across the area. It should be actively addressed rather than relegated to no action.

NBC response:
The site is currently operational and occupied by commercial operators and is not deemed available. To progress a site to allocation, there is a need to ensure that the site is available, achievable and deliverable. Should the site come forward for development in the future, the proposal will be determined in accordance with the most up to date development plans.

York Road (Castle Ward)
Site reference number: LAA0334
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Wootton Hall (East Hunsbury Ward)
Site reference number: LAA0344
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Billing Garden Centre (Riverside Ward)
Site reference number: LAA0356
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Kingsthorpe Grove Allotment (St Davids Ward)
Site reference number: LAA0357
Respondent number: 53
Name: Stewart Patience  
Company: Anglian Water Services Limited  

Other comments:  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.  

NBC response:  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.  

Rushmere Road Tennis Club (Abington Ward)  
Site reference number: LAA0359  
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited  

Other comments:  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.  

NBC response:  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
**Turn Furlong (Spring Park Ward)**

*Site reference number: LAA0360*

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Woodland Walk (Talavera Ward)**

*Site reference number: LAA0457*

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**23 and 23A Gold Street (Castle Ward)**

*Site reference number: LAA0503*

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**Duston Garage (Old Duston Ward)**

*Site reference number: LAA0506*

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Fishponds Road (Billing Ward)
Site reference number: LAA0508
Respondent number: 30
Name: Heather Webb
Company: Northamptonshire County Council

Other comments:
This site off Fishponds Road appears to have been built on. Its position within a complex of Local Wildlife Sites and Potential Wildlife Sites offers the potential to strengthen local green infrastructure networks through good landscape planning. This could reinforce the habitat network along Billing Brook to the west of the site, and through the network of ponds northeast to Lings Wood

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0508
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0508
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Protect from development:
The ornamental pond and Billing Brook formed part of the park landscape of the former Great Billing House. Hydraulic ram linked to ornamental pond may survive. Much of the site has already been developed; any future development should be sensitive to the surviving setting of the historic pond. The setting of the former Pearce Leather Works complex is also a valid consideration.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0508
Respondent number: 139
Name: Kathleen Rivett
Company: North Northants Badger Group

Other comments:
It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All
relevant constraints should be identified as part of the plan process particularly with regard to protected species

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0508**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Barrack Road Post Office (Semilong Ward)**
**Site reference number: LAA0516**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Bedford Road South (Rushmills Ward)**

**Site reference number: LAA0579**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Gibraltar Barracks, Barrack Road (Semilong Ward)**

**Site reference number: LAA0583**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**University of Leicester Parade, Barrack Road (Semilong Ward)**

**Site reference number: LAA0584**

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Allotment Site, Southfields (Talavera Ward)**

**Site reference number: LAA0589**

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Nationwide Buidling Society (adjacent car park) (Parklands Ward)
Site reference number: LAA0590
Respondent number: 30
Name: Heather Webb
Company: Northamptonshire County Council

Other comments:
This site is Summerhouse Spinney Potential Wildlife Site. Ecological surveys would need to be done pre-determination to identify the site’s ecological value and how impacts to biodiversity on site would be avoided or mitigated

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0590
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0590
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
Archaeological potential but could be mitigated

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0590
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
An environmental noise assessment would be required to determine the noise impact on future occupiers from existing road traffic noise and surrounding land uses.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

North of Bedford Road (Rushmills Ward)

Site reference number: LAA0593
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Sixfields East (St James Ward)

Site reference number: LAA0594
Respondent number: 30
Name: Heather Webb
Company: Northamptonshire County Council
Other comments:
Residential development of this site would likely require significant mitigation to ensure recreational pressure does not impact Storton’s Pits and Duston Gravel Pit. Applicants should be advised to contact the Wildlife Trust

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0594
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0594
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
Archaeological potential but could be mitigated
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0594
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/commercial end use. An environmental noise assessment would be required to determine the impact of existing land uses and any potential mixed use development on future occupiers of any residential element of any proposed development for the site. An air quality assessment will also be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Freeschool Street/Gregory Street (Castle Ward)
Site reference number: LAA0595
Respondent number: 68
Name: Martin Seldon
Company: Highways England
Other comments:
The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the impact of additional traffic on the SRN will be considered as part of this assessment process.

Northgate House, Sheep Street (Castle Ward)
Site reference number: LAA0597
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Car Park, Victoria Street (Castle Ward)
Site reference number: LAA0598
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England
**Sustainability Appraisal:**
It is not clear where the Sustainability Appraisal (SA) information for this addendum site is located

**NBC response:**
Comment noted. The site was omitted from the initial SA of site options in error. However, along with all other sites it will be subject to SA as part of the next stage of plan making.

**Site reference number: LAA0598**
Respondent number: 143  
Name: Gavin Smith  
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses and road traffic. If a mixed use development was put forward the operational noise impact would need to be considered on existing and new noise sensitive receptors. An air quality assessment will also be required.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Campbell Square/Ash Street (Castle Ward)**  
**Site reference number: LAA0599**
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

10-20 Ash Street (Castle Ward)
Site reference number: LAA0613
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

St Edmunds Hospital, Wellingborough Road (Castle Ward)
Site reference number: LAA0614
Respondent number: 53
Name: Stewart Patience
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Crow Lane North (Riverside Ward)
Site reference number: LAA0615
Respondent number: 86
Name: John O'Neill
Company: Environment Agency

Other comments:
This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments.

NBC response:
As part of the assessment process to determine the suitability of a site for allocation there will be a need to undertake further work in respect of flood risk, including the application of the Sequential Test.
**Site reference number: LAA0615**

Respondent number: 122  
Name: Lesley-Ann Mather  
Company: NCC

**Appropriate for development:**  
The heritage potential of the site is currently not known

**NBC response:**  
Noted.  The site will be investigated further and assessed against additional information including: assessments associated with heritage and archaeology; that supplied through the Sites Consultation responses and via the existing and emerging technical evidence base.  This investigation will determine the site's suitability for allocation in the Local Plan Part 2.

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**Site reference number: LAA0615**

Respondent number: 143  
Name: Gavin Smith  
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**  
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use.  An environmental noise assessment would be required to determine the operational noise impact on existing future occupiers of existing surrounding noise sensitive land uses.  An air quality impact assessment would also be required.

**NBC response:**  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.
**Boston Clipper, College Street (Castle Ward)**

**Site reference number: LAA0626**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**St Andrews Street (Castle Ward)**

**Site reference number: LAA0627**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0627**
Respondent number: 141
Name: Marie Dickie
Company: Spring Boroughs Neighbourhood Voice

**Other comments:**
The map seems outdated. There is now a Sikh temple on Cromwell Street. Concerned
about whether or not development in this area will continue if there is no impetus from the
Council.

**NBC response:**
The site is currently operational is not deemed available. To progress a site to allocation,
there is a need to ensure that the site is available, achievable and deliverable. Should the
site come forward for development in the future, the proposal will be determined in
accordance with the most up to date development plan.

**British Timken (Old Duston Ward)**
**Site reference number: LAA0629**
Respondent number: 68
Name: Martin Seldon
Company: Highways England

**Other comments:**
The site is relatively large in scale and located within 3 miles of the Strategic Road Network.
They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts
should be appropriately assessed as part of a Transport Assessment.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work
and the impact of additional traffic on the SRN will be considered as part of this assessment
process.
Site reference number: LAA0629
Respondent number: 116
Name: John Caswell
Company: Duston Parish Council

Appropriate for development:
Whilst Duston Parish Council has not formally adopted a position regarding the development of these sites, members of the Council have discussed the issues around the development of these and other areas identified for development in and around Duston, and no objections were raised. No other sites have been identified and no sites have been suggested that are currently listed as not being taken forward for further consideration. Would like there to be closer consultation between Northampton Borough Council and Duston Parish Council on this, and future planning applications.

NBC response:
Noted. Duston Parish Council is a consultee on the local plan database and the development management database and will continue to be consulted on the progression of the local plan and relevant planning applications.

Site reference number: LAA0629
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
No known archaeological potential

NBC response:
Noted.

Site reference number: LAA0629
Respondent number: 132
Company: Clowes Developments
Agent company: CC Town Planning
**Appropriate for development:**
Site presents a suitable, immediately available and achievable residential development opportunity capable of accommodating several dwellings of all sizes, types and tenures. Site sits against a backdrop of sites of land interests on land at the former British Timken site, Bants Lane. Elements of the wider site have been developed for residential. Site can deliver dwellings within 5 years. When the Sustainability Appraisal is revisited, the site should be assessed against the criteria for a residential site.

**NBC response:**
These comments will be taken into consideration at the next stage of plan making and the assessment process to determine the suitability of a site for allocation.

**Site reference number: LAA0629**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing road traffic noise.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Pineham (Upton Ward)**  
**Site reference number: LAA0630**
Respondent number: 110
Name: Lloyd Cachao
**Protect from development:**
The site is extremely close to wildlife areas and private fishing lakes. The site would significantly and negatively impact the peaceful natural area which many local residents make use of. Area is rich with natural beauty and has public footpaths running next to it, which are frequently used by local residents for walking/rambling etc. This development would not only hinder the peaceful setting but also disrupt the ramblers and walkers.
I have currently purchased a new build, still in construction, with Taylor Wimpey at Dragonfly Meadwos. I purchased this £500,000 5 bed house due to the key feature being that it is situated on the edge of Dragonfly Meadows and benefits from views over Nene Valley Country Park. For all the many new residents who purchased specifically for this reason, it would be significant blemish to the reason for buying here.

**NBC response:**
Further investigations will be undertaken on the suitability of the site for allocation in the new Local Plan, including the impacts on wildlife and green infrastructure. It should be noted that the impact of development on a view is not a material planning consideration. However, all development proposals will include detailed layout plans which will take matters such as privacy and separation distances between dwellings into consideration.

**Sixfields, West Tull Way (St James Ward)**

**Site reference number:** LAA0655
**Respondent number:** 53
**Name:** Stewart Patience
**Company:** Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**Fraser Road (Talavera Ward)**
**Site reference number: LAA0657**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**Great Meadow Road (Rectory Farm Ward)**
**Site reference number: LAA0659**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0659
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
Archaeological potential unknown but could be high

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process. This will also inform the next iteration of the SA.

Site reference number: LAA0659
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

Other comments:
The SA raises an 'uncertainty outcome' in respect of this site and suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process. This will also inform the next iteration of the SA.
Site reference number: LAA0659  
Respondent number: 143  
Name: Gavin Smith  
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:  
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from road traffic noise.

NBC response:  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

9-11 College Street (Castle Ward)  
Site reference number: LAA0662  
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

Other comments:  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

190-199 St Andrews Road (Semilong Ward)
Site reference number: LAA0665
Respondent number: 86
Name: John O'Neill
Company: Environment Agency

Other comments:
This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments. Part of the site may also be located within the functional floodplain (Flood Zone 3b), where the flood risk vulnerability of the type of development proposed is not compatible with Flood Zone 3b and should not be permitted. Consider that site presents an opportunity for delivering GI and Water Framework Directive (WFD) improvements. An SFRA refresh should consider if the site presents opportunities to encourage flood management.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0665
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC
**Appropriate for development:**
No known archaeological potential

**NBC response:**
Noted.

**Site reference number: LAA0665**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/ mixed residential/ commercial or a solely commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from surrounding existing land uses. In the event of a mixed residential/ commercial or commercial development operation noise impacts would need to be considered on existing and proposed residential receptors.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Tunnel Hill Cottages, Rothersthorpe Road (Delapre and Briar Ward)**

**Site reference number: LAA0672**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0672
Respondent number: 68
Name: Martin Seldon
Company: Highways England

Other comments:
The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the impact of additional traffic on the SRN will be considered as part of this assessment process.

Site reference number: LAA0672
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
No known archaeological potential

NBC response:
Noted.
**Site reference number: LAA0672**
Respondent number: 139
Name: Kathleen Rivett
Company: North Northants Badger Group

**Other comments:**
It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0672**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise and vibration assessment would be required to determine the noise impact on future occupiers from railway noise.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of
mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Delapre Abbey, London Road (Delapre and Briar Hill Ward)**

*Site reference number: LAA0676*

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Far Cotton Boys Club, Towcester Road (Delapre and Briar Hill Ward)**

*(Site reference number: LAA0677)*

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Pleydell Garden Allotments (Delapre and Briar Hill Ward)
Site reference number: LAA0678
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Home Farm, Eagle Drive (Delapre and Briar Hill Ward)
Site reference number: LAA0680
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**530-546 Kettering Road North (Eastfield Ward)**

**Site reference number: LAA0684**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**12 Pennycress Place (Billing Ward)**

**Site reference number: LAA0685**
Respondent number: 2
Name: Steve Beard
Company: Sport England
Other comments:
Sport England does not have a statutory planning remit to protect open space but we are concerned that the loss of incidental open space within residential areas. Sport England’s strategy (Towards and Active Nation) seeks to move the inactive to active. Our evidence suggests that access to open space near to where people live is a strong factor to moving people from inactive to active particularly in areas of deprivation.

NBC response:
Noted. The matters raised by the respondent together with the latest evidence on open space provision/requirements will be taken into account as part of the assessment process to determine the suitability of a site for allocation.

Site reference number: LAA0685
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0685
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC
Appropriate for development:
The archaeological evaluation to the south identified sparse activity. There is therefore a reduced potential for significant archaeology.

NBC response:
Noted. The site will be investigated further and assessed against additional information including: assessments associated with heritage and archaeology; that supplied through the Sites Consultation responses and via the existing and emerging technical evidence base. This investigation will determine the site’s suitability for allocation in the Local Plan Part 2.

Site reference number: LAA0685
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
Future occupiers may be subject to road traffic related noise and a scheme of mitigation required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Blackthorn Road Depot (Rectory Farm Ward)
Site reference number: LAA0687
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to
serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Boothville Middle School, Esher Court (Westone Ward)**

**Site reference number:** LAA0688  
**Respondent number:** 53  
**Name:** Stewart Patience  
**Company:** Anglian Water Services Limited

**Other comments:**  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Nene Enterprise Centre, Freehold Street (Trinity Ward)**

**Site reference number:** LAA0689  
**Respondent number:** 53  
**Name:** Stewart Patience  
**Company:** Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0689
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
No known archaeological potential

NBC response:
Noted.

Site reference number: LAA0689
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

Other comments:
The SA raises an 'uncertainty outcome' in respect of this site and suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process. This will also inform the next iteration of the SA.

**Site reference number: LAA0689**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environment noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses. An air quality assessment will also be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Freemasons Hall, Brick Kiln Lane (Trinity Ward)**
**Site reference number: LAA0690**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Kingsley Park Middle School (Trinity Ward)**

**Site reference number:** LAA0693  
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**St Matthew’s Hospital, Kettering Road (Phippsville Ward)**

**Site reference number:** LAA0699  
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Sayers Motor Factory, Cranbrook Road (Semilong Ward)
Site reference number: LAA0703
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Degra School, 67 Queens Park Parade (Trinity Ward)
Site reference number: LAA0708
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Motorvogue, Kingsthorpe Road (Semilong Ward)
Site reference number: LAA0709
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
Billing Arbours, Heather Lane (Brookside Ward)

**Site reference number:** LAA0711  
**Respondent number:** 53  
**Name:** Stewart Patience  
**Company:** Anglian Water Services Limited  

**Other comments:**  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Wyevale Garden Centre, Newport Pagnell Road (Nene Valley Ward)

**Site reference number:** LAA0716  
**Respondent number:** 53  
**Name:** Stewart Patience  
**Company:** Anglian Water Services Limited  

**Other comments:**  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**Wootton Trading Estate, Newport Pagnell Road (Nene Valley Ward)**

**Site reference number: LAA0717**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited  

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**Duston Oil Works, Port Road (New Duston Ward)**

**Site reference number: LAA0718**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited  

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Car Garage Workshops, 409 Harlestone Road (New Duston Ward)**

**Site reference number: LAA0719**

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0719**

Respondent number: 116
Name: John Caswell
Company: Duston Parish Council

**Appropriate for development:**
Whilst Duston Parish Council has not formally adopted a position regarding the development of these sites, members of the Council have discussed the issues around the development of these and other areas identified for development in and around Duston, and no objections were raised. No other sites have been identified and no sites have been suggested that are currently listed as not being taken forward for further consideration. Would like there to be
closer consultation between Northampton Borough Council and Duston Parish Council on this, and future planning applications.

**NBC response:**
Noted. Duston Parish Council is a consultee on the local plan database and the development management database and will continue to be consulted on the progression of the local plan and relevant planning applications.

**Site reference number: LAA0719**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
Archaeological potential but could be mitigated

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0719**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work
and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Ryland Soans Ford Garage, Harlestone Road (New Duston Ward)**

**Site reference number: LAA0720**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0720**

Respondent number: 116

Name: John Caswell

Company: Duston Parish Council

**Appropriate for development:**

Whilst Duston Parish Council has not formally adopted a position regarding the development of these sites, members of the Council have discussed the issues around the development of these and other areas identified for development in and around Duston, and no objections were raised. No other sites have been identified and no sites have been suggested that are currently listed as not being taken forward for further consideration. Would like there to be
closer consultation between Northampton Borough Council and Duston Parish Council on this, and future planning applications.

**NBC response:**
Noted. Duston Parish Council is a consultee on the local plan database and the development management database and will continue to be consulted on the progression of the local plan and relevant planning applications.

**Site reference number: LAA0720**

Respondent number: 122  
Name: Lesley-Ann Mather  
Company: NCC

**Appropriate for development:**  
Archaeological potential but could be mitigated

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0720**

Respondent number: 143  
Name: Gavin Smith  
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via existing past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses and road traffic noise.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work
and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Plant Nursery, Millway, Duston (Old Duston Ward)**

*Site reference number: LAA0721*

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**St Lukes Church, Main Road, Duston (Old Duston Ward)**

*Site reference number: LAA0722*

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

62-70 Dunster Road (Castle Ward)
Site reference number: LAA0723
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Cromwell Centre, Poole Street (Castle Ward)
Site reference number: LAA0724
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**4-5 Cheyne Walk (Castle Ward)**
**Site reference number: LAA0725**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**3 Cheyne Walk (Castle Ward)**
**Site reference number: LAA0726**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Aquila House, 14 St Giles Terrace (Castle Ward)
Site reference number: LAA0729
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Albion House, Victoria Parade (Castle Ward)
Site reference number: LAA0731
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Plough Hotel, Victoria Promenade (Castle Ward)**
**Site reference number: LAA0732**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
County Hall, George Row (Castle Ward)

Site reference number: LAA0733
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Government Offices, Lower Mount (Castle Ward)

Site reference number: LAA0735
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**St Michael's Car Park (Castle Ward)**
**Site reference number: LAA0738**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**Exter Place/Kettering Road (Castle Ward)**
**Site reference number: LAA0740**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

111 Kettering Road (upper floors) (Castle Ward)

Site reference number: LAA0741
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

The Nene Centre, Bedford Road (Rushmills Ward)

Site reference number: LAA0743
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**The Ridings Arcade, 61-63 St Giles Street (upper floors) (Castle Ward)**

**Site reference number:** LAA0744  
**Respondent number:** 53  
**Name:** Stewart Patience  
**Company:** Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number:** LAA0744  
**Respondent number:** 122  
**Name:** Lesley-Ann Mather  
**Company:** NCC

**Appropriate for development:**
Upper floors no archaeological impact
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0744
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/commercial end use. An environment noise assessment would be required to determine the noise impact from surrounding land uses on future occupiers and noise impact from operational noise from any proposed mixed use development proposal. An Air Quality impact assessment would be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Workbridge Centre, Bedford Road (Rushmills Road)
Site reference number: LAA0746
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**85 Abington Street (upper floors) (Castle Ward)**

**Site reference number: LAA0749**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0749**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC
**Appropriate for development:**
Development acceptable but would need sensitive conversion: retention of features which make a positive contribution to the character. Former Boot and Shoe building.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0749**
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

**Other comments:**
The SA raises an 'uncertainty outcome' in respect of this site and suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process. This will also inform the next iteration of the SA.

**Site reference number: LAA0749**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact from
surrounding land uses and highways network on future occupiers and noise impact from operational noise from any proposed mixed use development proposal. An Air Quality impact assessment would be required.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Co-op Funeral Services, Barack Road (Castle Ward)**

**Site reference number:** LAA0751  
**Respondent number:** 53  
**Name:** Stewart Patience  
**Company:** Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**34th Kingsthorpe Scouts Queensland Gardens (St Davids Ward)**

**Site reference number:** LAA0754  
**Respondent number:** 53  
**Name:** Stewart Patience  
**Company:** Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Bondfield Avenue Business Units (St Davids Ward)**
**Site reference number: LAA0756**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Eastern Avenue Allotments (St Davids Ward)**
**Site reference number: LAA0757**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Phoenix IT, Hunsbury Hill Avenue (Delapre and Briar Hill Ward)
Site reference number: LAA0760
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
Beacon Bingo, Weedon Road (St James Ward)
Site reference number: LAA0761
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Fyna Hire and Tyre Depot, Weedon Road (St James Ward)
Site reference number: LAA0765
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**St James Work, Vicarage Road/Baring Road (Spencer Ward)**

**Site reference number: LAA0769**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Jewsons and Continental Coachworks, Gladstone Roads (Spencer Ward)**

**Site reference number: LAA0771**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0771**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
No known archaeological potential

NBC response:
Noted.

**Site reference number: LAA0771**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and
will require investigation to determine if it is suitable for residential end use. An
environmental noise assessment would be required to determine the impact on future
occupiers from surrounding existing land uses. An air quality impact assessment will also be
required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work
and the comments made by the respondent, along with those made by others, will be used
to inform this process. It may also be the case that these issues could be capable of
mitigation with the implementation of appropriate measures and addressed at planning
application stage through the use of planning conditions.
**Dallington Health Club, Mill Lane (Spencer Ward)**
*Site reference number: LAA0772*
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Vale Mead Lower School, Goldcress Court (Talavera Ward)**
*Site reference number: LAA0774*
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**Hotel, Talavera Way (Talavera Ward)**

**Site reference number: LAA0775**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**Northwood, Holmecross Road (Talavera Ward)**

**Site reference number: LAA0776**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets – infrastructure and / or treatment upgrades required to
serve proposed growth or diversion of assets may be required. Anglian Water will wish to
comment further once the location and scale of any development is known. It would be
helpful if Anglian Water could be consulted prior to the publication of the submission draft
local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Berrywood Road Rehab Centre (Upton Ward)**

**Site reference number: LAA0778**

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Hunsbury Hill Centre, Harksome Hill (West Hunsbury Ward)**

**Site reference number: LAA0779**

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to
comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Camp Hill Depot, Dayrell Road (West Hunsbury Road)
Site reference number: LAA0780
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Bridgewater Drive Allotments (Park Ward)
Site reference number: LAA0784
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited
**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**The Green West, Great Houghton (Rushmills Ward)**
**Site reference number:** LAA0787  
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Bedford Road North, Great Houghton (Rushmills Ward)**
**Site reference number:** LAA0788  
Respondent number: 53  
Name: Stewart Patience
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Bridge Meadow (Nene Valley Ward)
Site reference number: LAA0789
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
**Teal Close (West Hunsbury Ward)**

**Site reference number: LAA0804**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0804**

Respondent number: 136

Travis Perkins

Montagu Evans

**Other comments:**

The Milton Ham North site forms a part of the Teal Close site (LAA0804) that was considered but rejected for residential development. TP considers that the Milton Ham North site should be allocated for housing development in the forthcoming Local Plan Part 2. The land is owned by Travis Perkins who would be a willing seller for residential development (subject to securing an implementable planning permission for the commercial use of Milton Ham), therefore site is considered available and viable for residential development. It is noted that site LAA1025 (land to the west of Towcester Road) is a preferred option site in terms of the Sustainability Appraisal. It is considered that Milton Ham North would score at least as well as land to the west of Towcester Road when scoring is applied to it in a comparable way.
NBC response:
Noted. The comments and supporting information submitted by the respondent will be used to inform the assessment process to determine the suitability of a site for allocation.

