



West Northamptonshire Joint Strategic Planning Committee

Your attendance is requested at a meeting to be held at the Council Chamber, Daventry District Council on Monday, 16 July 2012 at 6:00 pm.

D. Kennedy
Chief Executive

Contact: Frazer McGown, Democratic Services Manager
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Agenda

1. APOLOGIES FOR ABSENCE
2. MINUTES
3. DECLARATIONS OF INTEREST
 - Personal
 - Prejudicial
4. MATTERS OF URGENCY

To consider any issues that the Chairman is of the opinion are Matters of Urgency.
5. PUBLIC PARTICIPATION (IF ANY)
6. WEST NORTHAMPTONSHIRE JOINT PLANNING UNIT
FINANCIAL OUT- TURN 2011/12
(copy attached)
7. PROPOSED CHANGES TO THE PRE- SUBMISSION WEST
NORTHAMPTONSHIRE JOINT CORE STRATEGY
(copy attached)
8. THE CHAIRMAN TO MOVE:
"THAT THE PUBLIC 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 ARE LISTED AGAINST SUCH ITEM OR ITEMS OF BUSINESS BY REFERENCE TO THE APPROPRIATE PARAGRAPH OF SCHEDULE 12A TO SUCH ACT."

The Guildhall, Northampton, Tuesday, 13 March 2012

PRESENT: Councillor Tim Hadland (Deputy- Chair); Councillors Jim Bass, Rebecca Breese, Stephen Clarke, Kay Driver, Penny Flavell, David Mackintosh, Chris Millar and John Yates.

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Mary Clarke and County Councillors Andre Gonzalez de Savage and Ben Smith.

2. MINUTES

The minutes of the meeting held on 3 October 2011 were agreed and signed by the Deputy Chair.

3. DECLARATIONS OF INTEREST

Councillor Hadland declared a Personal interest in item 6, Joint Core Strategy; Update and Timetable in so far as the discussion might relate to land in Brackley that he was advising a client on.

4. MATTERS OF URGENCY

None.

5. PUBLIC PARTICIPATION (IF ANY)

None.

6. JOINT CORE STRATEGY: UPDATE AND TIMETABLE

The Head of the JPU submitted a report that set out an update on the national context including the Localism Act, transitional arrangements and the draft National Planning Policy Framework; and sought agreement to the next stages and timetable of the Joint Core Strategy, as set out in Appendix 1 of the report. It was currently believed that the final version of the National Planning Policy Framework would be published and the revocation of the East Midlands Plan may take place in conjunction with the Chancellor of the Exchequer's budget statement on 21 March 2012.

In answer to questions the Head of the JPU noted that it was too soon to say what changes to the Pre- Submission version of the Joint Core Strategy might be made, that the timetable put forward in Appendix 1 was as expeditious as possible and that the provisions of the final National Planning Policy Framework would be carefully assessed to ensure that they were appropriately reflected in the Joint Core Strategy.

RESOLVED: 1. That the update on the national context including the Localism Act, transitional arrangements and the draft National Planning Policy Framework be noted.

2. That changes to the Pre-Submission Joint Core Strategy be prepared

and presented to the Joint Strategic Planning Committee on 16 July 2012 for consideration in accordance with the Joint Core Strategy timetable set out at Appendix 1 of the report.

7. AUDIT OF THE WEST NORTHAMPTONSHIRE JOINT PLANNING UNIT

The Head of the JPU submitted a report that set out the results of the 2011 audit of the JPU and South Northamptonshire Council in respect of financial controls.

Members congratulated all those involved with the audit.

RESOLVED: That the sound systems of control in place to enable the proper management of the JPU be noted.

The Deputy Chair noted that this was the last meeting that David Bailey, Director of Planning and Regeneration at Northampton Borough Council, would be attending before his retirement at the end of March 2012 and thanked him on behalf of the Joint Planning Committee for his work.

The meeting concluded at 18.24 hours.

Item No: 8
Date: 16 July 2012

WEST NORTHAMPTONSHIRE
JOINT LOCAL DEVELOPMENT FRAMEWORK
JOINT STRATEGIC PLANNING COMMITTEE

West Northamptonshire Joint Planning Unit Financial Out Turn: 2011-12
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**REPORT OF THE HEAD OF THE JOINT PLANNING UNIT & DIRECTOR OF
RESOURCES/SECTION 151 OFFICER: SOUTH NORTHAMPTONSHIRE COUNCIL**

1. Purpose of the Report

- 1.1 To update the Committee on the financial out turn of the West Northamptonshire Joint Planning Unit's budget for financial year 2011-12.

2. Recommendations

- 2.1 To note the out turn for financial year 2011-12; which illustrates an active and dynamic year for the West Northamptonshire JPU.
- 2.2 To note that **£557,000** is to be carried forward to financial year 2012-13 to enable the Joint Core Strategy work programme to remain on track and on target, as this amount is "committed expenditure" as set out in paragraph 36 of the Fifth Schedule of the Legal Agreement between partners.

3. Context

- 3.1 It has been a busy year for the Joint Planning Unit and this means that the budget available to the Unit to progress its work programme has been used to best effect in order to ensure full value for money in terms of progressing essential work whilst also getting the work done.

- 3.2 The latest financial monitoring reveals that:

- at the end of March 2012 the actual expenditure was **£704k**;
- The remaining unspent budget to be carried forward into 2012-13, as allowed for as "committed expenditure" in paragraph 36 of the West Northamptonshire Joint Planning Unit Finance and Procurement Protocol, amounts to **£557k**.

- 3.3 The total budget envelope for 2012/13 includes a base budget reduction of 10% across the partnership. This was agreed by Committee at their meeting on 3rd October 2011. The budget is in place to ensure the continued efficient delivery of the programme of Local Plan preparation (including regarding the West Northamptonshire Joint Core Strategy) set out in the up to date West Northamptonshire Local Development Scheme approved by the Committee at their meeting on 12th June.
- 3.4 There are ongoing necessary projects relating to the preparation of the West Northamptonshire Joint Core Strategy where the expenditure relating to these projects will occur in financial year 2012-13. In the light of this the budget for these projects, which is contractually committed for the purposes of progressing the Joint Core Strategy, will be carried forward to 2012-13 so that the Joint Core Strategy Work Programme stays on track.
- 3.5 This approach has been endorsed by the s151 officers in all partner authorities and also by the Business Sub Group at their meeting on 12 June 2012.

4. Future management of the West Northamptonshire Joint Planning Unit Budget

- 4.1 All expenditure in 2012-13 and subsequent years will continue to be closely monitored by the Programme Board reporting to the Business Sub Group to ensure value for money for all the partner authorities.

5. Recommendation

- 5.1 That the Committee notes the West Northamptonshire Joint Planning Unit Financial Outturn for 2011-12.

Name:	David Atkinson	Martin Henry CPFA
Title:	Head of Joint Planning Unit	Director of Resources
Date:	22 June 2012	S151 Officer SNC

Contact Officer(s): Mandy Anderson (SNC Accountant) 01327 322233

Item No: 9

Date: 16 July 2012

**WEST NORTHAMPTONSHIRE
JOINT STRATEGIC PLANNING COMMITTEE**

**Proposed Changes to the Pre-
Submission West Northamptonshire
Joint Core Strategy**

REPORT OF THE HEAD OF THE JOINT PLANNING UNIT

1. Purpose

1.1 The purpose of this report is:

- a) To seek approval for the publication of Proposed Changes to the Pre-Submission version of the West Northamptonshire Joint Core Strategy, as attached at Appendix 1, for the statutory six weeks representation period in accordance with Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012, to run from 14 August to 26 September 2012, together with an additional two week advance publicity period to take account of the fact that the representations period coincides with the summer holiday period;
- b) To note and seek approval of the officer responses to the representations received to the West Northamptonshire Pre-Submission Joint Core Strategy, February 2011, as attached at Appendix 2; and
- c) To seek approval for the Communication and Consultation Strategy at Appendix 3 to support the Proposed Changes to the Pre-Submission version of the West Northamptonshire Joint Core Strategy.