Counties Crematorium (West Hunsbury Ward)
Site reference number: LAA0805
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Former Warehouse, St James Road (St James Ward)
Site reference number: LAA0808
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.
**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**1A Orchard Hill (Billing Ward)**

**Site reference number: LAA0810**

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**The Conifers, Wellingborough Road (Billing Ward)**

**Site reference number: LAA0812**

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Acre Lane (Spring Park Ward)**  
**Site reference number: LAA0813**  
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**32 Great Russell Street (Castle Ward)**  
**Site reference number: LAA0814**  
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0814
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
No known archaeological potential

NBC response:
Noted.

Site reference number: LAA0814
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

Other comments:
The SA raises an 'uncertainty outcome' in respect of this site and suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process. This will also inform the next iteration of the SA.

Lorry sales and Super Sausage, St Andrews Road (Castle Ward)
Site reference number: LAA0817
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Burgess Street, St Peters Way (Castle Ward)
Site reference number: LAA0820
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Casino, Regent Street (Castle Ward)**
**Site reference number: LAA0823**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Municipal Offices, Cromwell Street (Castle Ward)**
**Site reference number: LAA0824**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

ATS Tyrefitting, Kingsthorpe Road (Trinity Ward)
Site reference number: LAA0834
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Arbours, Heather Lane (rear) (Brookside Ward)
Site reference number: LAA0835
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Hawksmoor Way Allotments, Harlestone Road (Kings Heath Ward)
Site reference number: LAA0839
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
**Stirling House, The Avenue, Cliftonville (Rushmills Road)**

**Site reference number: LAA0841**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

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**39 Billing Road (Castle Ward)**

**Site reference number: LAA0842**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

92-98 Earl Street (Castle Ward)
Site reference number: LAA0844
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

Telephone Exchange, Spring Gardens (Castle Ward)
Site reference number: LAA0847
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Charles House, 61-69 Derngate (Castle Ward)
Site reference number: LAA0848
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Kwikfit, Cattle Market Road (Castle Ward)
Site reference number: LAA0853
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**123-135 Bridge Street (Castle Ward)**
**Site reference number:** LAA0855
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**54-62 St Michaels Road (Castle Ward)**
**Site reference number:** LAA0859
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Billing Road/Cliftonville (Rushmills Ward)
Site reference number: LAA0861
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Spring Hill, Cliftonville (Rushmills Ward)
Site reference number: LAA0862
Respondent number: 53
Name: Stewart Patience
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
**Princess House/Woodland House (Rushmills Ward)**

*Site reference number: LAA0865*

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**14-20 St Michaels Road (Castle Ward)**

*Site reference number: LAA0894*

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

379 Harlestone Road (New Duston Ward)
Site reference number: LAA0910
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0910
Respondent number: 116
Name: John Caswell
Company: Duston Parish Council

Appropriate for development:
Whilst Duston Parish Council has not formally adopted a position regarding the development
of these sites, members of the Council have discussed the issues around the development
of these and other areas identified for development in and around Duston, and no objections
were raised. No other sites have been identified and no sites have been suggested that are
currently listed as not being taken forward for further consideration. Would like there to be
closer consultation between Northampton Borough Council and Duston Parish Council on
this, and future planning applications.
NBC response:
Noted. Duston Parish Council is a consultee on the local plan database and the development management database and will continue to be consulted on the progression of the local plan and relevant planning applications.

Site reference number: LAA0910
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
Archaeological potential but could be mitigated

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0910
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses and road traffic noise.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of
mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**118-122 Wellingborough Road (Castle Ward)**

**Site reference number: LAA0915**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited  

**Other comments:**  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA0915**

Respondent number: 122  
Name: Lesley-Ann Mather  
Company: NCC  

**Appropriate for development:**  
No known archaeological potential

**NBC response:**  
Noted.

**Site reference number: LAA0915**

Respondent number: 143  
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
An environmental noise assessment would be required to determine the noise impact from surrounding land uses and road network on future occupiers and noise impact from operational noise from any proposed mixed use development scheme proposal. An Air Quality impact assessment would be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Land north of Martins Yard, Spencer Bridge (Castle Ward)
Site reference number: LAA1005
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
Site reference number: LAA1005
Respondent number: 65
Name: Simon Barber
Company: English Regional Transport Association

Least appropriate for development:
There should be no housing nor office development as it's close to the railway line. Furthermore development could obliterate the old track bed of the Northampton-Bedford railway

NBC response:
Further investigations will determine the site's suitability for allocation in the Local Plan Part 2. Potential for mitigation can be addressed through the development management policies which will be formulated for the Local Plan Part 2.

Site reference number: LAA1005
Respondent number: 86
Name: John O'Neill
Company: Environment Agency

Other comments:
This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments.
Consider that site presents an opportunity for delivering GI and Water Framework Directive (WFD) improvements. An SFRA refresh should consider if the site presents opportunities to encourage flood management.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1005**
Respondent number: 123
Company: Henry Martin Ltd
Agent company: Astill Planning

**Appropriate for development:**
In response to the growing demand from the businesses currently operating from Martin's Yard, it is proposed that a 1.4 ha area of land situated immediately to the north of Martin's Yard is allocated for employment use within the Local Plan. This would provide the opportunity to reconfigure, upgrade and extend the existing Business Park and ensure that the owners of the site can effectively respond to the demand of existing businesses for modern and large workspaces. This will encourage existing businesses to be retained. The modernisation and expansion of Martins Yard Business Park will also increase its attractiveness to businesses that are not currently located on the site. It could help to attract inward investment to the Borough.

In addition to the expansion of Martins Yard, it is also proposed that the remaining 10.78 ha of the site, which predominantly forms part of the Kingsthorpe Mire LWS, undergoes a series of ecological enhancements. This will make a positive contribution towards managing, conserving and enhancing the quality of the green infrastructure network, biodiversity corridors and wildlife habitats.

The only planning policy constraint to allocating the site is its location in the floodplain. In response to the additional investigations that have been carried out on the site, the Environment Agency recently confirmed its intention to remove the 1.4ha area of land to the north of Martins Yard from Flood Zone 2 and Flood Zone 3 and update the Flood Risk map to show the site in Flood Zone 1.

**NBC response:**
Noted. The information submitted will inform the next stage of plan making and the assessment of the suitability of the site for allocation.

**Site reference number: LAA1005**
Respondent number: 126
Sustainability Appraisal:
It is not clear where the Sustainability Appraisal (SA) information for this addendum site is located.

NBC response:
Comment noted. The site was omitted from the initial SA of site options in error. However, along with all other sites it will be subject to SA as part of the next stage of plan making.

Site reference number: LAA1005
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses. Operational noise impact would need to be considered on existing noise sensitive residential receptors. An air quality assessment will also be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Pineham (Upton Ward)
Site reference number: LAA1006
Respondent number: 53
Name: Stewart Patience
**Company:** Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1006**
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

**Sustainability Appraisal:**
It is not clear where the Sustainability Appraisal (SA) information for this addendum site is located

**NBC response:**
Comment noted. The site was omitted from the initial SA of site options in error. However, along with all other sites it will be subject to SA as part of the next stage of plan making.

**Site reference number: LAA1006**
Respondent number: 127
Company: Lagan Homes
Agent company: DLP Planning Ltd

**Appropriate for development:**
Pineham is identified as suitable for residential development in the Sites Consultation as there are no planning constraints that would inhibit this location coming forward for a high...
quality residential development which can assist towards meeting Northampton’s housing supply. It can deliver at least 70 units in years 1 - 5 of the plan. The site would assimilate with the emerging new community committed through the JCS consisting of the Upton SUE, Norwood Farm/ Upton Lodge SUE and the additional 650 residential dwellings which were granted via N/2007/1570. Pineham should be framed in a joined up strategy for new homes and supporting social, environmental and economic facilities. The next iteration of the Northampton Local Plan Part 2 should take forward this site as part of its future land use strategy.

The Sustainability Appraisal assesses a number of sites. The findings are summarised in Table 3.1. It does not however assess LAA1006 Pineham. It is a sustainable location well connected to public transport. The site also links to a new neighbourhood (N/2007/1570) of 650 units which is well underway to the south.

**NBC response:**

Noted. The information supplied, including the Supporting Statement, will be used to investigate further the site’s suitability for allocation in the new Local Plan.

The site was omitted from the initial SA of site options in error. However, along with all other sites it will be subject to SA as part of the next stage of plan making.

**Site reference number: LAA1006**

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**

The site is potentially contaminated via past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing road traffic.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of
mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Land south of Woodale Road (Nene Valley Ward)**

**Site reference number: LAA1007**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1007**

Respondent number: 68  
Name: Martin Seldon  
Company: Highways England

**Other comments:**  
The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

**NBC response:**  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work
and the impact of additional traffic on the SRN will be considered as part of this assessment process.

**Site reference number: LAA1007**  
Respondent number: 86  
Name: John O'Neill  
Company: Environment Agency

**Other comments:**  
This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments. Part of the site may also be located within the functional floodplain (Flood Zone 3b), where the flood risk vulnerability of the type of development proposed is not compatible with Flood Zone 3b and should not be permitted. Consider that site presents an opportunity for delivering GI and Water Framework Directive (WFD) improvements. An SFRA refresh should consider if the site presents opportunities to encourage flood management.

**NBC response:**  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1007**  
Respondent number: 126  
Name: Rosamund Worrall  
Company: Historic England

**Sustainability Appraisal:**
It is not clear where the Sustainability Appraisal (SA) information for this addendum site is located.

**NBC response:**
Comment noted. The site was omitted from the initial SA of site options in error. However, along with all other sites it will be subject to SA as part of the next stage of plan making.

**Site reference number: LAA1007**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses and road network. An air quality assessment will also be required.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Land west of Policy N5, Northampton South SUE (East Hunsbury Ward)**

**Site reference number: LAA1009**
Respondent number: 107
Name: Richard O'Driscoll
Company: Collingtree Park Golf Course Ltd

**Suitable for consideration:**
Site has erroneously been classified as not having been promoted. Barton Willmore have indeed promoted this site. Please correct this error.
NBC response:
Noted. The LAA database will be updated to reflect the respondent's comments.

Site reference number: LAA1009
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1009
Respondent number: 68
Name: Martin Seldon
Company: Highways England

Other comments:
The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work
and the impact of additional traffic on the SRN will be considered as part of this assessment process.

**Site reference number: LAA1009**
Respondent number: 113
Name: Caroline Holgate
Company: East Hunsbury Parish Council

**Least appropriate for development:**
Concerns in relation to infrastructure. Traffic impact on Rowtree Road and Towester Road will be considerable, particularly as development is likely to come after the development of the Northampton South SUE and the proposed SRFIs. Provision of secondary school places and health services will also need consideration.

**NBC response:**
Further investigations and consultation will be undertaken to ascertain the site’s suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures/additional infrastructure that may be required including schools and health services.

**Site reference number: LAA1009**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
Archaeological potential but could be mitigated

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1009**
Respondent number: 126
Other comments:
The site raises an 'uncertainty outcome' in the Sustainability Appraisal. Suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment.

NBC response:
Sites will be investigated further and assessed against additional information including: assessments associated with heritage and archaeology; information supplied through the Sites Consultation responses and from the existing and emerging technical evidence base. These investigations will determine the site’s suitability for allocation in the Local Plan Part 2.

Site reference number: LAA1009
Respondent number: 134
Company: Bovis Homes Ltd
Agent company: David Lock Associates

Appropriate for development:
Bovis Homes welcomes the inclusion of this site among those sites assessed as being suitable for further consideration as potential allocations.
Development of the site would be a logical extension to the Northampton South SUE allocated in the JCS and which benefits from an outline planning permission. Taking account of the westerly extension to Collingtree Park Golf Course forming part of the outline planning permission and land required for surface water attenuation in association with any development within site LAA1009, its capacity is around 100 homes rather than the 264 dwellings specified in the consultation document.
Consider that this amount of development can be accommodated safely on the area’s highway network, taking into account planned improvements, and the site can be accessed via the planned new junction on Rowtree Road committed through the outline permission for the SUE and thence via routes within the approved SUE. Development would also increase the catchment population for facilities in the planned local centre within the SUE, increasing the prospect of their delivery and retention.
The site’s development within years 6-10 of the Plan period is realistic, by which time the planned access via Rowtree Road would have been delivered. Control of the site by Bovis
underlines the conclusion that the site is developable within this period. Although the area bordered by the railway line and the M1 motorway to the south of site LAA1009 is not under the control of Bovis, any allocation or development of that southerly land would not be prejudiced by the development of either site LAA1009 or the Outline-permitted SUE. The site’s containment to the west by the Northampton Loop railway line adds to its suitability for allocation in the Plan, while the impact of noise from trains on that line can be assessed appropriately at the planning application stage and any necessary mitigation put forward at that time. To the north, the site’s bordering and overlooking of the planned extension to the golf course presents the opportunity for a high quality development, enhancing its viability and therefore the prospect of its timely delivery. Development within site LAA1009 would benefit from services and facilities delivered in association with the adjacent Northampton South SUE (see our response to Q4 above). As such, the performance of the site’s development in the Sustainability Appraisal would be enhanced still further, including with particular reference to objectives SA2a and SA2b within the Appraisal.

NBC response:
Noted. The information submitted by the respondent will be used to investigate further the suitability of this site for allocation.

Site reference number: LAA1009
Respondent number: 139
Name: Kathleen Rivett
Company: North Northants Badger Group

Other comments:
It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species.
**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1009**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses (e.g. moto X track) and road transport noise. An Air Quality impact assessment would also be required due to the potential size of development and being in proximity to an existing AQMA and the crematorium.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Land at St Peters Way/Court Road/Freeschool Street (Castle Ward)**

**Site reference number: LAA1010**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1010**
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

**Sustainability Appraisal:**
It is not clear where the Sustainability Appraisal (SA) information for this addendum site is located.

**NBC response:**
Comment noted. The site was omitted from the initial SA of site options in error. However, along with all other sites it will be subject to SA as part of the next stage of plan making.

**Site reference number: LAA1010**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses and road traffic. If a mixed use development was put forward the operational noise impact would need to be considered on existing and new noise sensitive receptors. An air quality assessment will also be required.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

University of Northampton (Park Campus) (Obelisk Ward)
Site reference number: LAA1013
Respondent number: 23
Name: Catherine Mason
Company: University of Northampton
Agent company: Savills

Other sites for consideration:
The University of Northampton’s Park Campus should be identified for housing development. Outline planning permission for redevelopment of the existing Park Campus was granted in September 2014 for up to 800 dwellings. The site may not be included as a site for further consideration as it already benefits from outline planning permission but in order to ensure consistency moving forward and avoid any ambiguity the site should be included in Part 2 of the Plan as an allocation.

NBC response:
Noted. A decision on whether to allocate the site, given that it already benefits from an outline planning permission, will be made as plan preparation progresses to the next stage.

University of Northampton (Avenue Campus) (Trinity Ward)
Site reference number: LAA1014
Respondent number: 23
Name: Catherine Mason
Company: University of Northampton
Agent company: Savills
Appropriate for development:
Agree with the conclusion that site will be given further consideration as a housing site in Local Plan Part 2. This refers to the delivery of 200 homes in years 1 to 5 of the plan which we fully support. Avenue Campus is a sustainable location and can deliver much needed housing within the borough. An outline application for redevelopment of site for 200 dwellings has been submitted and is under consideration.

NBC response:
Noted.

Site reference number: LAA1014
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1014
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
Archaeological potential but could be mitigated.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1014
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

Other comments:
The site raises an 'uncertainty outcome' in the Sustainability Appraisal. We suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment.

NBC response:
Sites will be investigated further and assessed against additional information including: assessments associated with heritage and archaeology; information supplied through the Sites Consultation responses and from the existing and emerging technical evidence base. These investigations will determine the site's suitability for allocation in the Local Plan Part 2.

Site reference number: LAA1014
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses. An air quality assessment will also be required.
**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Belgrave House, Grosvenor Shopping Centre (Castle Ward)**

**Site reference number: LAA1022**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1022**
Respondent number: 85
Company: Northampton Shopping Centre Limited Partnership
Agent company: Assistant Director

**Use for other purposes:**
Plan sets out the proposed land use is residential. Our June representations 2016 stated site should be considered for student accommodation and / or conversion to residential. Only the conversion to residential has been put forward in the latest draft of the Plan. A planning
application has since been submitted for the change of use of Belgrave House to student accommodation which is currently pending determination. It is therefore considered that both uses should be included within the emerging allocation. It is requested that the uses are broad enough to ensure flexibility and future proofing.

NBC response:
Sites will be investigated further and assessed against additional information: Information supplied through the Sites Consultation responses and from the existing and emerging technical evidence base. These investigations will determine the site’s suitability for allocation in the Local Plan Part 2. Any proposals that come forward through the development management process will be determined in accordance with the latest development plans and supporting documents.

Site reference number: LAA1022
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
No archaeological potential

NBC response:
Noted.

Site reference number: LAA1022
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

Other comments:
The site raises an 'uncertainty outcome' in the Sustainability Appraisal. Suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment.
NBC response:
Sites will be investigated further and assessed against additional information including:
assessments associated with heritage and archaeology; information supplied through the
Sites Consultation responses and from the existing and emerging technical evidence base.
These investigations will determine the site's suitability for allocation in the Local Plan Part 2.

Site reference number: LAA1022
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
An environmental noise assessment would be required to determine the noise impact from
surrounding land uses and road network on future occupiers. An Air Quality impact
assessment would be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work
and the comments made by the respondent, along with those made by others, will be used
to inform this process. It may also be the case that these issues could be capable of
mitigation with the implementation of appropriate measures and addressed at planning
application stage through the use of planning conditions.

East Island (Castle Ward)
Site reference number: LAA1023
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water
network capacity and other assets - major constraints to provision of infrastructure and / or
treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could
be consulted prior to the publication of the submission draft local plan for public consultation.
**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1023**
Respondent number: 85
Company: Northampton Shopping Centre Limited Partnership
Agent company: Assistant Director

**Use for other purposes:**
We put forward this site for mixed use (residential/student housing with potential commercial use on the ground floor). We re-iterate it should be mixed use. It is requested that the uses are broad enough to ensure flexibility and future proofing.

**NBC response:**
Noted. The comments made by the respondent further as part of the next stage of plan making and the assessment of the suitability of sites for allocation.

**Site reference number: LAA1023**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
Archaeological potential but could be mitigated

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1023**
Respondent number: 126
Name: Rosamund Worrall  
Company: Historic England

**Other comments:**
The site raises an 'uncertainty outcome' in the Sustainability Appraisal. Suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment.

**NBC response:**
Sites will be investigated further and assessed against additional information including: assessments associated with heritage and archaeology; information supplied through the Sites Consultation responses and from the existing and emerging technical evidence base. These investigations will determine the site’s suitability for allocation in the Local Plan Part 2.

**Site reference number: LAA1023**
Respondent number: 143  
Name: Gavin Smith  
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses and road traffic. An Air Quality impact assessment would be required.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.
Great Houghton Independent School (Rushmills Ward)

Site reference number: LAA1024
Respondent number: 2
Name: Steve Beard
Company: Sport England

Other comments:
Sport England expects that the emerging Playing Pitch Strategy will be the key evidence base to understand the priority of each playing field site. How does the emerging Playing Pitch Strategy deal with the proposed site?

NBC response:
The Playing Pitch Strategy has not yet been finalised but it will be ready to inform the next stage of Plan making and informing the assessment as to whether the site is suitable for allocation in the Local Plan Part 2.

Site reference number: LAA1024
Respondent number: 25
Name: Ann Plackett
Company: Town Centre Conservation Areas Advisory Committee
Agent company: TCCAAC

Other comments:
There was an established planning policy that the separation and setting of the village would be protected by a green landscape corridor. Development on this site would see the abandonment of this principle. The recently published consultation draft of the Great Houghton Conservation Area Appraisal and Management Plan highlights the importance of protecting the rural setting of the proposed conservation area. The development could affect the setting of the listed Church. Further consideration of the inclusion of this site should be made.

NBC response:
Noted. Any proposed development and/or refurbishment will need to address any heritage concerns and be in compliance with existing Conservation Area Appraisals and Management Plans.
**Site reference number: LAA1024**
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1024**
Respondent number: 97  
Company: Clayson Country Homes  
Agent company: CC Town Planning

**Appropriate for development:**
Site presents a suitable, immediately available and achievable residential development opportunity capable of accommodating several dwellings of all sizes, types and tenures. Site sits against a backdrop of sites of land interests on land at the former Great Houghton School. Site can deliver dwellings within 5 years. Site is such a distance from the SPA and Ramsar sites that no significant impacts will result from any future residential development.

**NBC response:**
Noted. The information submitted by the respondent will be used to investigate further the suitability of this site for allocation.
Site reference number: LAA1024
Respondent number: 105
Name: Mike Billingham
Company: Great Houghton Parish Council

Suitable for consideration:
The Parish Council concedes that this site may be suitable for some housing development but is concerned that the proposed yield of 240 residential dwellings along with 'other appropriate' mix is over development for the site of 7.5 hectares. Question whether site is subject to covenant requiring it to be used for educational purposes. Concern over traffic impact from development particularly on junction of High Street and Bedford Road. Site could not be considered suitable without major improvements to this junction and any subsequent junction introduced between site entrance and High Street.

NBC response:
Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development including that of traffic on the local road network.

Site reference number: LAA1024
Respondent number: 115
Name: Leanne Wildman

Protect from development:
Can see that site could provide housing but believe the quantity should be carefully considered. The old school is a lovely historical building and should not become part of a housing estate. Furthermore, there are already traffic safety issues with the A428 Bedford Road junction so to introduce hundreds of new homes adjacent to this junction would further compound the existing issues.

NBC response:
The comment associated with Great Houghton school and that it could provide housing is noted. The capacity of the site will be reviewed as the initial estimate was based on density calculations. Heritage and traffic matters will form part of the additional investigations which will ascertain the site's suitability for allocation in the new Local Plan.
**Site reference number: LAA1024**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Protect from development:**
Historic Landscape Character identifies a turnpike road to north. Close to ridge and furrow earth works. Possible prehistoric Romano-British settlement to south. North of school there are earthworks associated with the shrunken medieval village which are clearly visible from aerial photos. These are mainly destroyed but there is potential for activity to survive below ground. Excavations in advance of Brackmills extension have identified Iron Age Romano-British and Saxon activity some of which has been preserved in situ

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1024**
Respondent number: 139
Name: Kathleen Rivett
Company: North Northants Badger Group

**Other comments:**
It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work
and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1024
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use of natural contamination and will require investigation to determine if it is suitable for residential or mixed end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from road traffic noise and surrounding land uses.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Land to the west of Towcester Road (West Hunsbury Ward)
Site reference number: LAA1025
Respondent number: 21
Name: Sandra Guest
Company: West Hunsbury Parish Council

Least appropriate for development:
This site has flooding implications due to the proximity of the Wootton Brook and a second smaller stream. Development would also have a negative impact on the Crematorium.