2. Recommendations

2.1 That the Joint Strategic Planning Committee:

- 1) Approves the Proposed Changes to the Pre-Submission version of the West Northamptonshire Joint Core Strategy for the statutory six week representations period in accordance with Regulations 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012, to run from 14 August to 26 September 2012, together with an additional two week advance publicity period to take account of the fact that the representations period coincides with the summer holiday period;

- 2) Notes and approves the officer responses to the representations received to the West Northamptonshire Pre-Submission Joint Core Strategy, February 2011, as attached at Appendix 2;
- 3) Authorises the Chair of the Joint Strategic Planning Committee to agree any editorial changes required to the Proposed Changes to the Pre-Submission version of the West Northamptonshire Joint Core Strategy; and
- 4) Approves the Communication and Consultation Strategy, as attached at Appendix 3, to support the Proposed Changes to the Pre-Submission version of the Joint Core Strategy.

3. Overview of the Joint Core Strategy Process to Date

- 3.1 The Joint Core Strategy will be the long term strategic plan for the development of Daventry District, Northampton Borough and South Northamptonshire administrative areas – it deals with the big picture of what will happen in the future. It is a spatial policy document, which means it deals with places and the activities that happen within and between them. The Joint Core Strategy is the priority planning document and all subsequent documents must reflect what it says.
- 3.2 At its meeting on 31 January 2011 the West Northamptonshire Joint Strategic Planning Committee approved the publication of the Pre-Submission version of the West Northamptonshire Joint Core Strategy for the statutory six weeks representations period in accordance with the then Regulations 27 and 28. The content of the Pre-Submission Joint Core Strategy was informed by the Joint Core Strategy Issues and Options (2007), the Regulation 25 consultation (2009) and the Emergent Joint Core Strategy consultation in 2009, as well as the collection of a wide ranging evidence base and on-going work with technical bodies.
- 3.3 At its meeting on 25 July 2011 the West Northamptonshire Joint Strategic Planning Committee formally received the quantitative analysis of and the summary of the main issues raised by the representations received to the Pre-Submission Joint Core Strategy.
- 3.4 At its meeting on 13 March 2012 the JSPC noted the changes to the national policy context including the imminent publication of the National Planning Policy Framework and agreed that in the light of the national policy changes as well as the representations to the Pre-Submission Joint Core Strategy changes to the Pre-Submission version should be prepared for consideration by the Committee at its meeting on 16 July 2012.
- 3.5 The representations received to the Pre-Submission Joint Core Strategy in 2011 have been taken into account in the preparation of the Proposed Changes to the Pre-Submission version of the Joint Core Strategy. Joint Planning Unit Officers have prepared recommended responses to the Pre-Submission Joint Core Strategy representations, attached as Appendix 2, for the Committee to note and approve at this meeting.

3.6 A report of the community engagement and consultation undertaken to date on the Joint Core Strategy, including previous consultation stages and the responses received, was published alongside the Pre-Submission Joint Core Strategy in February 2011. That report has been updated to include details of community engagement and consultation undertaken and the responses received at the Pre-Submission stage. This updated report will be available alongside the Proposed Changes to the Pre-Submission Joint Core Strategy when it is published for the statutory six weeks representations period commencing in August 2012.

4. The Proposed Changes to the Pre-Submission Joint Core Strategy – An Introduction

4.1 In the light of the representations to the Pre-Submission Joint Core Strategy and changes to national planning policy, particularly in terms of the National Planning Policy Framework (NPPF), changes are proposed to the Pre-Submission Joint Core Strategy. These Proposed Changes include the presumption in favour of sustainable development and overall, ensure that the Joint Core Strategy is now in full accordance with the NPPF. The Proposed Changes do not go to the heart of the plan but are considered necessary to ensure the Strategy is sound. The vast majority of the Proposed Changes are simply to factually update the plan or to correct minor drafting errors and these are termed Minor Proposed Changes. However, some of the changes are more important, although they still do not change the overall strategy or the direction of the plan, these are termed Significant Proposed Changes.

4.2 The preparation of the Proposed Changes to the Pre-Submission Joint Core Strategy has been informed by the previous consultations on the Joint Core Strategy, the collection of a wide ranging evidence base which is listed in Appendix 2 of the Pre-Submission Joint Core Strategy and updated by the Proposed Changes.

What do the Proposed Changes Say?