NBC response:
Further investigations will determine the site’s suitability for allocation in the Local Plan Part 2. Potential for mitigation can be address through the development management policies which will be formulated for the Local Plan Part 2.
Site reference number: LAA1025
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1025
Respondent number: 68
Name: Martin Seldon
Company: Highways England

Other comments:
The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the impact of additional traffic on the SRN will be considered as part of this assessment process.
Site reference number: LAA1025
Respondent number: 86
Name: John O'Neill
Company: Environment Agency

Other comments:
This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments. Part of the site may also be located within the functional floodplain (Flood Zone 3b), where the flood risk vulnerability of the type of development proposed is not compatible with Flood Zone 3b and should not be permitted. Consider that site presents an opportunity for delivering GI and Water Framework Directive (WFD) improvements. An SFRA refresh should consider if the site presents opportunities to encourage flood management.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1025
Respondent number: 97
Company: Clayson Country Homes
Agent company: CC Town Planning

Appropriate for development:
Site presents a suitable, immediately available and achievable residential development opportunity capable of accommodating several dwellings of all sizes, types and tenures. Site sits against a backdrop of sites of land interests on the west side of Towcester Road.
Site can deliver dwellings within 5 years. The economic and social benefits associated with residential development on this site outweigh the perceived constraints.

**NBC response:**
Noted. The information submitted by the respondent will be used to investigate further the suitability of this site for allocation.

**Site reference number: LAA1025**
Respondent number: 113
Name: Caroline Holgate
Company: East Hunsbury Parish Council

**Least appropriate for development:**
Concerns in relation to infrastructure. Traffic impact on Rowtree Road and Towester Road will be considerable, particularly as development is likely to come after the development of the Northampton South SUE and the proposed SRFIs. Provision of secondary school places and health services will also need consideration.

**NBC response:**
Further investigations and consultation will be undertaken to ascertain the site’s suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures/additional infrastructure that may be required including schools and health services.

**Site reference number: LAA1025**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
Archaeological potential but could be mitigated.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1025**
Respondent number: 136
Company: Travis Perkins
Agent company: Montagu Evans

**Least appropriate for development:**
Whilst TP does not object in principle to site LAA1025 being allocated for residential development, it considers that the Council should ensure that the design and layout of any residential scheme on that site should protect the amenity of future residents, without compromising the ability of commercial occupiers of TP’s site to operate on a 24/7 basis.

**NBC response:**
Noted. Matters relating to how an allocated site may be developed will be reflected in the Local Plan Part 2, which will also contain development management policies to guide planning applicants and developers on design and amenity matters in respect of allocated development sites.

**Site reference number: LAA1025**
Respondent number: 139
Name: Kathleen Rivett
Company: North Northants Badger Group

**Other comments:**
It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1025
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise and surrounding land uses (eg crematorium). An air quality assessment will also be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Site reference number: LAA1025
Respondent number: 145
Name: Alison Benson
Company: Quinton Parish Council

Least appropriate for development:
This site has flooding implications due to the proximity of the Wootton Brook and a second smaller stream. Development would also have a negative impact on the Crematorium
NBC response:
Further investigations will determine the site’s suitability for allocation in the Local Plan Part 2. Potential for mitigation can be address through the development management policies which will be formulated for the Local Plan Part 2.

Site reference number: LAA1025
Respondent number: 149
Name: Alison Benson
Company: West Hunsbury Parish Council

Least appropriate for development:
This site has flooding implications due to the proximity of the Wootton Brook and a second smaller stream. Development would also have a negative impact on the Crematorium.

NBC response:
Further investigations will determine the site’s suitability for allocation in the Local Plan Part 2. Potential for mitigation can be address through the development management policies which will be formulated for the Local Plan Part 2.

Eastern land parcel, Buckton Fields (Spring Park Ward)
Site reference number: LAA1026
Respondent number: 25
Name: Ann Plackett
Company: Town Centre Conservation Areas Advisory Committee
Agent company: TCCAAC

Other comments:
As a local resident, there was an expectation that this land would become a pocket park presumably as part of the S106 agreement for Buckton Fields. The inclusion of this site is therefore a loss of community benefit.

NBC response:
Should it be concluded the site is suitable for development, any proposal will need to take into account the requirements set out in the latest Open Space, Sport and Recreation assessment and other documents associated with developer contributions to ensure that the relevant community requirements are provided for.
**Site reference number: LAA1026**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1026**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
No known archaeological potential

**NBC response:**
Noted.

**Site reference number: LAA1026**
Respondent number: 124
Name: Jayne Bunting
Company: Boughton Parish Council
Other comments:
The Parish Council considers that residential development on this site will have a further significant impact on current infrastructure in the local area and any further pressure on the road network and local services should be resisted. The Parish Council would urge that this site is not appropriate and that it be withdrawn from further consideration and the adverse impacts it will have on both the highway network and the local area. This site has previously been considered and explored by NBC and rejected due to the detrimental impact that further traffic movements will have along the Harborough Road and Kingsthorpe corridor and the fact that it is a declared AQMA zone 4 in Northampton. Further pressure on the local highway network including the Cock Hotel junction and the Five Bells junction in Kingsthorpe, which is already at capacity, is absolutely unacceptable. Current development in this area of Northampton is severely impacting on roads and existing infrastructure making the daily commute into Northampton a misery for local residents.

NBC response:
The purpose of the LAA is to assess all sites above a certain size threshold to ascertain whether they could be considered for further investigation. This will include sites which may not have been considered suitable previously. Once these investigations are complete the council will be better informed on the site's suitability for allocation in the new Local Plan.

Site reference number: LAA1026
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise. An air quality assessment will also be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.
Harlestone Road, Dallington (Spencer Ward)
Site reference number: LAA1027
Respondent number: 30
Name: Heather Webb
Company: Northamptonshire County Council

Other comments:
I would be concerned about adding this many new dwellings so close to Dallington Brook Field Local Wildlife Site (LWS), which would most certainly be used for informal recreation. The LWS has wet soils which make its vegetation particularly susceptible to the effects of trampling. Were the site to be developed I would want to investigate the potential to create a GI linkage north to the existing and proposed habitats at Northampton North SUE

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1027
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1027**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
Archaeological potential unknown but isn't likely to be high

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of heritage and archaeology, and the comments made by the
respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1027**
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

**Other comments:**
The site raises an 'uncertainty outcome' in the Sustainability Appraisal. Suggest further work
is required prior to the next iteration of the Sites document in order to provide clarity about
any potential impact on the historic environment.

**NBC response:**
Sites will be investigated further and assessed against additional information including:
assessments associated with heritage and archaeology; information supplied through the
Sites Consultation responses and from the existing and emerging technical evidence base.
These investigations will determine the site's suitability for allocation in the Local Plan Part 2.

**Site reference number: LAA1027**
Respondent number: 139
Name: Kathleen Rivett
**Other comments:**
It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1027**

Respondent number: 143  
Name: Gavin Smith  
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residentail end use. An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.
**Nene Drive (Kings Heath Ward)**

**Site reference number: LAA1028**
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Toms Close (Nene Valley Ward)**

**Site reference number: LAA1033**
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1033
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
No known archaeological potential

NBC response:
Noted.

Site reference number: LAA1033
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
An environmental noise assessment would be required to determine the noise impact on
future occupiers from road traffic noise. An Air Quality impact assessment would also be
required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine
the suitability of a site for allocation there will be a need to undertake further technical work
and the comments made by the respondent, along with those made by others, will be used
to inform this process. It may also be the case that these issues could be capable of
mitigation with the implementation of appropriate measures and addressed at planning
application stage through the use of planning conditions.

Witham Way garage site (Kings Heath Ward)
Site reference number: LAA1034
Respondent number: 53
Name: Stewart Patience
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1034
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
No known archaeological potential.

NBC response:
Noted.

Site reference number: LAA1034
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

West Oval garage site (Kings Heath Ward)
Site reference number: LAA1035
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1035
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
No known archaeological potential.

NBC response:
Noted.
**Site reference number: LAA1035**
Respondent number: 143  
Name: Gavin Smith  
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**  
The site is potentially contaminated via either past historic use or natural contamination and will require further investigation to determine if it is suitable for residential end use.

**NBC response:**  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Derwent Drive garage site (Kings Heath Ward)**  
**Site reference number: LAA1036**
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**  
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**  
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
**Site reference number: LAA1036**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
No known archaeological potential

**NBC response:**
Noted.

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**Site reference number: LAA1036**
Respondent number: 143
  Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

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**Swale Drive garage site (Kings Heath Ward)**

**Site reference number: LAA1037**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to
comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1037**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
No known archaeological potential

**NBC response:**
Noted.

**Site reference number: LAA1037**
Respondent number: 143
Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.
Newnham Road (St Davids Ward)

**Site reference number:** LAA1041

Respondent number: 30
Name: Heather Webb
Company: Northamptonshire County Council

**Other comments:**
The site is adjacent to Bradlaugh Fields Local Wildlife Site so some mitigation might be required to address any increased recreational pressure on the site’s calcareous grassland and other habitats.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number:** LAA1041

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
Site reference number: LAA1041
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
No known archaeological potential

NBC response:
Noted.

Site reference number: LAA1041
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Land off Arbour Court (Brookside Ward)
Site reference number: LAA1049
Respondent number: 2
Name: Steve Beard
Company: Sport England

Other comments:
Sport England does not have a statutory planning remit to protect open space but we are concerned that the loss of incidental open space within residential areas. Sport England’s strategy (Towards and Active Nation) seeks to move the inactive to active. Our evidence
suggests that access to open space near to where people live is a strong factor to moving people from inactive to active particularly in areas of deprivation.

**NBC response:**
Noted. The matters raised by the respondent together with the latest evidence on open space provision/requirements will be taken into account as part of the assessment process to determine the suitability of a site for allocation.

**Site reference number: LAA1049**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1049**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
No known archaeological potential

**NBC response:**
Noted.
Site reference number: LAA1049
Respondent number: 137
Name: John Beswick

Other comments:
I consider the green space as an extremely environmentally valuable asset particularly with respect to its service to biodiversity, clean air, climate change and for leisure and recreation. Further development of the area and increased traffic would increase danger to pedestrians and increase pollution.

NBC response:
Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures that may be required.

Open area, Queens Crescent (St Davids Ward)
Site reference number: LAA1050
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
Waterpump Court and Billing Brook Road (Talavera Ward)

**Site reference number:** LAA1051A

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number:** LAA1051A

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

**Appropriate for development:**

The heritage potential of the site is currently not known but could be mitigated.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Parcel of land between Waterpump Court and Billing Brook Road (Talavera Ward)

**Site reference number:** LAA1051B

Respondent number: 53
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1051B**
Respondent number: 122  
Name: Lesley-Ann Mather  
Company: NCC

**Appropriate for development:**
Archaeological potential but could be mitigated.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Coverack Close, rear of garages (Delapre and Briar Hill Ward)**

**Site reference number: LAA1052**
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited
**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1052**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
No known archaeological potential

**NBC response:**
Noted.

**Site reference number: LAA1052**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic or natural contamination and will require investigation to determine if it is suitable for residential end use.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Land at Treetops, Golding (Talavera Ward)
Site reference number: LAA1054
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Land on the corner of Norman Road/Wellingborough Road (Headlands Ward)
Site reference number: LAA1055
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to
comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1055**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
No known archaeological potential

**NBC response:**
Noted.

**Land at Longmead Court (Talavera Ward)**

**Site reference number: LAA1057**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Land off Oat Hill Drive, Ecton Brook (Billing Ward)
Site reference number: LAA1058
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Land of Birds Hill Road, Lings (Brookside Ward)
Site reference number: LAA1059A
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to
comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Land of Birds Hill Road (Brookside Ward)**

**Site reference number:** LAA1059B  
**Respondent number:** 53  
**Name:** Stewart Patience  
**Company:** Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number:** LAA1059B  
**Respondent number:** 112  
**Name:** Palden Dorje

**Least appropriate for development:**
The site borders on existing residential properties on an estate that was designed in order to provide a decent quality of life for the residents of the development. It was recognised that
open green areas, trees and vegetation are essential for the mental well being of the residents and for clean air and the site should be retained as green space. Briars Hill Road is already overloaded with traffic as vehicles avoid the A4500 and there are no traffic calming measures. Speeding has been highlighted as an issue and any further development will add to the number of vehicles using this road. There is already a proposal to build a large number of residential properties on the old Emmanuel Middle School site which is far more suitable as a location but I suspect the vehicles from that development will also use Birds Hill Road as a cut through.

The development will have an adverse impact on the existing residents and the enjoyment of their homes, an increase in noise pollution, air pollution, the destruction of trees and bushes and decimate our quality of life.

**NBC response:**

Further investigations and consultation will be undertaken to ascertain the site’s suitability for allocation in the new Local Plan.

**Site reference number: LAA1059B**

Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**

No known archaeological potential. The potential of this site is not currently known

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1059b**

Respondent number: 137
Name: John Beswick
Other comments:
I consider the green space as an extremely environmentally valuable asset particularly with respect to its service to biodiversity, clean air, climate change and for leisure and recreation. Further development of the area and increased traffic would increase danger to pedestrians and increase pollution

NBC response:
Further investigations and consultation will be undertaken to ascertain the site’s suitability for allocation in the new Local Plan.

Site reference number: LAA1059b
Respondent number: 138
Name: Margaret Pritchard

Other comments:
I object as this would be too close to existing housing and would result in extra traffic on Birds Hill Road which is already a busy road.

NBC response:
Further investigations and consultation will be undertaken to ascertain the site’s suitability for allocation in the new Local Plan.

Land off Birds Hill Road (Brookside Ward)
Site reference number: LAA1059C
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1059C
Respondent number: 112
Name: Palden Dorje

Least appropriate for development:
The site borders on existing residential properties on an estate that was designed in order to provide a decent quality of life for the residents of the development. It was recognised that open green areas, trees and vegetation are essential for the mental well being of the residents and for clean air and the site should be retained as open green space. Briars Hill Road is already overloaded with traffic as vehicles avoid the A4500 and there are no traffic calming measures. Speeding has been highlighted as an issue and any further development will add to the number of vehicles using this road. There is already a proposal to build a large number of residential properties on the old Emmanuel Middle School site which is far more suitable as a location but I suspect the vehicles from that development will also use Birds Hill Road as a cut through. The development will have an adverse impact on the existing residents and the enjoyment of their homes, an increase in noise pollution, air pollution, the destruction of trees and bushes and decimate our quality of life.

NBC response:
Further investigations and consultation will be undertaken to ascertain the site’s suitability for allocation in the new Local Plan.

Site reference number: LAA1059C
Respondent number: 137
Name: John Beswick

Other comments:
I consider the green space as an extremely environmentally valuable asset particularly with respect to its service to biodiversity, clean air, climate change and for leisure and recreation.
Further development of the area and increased traffic would increase danger to pedestrians and increase pollution

**NBC response:**
Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan.

**Site reference number:** LAA1059c  
Respondent number: 138  
Name: Margaret Pritchard

**Other comments:**
I object as this would be too close to existing housing and would result in extra traffic on Birds Hill Road which is already a busy road.

**NBC response:**
Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan.

**Hayeswood Road (Brookside Ward)**  
**Site reference number:** LAA1060  
Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of water supply and wastewater treatment, and the comments made by
the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1060**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
No known archaeological potential

**NBC response:**
Noted.

**Site reference number: LAA1060**
Respondent number: 137
Name: John Beswick

**Other comments:**
I consider the green space as an extremely environmentally valuable asset particularly with
respect to its service to biodiversity, clean air, climate change and for leisure and recreation.
Further development of the area and increased traffic would increase danger to pedestrians
and increase pollution

**NBC response:**
Further investigations and consultation will be undertaken to ascertain the site’s suitability for
allocation in the new Local Plan.

**Site reference number: LAA1060**
Respondent number: 138
Name: Margaret Pritchard

**Other comments:**
The proposed site would be close to a children's play area which is widely used. Additional
traffic would be a problem especially as the entrance to Lings Primary School is on this road
NBC response:
Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan.

Land adjacent to flats, Newnham Road (St Davids Ward)
Site reference number: LAA1063
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Land off Eastern Avenue South (St Davids Ward)
Site reference number: LAA1064
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Land in Baring Road (Spencer Ward)
Site reference number: LAA1065
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Land adjacent to car parking, Redruth Close (Delapre and Briar Hill Ward)
Site reference number: LAA1067
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require further investigation to determine if it is suitable for commercial end use. An
environmental noise assessment would be required to determine the noise impact from proposed use on existing receptors. An Air Quality assessment would also be required.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Garage site in The Briars, Briar Hill (Delapre and Briar Hill Ward)**

*Site reference number: LAA1068*
**Respondent number: 53**
**Name: Stewart Patience**
**Company: Anglian Water Services Limited**

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

*Site reference number: LAA1068*
**Respondent number: 122**
**Name: Lesley-Ann Mather**
**Company: NCC**
**Appropriate for development:**
No known archaeological potential

**NBC response:**
Noted.

**Site reference number: LAA1068**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Farmclose Road garage site (Nene Valley Ward)**

**Site reference number: LAA1069**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1069**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
No known archaeological potential

NBC response:
Noted.

**Medway Drive (rear of Medway Close (Kings Heath Ward)**

**Site reference number: LAA1071**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
Site reference number: LAA1071
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
No known archaeological potential

NBC response:
Noted.

North Oval (Kings Heath Ward)
Site reference number: LAA1075
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

2 parcels of land off Bourne Crescent (Kings Heath Ward)
Site reference number: LAA1077
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)
Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the impact from operational noise on existing residential receptors from any proposed commercial use. An air quality assessment will also be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Land at Chapel Place (Kings Heath Ward)
Site reference number: LAA1078
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
**Site reference number: LAA1078**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
The site is within the Boot & Shoe (B&S) conservation area adjacent to listed B&S factories. Setting and impact on character of the Conservation Area will be valid considerations in any development but no below ground archaeological

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1078**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses. An Air Quality impact assessment would also be required.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.
Ryehill Estate (within Tresham Green play area) (Kings Heath Ward)

**Site reference number: LAA1079**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Duston (north of Hopping Hill School) (Old Duston Ward)

**Site reference number: LAA1080**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Cosgrove Road (Sunnyside Ward)**

**Site reference number: LAA1086A**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1086A**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
No known archaeological potential

NBC response:
Noted.
Chalcombe Avenue (Sunnyside Ward)

Site reference number: LAA1086B
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1086B
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
No known archaeological potential

NBC response:
Noted.

Land off Holmecross Road (Talavera Ward)

Site reference number: LAA1094
Respondent number: 30
Name: Heather Webb
Company: Northamptonshire County Council
Other comments:
Any development of this site should be designed in a way which continues to buffer – for example through garden and plot orientation – Billing Arbours LWS

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1094
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1094
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
No known archaeological potential
NBC response:
Noted.

**Land off Mill Lane (Spencer Ward)**

**Site reference number: LAA1096**

Respondent number: 30
Name: Heather Webb
Company: Northamptonshire County Council

**Other comments:**
This site is part of Old Dallington Tennis Courts Local Wildlife Site (LWS), which is designated for its woodland vegetation. Any application would require a data search and botanical survey of the grassland to demonstrate that it is not of LWS standard and that any development would not affect the rest of the LWS. Dallington Brook Field is located adjacent to the site to the north so mitigation might be required for the extra visitor pressure although this could possibly be done across the two LWS, and potentially with any development of LAA1027. Any prospective applicants should be advised to contact the Wildlife Trust about developing in the LWS.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1096**

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be
helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1096**
Respondent number: 77
Company: Althorp Estate

**Appropriate for development:**
The site is immediately available for residential development within years 1-5 of the Local Plan. The appropriate residential site area is smaller than shown on the consultation site plan and consequently the numbers of units or the site yield might be significantly less; there might be scope for a type of mixed flatted development on a smaller site area which might improve the housing yield. Consider part of the site to be brownfield (former tennis courts and clubhouse), site is wholly within Flood Zone 1 and whilst agree potentially nature conservation issues have been updating and reviewing ecological work to inform developable area.

Make number of points of clarification in respect of the SA assessment of the site. In particular concern regarding comment that two thirds of the site (the north-east part) is located within the LWS is incorrect and needs to be reviewed. Think referring to wider locality including the lake and adjacent woodland not the actual representation site and potential residential site. Concerned about negative comment made when information on this aspect is with the Borough Council not any other body.

**NBC response:**
Comments noted. The site will be assessed on the basis of the revised information regarding the site submitted by the respondent.

It should be noted, however, that Local Wildlife Site boundaries are determined and provided to the Borough Council by the Wildlife Trust and the SA has been produced independently to ensure impartiality. Proximity to designated sites provides an initial indication of the potential for an adverse effect. The SA recognises this by applying a 250m buffer around locally
designated sites. LAA1096 falls within the buffer zone indicating a minor negative effect, illustrated in SA Fig. 3.10 'Proximity to designated ecological sites'. It is recognised that appropriate mitigation may avoid adverse effects or result in beneficial effects.

**Site reference number: LAA1096**
Respondent number: 86
Name: John O'Neill
Company: Environment Agency

**Other comments:**
This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1096**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise. An air quality assessment will also be required.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Gate Lodge (Boothville Ward)
Site reference number: LAA1097
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1097
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
Level of archaeological survival in this area unclear. Potential for Roman activity.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1097**
Respondent number: 129
Company: Homes and Communities Agency HCA
Agent company: Turley

**Appropriate for development:**
Within the Sites Consultation, the Gate Lodge site has been assessed as suitable for further consideration which is welcomed by the HCA. It represents a logical infill development of the existing settlement pattern. The site is owned by the HCA and is available now for residential development. With no significant constraints identified, it is submitted the site can be brought forward for housing over the short to medium term providing 29 dwellings, which will contribute to the substantial shortfall in the council's five year housing land supply.

**NBC response:**
Noted. The evidence provided (including the submitted Vision Framework) will be used to investigate further the suitability of this site for allocation.

**Site reference number: LAA1097**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
Future occupiers may be subject to road traffic related noise and a scheme of mitigation required. Also, a detailed air quality assessment is likely to be required.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used.
to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

**Site reference number: LAA1097**
Respondent number: 144
Name: Richard Wood
Company: Daventry District Council

**Other comments:**
NBC's attention is brought to the fact that the former route of the A43, to the west of the site, is planned to be used for a public transport route to serve the Northampton North allocation.

**NBC response:**
Noted. This will be taken into consideration when the site is investigated further as to its suitability for allocation in the new Local Plan.

**The Green, Great Houghton (Riverside Ward)**

**Site reference number: LAA1098**
Respondent number: 25
Name: Ann Plackett
Company: Town Centre Conservation Areas Advisory Committee
Agent company: TCCAAC

**Other comments:**
There was previously an established planning policy that the separation and setting of the village would be protected by a green landscaped corridor. The recently published consultation draft of the Great Houghton Conservation Area Appraisal and Management Plan highlights the importance of protecting the rural setting of the proposed conservation area. The eastern part of the proposed site should be removed from any local plan allocation.

**NBC response:**
The site will be investigated further and the findings will be used to inform the decision on whether to allocate all or part of the site, or not allocate the site at all. Any proposed
development will need to address any heritage concerns and be in compliance with existing and emerging Conservation Area Appraisals and Management Plans.

**Site reference number: LAA1098**
Respondent number: 30
Name: Heather Webb
Company: Northamptonshire County Council

**Other comments:**
This site would add to the cumulative recreational impact on the Brackmills woodland complex. The site’s scale should allow it to provide mitigation while delivering complementary green infrastructure and open space.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1098**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.
**Site reference number: LAA1098**
Respondent number: 57
Name: Sally Willis
Company: Hardingstone Parish Council

**Other comments:**
The site borders an area already marked for development with outline planning as part of Hardingstone SUE. The West Northamptonshire Joint Core Strategy highlights that traffic is an issue in this area. There is already concern that the additional houses of Hardingstone SUE and Collingtree SUE will have a huge impact on traffic on this side of the town. This LAA site would potentially add another 840 houses to that (a potential of 1680 cars). Which would have a massive impact, not to mention the changes required to other infrastructure such as Healthcare and schooling.

**NBC response:**
Further investigations and consultation will be undertaken to ascertain the site’s suitability for allocation in the new Local Plan including the impact of additional traffic on the local highway network.

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**Site reference number: LAA1098**
Respondent number: 68
Name: Martin Seldon
Company: Highways England

**Other comments:**
The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the impact of additional traffic on the SRN will be considered as part of this assessment process.
Least appropriate for development:
Great Houghton Parish Council is most concerned with 840 houses for this site. Such a large
development is considered to be inappropriate for the area and the road which is simply not
adequate to deal with the level of additional traffic that such a development would create.
Such extra traffic will only further exacerbate the existing traffic problems for surrounding
parishes both along the overcrowded Newport Pagnell Road towards the Queens Eleanor
junction as well as the overcrowded Bedford Road (A428) towards the Barns Meadow
junction.
This development simply moves the problem that would have been created by the initial
SNC Local Plan part 2A, from one side of the road to the other. It should be noted that there
is a planning application N/2017/1369 for further 525 homes off of the Newport Pagnell Road
at the other end of The Green. This is most likely to generate a significant amount of
additional traffic that will seek to use the road through the village to access the Bedford
Road.
Parish Council considers that this proposed site is not suitable for such development.

NBC response:
Further investigations and consultation will be undertaken to ascertain the site’s suitability for
allocation in the new Local Plan including the impact of additional traffic on the local highway
network.

Least appropriate for development:
The report states that 840 houses could be built as a natural extension to the village of Great
Houghton. I would argue that 840 houses would not be a natural extension to a village,
rather it would swallow the village identity and create a variety of access problems. The site
is listed as having road access already in place but access is in fact extremely limited.
There is no infrastructure in place that would allow access to build and there is limited scope
to create such infrastructure. The impact on schools, doctors surgeries and the hospital would also need to be addressed. Currently, traffic wishing to enter or exit Great Houghton has the option of the Bedford Road A428 or The Green at the top of the village. The A428 junction has been the site of a number of accidents recently. To reach this junction, traffic has to travel through the village High Street which in places is very narrow and at busy times struggles to cope with the current volume of traffic. To add an additional 840 homes that would potentially need to use this exit would create a huge issue. The other road option leading from the proposed site is The Green. This is a narrow country lane that in parts is difficult for two lanes of traffic to fit through. The edges of the road are almost always needing pothole repairs due to the current traffic levels. To potentially force traffic from 800+ homes along this route to the Newport Pagnell Road would create additional traffic problems here. The site sits adjacent to Brackmills wood and country park and houses an abundance of wildlife and believe it would be detrimental to the countryside to develop this site.

**NBC response:**

The figure of 840 dwellings is an estimate based on density calculations and the figure is likely to be lower should it be considered suitable for allocation. Any proposal affecting the village of Great Houghton will need to take into heritage matters into consideration. Access matters will form part of the investigation associated with ascertaining the site’s suitability for allocation in the new Local Plan along with ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures/additional infrastructure that may be required including schools and health services.

Further investigations, including impacts on the natural environment, will inform the decision on the site's suitability for allocation in the new Local Plan.

**Site reference number: LAA1098**

Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Least appropriate for development:**

Historic Environment Record refers to Iron Age settlement, cropmark of medieval/post medieval windmill mound, middle Saxon cemetery, middle Saxon inhumations, medieval extractive pits, possible Iron Age enclosure, crop marks of Iron Age settlement and post
medieval activity. The area is potentially highly sensitive with multi period activity. In addition it forms a buffer between Brackmills and the settlements around it.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1098
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

Least appropriate for development:
The LAA 2017 indicates ‘no existing designations’ for the site in its ‘built environment’ section. However, it is noted that the SA offers more information on the site in respect of the historic environment. The proposed inverted L-shape part of the preferred allocation will cause substantial harm to the historic environment which cannot be mitigated against and we would reiterate concerns raised in respect of planning applications N/2014/0068 and N/2016/0412. Archaeological work indicated high potential for the preservation of archaeological remains. In addition the coalescence of settlements would cause harm to the Conservation Area and Listed Buildings. As such this brings into question the potential for the delivery of No.840 dwellings on the overall collection of sites included in LAA1098. Site raises an ‘uncertainty outcome’ in the Sustainability Appraisal. We suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process. This will also inform the next iteration of the SA.
Within the Sites Consultation, the Gate Lodge site has been assessed as suitable for further consideration which is welcomed by the HCA. It represents a logical extension of the existing settlement. The site is owned by the HCA and is available now for residential development. The site will contribute to meeting housing needs and addressing the shortfall in housing supply. The site can provide a sustainable location for residential development close to existing employment and residential areas at Great Houghton, Hardingstone and Brackmills Industrial Estate, of an appropriate scale to meet growth requirements within the borough. To enable the delivery of residential development on this site at the earliest opportunity, the site should be taken forward as an allocation in the draft Local Plan part 2. Note the overall positive findings of the sustainability appraisal with respect to this site and consider that the scoring can be further improved as proposals for this site are progressed and further technical work is undertaken.

NBC response:
Noted. The evidence provided (including the submitted Vision Framework) will be used to investigate further the suitability of this site for allocation.

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1098
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Upton Park (reserve site) (Upton Ward)
Site reference number: LAA1099
Respondent number: 129
Company: Homes and Communities Agency HCA
Agent company: Turley

Other sites for consideration:
The site currently contains an area of car parking and hardstanding but is otherwise vacant. The site is owned by HCA and is now available for development with no significant constraints which cannot be overcome. Suitable flood mitigation measures are currently being explored to ensure the site can be brought forward for housing over the short to medium term.
**NBC response:**
The site was assessed through the LAA, but was found to be entirely within Flood Zone 3. Under the LAA methodology this has excluded the site from further consideration. Should further information regarding the flood mitigate measures come forward within the timescale of the local plan process, there is the potential to investigate the site further.

**Hill Farm Rise (East Hunsbury Ward)**

**Site reference number: LAA1100**

Respondent number: 30
Name: Heather Webb
Company: Northamptonshire County Council

**Other comments:**
Most of this site is a Potential Wildlife Site (PWS) and is adjacent to Wootton Railway Embankment Local Wildlife Site (LWS). The LWS is designated for a rare lichen, although it also has relict acid grassland habitat which may be able to be restored. Residential development on this site would impact the LWS through recreational pressure. I would expect any applicant to work closely with the Wildlife Trust to a) identify the current ecological value and features of both the PWS and LWS and b) identify the best measures to mitigate and make the LWS more resilient to visitor pressure

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1100**

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to
comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1100**
Respondent number: 68
Name: Martin Seldon
Company: Highways England

**Other comments:**
The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the impact of additional traffic on the SRN will be considered as part of this assessment process.

**Site reference number: LAA1100**
Respondent number: 113
Name: Caroline Holgate
Company: East Hunsbury Parish Council

**Least appropriate for development:**
This site is a natural wooded area and the Parish Council would be particularly concerned about the loss of habitat and wildlife, which includes the presence of a badger set and deer. The site is also very close to a railway tunnel making any development more complex.
Site reference number: LAA1100
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
Archaeological potential but could be mitigated

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1100
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

Other comments:
The site raises an 'uncertainty outcome' in the Sustainability Appraisal. Suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

NBC response:
Sites will be investigated further and assessed against additional information including: assessments associated with heritage and archaeology; information supplied through the Sites Consultation responses and from the existing and emerging technical evidence base. These investigations will determine the site’s suitability for allocation in the Local Plan Part 2.

Site reference number: LAA1100
Respondent number: 139
Name: Kathleen Rivett
Company: North Northants Badger Group
Other comments:
It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Land at Wateside Way (Rushmills Ward)**

**Site reference number: LAA1101**
Respondent number: 133
Company: St Clair Investments
Agent company: CC Town Planning

**Other sites for consideration:**
This site has been omitted from the Council's considerations despite having been the subject of form submitted at Call For Sites stage. Site forms part of Brackmills Barckmills Business Park and is suitable to assist in achieving strategic growth requirements set out in the West Northamptonshire Joint Core Strategy.

**NBC response:**
The site was assessed through the LAA, but was found to be entirely within Flood Zone 3. Under the LAA methodology this has excluded the site from further consideration.

**Site east of Towcester Road (East Hunsbury Ward)**

**Site reference number: LAA1102**
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1102
Respondent number: 113
Name: Caroline Holgate
Company: East Hunsbury Parish Council

Least appropriate for development:
Concerns in relation to infrastructure. Traffic impact on Rowtree Road and Towester Road will be considerable, particularly as development is likely to come after the development of the Northampton South SUE and the proposed SRFIs. Provision of secondary school places and health services will also need consideration.

NBC response:
Further investigations and consultation will be undertaken to ascertain the site’s suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures/additional infrastructure that may be required including schools and health services.

Site reference number: LAA1102
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC
**Appropriate for development:**
No known archaeological potential

**NBC response:**
Noted.

**Site reference number: LAA1102**
Respondent number: 135
Company: Shoo22 Ltd
Agent company: Linden Homes

**Appropriate for development:**
The site is appropriate for development and should be considered further by the Council in the Local Plan Part 2 process. The respondent would also be willing to consider alternative uses of the site should the Council wish to consider this.

**NBC response:**
Noted. The site has been identified as being suitable for further investigation in the Sites Consultation document.

**Site reference number: LAA1102**
Respondent number: 139
Name: Kathleen Rivett
Company: North Northants Badger Group

**Other comments:**
It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1102
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
An environmental noise assessment would be required to determine the noise impact on future occupiers from road traffic noise. An Air Quality impact assessment would also be required due to the potential size of development and being in proximity to an existing AQMA and the crematorium.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Watering Lane (Nene Valley Ward)
Site reference number: LAA1104
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be
helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1104**
Respondent number: 68
Name: Martin Seldon
Company: Highways England

**Other comments:**
The site is relatively large in scale and located within 3 miles of the Strategic Road Network. It has the potential to impact upon the operation of M1 Junction 15 and keen to understand impacts of this site on the junction. Impacts should be appropriately assessed as part of a Transport Assessment.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the impact of additional traffic on the SRN will be considered as part of this assessment process.

**Site reference number: LAA1104**
Respondent number: 113
Name: Caroline Holgate
Company: East Hunsbury Parish Council

**Least appropriate for development:**
Concerns in relation to infrastructure. Traffic impact on Rowtree Road and Towester Road will be considerable, particularly as development is likely to come after the development of the Northampton South SUE and the proposed SRFIs. Provision of secondary school places and health services will also need consideration.
NBC response:
Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures/additional infrastructure that may be required including schools and health services.

Site reference number: LAA1104
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
Archaeological potential but could be mitigated

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1104
Respondent number: 128
Company: Northamptonshire County Council NCC
Agent company: Peter Brett Associates

Other comments:
We note that this site is shown for further consideration and we support this.

NBC response:
Support welcomed.

Site reference number: LAA1104
Respondent number: 139
Name: Kathleen Rivett
Company: North Northants Badger Group
Other comments:
It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1104
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
An environmental noise assessment would be required to determine the noise impact on future occupiers from road transport noise (M1) and potential railfreight interchange outside NBC. An Air Quality impact assessment would also be required due to the potential size of development and being in proximity to AQMA.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.
Former Abington Hill Farm, land off Rushmere Road (Rushmills Ward)

Other comments:
This site is Wilson’s Meadow Potential Wildlife Site. Abington Old Millpond Local Wildlife Site (LWS) lies adjacent and would no doubt be used for informal recreation. The LWS has wet soils which are vulnerable to compaction (e.g. from walkers) and wetland vegetation which will be sensitive to changes in water quality or quantity. Development on this site could greatly compromise a key spot in the chain of statutory and non-statutory nature conservation sites along the Nene.
Any application would need to include a full suite of ecological surveys which must be done pre-determination. I would also advise any applicant to contact the Wildlife Trust to discuss the site and any mitigation options available.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

Other comments:
Capacity to serve the proposed growth.

NBC response:
Noted.
**Site reference number: LAA1107**
Respondent number: 68
Name: Martin Seldon
Company: Highways England

**Other comments:**
The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the impact of additional traffic on the SRN will be considered as part of this assessment process.

**Site reference number: LAA1107**
Respondent number: 86
Name: John O'Neill
Company: Environment Agency

**Other comments:**
This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments. Part of the site may also be located within the functional floodplain (Flood Zone 3b), where the flood risk vulnerability of the type of development proposed is not compatible with Flood Zone 3b and should not be permitted.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,
including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1107**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
The heritage potential of the site is currently not known but could be mitigated.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1107**
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

**Other comments:**
The site raises an ‘uncertainty outcome’ in the Sustainability Appraisal. Suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

**NBC response:**
Sites will be investigated further and assessed against additional information including: assessments associated with heritage and archaeology; information supplied through the Sites Consultation responses and from the existing and emerging technical evidence base. These investigations will determine the site’s suitability for allocation in the Local Plan Part 2.
Site reference number: LAA1107
Respondent number: 131
Company: Meridian Contracts Ltd
Agent company: CC Town Planning

Appropriate for development:
Site presents a suitable, immediately available and achievable residential development opportunity capable of accommodating several dwellings of all sizes, types and tenures. Site can deliver dwellings within 5 years. Welcome acknowledgement in HRA that impacts on Upper Nene Vally SPA and Ramsar will be significantly reduced due to barriers formed by A45 and River Nene or result in significant effects due to pet predation.

NBC response:
Noted. These comments will be taken into consideration at the next stage of plan making.

Site reference number: LAA1107
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the operational noise impact on future occupiers from road traffic noise on the A45. An air quality impact assessment would also be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.
Former Dairy Crest Depot, Horsley Road (Semilong Ward)

**Site reference number: LAA1108**

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1108**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
No known archaeological potential

**NBC response:**
Noted.

**NBC response:**
Further investigations will be undertaken to ascertain the site's suitability for allocation in the new Local Plan. National and strategic policies are also in place to address matters associated with protected wildlife. Information on the constraint associated with the railway tunnel is noted and will also help inform the decision as to the site's suitability for allocation.
Milton Ham (West Hunsbury Ward)

**Site reference number: LAA1112**

Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

**Other comments:**
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1112**

Respondent number: 68
Name: Martin Seldon
Company: Highways England

**Other comments:**
The site is relatively large in scale and located within 3 miles of the Strategic Road Network. It has the potential to impact upon the operation of M1 Junction 15A and keen to understand impacts of this site on the junction. Impacts should be appropriately assessed as part of a Transport Assessment.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the impact of additional traffic on the SRN will be considered as part of this assessment process.
**Site reference number: LAA1112**
Respondent number: 113
Name: Caroline Holgate
Company: East Hunsbury Parish Council

**Least appropriate for development:**
Concerns in relation to infrastructure. Traffic impact on Rowtree Road and Towester Road will be considerable, particularly as development is likely to come after the development of the Northampton South SUE and the proposed SRFIs. Provision of secondary school places and health services will also need consideration.

**NBC response:**
Further investigations and consultation will be undertaken to ascertain the site’s suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures/additional infrastructure that may be required including schools and health services.

**Site reference number: LAA1112**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
NN Site contained a Romano British Ladder enclosure which was excavated by Northamptonshire Archaeology in 2008. The rest of the site was not investigated and therefore has archaeological potential which could be mitigated.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1112**
Respondent number: 126
Name: Rosamund Worrall
Company: Historic England

Other comments:
The site raises an ‘uncertainty outcome’ in the Sustainability Appraisal. Suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment.

NBC response:
Sites will be investigated further and assessed against additional information including: assessments associated with heritage and archaeology; information supplied through the Sites Consultation responses and from the existing and emerging technical evidence base. These investigations will determine the site’s suitability for allocation in the Local Plan Part 2.

Site reference number: LAA1112
Respondent number: 136
Company: Travis Perkins
Agent company: Montagu Evans

Appropriate for development:
The site has long being recognised as being suitable for employment uses and is allocated in the Northampton Local Plan 1997 for Class B employment uses. This site is in single ownership and TP confirm that it is available for commercial development. There is occupational interest in the site for for B8 warehousing. Although the LAA indicates that it is in agricultural use, in fact, other than grazing horses, it has been unused for many years. A roundabout access is available to serve development on the site. The site has easy access to the M1 motorway but is close to the pool of labour available in Northampton. Local bus operators have agreed to serve the scheme as part of the routes serving the local area. The LAA indicates that the site has capacity for c21,800 sq.m commercial floorspace. Based on more detailed work undertaken by TP, including pre-application meetings, consider that the site can accommodate a scheme of around 30,200 sq.m. plus access roads, parking and servicing: 37% of the site would be retained for landscaping. TP is preparing an application for development of this scale, which estimate would generate approximatley 318 employees, making an important contribution towards meeting employment requirements.
NBC response:
Noted. The comments and supporting information submitted by the respondent will be used to inform the assessment process to determine the suitability of a site for allocation.

**Site reference number: LAA1112**
Respondent number: 139
Name: Kathleen Rivett
Company: North Northants Badger Group

**Other comments:**
It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1112**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise and surrounding land uses. An air quality assessment will also be required.
NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Greyfriars (Castle Ward)
Site reference number: LAA1113
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1113
Respondent number: 90
Name: Marie Dickie
Company: The Friends of Northampton Castle

Other comments:
There are potential impacts on the aspiration to enhance awareness of the town's medieval past. There is a need to carefully consider linkages through to Holy Sepulchre, so that this important historic asset is not left isolated.
NBC response:
Noted. The site has been identified as being suitable for further investigation in the Sites Consultation document. Further investigation, including assessments associated with heritage and archaeology, will determine the site’s suitability for allocation in the Local Plan Part 2. The Local Plan will include generic design policies which will require applicants to take into account connectivity issues within the vicinity of the application site.

Site reference number: LAA1113
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
Minimal archaeological potential apart from the islands.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1113
Respondent number: 141
Name: Marie Dickie
Company: Spring Boroughs Neighbourhood Voice

Other comments:
The development of this site could have serious impact on the area surrounding the Spring Boroughs neighbourhood. There are potential conflicts between the commercial development of the site and existing facilities at Sol Central, which in turn knock on to the way Marefair's small commercial environment thrives. There are potential impacts too on the aspiration to enhance awareness of the town's medieval past. There is a need to carefully consider linkages through to Holy Sepulchre Church, so that this important historic asset is not left isolated.
NBC response:
Noted. The site has been identified as being suitable for further investigation in the Sites Consultation document. Further investigation, including assessments associated with heritage and archaeology, will determine the site’s suitability for allocation in the Local Plan Part 2.

Site reference number: LAA1113
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine the noise impact on future occupiers from surrounding land uses, road traffic noise and operational noise from any mixed use development proposal. An Air Quality impact assessment would also be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Cedarwood Nursing Home, 492 Kettering Road (Parklands Ward)
Site reference number: LAA1114
Respondent number: 53
Name: Stewart Patience
Company: Anglian Water Services Limited

Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the
location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1114**
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

**Appropriate for development:**
No known archaeological potential

**NBC response:**
Noted.

**Site reference number: LAA1114**
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

**Other comments:**
An environmental noise assessment would be required to determine the noise impact on future occupiers from road traffic noise. An air quality assessment would also be required.

**NBC response:**
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.
**133 Queens Park Terrace (Trinity Ward)**

**Site reference number: LAA1117**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited

**Other comments:**

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and/or treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

**NBC response:**

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

**Site reference number: LAA1117**

Respondent number: 122  
Name: Lesley-Ann Mather  
Company: NCC

**Appropriate for development:**

No known archaeological potential

**NBC response:**

Noted.

**St Johns Railway Embankment (Castle Ward)**

**Site reference number: LAA1134**

Respondent number: 53  
Name: Stewart Patience  
Company: Anglian Water Services Limited
Other comments:
Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1134
Respondent number: 86
Name: John O'Neill
Company: Environment Agency

Least appropriate for development:
This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments.

NBC response:
As part of the assessment process to determine the suitability of a site for allocation there will be a need to undertake further work in respect of flood risk, including the application of the Sequential Test.
Site reference number: LAA1134
Respondent number: 122
Name: Lesley-Ann Mather
Company: NCC

Appropriate for development:
Archaeological potential which could be mitigated.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1134
Respondent number: 139
Name: Kathleen Rivett
Company: North Northants Badger Group

Other comments:
It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process.
Site reference number: LAA1134
Respondent number: 143
Name: Gavin Smith
Company: Northampton Borough Council (Environmental Protection Team)

Other comments:
The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/commercial end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses, road transport noise and operational noise from any mixed use development proposal. An Air Quality impact assessment would also be required.

NBC response:
Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Site reference number: Land at Wootton Fields adj Caroline Chisholm School
Respondent number: 128
Company: Northamptonshire County Council NCC
Agent company: Peter Brett Associates

Other comments:
Surprised to see that this site does not seem to appear at all in the current consultation document. We assume that it is in error as it was submitted with the Call for Sites last year and we ask that it be considered further and that you confirm this to us as soon as possible.

NBC response:
This site was omitted in error. The site will be investigated further to ascertain its suitability for allocation in the new Local Plan.
**Site reference number: New Site (Ecton)**

Respondent number: 130  
Company: Dicks Family and Keggin Family  
Agent company: Howkins and Harrison

**Other comments:**

The area of land submitted totals 43 ha and is located within the boundary of Wellingborough Borough Council. The site was intended to be promoted to WBC as part of the land on the north side and south side of the A4500 amounting to 156ha of developable land on the west side of Ecton, adjacent to the boundary of Northampton Borough Council.

We consider that this site submission should be assessed in the context of the promotion of these additional stated lands. We acknowledge that this site is located within the boundary of WBC, however, given that it is also adjacent to the boundary of West Northamptonshire, there is a Duty to Cooperate with WBC and thus a responsibility to assess sites such as these. We note para 129 of the Inspector's report for the North Northamptonshire Joint Core Strategy Local Plan 2016 which states "such proposals may need to be considered in the long term to help meet the County's needs, but are a matter for a review of this plan and/or that of the West Northamptonshire JCS to address in due course. Similar conclusions apply in respect of land east of Northampton (and west of Ecton) in Wellingborough district, notwithstanding its relative sustainable location on the edge of the existing built up area of the town." Whilst we acknowledge that Ecton falls outside of the West Northamptonshire district boundary and therefore the priority growth area of Northampton, given its proximity it is our hope that NBC will have regard to the above and assess the sites favourably, giving weight to a future submission to WBC as part of a forthcoming Call for Sites exercise.