4.3 The Pre-Submission Joint Core Strategy sets out a vision for the West Northamptonshire area in 2026 and that vision and the spatial strategy that underpins it is unchanged.

4.4 The Proposed Changes to the Pre-Submission are divided into Minor and Significant Proposed Changes. Minor changes are those which, for example, correct typographical errors or update factual information. The following paragraphs set out the significant proposed changes to the Pre-Submission Joint Core Strategy, however it is recommended that the full list of changes is reviewed for a comprehensive understanding.

A new Objective 16

4.5 The Proposed Changes identify an additional objective to the JCS. Objective 16 refers to the need to conserve and where possible enhance important heritage assets. Whilst heritage is mentioned in Objective 15 it was considered reference to heritage and the need for its appropriate protection should be expanded in an additional and separate objective.

The Spatial Strategy

- 4.6 The Spatial Strategy remains unchanged other than minor rewording to update the section and to update the housing, retail floorspace capacity and employment figures it contains. Revised housing figures take account of new planning consents since the Pre-Submission version was first published which reduces the remaining housing requirement from 21,370 homes to 19,810 homes. The job numbers are increased from 16,000 to 19,000 (as explained under the heading Economic Advantage below). Retail floorspace capacity is reduced largely due to a reduction in available spending, although the Grosvenor Centre redevelopment remains unchanged and is a key element for delivery within the plan.
- 4.7 The hierarchy of towns and centres and the distribution of the development between these places remains unaltered in the JCS. This includes maximising the use of land and buildings within the existing urban areas of the towns and by developing new Sustainable Urban Extensions (SUEs).

Sustainable Development

- 4.8 The overall aim of the Pre-Submission JCS is to deliver sustainable development and this aim continues and is supported by Proposed Changes which ensure the policy basis is robust and in line with the new National Planning Policy Framework. Proposed Changes include some rewording of the Pre-Submission JCS Policy on Sustainable Development Principles (Policy S10) including reference to development being designed to improve environmental performance, energy efficiency and adapt to a changing climate over its lifetime. A new policy titled Low Carbon and Renewable Energy (Policy S11) is introduced via the Proposed Changes which requires major development to contribute to reductions in carbon emissions.

Connections

- 4.9 The Proposed Changes add further detail to the delivery of improvements to the A45 between Junction 15 of the M1 and the Great Billing Junction at Northampton. Reference is also made to A43 Kettering to Northampton Improvements at Policy C3 titled Strategic Connections.

Economic Advantage

- 4.10 A central and continuing theme for the JCS is to secure economic stability for the area and a range of job opportunities.
- 4.11 Since the consultation on the Pre-Submission JCS Northampton has been awarded an Enterprise Zone. The Northampton SEMLEP Waterside Enterprise Zone will support the regeneration of Northampton town and bring with it some 7,000 new jobs. Northampton University has recently announced its intention to explore the feasibility of moving to the Waterside area of Northampton. Due to this new focus of employment opportunities and potential for higher level education provision, the Proposed Changes envisage the location of a Technology Realm within the Enterprise Zone which will benefit from this synergy. Hence the reference to a Technology Realm located at Northampton North Sustainable Urban Extension will no longer be sustainable and the Proposed Changes take this into account.

- 4.12 The Proposed Changes make provision for 19,000 new jobs increasing the number of jobs by 3,000 from the figure stated in the Pre-Submission JCS version. This increase seeks to ensure a range of jobs are provided and to acknowledge that although Northamptonshire has remained reasonably resilient to the recent economic downturn, some jobs have been lost.
- 4.13 There is no change proposed to the need to protect existing employment sites and the town centres of Northampton and Daventry will continue to be the focus of regeneration, renewal and jobs growth. The strategic role of Daventry International Rail Freight Terminal (DIRFT) and Silverstone Circuit is maintained within the JCS, and SUEs in all four of the West Northamptonshire towns will continue to provide for local employment opportunities.