**NBC response:**

Comment noted. The Northampton Local Plan Part 2 is being prepared for the Northampton administrative boundary and not beyond. Notwithstanding this the Council will continue to engage with neighbouring authorities on Duty to Cooperate matters, including housing delivery.

**Site reference number: New Site (Overstone Farm)**

Respondent number: 111  
Company: Vanderbilt Homes  
Agent company: Berrys
Other sites for consideration:
Consider that the range of sites identified in the consultation document will not deliver the required amount of housing to meet Northampton Borough’s housing needs particularly in the short term and submit an additional site for consideration. The site covers 4.6ha and could deliver up to 140 dwellings. The site comprises the farm buildings and residual land associated with Overstone Farm at Sywell Road. The site adjoins the NRDA on three sides and is almost surrounded by the Northampton North SUE. It was previously proposed to be included in the SUE but later excluded as the owner and resident at that time wished to remain in residence for the remainder of his lifetime. The resident is now sadly deceased and the Farmhouse, farm buildings and ancillary land are now therefore available for development. Had the site been available at the time of the consideration of the JCS and identification of SUEs it is highly likely that this area of land would have been included as part of the Northampton North SUE. The site is not of a strategic scale and therefore its consideration for development to support the housing needs of the Borough should not have to wait for the review of the JCS which is likely to be a number of years hence. Whilst the site is within the Daventry District Council area its development would clearly be associated with the delivery of development for Northampton Borough to meet its significant housing delivery shortfall.
Reference recent appeal decision (ref APP/Y2810/W/15/3011449) for land off Welford Road, Northampton. The site has an adjoining boundary with the NRDA and is in close proximity of the Northampton North of Whitehills Sustainable Urban Extension (NWSUE). In allowing the appeal the Inspector concluded that the proposal would constitute development for the NRDA and would therefore be in compliance with JCS Policies. Submit that the same can be considered for the Overstone Farm site and by comparison with the appeal site, the extent to which the site is contiguous and forms a part of the North Northampton SUE is far greater: the extent of urbanisation encompasses 3 sides around the farm site. Under the Duty to Cooperate the Borough should discuss with Daventry as an adjoining authority the opportunity to encompass the site within the NRDA.

NBC response:
Comment noted. The Northampton Local Plan Part 2 is being prepared for the Northampton administrative boundary and not beyond. Notwithstanding this the Council will continue to engage with neighbouring authorities on Duty to Cooperate matters, including housing delivery.
Site reference number: New site (South of Bedford Road)
Respondent number: 133
Company: St Clair Investments
Agent company: CC Town Planning

Other sites for consideration:
Site south of Bedford Road (between The Limes and The Youth Centre) is considered suitable for residential or commercial development.

NBC response:
The site will be assessed against the LAA methodology and its suitability for allocation assessed.
Northampton Local Plan (Part 2)

Sites Consultation Paper
Northampton Borough Council
October 2017
Introduction

What is the Local Plan Part 2?
1.1 The Council is preparing the second part of the Local Plan. The Local Plan Part 2 will help to deliver the strategy set out in the West Northamptonshire Joint Core Strategy, which is Part 1 of the Local Plan for Northampton, Daventry and South Northamptonshire.

1.2 The Local Plan Part 2 will address the supply of sites in the Borough to deliver more homes, maintain and expand employment opportunities, enhance the town centre, protect the historic and natural environment, and provide detailed development management policies for the Borough as a whole.

1.3 These policies will be used to determine planning applications for new development and identify sites where new development should go to meet the requirements set out in Part 1 of the Local Plan up to 2029.

The purpose of the sites consultation
1.4 The purpose of this consultation is to gather views on the potential future uses of sites to deliver the strategy and development required in Part 1 of the Local Plan. Any views will be considered alongside further work before deciding what goes into the Draft Local Plan Part 2. The Draft Plan will be subject to further consultation prior to a formal examination hearing.

1.5 In order to meet the development requirements set out in Part 1 of the Local Plan, the Local Plan Part 2 will need to allocate sites for development, including land for housing. This is the first public consultation that sets out a list of sites to be considered for further investigation in preparing the Local Plan Part 2.

1.6 The list contains sites that were submitted to the Council by land owners and developers, and for completeness includes council owned sites. It is important that all site options are explored for accommodating future development at this stage.

1.7 It should be noted that no decisions have been made about any of the sites mentioned in this consultation, and that all consultation responses will be taken into account when we draw up a more detailed draft plan for the next stage of the consultation process.

What has been done so far?
1.8 The sites consultation follows on from two rounds of consultation carried out in 2016 in which views were sought on the issues to be addressed in the Local Plan Part 2 and the options for how they might be dealt with in the Local Plan Part 2. These represented the first two stages in the process for producing the Local Plan Part 2 and provided the community of Northampton and other stakeholders with the opportunity to suggest any issues that they felt should be addressed and to comment on the options they thought were most appropriate.
1.9 The Local Plan Part 2 process is set out below.

Key stages in preparing the Local Plan Part 2 (LPP2) (current stage in orange)

- Public Consultation on Issues, April to June 2016
- Public Consultation on Options, September to November 2016
- Public Consultation on Sites, October to November 2017
- Public Consultation on the draft Local Plan Part 2
- Submission of draft Local Plan Part 2 to the Secretary of State and Planning Inspectorate
- Independent Examination in Public of the submitted Local Plan Part 2
- Adoption of the Local Plan Part 2 by the Council
This consultation

2.1 This document has been prepared following a review and update of the Council’s background evidence, consideration of responses to the Issues and Options consultations and having regard to national policy and best practice guidance.

2.2 Appendix A is a list of sites that have been assessed as being suitable for further consideration in preparing the Local Plan Part 2. Appendix B is a list of sites that have been assessed as not being suitable for further consideration.

2.3 It is important to note that the inclusion of sites in this consultation does not mean that they will be considered appropriate for development in the Local Plan Part 2. Comments received during this consultation and further work will be required before any decisions are made about what will go into the Draft Plan.

2.4 The purpose of this exercise is to help assess whether or not sites are worthy of further consideration. We would therefore like your views on the on the potential future uses of these sites, including which sites would be most appropriate for development, which sites would be least appropriate for development, and which sites should be protected? The Council also wants to know if there are any other sites that have not been included in this consultation which should be considered in the preparation of the Local Plan Part 2 (Call for Sites).

2.5 A series of consultation questions are at the end of this document. Please use the Council’s online response form to respond to this consultation.

How to respond

3.1 The best way to have your say is at northampton.gov.uk/lp2sitesconsultation

3.2 If you are unable to comment online, you can also:

- email planningpolicy@northampton.gov.uk
- write to: Planning Policy, Northampton Borough Council, The Guildhall, St Giles Square, Northampton, NN1 1DE

3.3 The deadline for responses is 5pm on Monday 13 November 2017.
The planning context

Previous consultation on the Local Plan Part 2

4.1 Comments on the issues consultation showed a general consensus on the need to identify sufficient housing sites in the Local Plan Part 2 to reach the Joint Core Strategy target of 18,870 net additional dwellings in Northampton from 2011-2029 as part of a wider strategy for the whole of the wider Northampton Related Development Area involving co-operation with Daventry District Council and South Northamptonshire Council.

4.2 Comments were also raised about the need to identify a demonstrable five year housing land supply and the need for flexible policies to kickstart housing delivery. There was also a comment that many new homes are likely to be delivered on small- and medium-sized sites and that the Local Plan needs to identify a range of such sites. This has been taken into account in this consultation document.

4.3 A number of sites not currently allocated for employment were suggested in comments as being suitable for employment. Some of these have been actively promoted for employment. Most of the comments on the issues consultation relate more to matters that will need to be considered in relation to the next stage of Local Plan consultation.

4.4 A number of responses to the Options Consultation supported the assurance that the Local Plan Part 2 would explore reasonable options to provide land to accommodate new homes, employment and other types of land use supporting growth.

4.5 Details of the responses received to the Issues and Options consultations are set out on the Council’s website http://www.northampton.gov.uk/localplan

Housing

4.6 Part 1 of the Local Plan (The West Northamptonshire Joint Core Strategy 2014) has set the housing requirement for Northampton at 18,870 new homes from 2011 to 2029, with a trajectory for the rate at which they should be completed. Table 1 sets out the trajectory in Part 1 of the Local Plan and yearly housing completions to date.
Table 1 - Housing trajectory for Northampton set out in the West Northamptonshire Joint Core Strategy, December 2014

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</tr>
<tr>
<td>requirement</td>
<td>Annual</td>
<td>1,355</td>
<td>1,278</td>
<td>1,025</td>
<td>900</td>
<td>875</td>
<td>815</td>
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<tr>
<td>for Northampton</td>
<td>Cumulative (a)</td>
<td>12,591</td>
<td>13,869</td>
<td>14,894</td>
<td>15,794</td>
<td>16,669</td>
<td>17,484</td>
<td>18,179</td>
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<td>Completions</td>
<td>Annual</td>
<td></td>
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<tr>
<td>Cumulative (b)</td>
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<tr>
<td>between (a)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>and (b)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
4.7 Part 1 of the Local Plan has already allocated a series of Sustainable Urban Extensions (SUEs) around the edge of Northampton. Some of these are entirely within Northampton Borough and others fall within the boundaries of Daventry District Council and South Northamptonshire Council. Because these SUEs are already allocated in Part 1 of the Local Plan, it will not be necessary to allocate them in the Local Plan Part 2, so this consultation does not reconsider these sites.

4.8 Whilst the Local Plan Part 2 has to seek to meet the housing requirement in Part 1 of the Local Plan, it does not have to identify every single site that will come forward over the plan period. It only has to identify those that are key to the delivery of its strategy. This consultation only considers sites that are considered able to accommodate five or more dwellings as it is not intended to allocate smaller sites.

4.9 Even though not all sites have to be specifically identified, the Council will need to demonstrate, through its evidence that it has made a robust assessment of the sources of the supply of housing land that will come forward to meet its housing target. The Land Availability Assessment sets out the Council’s technical assessment based on information submitted so far. This may need to be reviewed and updated before we publish the draft Local Plan Part 2.

4.10 Table 2 below sets out how many homes have been built in Northampton since 2011; how many are currently under construction; how many have planning permission; and how many have been allocated in Part 1 of the Local Plan. It also shows how many houses are expected to be built on windfall sites. The capacity for new housing identified in the Land Availability Assessment on sites without planning permission is also included. This figure of 4,350 houses is comprised of the sites considered suitable for further investigation in Appendix A.

4.11 Taking into account the number of houses completed, with planning permission, and allocated in the Local Plan Part 1, leaves a balance of 3,033 against the target of 18,870 houses in Part 1 of the Local Plan. However, it is important to note that not all sites with planning permission or allocated will be delivered before 2029. Further work will need to be done on the timing and rates of delivery, particularly on large sites, to establish the amount of houses that the Local Plan (Part 2) will need to plan for.

4.12 The Land Availability Assessment indicates that beyond what has already got planning permission or is allocated in Part 1 of the Local Plan, there is sufficient land to accommodate a further 4,350 homes. Taking this into account and the potential windfall allowance of 2,400 houses, there could be sufficient land available to meet the target of 18,870 in Part 1 of the Local Plan.

4.13 Sites for housing in Northampton that the Council considers should be investigated further in preparation for the Local Plan Part 2 are set out in Appendix A. Sufficient sites without planning permission have been identified in the Council’s Land Availability Assessment to accommodate an estimated 4,350 dwellings.
### Table 2 – Existing completions and commitments

<table>
<thead>
<tr>
<th>Description</th>
<th>Dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completions, 2011 to 2017</td>
<td>4,273</td>
</tr>
<tr>
<td>Under construction</td>
<td>368</td>
</tr>
<tr>
<td>With full planning permission but not yet started</td>
<td>2,109</td>
</tr>
<tr>
<td>With outline permission (includes Sustainable Urban Extensions allocated in the joint Core Strategy)</td>
<td>4,522</td>
</tr>
<tr>
<td>Allocated in the Joint Core Strategy, but without outline planning permission</td>
<td>4,565</td>
</tr>
<tr>
<td>Windfall allowance (2017 - 2029)</td>
<td>2,400</td>
</tr>
<tr>
<td>LAA sites without planning permission</td>
<td>4,350</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>22,587</strong></td>
</tr>
</tbody>
</table>

#### Employment

4.14 The Local Plan has to ensure that there is sufficient land available for employment uses (offices, industry and warehousing) and ensure that land allocated for those uses is still appropriate for those uses. The employment requirement set out in Part 1 of the Local Plan is 28,000 net additional jobs from 2008 to 2029. This is not split between the three constituent council areas, but evidence across West Northamptonshire indicates that there are broadly sufficient reserves across that area allowing for the allocation of strategic sites that will serve Northampton, such as the proposed business park at Junction 16 of the M1, just outside the borough. It is important, however, that changes in the amount of employment land are closely monitored and that existing employment land is protected and not lost to other uses unless it is no longer viable for employment generating activities. This is reflected in Part 1 of the Local Plan.

4.15 The Local Plan Part 2 only has to identify those employment sites that are key to the delivery of its strategy. Sites of less than 0.25 hectares have not been considered.

4.16 Even though not all sites have to be specifically identified, the Council will need to demonstrate, through its evidence, that it has made a robust assessment of the sources of supply of employment land that will come forward to meet its requirement for employment land. The Land Availability Assessment sets out the Council’s technical assessment based on information submitted so far. This may need to be reviewed and updated before we publish the proposed submission version of the Local Plan Part 2.
Consultation questions

Please use the online response form at www.northampton.gov.uk/lp2sitesconsultation

1. Which sites that have been assessed as being suitable for further consideration (Appendix A) do you think are most appropriate for development?

*Please state site number(s) – e.g. LAA0999 - and tell us why you think each site is most appropriate*

2. Which sites that have been assessed as being suitable for further consideration (Appendix A) do you think are least appropriate for development?

*Please state site number(s) – e.g LAA0999 - and tell us why you think each site is least appropriate*

3. Which sites do you think should be protected from development?

*Please state site number(s) – e.g. LAA0999 and tell us why you think each site should be protected from development*

4. Are there any sites that have been assessed as not being suitable for further consideration (Appendix B) that should be?

*Please state site number(s) – e.g. LAA0999 - and tell us why you think each site is suitable for further consideration*

5. Are there any sites which you think should be used for other purposes? Please state site number(s) – e.g. LAA0999, and the best use for the site. e.g.:
   - Residential
   - Employment
   - Retail
   - Community facilities
   - Open or green space
   - Waste
   - Other (please specify)
6. Are there any other sites you think are suitable for the Council to consider in preparing the Local Plan Part 2?

*Please give further details, and submit details by email using the Call for Sites form available on the Council’s website* (www.northampton.gov.uk/lp2sitesconsultation)
Regeneration, Enterprise & Planning
Northampton Borough Council,
The Guildhall, St Giles Square
Northampton
NN1 1DE
0300 330 7000
www.northampton.gov.uk
Northampton Local Plan (Part 2)

Sites Consultation Paper
Northampton Borough Council
October 2017

Appendix A:
Sites to be considered for further investigation
Yield:

<table>
<thead>
<tr>
<th></th>
<th>Up to 47</th>
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</thead>
<tbody>
<tr>
<td>Years 1-5</td>
<td>47</td>
</tr>
<tr>
<td>Years 6-10</td>
<td></td>
</tr>
<tr>
<td>Years 11-15</td>
<td></td>
</tr>
<tr>
<td>Years 16+</td>
<td></td>
</tr>
</tbody>
</table>

Proposed land use: Residential
LAA0508
Fishponds Road
Area: 4.97 hectares
Billing Ward

Yield:

<table>
<thead>
<tr>
<th>Years</th>
<th>Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-5</td>
<td>80</td>
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<tr>
<td>6-10</td>
<td>80</td>
</tr>
<tr>
<td>11-15</td>
<td></td>
</tr>
<tr>
<td>16+</td>
<td></td>
</tr>
</tbody>
</table>

Proposed land use: Residential
**LAA0685**

12 Pennycress Place

Area: 0.30 hectares

Billing Ward

---

<table>
<thead>
<tr>
<th>Yield:</th>
<th>12</th>
</tr>
</thead>
<tbody>
<tr>
<td>Years 1-5: 12</td>
<td></td>
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<tr>
<td>Years 6-10:</td>
<td></td>
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<tr>
<td>Years 11-15:</td>
<td></td>
</tr>
<tr>
<td>Years 16+:</td>
<td></td>
</tr>
</tbody>
</table>

| Proposed land use:          | Residential |
Yield:

<table>
<thead>
<tr>
<th>Years</th>
<th>Yield</th>
</tr>
</thead>
<tbody>
<tr>
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<td>30</td>
</tr>
<tr>
<td>6-10</td>
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<tr>
<td>11-15</td>
<td></td>
</tr>
<tr>
<td>16+</td>
<td></td>
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</table>

Proposed land use: Residential
### Yield:

<table>
<thead>
<tr>
<th></th>
<th>15</th>
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</thead>
<tbody>
<tr>
<td>Years 1-5:</td>
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<tr>
<td>Years 6-10:</td>
<td></td>
</tr>
<tr>
<td>Years 11-15:</td>
<td></td>
</tr>
<tr>
<td>Years 16+:</td>
<td></td>
</tr>
</tbody>
</table>

### Proposed land use:

- Residential
LAA1059B
Land off Birds Hill Road
Area: 0.31 hectares
Brookside Ward

Yield:

<table>
<thead>
<tr>
<th>Years</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>1-5</td>
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</tr>
<tr>
<td>11-15</td>
<td></td>
</tr>
<tr>
<td>16+</td>
<td></td>
</tr>
</tbody>
</table>

Proposed land use: Residential
<table>
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<tr>
<th>Yield:</th>
<th>5</th>
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</thead>
<tbody>
<tr>
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</tr>
<tr>
<td>Years 11-15:</td>
<td></td>
</tr>
<tr>
<td>Years 16+:</td>
<td></td>
</tr>
</tbody>
</table>

| Proposed land use: | Residential |

LAA1059C

Land off Birds Hill Road

Area: 0.15 hectares

Brookside Ward
LAA1060

Hayeswood Road

Area: 0.14 hectares

Brookside Ward

<table>
<thead>
<tr>
<th>Yield:</th>
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<tbody>
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<td>Years 1-5:</td>
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<tr>
<td>Years 11-15:</td>
<td></td>
</tr>
<tr>
<td>Years 16+:</td>
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</table>

| Proposed land use: | Residential |
SITE FOR FURTHER CONSIDERATION

LAA0167
Tanner Street
Area: 0.41 hectares
Castle Ward

<table>
<thead>
<tr>
<th>Yield:</th>
<th>Years 1-5:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Years 6-10:</td>
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<tr>
<td></td>
<td>Years 11-15:</td>
</tr>
<tr>
<td></td>
<td>Years 16+:</td>
</tr>
</tbody>
</table>

| Proposed land use: | Commercial |

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## LAA0278

**National Tyre/Oddbins Abington, St Peters Way**

**Area:** 0.40 hectares

**Castle Ward**

---

**Yield:**

<table>
<thead>
<tr>
<th>Years</th>
<th>Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Years 1-5</td>
<td>0</td>
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<tr>
<td>Years 6-10</td>
<td>0</td>
</tr>
<tr>
<td>Years 11-15</td>
<td>0</td>
</tr>
<tr>
<td>Years 16+</td>
<td>0</td>
</tr>
</tbody>
</table>

**Proposed land use:** Commercial

---

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### LAA0288

**Railway Station Car Park**

**Area:** 2.12 hectares

**Castle Ward**

<table>
<thead>
<tr>
<th>Yield:</th>
<th>Up to 270</th>
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<tbody>
<tr>
<td></td>
<td>Years 1-5: 0</td>
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<tr>
<td></td>
<td>Years 11-15:</td>
</tr>
<tr>
<td></td>
<td>Years 16+:</td>
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</tbody>
</table>

<p>| Proposed land use: | Residential |</p>
<table>
<thead>
<tr>
<th>Yield:</th>
<th>21</th>
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<tbody>
<tr>
<td>Years 1-5:</td>
<td>21</td>
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<tr>
<td>Years 6-10:</td>
<td></td>
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<tr>
<td>Years 11-15:</td>
<td></td>
</tr>
<tr>
<td>Years 16+:</td>
<td></td>
</tr>
</tbody>
</table>

| Proposed land use:          | Residential & Commercial |
LAA0749

Compton House, 83-85 Abington Street

Area: 0.06 hectares

Castle Ward

<table>
<thead>
<tr>
<th>Yield:</th>
<th>94</th>
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<tbody>
<tr>
<td>Years 1-5:</td>
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<tr>
<td>Years 16+:</td>
<td></td>
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| Proposed land use: | Residential |

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<table>
<thead>
<tr>
<th>Yield:</th>
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<td>Years 11-15:</td>
<td></td>
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<tr>
<td>Years 16+:</td>
<td></td>
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| Proposed land use: | Residential |

LAA0814
32 Great Russell Street
Area: 0.15 hectares
Castle Ward
Yield:

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<th>Years</th>
<th>Yield</th>
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<tbody>
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<td>1-5</td>
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<tr>
<td>11-15</td>
<td></td>
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<tr>
<td>16+</td>
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Proposed land use:

- Residential & Commercial
LAA1022

Belgrave House, Grosvenor Shopping Centre

Area: 0.21 hectares

Castle Ward

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<thead>
<tr>
<th>Yield:</th>
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</thead>
<tbody>
<tr>
<td>Years 1-5:</td>
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<tr>
<td>Years 11-15:</td>
<td></td>
</tr>
<tr>
<td>Years 16+:</td>
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| Proposed land use: | Residential |
LAA1023
East Island
Area: 0.28 hectares
Castle Ward

<table>
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<tr>
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<td>Years 6-10:</td>
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<tr>
<td>Years 11-15:</td>
<td></td>
</tr>
<tr>
<td>Years 16+:</td>
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| Proposed land use: | Residential |
LAA1078
Land at Chapel Place
Area: 0.08 hectares
Castle Ward

Yield:

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<td>Years 11-15:</td>
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<tr>
<td>Years 16+:</td>
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Proposed land use: Residential
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<tbody>
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<td>Years 11-15:</td>
<td></td>
</tr>
<tr>
<td>Years 16+:</td>
<td></td>
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</tbody>
</table>

| Proposed land use: | Residential & Commercial |

LAA1113
Greyfriars
Area: 1.68 hectares
Castle Ward

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### Site for Further Consideration

**LAA1134**

**St Johns Railway Embankment**

**Area:** 0.30 hectares

**Castle Ward**

<table>
<thead>
<tr>
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</thead>
<tbody>
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</tr>
<tr>
<td>Years 16+:</td>
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</tr>
</tbody>
</table>

| Proposed land use: | Residential & Commercial |

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SITE FOR FURTHER CONSIDERATION

LAA0672

Tunnel Hill Cottages, Rothersthorpe Road

Area: 5.20 hectares

Delapre & Briar Hill Ward

Yield:

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<tr>
<th>Years</th>
<th>Yield</th>
</tr>
</thead>
<tbody>
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<tr>
<td>11-15</td>
<td></td>
</tr>
<tr>
<td>16+</td>
<td></td>
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</table>

Proposed land use: Residential
LAA1052
Coverack Close rear of garages
Area: 0.32 hectares
Delapre & Briar Hill Ward