Housing

- 4.14 The Proposed Changes to the housing section of the JCS reflect the updated housing numbers as in the Proposed Changes to the Spatial Strategy. Further Proposed Changes are made in relation to affordable housing requirements to take account of the Government's announcement of a new affordable rent model. This allows Registered Providers of affordable housing to charge rents on new build developments and relets. The Affordable Rent tenure has now been included within the definition of affordable housing set out in the National Planning Policy Framework and the Strategic Housing Market Assessment (SHMA) was consequently updated to reflect the Affordable Rent tenure.
- 4.15 Policy H2 of the JCS deals with the proportion of affordable housing required on development sites. Proposed Changes to this policy include the introduction of a revised percentage of affordable housing requirements for developments in rural and urban areas and revised requirements for affordable housing and site size thresholds to reflect the results of the updated SHMA.
- 4.16 Policy H3 refers to the provision of housing in rural areas as rural exceptions sites. Proposed Changes to this policy are as a consequence of the provisions of the National Planning Policy Framework which encourages Local Planning Authorities to consider the provision of market housing where this would ensure the delivery of affordable housing to support rural exception schemes.

Built and Natural Environment

- 4.17 The Built and Natural Environment section of the JCS contains a range of policies covering topics such as biodiversity, green infrastructure, landscape, heritage assets, water, pollution and ground instability.
- 4.18 There are some significant Proposed Changes to policies within this chapter including changes to the Upper Nene Valley Gravel Pits Special Protection Area where further assessment has resulted in the definition of a defined protection zone shown on a new Figure 7 included within the JCS.
- 4.19 The Proposed Changes divide policy BN7 titled Flood Risk into two policies covering Flood Risk and a new policy BN7A titled Water Supply, Quality and Wastewater Infrastructure. The new policy seeks to ensure new developments take full account of the need for an adequate water supply and waste water infrastructure and to ensure that as far as practicable water quality is protected or improved.

Infrastructure

- 4.20 A major concern of local communities is to ensure that facilities and services are provided to meet future growth. A key requirement of the JCS is to secure appropriate levels of funding to ensure that support is provided at an appropriate level and in a timescale where it is able to support development from the outset. The Proposed Changes to the Pre-Submission JCS update the information in relation to known infrastructure requirements and a new Appendix 4 Infrastructure Requirements to the JCS is included. This updates detailed information in relation to the Key Primary Infrastructure Projects included at Table 7 of the JCS.

Sustainable Urban Extensions (SUEs)

- 4.21 The JCS approach to locating new development continues the concept of Sustainable Urban Extensions (SUEs). These are located around Northampton, Daventry, Towcester and Brackley and will accommodate the housing needs of each area. There are however some detailed Proposed Changes to the land use requirements for some of the SUEs as set out below:

- The Technology Realm is relocated from Northampton North SUE to the Northampton SEMLEP Waterside Enterprise Zone (as described above).
- Northampton Kings Heath SUE (known as Dallington Grange) is reduced from 3,500 dwellings to 3,000 dwellings in recognition of some site constraints including archaeology and ecology.
- Daventry North East SUE (also known as Churchfields) will deliver around 2,000 dwellings to 2026 instead of 2,500 dwellings although the overall development remains at 4,000 dwellings. The slower delivery of houses in the period to 2026 is anticipated due to the slowing of the economy and house building rates generally that are anticipated in the early part of the plan period.
- Towcester South SUE will still deliver 1,500 dwellings in the period to 2026 but the overall size of the SUE will be reduced by 300 dwellings to 3,000 in recognition of prevailing market conditions.
- Brackley East SUE is reduced by 30 dwellings to 350 dwellings to reflect the most up to date detailed information on the development of the site.

- 4.22 There are also some Proposed Changes that apply to all SUEs for example reference to Park and Ride provision is deleted from all SUEs. Northamptonshire County Council as highway authority considers that even on the busiest corridors delivering Park and Ride within the period to 2026 will be unlikely and a viable business case for establishing a Park and Ride bus service has not been established from any of the identified SUEs.

- 4.23 Proposed Changes also provide for a greater degree of flexibility in relation to the retail provision at new Local Centres within the SUEs. However, these will still be subject to impact assessment over 1000 sqm.

The Rural Areas

- 4.24 Much of West Northamptonshire is rural in nature with a dispersed network of almost 190 villages and hamlets. The rural communities account for approximately one-third of West Northamptonshire's population. In Daventry and South Northamptonshire districts the percentage of people living in rural communities is as high as 75%.

4.25 Policy R1 of the Rural Areas section refers to the Spatial Strategy for the Rural Areas. Proposed Changes to this policy seek to clarify the scale of growth that is required in the rural areas and to provide greater flexibility for local decision making in recognition of the introduction of Neighbourhood Plans in the Localism Act.

4.26 The Proposed Changes specify that within the rural area of Daventry District an additional 1,355 dwellings will be built and that South Northamptonshire's rural area should deliver an additional 1,790 dwellings over the remaining years of the plan period. They also enable the local authorities, in consultation with their local communities, to determine a settlement hierarchy for the rural area and the scale of development that will be accommodated by individual settlements.

Sustainability Appraisal and Habitats Regulations Assessment

4.27 The Proposed Changes have been the subject of a sustainability appraisal and a Habitats Regulations Assessment (previously known as an Appropriate Assessment) by independent environmental consultants Environ. Environ's reports will be published alongside the Proposed Changes to allow respondents to the Proposed Changes to reflect on Environ's appraisal and assessment in preparing their representations and to make any observations on the appraisal and the assessment themselves.

Equalities Impact Assessment

4.28 The Proposed Changes to the Pre-Submission Joint Core Strategy are subject to an on-going Equalities Impact Assessment (EqIA). The purpose of the EqIA process is to identify whether the plan has an adverse impact on equality of opportunity on the basis of a person's race, gender, disability, sexuality, religion or belief or age or on relations between or within those groups, and how this can subsequently be addressed. The EqIA will be published alongside the Proposed Changes the Pre-Submission Joint Core Strategy to allow respondents to the Proposed Changes to reflect on this assessment in preparing their representations and to make any observations on the assessment itself.

Publication Format

4.29 The Proposed Changes only will be published for representations in a series of tables, or Schedules, with one table per section of the JCS. Each Schedule will show the Proposed Changes as tracked changes to the reasoned justification and/ or policy text of the JCS. The reason/ s for the Proposed Changes and the source of the Proposed Changes (e.g. JPU officer, Representation, etc) will also be included in the Schedules. The tracked changes version of the Pre-Submission JCS, incorporating the Proposed Changes, will also be published on the JPU website for reference purposes only. The Schedules of the Proposed Changes and the associated tracked change version of the Pre-Submission JCS are attached to this report as Appendix 1.

5. Communication and Consultation Strategy

- 5.1 A proposed Communication and Consultation Strategy for the Proposed Changes to the Pre-Submission JCS is attached to this report as Appendix 3. The Strategy sets out the proposed arrangements for communication and consultation with the local community and all other stakeholders in respect of the Proposed Changes to the Pre-Submission JCS. The Strategy ensures that the publication and consultation on the Proposed Changes meets the legal requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Statements of Community Involvement adopted by the Partner authorities.
- 5.2 The Communication and Consultation Strategy proposes a **two stage** approach which is summarised below:
1. **Proposed Changes publicity** – Advanced publicity through press releases, articles in JPU and Partners’ newsletters etc, to ensure that as many people as possible are aware of the statutory representations period on the Proposed Changes to the Pre-Submission JCS before this commences.
 2. **Proposed Changes statutory period for representations** – Ensuring compliance with the statutory requirements prescribed by Regulations 19 and 20 of the 2012 Regulations.
- 5.3 Further detail is provided in the table at Appendix 3.

6. Next Steps

- 6.1 After the representations period on the Proposed Changes to the Pre-Submission Joint Core Strategy has closed the Joint Planning Unit will report the results of the consultation back to the Joint Strategic Planning Committee and seek the Committee’s approval to proceed to submit the Joint Core Strategy to the Government for independent examination. In accordance with the revised Local Development Scheme approved by the Joint Strategic Planning Committee on 12 June 2012 submission will take place in December 2012. The following documents taken together will constitute the Submission Joint Core Strategy:
- The Pre-Submission version of the Joint Core Strategy;
 - The representations received to the Pre-Submission Joint Core Strategy in February and March 2011;
 - The Proposed Changes to the Pre-Submission Joint Core Strategy; and
 - The representations received to the Proposed Changes to the Pre-Submission Joint Core Strategy.
- 6.2 An independent Inspector will be appointed by the Government to examine the soundness of the Joint Core Strategy. The inspector will take all of these documents into account together with the supporting evidence base and hold a public examination into the Joint Core Strategy. It is expected that the examination will take place in Spring 2013 with adoption of the JCS in October 2013.