Yield:

<table>
<thead>
<tr>
<th>Years</th>
<th>Yield</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-5</td>
<td>12</td>
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<td>6-10</td>
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<tr>
<td>11-15</td>
<td></td>
</tr>
<tr>
<td>16+</td>
<td></td>
</tr>
</tbody>
</table>

Proposed land use: Residential
LAA1068
Garage site in The Briars, Briar Hill
Area: 0.13 hectares
Delapre & Briar Hill Ward

| Yield:               | 5 |
|                     | Years 1-5: 5 |
|                     | Years 6-10: |
|                     | Years 11-15:|
|                     | Years 16+:  |

| Proposed land use:  | Residential |

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LAA1100
Hill Farm Rise
Area: 4.30 hectares
East Hunsbury Ward

Yield: 138
Years 1-5: 138
Years 6-10:
Years 11-15:
Years 16+:

Proposed land use: Residential
LAA1009

Land west of Policy N5
Northampton South Sustainable Urban Extension

Area: 8.28 hectares

East Hunsbury Ward

Yield: 264
Years 1-5: 264
Years 6-10: 264
Years 11-15: 264
Years 16+: 264

Proposed land use: Residential
## LAA1102

Site east of Towcester Road

Area: 2.49 hectares

East Hunsbury Ward

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<tbody>
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<tr>
<td>Years 16+:</td>
<td></td>
</tr>
</tbody>
</table>

| Proposed land use: | Residential |

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LAA1055

Land on the corner of Norman Road/Wellingborough Road

Area: 0.13 hectares

Headlands Ward

Yield:

<table>
<thead>
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<th></th>
<th>5</th>
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<td>Years 11-15:</td>
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<tr>
<td></td>
<td>Years 16+:</td>
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Proposed land use: Residential
### Yield:

<table>
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<td>Years 11-15:</td>
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<tr>
<td>Years 16+:</td>
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</table>

### Proposed land use:

- Residential
# LAA1035

## West Oval garage site

**Area:** 0.18 hectares

**Kings Heath Ward**

<table>
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<tbody>
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<td>Years 11-15:</td>
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<td>Years 16+:</td>
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**Proposed land use:** Residential
LAA1036
Derwent Drive garage site
Area: 0.20 hectares
Kings Heath Ward

Yield:

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<tbody>
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Proposed land use: Residential
LAA1037
Swale Drive garage site and rear/unused land
Area: 0.16 hectares
Kings Heath Ward

Yield:

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<td>Years 16+:</td>
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Proposed land use: Residential

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### Proposed land use:

- Residential
LAA0204
The Farm, The Green
Area: 2.17 hectares
Nene Valley Ward

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<tr>
<th>Yield:</th>
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<tbody>
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| Proposed land use: | Residential |
### Yield:

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### Proposed land use:

- Residential
LAA1069
Farmclose Road garage site
Area: 0.15 hectares
Nene Valley Ward

Yield:

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Proposed land use: Residential

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**Yield:**

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**Proposed land use:** Residential
LAA0719
Car Garage Workshops, 409 Harlestone Road
Area: 1.09 hectares
New Duston Ward

Yield:

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</thead>
<tbody>
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Proposed land use: Residential
Yield: 62
Years 1-5: 62
Years 6-10: 62
Years 11-15:
Years 16+:

Proposed land use: Residential

LAA0720
Ryland Soans Ford Garage, Harlestone Road
Area: 1.94 hectares
New Duston Ward
# LAA0910

379 Harlestone Road  
Area: 0.53 hectares  
New Duston Ward

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<td>Years 16+:</td>
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| Proposed land use: | Residential |
Yield:

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<th>Years 6-10:</th>
<th>Years 11-15:</th>
<th>Years 16+:</th>
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</thead>
</table>

Proposed land use: Residential & Commercial

LAA0629

British Timken

Area: 25.00 hectares

Old Duston Ward
LAA0205
Parklands Middle School, Devon Way
Area: 5.39 hectares
Parklands Ward

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<tr>
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<tbody>
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<td>Years 16+:</td>
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| Proposed land use: | Residential |

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## Yield:

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<th>Years 6-10:</th>
<th>Years 11-15:</th>
<th>Years 16+:</th>
</tr>
</thead>
</table>

## Proposed land use:

- Commercial
SITE FOR FURTHER CONSIDERATION

LAA1114
Cedarwood Nursing Home, 492 Kettering Road
Area: 0.23 hectares
Parklands Ward

Yield:

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<tr>
<th>Years</th>
<th>Yield</th>
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<tbody>
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<td>11-15</td>
<td></td>
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<tr>
<td>16+</td>
<td></td>
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</tbody>
</table>

Proposed land use: Residential

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**LAA0659**

Great Meadow Road  
Area: 0.82 hectares  
Rectory Farm Ward

<table>
<thead>
<tr>
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</thead>
<tbody>
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<td>Years 16+:</td>
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**Proposed land use:**  
Residential
LAA0615
Crow Lane North
Area: 2.92 hectares
Riverside Ward

Yield:
- Years 1-5:
- Years 6-10:
- Years 11-15:
- Years 16+:

Proposed land use: Commercial
**Yield:**

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<tr>
<td>16+</td>
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**Proposed land use:** Residential and other appropriate mix
**LAA1098**

The Green, Great Houghton

Area: 41.90 hectares

Rushmills Ward

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<td>Years 16+:</td>
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| Proposed land use: | Residential |

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### LAA1107

**Former Abington Hill Farm, land off Rushmere Road**

**Area:** 5.20 hectares

**Rushmills Ward**

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<tbody>
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<td>Years 16+:</td>
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</table>

**Proposed land use:** Residential

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LAA0665
190 - 199 St Andrews Road
Area: 0.14 hectares
Semilong Ward

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<td>Years 11-15:</td>
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<tr>
<td>Years 16+:</td>
<td></td>
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</tbody>
</table>

| Proposed land use:          | Residential & Commercial Residential & Commercial |

SITE FOR FURTHER CONSIDERATION

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LAA1108

Former Dairy Crest Depot, Horsley Road

Area: 1.10 hectares
Semilong Ward

Yield:

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<tbody>
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Proposed land use: Residential
Yield:

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Proposed land use: Residential
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<td>Years 16+:</td>
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| Proposed land use: | Residential |

LAA1027
Harlestone Road
Area: 2.80 hectares
Spencer Ward
### Yield:

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<tr>
<td>16+</td>
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</table>

### Proposed land use:

- Residential
## LAA1026

Eastern land parcel, Buckton Fields

Area: 0.98 hectares

Spring Park Ward

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<tbody>
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<td>Years 16+:</td>
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| Proposed land use: | Residential |

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LAA1041
Newnham Road
Area: 0.37 hectares
St Davids Ward

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<td>Years 16+:</td>
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| Proposed land use: | Residential |

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<td>Years 16+:</td>
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<td>Proposed land use:</td>
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LAA0177

Sixfields (PCT)

Area: 0.53 hectares

St James Ward

Yield:

| Years 1-5: | 0 |
| Years 6-10: | 
| Years 11-15: | 
| Years 16+: | 

Proposed land use: Commercial
| Yield:       | Years 1-5: 0  |
|             | Years 6-10:  |
|             | Years 11-15: |
|             | Years 16+:  |
| Proposed land use: | Commercial |
### Yield:

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### Proposed land use:

- Residential & Commercial
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<table>
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**LAA1086A**

Cosgrove Road

Area: 0.14 hectares

Sunnyside Ward

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Yield:

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<td>Years 16+:</td>
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Proposed land use: Residential
SITE FOR FURTHER CONSIDERATION

LAA1051A
Waterpump Court and Billing Brook Road (large parcel of land)
Area: 0.91 hectares
Talavera Ward

<table>
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<tbody>
<tr>
<td>Years 1-5:</td>
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<tr>
<td>Years 16+:</td>
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</tbody>
</table>

| Proposed land use: | Residential |

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LAA1051B
Parcel of land between Waterpump Court/Billing Brook Road
Area: 0.91 hectares
Talavera Ward

Yield:

| Years 1-5: | 29 |
| Years 6-10: | |
| Years 11-15: | |
| Years 16+: | |

Proposed land use: Residential
### Yield:

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### Proposed land use:

- Residential
Yield:

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<td>Years 16+</td>
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Proposed land use: Residential
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<tbody>
<tr>
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LAA1117
133 Queens Park Terrace
Area: 0.06 hectares
Trinity Ward

Yield:

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Proposed land use: Residential
Yield:

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<tr>
<td>16+</td>
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Proposed land use: Residential
SITE FOR FURTHER CONSIDERATION

LAA1112
Milton Ham
Area: 10.19 hectares
West Hunsbury Ward

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<td>Years 16+:</td>
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<tr>
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Northampton Local Plan (Part 2)

Sites Consultation Paper
Northampton Borough Council
October 2017

Appendix B:
Sites not being taken forward for further investigation
LAA0004

Barry Road

Area: 0.12 hectares

Abington Ward

Proposed land use: Residential
<table>
<thead>
<tr>
<th>Proposed land use:</th>
<th>Residential</th>
</tr>
</thead>
</table>

LAA0005
rear of 2-36 Barry Road
Area: 0.34 hectares
Abington Ward
LAA0006
94a - 94b Wycliffe Road
Area: 0.14 hectares
Abington Ward

Proposed land use: Residential
LAA0036
Crockett & Jones Turner Street
Area: 0.27 hectares
Abington Ward

Proposed land use: Residential
LAA0054
175 - 181 Abington Avenue
Area: 0.23 hectares
Abington Ward

Proposed land use: Residential
LAA0325
Mobbs Miller
Area: 1.84 hectares
Abington Ward

Proposed land use: Residential
Proposed land use: Residential
Proposed land use: Residential
Proposed land use: Residential

LAA0810
1A Orchard Hill
Area: 0.21 hectares
Billing Ward
LAA0812

The Conifers
Wellingborough Road

Area: 0.36 hectares

Billing Ward

Proposed land use: Residential
LAA1058

Land off Oat Hill Drive, Ecton Brook

Area: 0.29 hectares

Billing Ward

| Proposed land use: | Residential |

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LAA0711
Billing Arbours Heather Lane
Area: 0.58 hectares
Brookside Ward

Proposed land use: Residential
LAA0835

Arbours Heather Lane (rear)

Area: 0.23 hectares

Brookside Ward

Proposed land use: Residential
Proposed land use: Residential
Proposed land use: Residential & Commercial

LAA0166
St Peters Way
Area: 2.34 hectares
Castle Ward
LAA0316
Car Park Chalk Lane West
Area: 0.25 hectares
Castle Ward

| Proposed land use: | Residential |

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LAA0317
Boys Brigade Tower St
Area: 0.13 hectares
Castle Ward

| Proposed land use: | Residential |

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LAA0329
St Michaels Road
Area: 0.34 hectares
Castle Ward

Proposed land use: Residential

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**Proposed land use:** Residential & Commercial

**LAA0330**

Hazelwood Road / Derngate

Area: 3.17 hectares

Castle Ward
LAA0333
Castle Station (railfreight)
Area: 5.68 hectares
Castle Ward

| Proposed land use: | Residential |

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LAA0334
York Road
Area: 0.50 hectares
Castle Ward

Proposed land use: Residential
LAA0503
23 and 23A Gold Street
Area: 0.08 hectares
Castle Ward

Proposed land use: Residential & Commercial
LAA0597

Northgate House, Sheep Street

Area: 0.14 hectares

Castle Ward

Proposed land use: Residential/ Education & Commercial
Proposed land use: Residential

LAA0599

Campbell Square / Ash St

Area: 0.86 hectares

Castle Ward

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LAA0613

10 - 20 Ash St

Area: 0.13 hectares

Castle Ward

Proposed land use: Residential

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Proposed land use: Residential

LAA0614
St Edmunds Hospital
Area: 1.68 hectares
Castle Ward
LAA0626

Boston Clipper College Road

Area: 0.13 hectares

Castle Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0627
St Andrews Street
Area: 1.97 hectares
Castle Ward
LAA0662
9 - 11 College St
Area: 0.08 hectares
Castle Ward

Proposed land use: Residential
LAA0723

62 - 70 Dunster St

Area: 0.07 hectares

Castle Ward

Proposed land use: Residential
SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

LAA0724
Cromwell Centre Poole St
Area: 0.81 hectares
Castle Ward

Proposed land use: Residential

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LAA0725

4 - 5 Cheyne Walk

Area: 0.19 hectares

Castle Ward

Proposed land use: Residential
LAA0726

3 Cheyne Walk

Area: 0.27 hectares

Castle Ward

Proposed land use: Residential
LAA0729

Aquila House 14 St Giles Terrace

Area: 0.06 hectares

Castle Ward

Proposed land use: Residential

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LAA0731
Albion House
Area: 0.17 hectares
Castle Ward

Proposed land use: Residential
LAA0732
Plough Hotel Victoria Promenade
Area: 0.25 hectares
Castle Ward

Proposed land use: Residential
SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

LAA0733
County Hall
Area: 0.77 hectares
Castle Ward

Proposed land use: Residential and commercial
LAA0735

Government Offices Lower Mounts

Area: 0.31 hectares

Castle Ward

Proposed land use: Residential
SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

LAA0738
St Michael's Car Park
Area: 0.22 hectares
Castle Ward

Proposed land use: Residential

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513
Proposed land use: Residential

LAA0740

Exeter Place / Kettering Road

Area: 0.33 hectares

Castle Ward

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LAA0741

111 Kettering Road (upper floors)

Area: 0.14 hectares

Castle Ward

Proposed land use: Residential

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LAA0751

Co-op Funeral Services, Barrack Road

Area: 0.15 hectares

Castle Ward

Proposed land use: Residential
Proposed land use:

LAA0817

Lorry sales & Super Sausage, St Andrews Road

Area: 1.26 hectares

Castle Ward
LAA0820

Burgess St Peters Way (TKMaxx)

Area: 0.49 hectares

Castle Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0823
Casino Regent St
Area: 0.30 hectares
Castle Ward

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Proposed land use: Residential

LAA0824
Municipal Offices Cromwell St
Area: 0.16 hectares
Castle Ward

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LAA0842
39 Billing Road
Area: 0.23 hectares
Castle Ward

| Proposed land use: | Residential |

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LAA0844

92 - 98 Earl St

Area: 0.15 hectares

Castle Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0847

Telephone Exchange Spring Gardens

Area: 0.61 hectares

Castle Ward
LAA0848

Charles House 61 - 69
Derngate

Area: 0.13 hectares

Castle Ward

Proposed land use: Residential
Proposed land use: Residential
Proposed land use: Residential

LAA0855
123 - 135 Bridge St
Area: 0.15 hectares
Castle Ward

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LAA0859
54 -62 St Michael's Road
Area: 0.16 hectares
Castle Ward

Proposed land use: Residential
LAA0894
14 - 20 St Michael's Road
Area: 0.06 hectares
Castle Ward

Proposed land use: Residential
LAA0201
Avon, Nunn Mills Road
Area: 23.53 hectares
Delapre and Briar Hill Ward

Proposed land use: Residential and commercial
LAA0676
Delapre Abbey
Area: 1.47 hectares
Delapre and Briar Hill Ward

Proposed land use: Residential
LAA0677
Far Cotton Boys Club
Area: 0.82 hectares
Delapre and Briar Hill Ward

Proposed land use: Residential
LAA0678
Pleydell Gardens Allotments
Area: 3.48 hectares
Delapre and Briar Hill Ward

Proposed land use: Residential
LAA0680
Home Farm Eagle Drive
Area: 1.22 hectares
Delapre and Briar Hill Ward

Proposed land use: Residential
LAA0760
Phoenix IT
Area: 1.09 hectares
Delapre and Briar Hill Ward

Proposed land use: Residential
SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

LAA0168
Rowtree Road
Area: 6.06 hectares
East Hunsbury Ward

Proposed land use: Residential
<table>
<thead>
<tr>
<th>Proposed land use:</th>
<th>Residential</th>
</tr>
</thead>
</table>

LAA0197

Wootton Hall Park, Mereway

Area: 7.02 hectares

East Hunsbury Ward
LAA0344

Wootton Hall

Area: 5.83 hectares

East Hunsbury Ward

Proposed land use: Residential
Proposed land use: Residential
## LAA0839

**Hawksmoor Way Allotments**  
**Harlestone Road**  
**Area: 8.17 hectares**  
**Kings Heath Ward**

<table>
<thead>
<tr>
<th>Proposed land use:</th>
<th>Residential</th>
</tr>
</thead>
</table>

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LAA1028

Land at Nene Drive

Area: 11.04 hectares

Kings Heath Ward

Proposed land use: Residential
LAA1075

North Oval

Area: 0.16 hectares

Kings Heath Ward

Proposed land use: Residential
LAA1079
Ryehill Estate (within Tresham Green play area)
Area: 1.04 hectares
Kings Heath Ward

Proposed land use: Residential
LAA0171
Quinton Road
Area: 1.16 hectares
Nene Valley Ward

Proposed land use: Residential
SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

LAA0716
Wyevale Garden Centre
Area: 5.81 hectares
Nene Valley Ward

Proposed land use: Residential

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LAA0717

Wootton Trading Estate, Newport Pagnell Road

Area: 1.04 hectares

Nene Valley Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0789
Bridge Meadow
Area: 17.62 hectares
Nene Valley Ward
LAA0718
Duston Oil Works
Area: 0.95 hectares
New Duston Ward

Proposed land use: Residential
LAA0120
Harborough Road North Allotments
Area: 2.32 hectares
Obelisk Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0506
Duston Garage
Area: 0.15 hectares
Old Duston Ward
LAA0721

Plant Nursery Millway
Duston

Area: 0.36 hectares
Old Duston Ward

Proposed land use: Residential
LAA0722

St Lukes Church Main Road
Duston (rear)

Area: 0.44 hectares

Old Duston Ward

Proposed land use: Residential
SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

LAA1080
Duston (north of Hopping Hill school)
Area: 0.15 hectares
Old Duston Ward

| Proposed land use: | Residential |

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Proposed land use: Residential
LAA0699

St Matthews Hospital St
Matthews Parade Kettering
Road

Area: 0.28 hectares

Phippsville Ward

Proposed land use: Residential

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Proposed land use: Residential

LAA0687
Blackthorn Road Depot
Area: 0.24 hectares
Rectory Farm Ward

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LAA0356
Billing Garden Centre
Area: 3.68 hectares
Riverside Ward

Proposed land use: Residential
LAA0173
Bedford Road
Area: 1.77 hectares
Rushmills Ward

Proposed land use: Residential
LAA0324

Cliftonville Road / Billing Road

Area: 11.63 hectares

Rushmills Ward

Proposed land use: Residential
LAA0579
Bedford Road South
Area: 27.13 hectares
Rushmills Ward

Proposed land use: Residential

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Proposed land use: Residential & Commercial

LAA0593
North of Bedford Road
Area: 19.89 hectares
Rushmills Ward

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LAA0743

The Nene Centre Bedford Road

Area: 1.26 hectares

Rushmills Ward

| Proposed land use: | Residential |

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561
LAA0746

Workbridge Centre Bedford Road

Area: 0.24 hectares

Rushmills Ward

Proposed land use: Residential
LAA0787
The Green West Great Houghton
Area: 9.65 hectares
Rushmills Ward

Proposed land use: Residential
LAA0788

Bedford Road North Great Houghton

Area: 71.28 hectares

Rushmills Ward

Proposed land use: Residential
LAA0841

Stirling House The Avenue
Cliftonville

Area: 0.21 hectares

Rushmills Ward

| Proposed land use: | Residential |

SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION
LAA0861
Billing Road / Cliftonville
Area: 0.35 hectares
Rushmills Ward

Proposed land use: Residential
LAA0862
Spring Hill Cliftonville
Area: 0.40 hectares
Rushmills Ward

Proposed land use: Residential
LAA0864

Elgin House Billing Road

Area: hectares

Rushmills Ward

| Proposed land use: | Residential |

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LAA0865
Princess House / Woodland House
Area: 0.73 hectares
Rushmills Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0123
Garden Centre Kingsthorpe Road
Area: 0.14 hectares
Semilong Ward

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Proposed land use: Residential

LAA0133
Braylake Cars Burleigh Road
Area: 0.20 hectares
Semilong Ward

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SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

LAA0145
St Pauls CE Lower School
Norfolk Terrace
Area: 0.16 hectares
Semilong Ward

| Proposed land use: | Residential |

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Proposed land use: Residential

LAA0516

Barrack Road Post Office

Area: 1.48 hectares

Semilong Ward
Proposed land use: Residential
LAA0584

University of Leicester
Parade Barrack Road

Area: 0.25 hectares

Semilong Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0703
Sayers Motor Factory
Cranbrook Road
Area: 0.17 hectares
Semilong Ward
LAA0709

Motorvogue Kingsthorpe Road

Area: 0.26 hectares

Semilong Ward

Proposed land use: Residential
LAA0769

St James Works, Vicarage Road

Area: 0.47 hectares

Spencer Ward

Proposed land use: Residential
LAA1065

Land in Baring Road, Dallington

Area: 0.15 hectares

Spencer Ward

| Proposed land use: | Residential |
LAA0114
Cramden Nursery
Harborough Road North
Area: 0.93 hectares
Spring Park Ward

| Proposed land use: | Residential |

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| Proposed land use: | Residential |
Proposed land use:

Residential
Proposed land use: Residential

LAA0357
Kingsthorpe Grove Allotments
Area: 5.85 hectares
St Davids Ward
LAA0754

34th Kingsthorpe Scouts
Queensland Gardens

Area: 0.44 hectares

St Davids Ward

| Proposed land use: | Residential |
LAA0756

Bondfield Avenue business units

Area: 0.15 hectares

St Davids Ward

Proposed land use: Residential
LAA0757
Eastern Avenue Allotments
Area: 6.83 hectares
St Davids Ward

Proposed land use: Residential
LAA1050

Queens Crescent (open area)

Area: 0.15 hectares

St Davids Ward

Proposed land use: Residential
Proposed land use: Residential

LAA1063

Land adjacent to flats in Newnham Road

Area: 2.35 hectares

St Davids Ward
LAA1064

Land off Eastern Avenue South

Area: 0.22 hectares

St Davids Ward

Proposed land use: Residential

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Proposed land use: Residential
LAA0761
Beacon Bingo Weedon Road
Area: 1.07 hectares
St James Ward

Proposed land use: Residential

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LAA0765

Fyna Hire and Tyre Depot
Weedon Road

Area: 0.27 hectares

St James Ward

Proposed land use: Residential
LAA0808

Former Warehouse St James Road

Area: 0.13 hectares

St James Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0196
Greenfields School, Harborough Road
Area: 0.87 hectares
Sunnyside Ward
Proposed land use: Residential

LAA0457
Woodland Walk
Area: 1.16 hectares
Talavera Ward

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LAA0589

Allotment Site Southfields

Area: 2.50 hectares

Talavera Ward

Proposed land use: Residential
LAA0657

Fraser Road

Area: 4.37 hectares

Talavera Ward

Proposed land use: Residential
LAA0774

Vale Mead Lower School
Goldcress Court

Area: 1.12 hectares
Talavera Ward

Proposed land use: Residential
LAA0775

Hotel Talavera Way

Area: 0.33 hectares

Talavera Ward

Proposed land use: Residential
SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

LAA0776

Northwood Holmecross Road

Area: 0.15 hectares

Talavera Ward

| Proposed land use: | Residential |

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LAA1054

Land adjacent to Treetops in Goldings

Area: 0.13 hectares

Talavera Ward

| Proposed land use: | Residential |
LAA1057

Land at Longmead Court

Area: 0.20 hectares

Talavera Ward

Proposed land use: Residential
LAA0690

former Freemasons Hall, Brick Kiln Lane

Area: 0.49 hectares

Trinity Ward

Proposed land use: Residential
SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

LAA0693
Kingsley Park Middle School
Area: 1.22 hectares
Trinity Ward

| Proposed land use: | Residential |

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LAA0702
Monarch Road
Area: 0.20 hectares
Trinity Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0708
Degra School 67 Queens Park Parade
Area: 0.17 hectares
Trinity Ward

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LAA0834

ATS Tyrefitting Kingsthorpe Road

Area: 0.24 hectares

Trinity Ward

Proposed land use: Residential
LAA0778

Berrywood Road Rehab Centre

Area: 0.25 hectares

Upton Ward

Proposed land use: Residential
LAA0195
Hunsbury School, Hunsbury Hill
Area: 2.82 hectares
West Hunsbury Ward

Proposed land use: Residential
LAA0779

Hunsbury Hill Centre
Harksome Hill

Area: 0.25 hectares

West Hunsbury Ward

Proposed land use: Residential

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LAA0780
Camp Hill Depot Dayrell Road
Area: 0.33 hectares
West Hunsbury Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0804
Teal Close
Area: 55.77 hectares
West Hunsbury Ward

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LAA0805
Counties Crematorium, Northampton
Area: 6.08 hectares
West Hunsbury Ward

Proposed land use: Residential
LAA0688
Boothville Middle School
Esher Court
Area: 5.11 hectares
Westone Ward

Proposed land use: Residential
Northampton Local Plan (Part 2)

Sites Consultation Paper
Northampton Borough Council
October 2017

Appendix A: Addendum - 9 October 2017
Sites to be considered for further investigation
## LAA0598

**Car Park, Victoria Street**

**Area:** 0.66 hectares

**Castle Ward**

---

<table>
<thead>
<tr>
<th>Yield:</th>
<th>Years 1-5:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Years 6-10:</td>
</tr>
<tr>
<td></td>
<td>Years 11-15:</td>
</tr>
<tr>
<td></td>
<td>Years 16+:</td>
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</table>

| Proposed land use: | Commercial |

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### Yield:

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<td>Years 6-10</td>
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<tr>
<td>Years 11-15</td>
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</tr>
<tr>
<td>Years 16+</td>
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### Proposed land use:

Commercial
LAA1010

Land at St Peters Way/ Court Road/ Freeschool Street

Area: 1.16 hectares

Castle Ward

Yield:

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<th>Years</th>
<th>Yield</th>
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<td>11-15</td>
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<td>16+</td>
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Proposed land use: Residential & Commercial
Yield:

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<th>Years</th>
<th>Yield</th>
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<td>6-10</td>
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<td>11-15</td>
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<tr>
<td>16+</td>
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Proposed land use: Residential
**Yield:**

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<td>6-10:</td>
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<td>11-15:</td>
<td></td>
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<tr>
<td>16+:</td>
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**Proposed land use:** Commercial
### LAA1006

**Pineham**

**Area:** 3.32 hectares

**Upton Ward**

<table>
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<td>Years 6-10:</td>
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<td>Years 11-15:</td>
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<td>Years 16+:</td>
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</table>

| Proposed land use: | Residential |

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1 Purpose

1.1 The purpose of this report is to assist Cabinet in monitoring the delivery of the Corporate Plan within the agreed capital and revenue budgets for the General Fund (GF) and Housing Revenue Account (HRA).

1.2 To inform Cabinet of the latest forecast outturn position for the Council’s capital programme for 2017-18 and changes to the Programme approved under delegated powers.

1.3 During the course of this financial year regular monitoring reports will be provided to Cabinet, detailing the latest forecasts for revenue and capital and additionally focusing on key financial issues on a cyclical basis.

2 Recommendations
2.1 That Cabinet reviews the contents of the report and identifies actions to be taken to address any issues arising from it.

2.2 That Cabinet approve the transfer of the net General Fund underspend to the MTFP Cashflow reserve to meet future financial pressures.

3 Issues and Choices

3.1 Report Background

3.1.1 The monitoring report to Cabinet in September included an update on the financial pressures facing the Housing and Wellbeing service area and the mitigating actions being taken to address these pressures. This report provides an update on this volatile area of the Council’s budget, as well as providing updated forecasts as at the end of January 2018 for all revenue and capital budgets.

3.2 Key Financial Indicators

<table>
<thead>
<tr>
<th>Dashboard Indicator Description</th>
<th>Variation from Budget</th>
<th>General Fund</th>
<th>Housing Revenue Account</th>
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<td>Controllable Budgets</td>
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<td>(£0.400)</td>
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<td>Debt Financing and Recharges</td>
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</tr>
<tr>
<td>Total</td>
<td>(£1.171)</td>
<td>(0.319)</td>
<td></td>
</tr>
</tbody>
</table>

3.3 General Fund Revenue Budget (Blue)

3.3.1 Overall forecast expenditure is £1.171m (3.8%) below budget. The following table summarises the variations from budget for the General Fund.

<table>
<thead>
<tr>
<th>Service Area</th>
<th>£m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regeneration, Enterprise and Planning</td>
<td>(0.037)</td>
</tr>
<tr>
<td>Housing</td>
<td>0.263</td>
</tr>
<tr>
<td>Borough Secretary</td>
<td>(0.103)</td>
</tr>
<tr>
<td>Director of Customers &amp; Communities</td>
<td>(0.820)</td>
</tr>
<tr>
<td>Corporate</td>
<td>0.064</td>
</tr>
<tr>
<td>LGSS</td>
<td>(0.487)</td>
</tr>
<tr>
<td><strong>Controllable Total</strong></td>
<td>(1.120)</td>
</tr>
<tr>
<td><strong>Debt Financing</strong></td>
<td>(0.051)</td>
</tr>
<tr>
<td><strong>General Fund Total</strong></td>
<td>(1.171)</td>
</tr>
</tbody>
</table>

Given that this is just a forecast underspend and will not be certain until the year-end, that there are a number of savings options in 2018/19 to be implemented, and that there
are funding gaps forecast in the medium term, it is important that no additional spending commitments are made in year. Any net underspend at the year-end should be transferred to the MTFP Cashflow reserve in order to offset future pressures.

3.3.1.1 Regeneration, Enterprise and Planning

Forecast underspend mainly due to a reduction in the expected cost relating to the Collingtree Planning Appeal (£0.170m) and vacant posts (£0.033m). This is offset by additional expenditure on temporary staff and procuring services from external providers (£0.031m), extra KPMG costs regarding property valuations (£0.025m), and additional expenditure in relation to works on Delapre Abbey lift & security, Hunsbury Hill car park, Queen Eleanor Cross, bridge inspections, security at Horizon House site and refurbishment of the pumping station at Westbridge Depot (£0.108m).

3.3.1.2 Head of Housing and Wellbeing

Forecast overspend due to lower anticipated licencing income (£0.105m), reduction in fee income due to lower spend on Disabled Facilities Grant (£0.060m) and additional costs associated with agency staff and vacancy factors not being met totalling (£0.110m).

Homelessness and Temporary Accommodation – During the last couple of years, there has been a sharp rise in the number of households applying to the Council for assistance under the homelessness legislation. This has increased the Council’s use of temporary accommodation (especially Bed & Breakfast accommodation) and, because only part of the cost of temporary accommodation can be recovered from the Government through Housing Benefit Subsidy, this has resulted in a large overspend. This overspend manifests itself primarily within benefits budgets as a result of Non Housing Revenue Account Rent Rebates that are paid to the Homelessness budgets upon which full subsidy cannot be claimed.

Although the shortage of affordable rented housing has prevented homeless households (especially families with children) from moving out of temporary accommodation as quickly as they have done in the past, the action plan that the Head of Housing and Wellbeing has implemented to relieve the pressure on the Homelessness Service and improve the living conditions of households living in temporary accommodation is making a difference.

Between the end of August 2017 and the end of December 2017, the number of outstanding homelessness decisions was reduced from 205 to 66, the average caseload of the Homelessness Officers was reduced from 50 to 18, and the waiting time for a non-emergency appointment with a Homelessness Officer was reduced from 4 weeks to less than 3 days.

The latest projections of homelessness caseload and the resultant subsidy loss shows an adverse variance from the original budget on Non-HRA Rent rebates of £0.520m. However, there are other compensating savings within the Revenues and Benefits budget group that make it unnecessary to show an overall variance.

Estimates for 2018/19 were based on reducing the average caseload per week to around half of its current level by September 2018.
However, the Homelessness Reduction Act 2017 takes effect on 1st April 2018 with the full guidance on it not expected until the new financial year has started. The legislation increases the Council’s duty to relieve homelessness to 56 days. This together with an upward trend in the level of homelessness is likely to put pressure on the proposed budget.

The Council continues to work on options to reduce the cost of temporary accommodation including the following:

- Minimising the use of expensive forms of accommodation such as bed and breakfast
- The procurement of further nightly paid self-contained accommodations – up to 100 units (currently around 80)
- Ensuring maximum occupancy of NPH stock

Based on all of the above it is likely that the best position for the first half of 2018/19 is that the level of temporary accommodation utilised as a result of homelessness remains at the current levels for 2017/18. This could result in an additional budget pressure of up to £0.450m in 2018/19.

As this remains a significant area of risk, further updates will be provided to future meetings.

3.3.1.3 Director of Customers and Communities

Forecast large underspend mainly reflecting additional deductions made through the Environmental Services Contract and a one year suspension of employer’s pension contributions (£0.625m), as well as revised Car Parking Income figures (£0.134m) and vacant posts across different areas. This is offset slightly by a forecast overspend in the Bus Station area due to higher spend on utilities and security as well reduced income in Markets due to a reduced number of traders.

3.3.2 Where applicable Budget Managers are working to mitigate the pressures on their services and bring forecasts back in line with budgets.

3.3.3 Particular focus will be given to monitoring areas of known high risk where expenditure and income is demand-led, i.e. homelessness, car parking income and development control income.

3.3.4 Where applicable the ongoing impact of the variances identified through the monitoring process have been built into future years budgets. The majority of the underspends highlighted in this report are one-off and are not expected to be repeated in future years.

3.4 Controllable HRA Revenue Budget (Blue)

3.4.1 The forecast underspend position on HRA controllable budgets of £0.4m results from a number of different variances. These include £0.272m additional income due to reduced void levels and savings due to staff vacancies within NPH £0.150m in Repairs and Maintenance and £0.163m Special services.
3.4.2 HRA Debt Financing forecast at £0.081m above budget due to lower opening balances than budgeted, and lower estimated average rate of interest assumed on investments (0.60% compared to 0.77% budgeted)

3.4.3 The forecast underspend position is reflected in the forecast contribution requirement from reserves to ensure that minimum working balance of £5m is maintained. The forecast contribution from reserves is therefore lower by £0.319m.

3.5 Capital Programme

3.5.1 General Fund Capital Programme

3.5.1.1 The General Fund Approved Capital Programme budget stands at £24.25m including the carry forwards from 2016/17 and the additional funding for Delapre Abbey approved by Cabinet in June. The only significant underspend being forecast is £0.475m in relation to Disabled Facilities Grants, for which demand has been lower than expected. A number of schemes are forecast to require significant carry forwards to 2018/19, including £7.5m in relation to the Vulcan Works, £5.7m re the Central Museum and £1m in relation to St Peters Waterside. A detailed report on the latest position in relation to the Vulcan Works was presented to Cabinet in December.

3.5.1.2 The financing of the capital programme assumes that around £5m of capital receipts will be received during 2017/18. Just under £2.4m has been received to date and it is therefore imperative that no new schemes are added to the capital programme unless a clear and certain funding source is identified.

3.5.1.3 Any further additions to the capital programme, including further strategic property purchases, will be subject to the development of a robust business case. In line with Financial Regulations, any proposed additions to the programme greater than £0.25m and/or requiring additional funding from Council resources, will be brought to Cabinet for approval.

3.5.2 HRA Capital Programme

3.5.2.1 The approved HRA Capital Programme for 2017/18 stands at £36.01m. The forecasts to date show no significant underspends or overspends. Project carry forwards to 2018/2019 are forecast at £0.881m.

3.5.2.2 141 Right to Buy Receipts – The 2017/18 capital programme includes a number of NPH managed schemes that are budgeted to deliver additionality to the HRA stock and meet the required spend levels needed to fully use the retained 141 RtB receipts as per the 2012 agreement the Council has with government. For quarter 1 through to quarter 3 NPH have delivered on these projects which ensures that no 141 RtB receipts have to be repaid to Treasury. The target spend for quarter 4 is also forecast to be met.

3.6 Choices (Options)

3.6.1 Cabinet is asked to note the reported financial position and agree the recommendations. There are no alternative options, other than not to agree the recommendations.

4 Implications (including financial)
4.1 **Policy**

4.1.1 The Council agreed a balanced budget for the Capital Programme and Revenue Budgets for both the General Fund and the HRA in February 2017. Delivery of the budget is monitored through the budget monitoring framework.

4.2 **Resources and Risk**

4.2.1 This report informs the Cabinet of the forecast outturn positions for capital and revenue, for both the General Fund and HRA, as at the end of January 2018. It also highlights the key risks identified to date in delivering those budgets and where performance measures are significantly over or under performing.

4.2.2 All schemes included in the capital programme, or put forward for approval, are fully funded, either through borrowing, internal resources or external funding arrangements.

4.3 **Legal**

4.3.1 There are no direct legal implications arising from this report.

4.4 **Equality and Health**

4.4.1 There are no direct equalities implications arising from this report.

4.4.2 A full Community/Equalities Impact Analysis has been completed for the 2017/18 Budget and is available on the Council website.

4.5 **Consultees (Internal and External)**

4.5.1 Heads of Service, Budget Managers and Management Board are consulted as part of the budget monitoring process on a monthly basis.

4.6 **How the Proposals Deliver Priority Outcomes**

4.6.1 Performance monitoring (including financial monitoring) by exception and using it to improve performance is good practice in terms of efficient and effective management. It contributes directly to the priorities of sustaining “effective and prudent financial management” and being “an agile, transparent organisation with good governance”.

4.7 **Other Implications**

4.7.1 There are no other implications arising from this report.

5 **Background Papers**

5.1 Cabinet and Council Budget and Capital Programme Reports February 2017

Stuart McGregor, Section 151 Officer, 01604 366521
1. Purpose

1.1 To inform Cabinet of the Council’s performance indicators figures for 2017 - 2018 Quarter 3 (Reporting period: 1 Oct 2017 to 31st December 2017.)

2. Recommendations

2.1 That Cabinet review the contents of the performance report (Appendix 1) and recommend actions to be taken, if any, to address the issues arising.

2.2. That Cabinet approves for the performance report be presented to Audit Committee if required.

3. Issues and Choices

Report Background

3.1 Performance data is collected across a range of locally developed indicators which are collected on a monthly, quarterly or on an annual basis. These form the basis of the Council’s performance monitoring process. Cabinet members receive information on all the measures through the Corporate
Performance All Measures Report (Appendix 1). This enables the monitoring of the Corporate Plan within their portfolios on a regular basis.

This report summarises the Council’s monthly and quarterly performance indicators figures for 2017 quarter 3: Reporting period: 1 October 2017 to 31 December 2017

The appended report details:

- A performance dashboard overview for each of the corporate themes
- Key Performance Indicator (KPI) results with supporting commentary

Issues

Progress against Corporate Plan priorities

3.2 67.65% of performance measures (where data was available) reached their target for the Corporate Plan priorities. This is 0.01% lower than for the last quarter. There has been a rise in blue and green indicators but a drop in amber. The proportion between rounded total and red indicators remains almost the same. There is no improvement on red indicators.

Overall indicator performance against targets

3.2.1 The overall performance percentages compared to the previous quarter are detailed:

<table>
<thead>
<tr>
<th>Performance Status</th>
<th>Q 1 %</th>
<th>Rounded Total</th>
<th>Q 2 %</th>
<th>Rounded Total %</th>
<th>Q3 %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue (Exceptional or over performance)</td>
<td>17.65</td>
<td>20.59</td>
<td>23.53</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Green</td>
<td>38.24</td>
<td>29.41</td>
<td>35.29</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amber (Within agreed tolerance)</td>
<td>14.71</td>
<td>17.65</td>
<td>8.83</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rounded total</td>
<td>70.59</td>
<td>67.65</td>
<td>67.64</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Red (Outside agreed tolerances)</td>
<td>29.41</td>
<td>32.35</td>
<td>32.35</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Some targets have been amended in line with requests from team managers to give a more accurate report. This was approved at director level.

Highlights:

3.2.2 The exceptions, the highs and lows for this reporting quarter are detailed below:

3.2.3 The below exceptions are to be considered by Management Board as to whether any of these are considered to be classified as corporate risks.
<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH10</td>
<td>Museum Web Visits</td>
<td>We continue to monitor web traffic while the Museum is closed. The KPI shows that there have been 33,063 visits to the website against a target of 11,250 visits. The KPI will be reviewed at the end of the year.</td>
</tr>
<tr>
<td>CS05</td>
<td>% satisfied with overall service from Customer Service Officer</td>
<td>The customer service team continues to perform well in the responses received back. The target is 100% with 97% of customers satisfied.</td>
</tr>
<tr>
<td>ESC02</td>
<td>Missed Bins Corrected</td>
<td>Reporting shows 77.07% missed bins rectified within 24 hours of reporting. It is below the target of 84%, but the average trend is 89.97% which is over target. The contract has been under review and the new contractors selected and contract with commence from June 2018. We will continue to work with the present contracts to ensure standards of delivery continue until the end of their contract.</td>
</tr>
<tr>
<td>NI157b</td>
<td>Minor Planning Applications</td>
<td>Reporting at 100% for quarter 2 – current profiled target is 95%</td>
</tr>
<tr>
<td>NI157c</td>
<td>Other Planning Applications</td>
<td>100% for quarter 2 – current profiled target is 95%</td>
</tr>
<tr>
<td>ESC06</td>
<td>Detritus – 4 monthly reporting</td>
<td>Four monthly reporting shows that this KPI is performing over expectation. The contract has been under review and the new contractors selected and contract with commence from June 2018. We will continue to work with the present contracts to ensure standards of delivery continue until the end of their contract.</td>
</tr>
<tr>
<td>HMO01</td>
<td>HMOS with Mandatory licence</td>
<td>The number of properties licenced exceed the estimated target. Target is 340 and the report shows as 387 licenses granted.</td>
</tr>
<tr>
<td>TCO05</td>
<td>Town Centre Footfall</td>
<td>There has been a rise in the footfall figures in this quarter. Current profiled target is 11,700.000 and the overall performance is 12,550.794.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>BV012 12r</td>
<td>No of days lost to sickness</td>
<td>HR has identified an issue with the reporting lines held in Agresso and are working to correct these with the Agresso team.</td>
</tr>
<tr>
<td>ESC01n</td>
<td>Total Missed Bins</td>
<td>The number of missed bins rose during December due to inclement weather. Crews were called in early to rectify the missed bins when the weather improved. Additional collections were made on Friday and Saturday to catch up on the backlog. The contract has been under review and the new contractors selected and contract with commence from June 2018. We will continue to work with the present contracts to ensure standards of delivery continue until the end of their contract.</td>
</tr>
<tr>
<td>ESC04</td>
<td>Household Waste recycled</td>
<td>We continue to work with the contractor to advertise this service. The contract has been under review and the new contractors selected and contract with</td>
</tr>
<tr>
<td><strong>HML01</strong></td>
<td><strong>Number of households that are living in temporary accommodation</strong></td>
<td>The series of measures implemented to reduce the pressure on the homelessness service and improve the living conditions of households in temporary accommodation has had a positive effect. Households in B&amp;B has fallen to 31% and the number that has been placed outside the borough fallen by 57%. The number of applications however remains high.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>HML07</strong></td>
<td><strong>Number of households that are prevented from becoming homeless</strong></td>
<td>Due to the buoyancy of the property market we continue to see assured shorthold tenants becoming homeless as landlords are selling on property. The team continues to work hard to make a series of changes to ensure that all services and organisations including the council interview earlier providing more opportunities to prevent homelessness.</td>
</tr>
<tr>
<td><strong>PP06</strong></td>
<td><strong>Crime Change Multi agency statistics are summarised and reported over the year</strong></td>
<td>There has been another rise in reported acquisitive crime. Projects in areas of high crime continue to be promoted, especially in areas where criminals are targeting ethnic or vulnerable groups.</td>
</tr>
<tr>
<td><strong>PP53</strong></td>
<td><strong>Environmental Service/Warden requests</strong></td>
<td>Recruitment during this quarter has continued to fill the remaining vacancies within the team. Work to change operational procedures continues to address the shortfall and improve response.</td>
</tr>
<tr>
<td><strong>MPE02 - NWEZ New Jobs</strong></td>
<td><strong>Twenty four new jobs were created as a result of the new businesses that located in the quarter.</strong></td>
<td></td>
</tr>
<tr>
<td><strong>PP16</strong></td>
<td><strong>Compliant Off-Licence Checks</strong></td>
<td>The off-licences that are targeted are usually as a result of complaints from the public, so it is expected that this will report in the red. Breaches have mostly been absence of correct paperwork, licences and ‘failure to display incidences’ and we ensure that this is rectified.</td>
</tr>
<tr>
<td><strong>ESC05</strong></td>
<td><strong>Land and Highways assessed falling below acceptable Level</strong></td>
<td>The reported figures have decreased slightly in this four month period. We continue to monitor closely to ensure that all assessments where a problem is reported is rectified to timescales. Target is 2.00% of land and highways falling below acceptable litter levels and the KPI has reported 3.17%. The contract has been under review and the new contractors selected and contract with commence from June 2018. We will continue to work with the present contracts to ensure standards of delivery continue until the end of their contract.</td>
</tr>
</tbody>
</table>

**Data Quality**

3.2.4 The Council has processes in place to ensure that the data and information it provides to support management decision-making is as reliable as possible. The Council has a strategy to improve data quality and service areas are working to achieve the objectives within it.
A quality assurance process is in place for the validation of data. The performance measure owners challenged and checked the data and these were then signed off at Director level.

3.1 Governance

3.3 Cabinet are asked to review the appended performance report and recommend actions to be taken, if any, to address the issues arising.

4. Implications (including financial implications)

Policy

4.1.1 Corporate performance measures are monitored monthly, quarterly or on a four monthly basis to track progress towards delivering the Council’s priorities, as detailed in the Corporate Plan.

4.1.2 Service areas review and develop objectives annually through the service planning process. Measures and targets are identified to help track delivery of the Council’s priorities and highlight any issues or risks.

Resources and Risk

4.2 Each service area has an annual plan that details how the Corporate Plan priorities will be delivered. The service plans are risk assessed and each service area will have their own service risk register which form the directorate risk register. The directorate risk registers are assessed and, where necessary, feed into the corporate risk register process. We are currently working with each Directorate to update their Service Plans and review performance indicators for the new financial year.

4.3 The risk process includes challenging and confirming the capacity and ability to deliver as well as the confirming continued priorities. These will be assessed as to whether these are within the levels or accepted risk appetite for the organisation.