BACKGROUND PAPERS

Maps illustrating the “Saved Policies” which will be removed (as set out in Schedule 5 of the Joint Core Strategy) should the Joint Core Strategy be adopted:

- 1 Daventry Local Plan 1997
- 2 Northampton Local Plan 1997
- 3 South Northamptonshire Local Plan 1997

Copies are available from the JPU on request.

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**Appendix 3
Communication and Consultation Strategy for the Proposed Changes to the Pre-Submission Joint Core Strategy**

Stage	Timing	Actions
<p>1. Proposed Changes – Pre-Joint Strategic Planning Committee Publicity</p>	<p>June/ July 2012</p>	<ol style="list-style-type: none"> 1. A briefing note for all Councillors from the Partner Councils to explain the recent changes to the planning system, the implications for the Joint Core Strategy and the next stages of the process. 2. Briefing meetings for Councillors from the Partner Councils and representatives from Town and Parish Councils. 3. JPU Newsletter. 4. Articles to be included in Partner Councils' newsletters – subject to editorial deadlines. 5. Joint news release and press conference for local media. To be agreed by the Chair of the Joint Strategic Planning Committee and the Leaders of the Partner Councils. 6. Social media communications i.e. Twitter, Facebook.

<p>2. Proposed Changes – Statutory period for representations</p>	<p>July - September 2012 2 week advance publicity period from Tuesday 31 July to Monday 13 August. 6 week statutory period from Tuesday 14 August to Wednesday 26 September. Added 1 day due to the Bank Holiday on 27 August 2012.</p>	<p>a) Advert to be placed in local newspapers circulating across the West Northamptonshire area.</p> <p>b) All Proposed Changes related documents to be made available at the Partner Councils' offices, and in all the other 'deposit venues' specified in the adopted Statements of Community Involvement.</p> <p>c) A short summary leaflet explaining the Proposed Changes and the representations process will be circulated to consultees, Town and Parish Councils and made available at all Council offices and other "deposit" venues.</p> <p>d) All Proposed Changes related documents to be made available for review/download with full 'on-line' representations facilities available from on the JPU website with links from the Partner Councils' websites.</p> <p>e) Letters or emails explaining the Proposed Changes to the JCS sent to the specific consultation bodies', the general consultation bodies" and all organisations and individuals (including Town and Parish Councils) on the JPU Consultation database containing the following:</p> <ul style="list-style-type: none"> • The statement of representation procedures; • The statement of arrangements (i.e. when and where the documents are available); and • A Representation Form and Guidance Note for Respondents. <p>f) Paper copies of the Proposed Changes related documents to be made available on request.</p> <p>g) Social media communications i.e. Twitter, Facebook.</p> <p>h) News release for the local media.</p>
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i The specific consultation bodies are listed in Regulation 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and relate to organisations responsible for services and utilities and infrastructure provision.

ii The general consultation bodies are also specified in Regulation 2 of the 2012 Regulations and comprise:

- voluntary bodies some or all of whose activities benefit any part of the local planning authority's area
- bodies which represent the interests of:
 - different ethnic or national groups in the local planning authority's area
 - different religious groups in the local planning authority's area
 - disabled people in the local planning authority's area
 - persons carrying on business in the local planning authority's area.