Legal

4.3 There are no specific legal implications arising from this report.

Equality and Health

4.4 There is no specific health or equalities implications arising from this report as it is for information only.

Process and Consultees (Internal and External)

How the Proposals Deliver Priority Outcomes

4.5 Performance monitoring (financial and non-financial) to improve performance is good practice, in terms of efficient and effective management. It focuses on the key areas and therefore contributes directly to one of the 2016-20 priorities.
of the Corporate Plan “Working Hard and Spending Your Money Wisely” through quality modern services.

Other Implications

4.6 There are no other implications arising from this report.

5. Background Papers

Appendix 1: Corporate Performance – All Measures Report – December 2017

Francis Fernandes, Borough Secretary (Extension: 7334)
Corporate Performance
All Measures Report
December 2017
Introduction

The report details the full list of performance measures monitoring the Council's Corporate Plan by corporate priority and is published quarterly.

The measures contained within this report are monitored on a monthly, quarterly, half yearly or four monthly basis.

Performance is reported against the latest report period and then by overall performance year to date (YTD). Overall YTD performance is monitored against the current profiled target and helps us to keep track of the progress towards meeting the annual target.

Performance comparison against the same time last year is highlighted where comparative data is available.

Report Key:

- Exceptional or over performance
- On or exceeding target
- Within agreed tolerances
- Outside agreed target tolerance
- Good to be low: Better
- Good to be low: Worse
- Good to be High: Better
- Good to be High: Worse
- No change
- No data or target available
- No target available
NBC Corporate Plan

The table below has been included for informational purposes, and shows the current year to date performance of each element of the Corporate Plan. The Alerts are generated from the PIs which each Service Area aligned to the 8 priorities during the service planning process.

<table>
<thead>
<tr>
<th>Theme</th>
<th>YTD</th>
</tr>
</thead>
<tbody>
<tr>
<td>NBC Corporate Plan - Securing Northampton's Future</td>
<td></td>
</tr>
</tbody>
</table>

Corporate Plan

<table>
<thead>
<tr>
<th>Theme</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Working Hard and Spending your Money Wisely - Delivering quality modern services</td>
<td></td>
</tr>
<tr>
<td>Safer Communities - Making you feel safe and secure</td>
<td></td>
</tr>
<tr>
<td>Protecting Our Environment - A clean and attractive town for residents and visitors</td>
<td></td>
</tr>
<tr>
<td>Northampton Alive - A vibrant successful town for now and the future</td>
<td></td>
</tr>
<tr>
<td>Love Northampton - Enhancing leisure activities for local people and encouraging participation</td>
<td></td>
</tr>
<tr>
<td>Housing for Everyone - Helping those that need it to have a safe and secure home</td>
<td></td>
</tr>
<tr>
<td>Measure ID &amp; Name</td>
<td>Sep 17</td>
</tr>
<tr>
<td>------------------</td>
<td>--------</td>
</tr>
<tr>
<td>AST05b % commercial rent demanded within the last 12 months (more than 2 months in arrears) (M)</td>
<td>?</td>
</tr>
<tr>
<td>BV008 Percentage of invoices for commercial goods &amp; serv. paid within 30 days (M)</td>
<td>98.70 %</td>
</tr>
<tr>
<td>BV012_12r Ave. no. of days/shifts lost to sickness for rolling 12 month period (M)</td>
<td>11.14</td>
</tr>
<tr>
<td>CH10 No. of unique visits to Museum Pages (M)</td>
<td>3,183</td>
</tr>
<tr>
<td>CS05 Percentage satisfied with the overall service provided by the Customer Service Officer (M)</td>
<td>96.83 %</td>
</tr>
<tr>
<td>CS13a % of calls for NBC managed services into contact centre answered (M)</td>
<td>88.31 %</td>
</tr>
</tbody>
</table>

Work continues on the review of all assets to ensure that the assets register on GVA is populated satisfactorily so that the team can then progress with lease renewals, rent and property reviews. Good progress has been made but the work has taken longer than originally projected, due to other demands on the time of the Assets and Legal Teams.

Options have been explored to ensure that debt recovery is regularised in respect of rent and other sums due and a decision is pending.

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Options have been explored to ensure that debt recovery is regularised in respect of rent and other sums due and a decision is pending.

Although there was a slight dip in figures shown for December, overall this KPI continues to perform well over target.

There was a slight dip in December probably due to Christmas leave. The accumulative figures for the quarter however, continues to meet target.

HR has identified an issue with the reporting lines held within the agresso system for the period of the financial year 2016/17. HR are working closely with the Agresso team to correct the system and are confident that this will be rectified in time for reporting from April.

The digital web officer is reviewing how web statistics are generated. This KPI will be reviewed at the end of the financial year.

Customer Services hit 97.8% against the 90% target for December with a total of 9,624 calls received which is a decrease by 2,292 contacts in comparison to November. Both Environmental Services Calls and Housing Customer Services Calls have seen a decrease in comparison to November due to the holiday season. We are continuing to utilize cross trained staff within the One Stop Shop to help increase call efficiency and reduce unavailability.
### Monthly Measures

<table>
<thead>
<tr>
<th>Measure ID &amp; Name</th>
<th>Sep 17</th>
<th>Oct 17</th>
<th>Nov 17</th>
<th>Dec 17</th>
<th>Overall perf. to date</th>
<th>YTD</th>
<th>Current Profilled Target</th>
<th>Outturn Target</th>
<th>Polarity</th>
<th>Perf. vs. same time last year</th>
<th>YTD value same time last year</th>
</tr>
</thead>
</table>
| CS14a % OSS customers with an appointment seen on time (M) | 90.2 % | 87.2 % | ★ | 90.6 % | ★ | 95.6 % | ★ | 92.4 % | ★ | ★ | 90.0 % | ★ | 90.0 % | ★ | ★ | 93.5 % |)

Target has been exceeded due to ongoing improvements in service.

Source Date 31/12/2017

During December collection services had to stand down on occasion because of snow and severely inclement weather. Crews were called in early when the weather improved to rectify. Collections were affected on both the Friday and Saturday (in December) due to severe icy conditions so although a high level it very small compared to the amount of properties that had no service. The contract for the new service providers Veolia has been announced and the new contract will commence in June. We will continue to work with Enterprise to ensure the delivery of service to required standards continues to the end of the contract.

Source Date 31/12/2017

During December collection services had to stand down on occasion because of snow and severely inclement weather. Crews were called in early when the weather improved to rectify. Collections were affected on both the Friday and Saturday (in December) due to severe icy conditions so although a high level it very small compared to the amount of properties that had no service. The contract for the new service providers Veolia has been announced and the new contract will commence in June. We will continue to work with Enterprise to ensure the delivery of service to required standards continues to the end of the contract.

Source Date 31/12/2017

The December breakdown remains red as Enterprise and NCC are yet to reconcile and approve the data and give NBC the figures. The contract for the new service providers Veolia has been announced and the new contract will commence in June. We will continue to work with Enterprise to ensure the delivery of service to required standards continues to the end of the contract.

Source Date 31/12/2017

Due to snow in December there has been a drop in reported fly tipping incidents. Two fly tips were reported as out of target due to needing the 7.5 ton truck which was off the road due to breakdown.

Source Date 31/12/2017

the series of measures implemented to reduce the pressure on the homelessness service, and improve the living conditions of households in temporary accommodation, has had a positive effect. The number of households residing in bed and breakfast accommodation has reduced by 31% and the number of households placed outside of the borough has reduced by 57%. Unfortunately, the number of homelessness applications received each month has remained high, and there is a lack of "move-on" opportunities for households who are accepted as homeless, resulting in an increase in the overall number of households residing in temporary accommodation.

Source Date 31/12/2017

While the Housing Options and Advice Team does all it can to prevent homelessness and the need for temporary accommodation, preventing assured short-hold tenants from becoming homeless is extremely difficult as the majority of landlords seeking possession of their accommodation are determined to sell their accommodation. Due to the buoyancy of the of the private rented sector many tenants are unable to secure alternative affordable accommodation. In preparation for the implementation of the Homelessness Reduction Act 2017, the Team is planning to make a series of changes to ensure that all services and organisations, including the Council, intervene earlier, providing more opportunities to prevent homelessness.

Source Date 31/12/2017

By the end of the quarter the backlog of 130 un-assessed homelessness applications had been cleared resulting in the number of outstanding homelessness decisions being reduced by two thirds (from 205 to 66) the average case load of each Homelessness Officer being reduced by 64% (from 50 to 18). The waiting time for an appointment with a Homelessness Officer being reduced from 4 weeks to less than 3 days. Out intention is to maintain this position even though the number of homelessness applications received each month, and the proportionate number of acceptance remains high.

Source Date 31/12/2017

FOI and EIR requests continue to increase in the number received. In October six FOIs were responded to after the required deadline. One was insufficient information received from Service Area within timescales and there were 5 late responses recorded for FOIs for NHP, which are included in the figures as they come in centrally to NBC and are then forwarded. In November there were six late responses, 5 were due to admin errors and one a late response by NPH. December showed one late FOI response due to NBC error.

Source Date 31/12/2017
### Monthly Measures

<table>
<thead>
<tr>
<th>Measure ID &amp; Name</th>
<th>Sep 17</th>
<th>Oct 17</th>
<th>Nov 17</th>
<th>Dec 17</th>
<th>Overall perf. to date</th>
<th>YTD</th>
<th>Current Profiled Target</th>
<th>Outturn Target</th>
<th>Polarity</th>
<th>Perf. vs. same time last year</th>
<th>YTD value same time last year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Performing to target.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NI157a % Major Planning applications determined in 13 weeks or agreed extension (M)</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>Bigger is Better</td>
<td>?</td>
<td>100.00 %</td>
<td></td>
</tr>
<tr>
<td>NI157b % of 'minor' planning apps determined within 8 weeks or agreed extension (M)</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>95.00 %</td>
<td>Bigger is Better</td>
<td>?</td>
<td>97.06 %</td>
<td></td>
</tr>
<tr>
<td>NI157c % of 'other' planning apps determined within 8 weeks or agreed extension (M)</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>100.00 %</td>
<td>95.00 %</td>
<td>Bigger is Better</td>
<td>?</td>
<td>98.94 %</td>
<td></td>
</tr>
<tr>
<td>PP06 % change in serious acquisitive crime from the baseline (M)</td>
<td>-44.81 %</td>
<td>37.00 %</td>
<td>38.00 %</td>
<td>37.80 %</td>
<td>37.80 %</td>
<td>37.80 %</td>
<td>-1.63 %</td>
<td>Smaller is Better</td>
<td>?</td>
<td>32.19 %</td>
<td></td>
</tr>
<tr>
<td>PP55 % Service requests responded to within 3 working days (M)</td>
<td>83.41 %</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Bigger is Better</td>
<td>?</td>
<td>85.85 %</td>
<td></td>
</tr>
<tr>
<td>PP55a % Service Requests responded to within 5 working days (M)</td>
<td>78.40 %</td>
<td>83.76 %</td>
<td>92.43 %</td>
<td>86.74 %</td>
<td>25.89 %</td>
<td>94.00 %</td>
<td>94.00 %</td>
<td>Bigger is Better</td>
<td>?</td>
<td>?</td>
<td></td>
</tr>
</tbody>
</table>

There has been another rise in the reported acquisitive crime. We continue to work with the police to ensure that people who live in areas of high crime are made aware of the projects to support them such as information packs for victims of crime, and that the police with visit and carry out a target hardening visit, as properties are often visited. The police continue to work with vulnerable groups.

A significant operation was carried out with DVSA support and a number of vehicle defects were recorded with appropriate enforcement action being taken to follow up those defects. The figures reflect that as expected we found vehicles that did not meet required standards.

This KP1 has now been discontinued and a new one showing % of checks carried out within 5 days instigated.

Shortfall due partly to vacant posts within Warden team and also to changes in operations within the Environmental Protection Team. The Warden vacancies have now been filled and further changes made to operational procedures to address the shortfall.

Source Date 31/12/2017

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Development of the Vulcan Works site in Guildhall Road continues. This is part refurbishment and part new officespace and workshops which will include small units for businesses from the digital and creative sector.

Four Waterside is the proposed development of premium office space adjacent to the railway station. Market testing is still continuing with a view to securing pre-let office space.

Restoration and regeneration of Delapre Abbey and Park ensure services for the public reach agreed targets during the remainder of the contract.

This is a four monthly target and reports up to November. It is performing within targets during the last four months. The contract for the new service will commence with Veolia in June. We will continue to work with Enterprise to ensure services for the public reach agreed targets during the remainder of the contract.

The indicator is out of target and we continue to work with the contractor to monitor this. It is possible that the inspections were affected by leaves that still had to be cleared from footpaths. The contract for the new service will commence with Veolia in June. We will continue to work with Enterprise to ensure the delivery of service to required standards continues to the end of the contract.

We continue to work hard with the contractor to ensure that missed bins are corrected as soon as possible. The contract for the new service providers Veolia has been announced and the new contract will commence in June. We will continue to work with Enterprise to ensure that properties become licenced when required and promote awareness of when there is a need to licence properties.

The number of homelessness applications received each month has fallen below acceptable level - FlyPosting falling below acceptable level - Graffiti falling below acceptable level.

The series of measures implemented to reduce the pressure on the homelessness service, and improve the living conditions of households in temporary accommodation, has had a positive effect. The number of households residing in bed and breakfast accommodation has reduced by 31% and the number of households placed outside of the borough has reduced by 57%. Unfortunately, the number of homelessness applications received each month has fallen below acceptable level.

Both Environmental Services Calls and Housing Customer Services Calls have seen a decrease in comparison to November due to the holiday season. We are continuing to utilize cross trained staff within the One Stop Shop to continue to work with the contractor to monitor this. It is possible that the inspections were affected by leaves that still had to be cleared from footpaths. The contract for the new service will commence with Veolia in June. We will continue to work with Enterprise to ensure the delivery of service to required standards continues to the end of the contract.

Options have been explored to ensure that debt recovery is regularised in respect of rent and other sums due and a decision is pending.

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Source Date 31/12/2017
### Quarterly Measures

<table>
<thead>
<tr>
<th>Measure ID &amp; Name</th>
<th>Mar 17</th>
<th>Jun 17</th>
<th>Sep 17</th>
<th>Dec 17</th>
<th>Overall perf. to Date</th>
<th>YTD</th>
<th>Current Profiled Target</th>
<th>Annual Target</th>
<th>Polarity</th>
<th>Perf. vs. same time last year</th>
<th>YTD value same time last year</th>
</tr>
</thead>
<tbody>
<tr>
<td>HMO01 No. HMOs with Mandatory licence (Q)</td>
<td>360</td>
<td>352</td>
<td>387</td>
<td>403</td>
<td>403</td>
<td>340</td>
<td>340</td>
<td></td>
<td>Bigger is Better</td>
<td>362</td>
<td></td>
</tr>
<tr>
<td>HMO08 No. of HMOs with an additional licence (Q)</td>
<td>525</td>
<td>537</td>
<td>500</td>
<td>507</td>
<td>507</td>
<td>550</td>
<td>550</td>
<td></td>
<td>Bigger is Better</td>
<td>515</td>
<td></td>
</tr>
<tr>
<td>IG01 % LGO cases responded to within 28 days (excl. pre-determined cases) (Q)</td>
<td>100.0 %</td>
<td>100.0 %</td>
<td>100.0 %</td>
<td>100.0 %</td>
<td>100.0 %</td>
<td>100.0 %</td>
<td>Bigger is Better</td>
<td>100.0 %</td>
<td>Performing within target.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>IG02 Av. days to respond to LGO enquiries (excl. pre-determined cases) (Q)</td>
<td>0.00</td>
<td>27.50</td>
<td>28.00</td>
<td>25.00</td>
<td>13.25</td>
<td>0.00</td>
<td>0.00</td>
<td>Smaller is Better</td>
<td>Performing within target.</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>MPE01 No. of new businesses locating on NWEZ (Q)</td>
<td>7</td>
<td>3</td>
<td>2</td>
<td>5</td>
<td>10</td>
<td>15</td>
<td>25</td>
<td>Bigger is Better</td>
<td>Performing within target.</td>
<td>11</td>
<td></td>
</tr>
<tr>
<td>MPE02 No. of new jobs created on NWEZ (Q)</td>
<td>293</td>
<td>20</td>
<td>5</td>
<td>24</td>
<td>49</td>
<td>200</td>
<td>350</td>
<td>Bigger is Better</td>
<td>Performing within target.</td>
<td>320</td>
<td></td>
</tr>
<tr>
<td>PP16 % Off licence checks that are compliant (Q)</td>
<td>20.00 %</td>
<td>33.33 %</td>
<td>0.00 %</td>
<td>50.00 %</td>
<td>35.71 %</td>
<td>85.00 %</td>
<td>85.00 %</td>
<td>Bigger is Better</td>
<td>49.02 %</td>
<td>Performing within target.</td>
<td></td>
</tr>
<tr>
<td>TCO05n Town Centre footfall (Q)</td>
<td>3,126,019</td>
<td>4,129,997</td>
<td>4,033,739</td>
<td>4,387,058</td>
<td>12,550,794</td>
<td>11,700,000</td>
<td>14,700,000</td>
<td>Bigger is Better</td>
<td>12,511,555</td>
<td>Performing within target.</td>
<td></td>
</tr>
</tbody>
</table>

The number of licenced properties which are three or more storeys and have 5 or more individual occupants is significantly above the YTD figure of 340. This is due to the way in which the enforcement team work proactively to investigate unlicensed HMO’s, taking robust enforcement action and thorough investigation to increase the number of properties with licences.

The number of properties with an additional licence (those HMO's with 2 storeys) is difficult to predict. We use a range of intelligence resources to record information about properties that are unlicensed. We continue to take robust action to ensure properties become licenced when required and promote awareness of when there is a need to licence properties.

There have only been 5 new business locating to the NWEZ during this quarter, one of them being Lidl for which we only received the figures in December. We continue to actively support the on-going investment enquiries through the appointed economic development officer and senior management (enterprise and regeneration.)

The five new businesses that located to the Enterprise Zone created twenty four new jobs. Although this is below target for the quarter, it is hoped that this will increase going forward.

Some of the checks are carried out in response to complaints. The breaches of conditions were found to relate generally to absence of relevant paperwork (failure to display signage or lack of copies of the licences). Enforcement action is taken to address these breaches.

Footfall for the town centre has exceeded target.
### 4 Monthly Measures

<table>
<thead>
<tr>
<th>Measure ID &amp; Name</th>
<th>Mar 17</th>
<th>Jul 17</th>
<th>Nov 17</th>
<th>Overall perf. to Date</th>
<th>YTD</th>
<th>Current Profiled Target</th>
<th>Annual Target</th>
<th>Polarity</th>
<th>Perf. vs. same time last year</th>
<th>YTD value same time last year</th>
</tr>
</thead>
<tbody>
<tr>
<td>ESC05 % of Land and Highways assessed falling below an acceptable level - Litter (NI195a) (4M)</td>
<td>2.83 %</td>
<td>3.33 %</td>
<td>3.17 %</td>
<td>3.13 %</td>
<td>2.00 %</td>
<td>2.00 %</td>
<td>Smaller is Better</td>
<td>3.67 %</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESC06 % of Land and Highways assessed falling below acceptable level - Detritus (NI195b) (4M)</td>
<td>2.17 %</td>
<td>2.66 %</td>
<td>2.17 %</td>
<td>3.02 %</td>
<td>4.00 %</td>
<td>4.00 %</td>
<td>Smaller is Better</td>
<td>3.83 %</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESC07 % of Land and Highways assessed falling below acceptable level - Graffiti (NI195c) (4M)</td>
<td>0.67 %</td>
<td>0.65 %</td>
<td>0.50 %</td>
<td>0.49 %</td>
<td>2.00 %</td>
<td>2.00 %</td>
<td>Smaller is Better</td>
<td>1.00 %</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ESC08 % of Land and Highways assessed falling below acceptable level - FlyPosting (NI195d) (4M)</td>
<td>0.00 %</td>
<td>0.00 %</td>
<td>0.00 %</td>
<td>0.00 %</td>
<td>2.00 %</td>
<td>2.00 %</td>
<td>Smaller is Better</td>
<td>0.00 %</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The indicator is out of target and we continue to work with the contractor to monitor this. It is possible that the inspections were affected by leaves that still had to be cleared from footpaths. The contract for the new service will commence with Veolia in June. We will continue to work with Enterprise to ensure services for the public reach agreed targets during the remainder of the contract.

This is a four monthly measure and reports up to November. It is performing over target. There has been efforts to reduce levels of detritus particularly in channels and back lanes as there has been an increase in reports. The contract for the new service will commence with Veolia in June. We will continue to work with Enterprise to ensure services for the public reach agreed targets during the remainder of the contract.

This is a four monthly target and reports up to November. It is performing within targets during the last four months. The contract for the new service will commence with Veolia in June. We will continue to work with Enterprise to ensure services for the public reach agreed targets during the remainder of the contract.

This is a four monthly target and the figures up to November are showing that Flyposting reporting within targets. The contract for the new service will commence with Veolia in June. We will continue to work with Enterprise to ensure services for the public reach agreed targets during the remainder of the contract.

Source Date 30/11/2017
### Major Project update

**Delivery of the Northampton Waterside Enterprise Zone**

2,174 individuals were registered on the Project Angel site during the construction of the whole development, with 0.7 ha of land being developed equating to 20,860 sq.m. of new floor space including a car park and £46.4 million of public sector capital investment. This is due to open in September 2018. 327 jobs are reported in Q3 with a further £27,583 M being secured to support the development works. Five new enterprises have been created with an estimated 28 new jobs and two enterprises are reported moved on taking five jobs with them. Project on target.

**Development of the Greyfriars site**

Work continues on the former Greyfriars bus station site. Cabinet have resolved to cease negotiations with the preferred developer and has authorised that disposal options be reassessed.

**Restoration and regeneration of Delapre Abbey and Park**

Following on from the grant of planning permission for car park development at Delapre Abbey, works commenced on site in September 2017. The car park and CCTV works are now complete. Landscaping will be carried out when the weather improves.

**Delivery of the Business Incentive Scheme and account management to key businesses**

The Business Incentive Scheme is a support programme which is funded by £250,000 NBC Funding awarded annually to assist new enterprises to increase opportunities for new businesses within the Borough of Northampton. Three new businesses have been supported within the second quarter creating 4 additional jobs and attracting £15,561 of private sector investment. So far this year a total of seventeen businesses have been supported with £120,737 committed grants between April-December 2017. In total for 2017/2018, 49 jobs created that leveraged approx. £567,469 of private sector investment. Three new businesses supported in the third quarter creating 6 additional jobs and attracting £39,956 private sector investment. Project on target.

**Delivery of the Four Waterside Development**

Four Waterside is the proposed development of premium office space adjacent to the railway station. Market testing is still continuing with a view to securing pre-let office space.

**Development of the Cultural Quarter**

Development and expansion of the Museum site in Guildhall Road continues. Planning was approved in November 2017. Preparing to go to cabinet in March 2018 for Tender approval and then issue to tenderees.

**Delivery of the Castle Station development**

The Castle station development project refers to the development of the land behind the railway station. There are proposals for mixed used development which will give more parking for commuters, some residential and some commercial use. Discussions with Network Rail, Department of Transport, the new franchise holder and the Homes & Communities Agency are ongoing.