Proposed Changes to the Pre-Submission Joint Core Strategy,
JSPC 16th July 2012

**Schedules of Significant and Minor Proposed
Changes to the Pre-Submission version of the
West Northamptonshire Joint Core Strategy**

&

**The Pre-Submission version of the West
Northamptonshire Joint Core Strategy
Showing the Significant and Minor Proposed
Changes as “Tracked Changes”**

**for the
Joint Strategic Planning Committee
16 July 2012**

Appendix 1



**West Northamptonshire
Joint Planning Unit**

Schedule of Significant Proposed Changes

Section 3.0 - Introduction

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC003/I	3.0 Introduction	New Paragraph 3.10	<p>Add a new paragraph 3.10 as follows:</p> <p>“When considering development proposals the relevant Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development will be approved and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in other local plans and neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the appropriate Council will grant permission unless material considerations indicate otherwise - taking into account whether:</p> <ul style="list-style-type: none"> • Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or • Specific policies in that Framework indicate that development should be restricted.” 	To reflect the presumption in favour of sustainable development as required by the National Planning Policy Framework.	JPU Officer

Schedule of Significant Proposed Changes

Section 4.0 - Spatial Portrait, Vision and Objectives

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC006/S	4.0 Spatial Portrait	Objective 16	Add a new objective to read: “Objective 16 – Heritage To conserve and where possible enhance, through carefully managed change, the important heritage assets and their settings of Northampton, Daventry, Towcester and Brackley, and to recognise the role of rural heritage assets and their settings to support a sense of place and local distinctiveness.”	In response to comments from English Heritage and National Trust and in recognition of the need to more explicitly recognise the heritage assets of West Northamptonshire.	English Heritage 4585441/ JCS_FULL/ 978293 and National Trust 4615777/ JCS_Full/ 1010933

Schedule of Significant Proposed Changes

Section 5.0 – Spatial Strategy

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC020/SS	Spatial Strategy	Policy S5	<p>Amend the following bullets points in Policy S5 as follows:</p> <ul style="list-style-type: none"> NORTHAMPTON KINGS HEATH (3,500 3,000 DWELLINGS, 10 HA EMPLOYMENT) NORTHAMPTON NORTH (2,000 DWELLINGS, 7-HA LOCAL EMPLOYMENT OPPORTUNITIES) DAVENTRY NORTH EAST (2,500 2,000 DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES) TOWCESTER SOUTH (1,500 DWELLINGS, 4,500 JOBS 15.5 HA EMPLOYMENT) BRACKLEY EAST (380 350 DWELLINGS, 1,000 JOBS 9.4 HA EMPLOYMENT) 	To reflect the proposed changes to the specific SUE policies within the Places section of the JCS.	JPU Officer
PC022/SS	Spatial Strategy	Policy S6	<p>Replace the section heading “The Phasing of Housing Development” with “Delivery and Contingency”. Amend Paragraph 5.31, add new paragraphs, renumber subsequent paragraphs and replace Policy S6 as follows:</p> <p>“Delivery and Contingency 5.31 Achievement of the housing provision is <u>dependent</u> upon necessary supporting infrastructure coming forward in a timely manner. Again, some of this will be challenging in the current economic climate, and the anticipated phasing has been set out in the <u>housing trajectory for each district and the Northampton Related</u></p>	Revised policy to strengthen the role of Monitoring and Review in the plan process. It includes an illustrative phasing of housing development, and sets out how it will be updated. The setting of specific figures for housing delivery in 5 year periods is too uncertain in the current economic climate, and	JPU Officer

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			<p><u>Development Area below in Policy S6</u> which will permit this to happen providing the economy improves as the Government expects. The housing trajectory in Appendix 3 of this JCS sets out the phasing of the housing development identified in this Plan on an annual basis over the period <u>2011-2040-2026. This trajectory will be updated annually as a part of the Authorities Monitoring Report.</u></p> <p>5.32 The principles of monitoring and review run throughout the JCS to aid the effective implementation and delivery of individual policies and associated infrastructure. This is essential to ensure that the JCS achieves its aims and objectives leading to sustainable development overall.</p> <p>5.33 The implementation of policies in the JCS is designed to achieve a range of outputs and outcomes. How an individual policy is delivered depends on the specific elements of the plan objectives that it seeks to address. Some policies are designed to be implemented through specific actions such as house building (referred to as 'outputs') while others aim to support improved 'outcomes' such as safeguarding social and environmental assets through development management decisions. Delivering the combination</p>	<p>the new policy is intended to provide important flexibility in this area as well as specify the critical areas of plan delivery which will be monitored, and the mechanism for progress reporting and review initiation.</p>	

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			<p>of both is important to support the full range of social, environmental and economic objectives in the JCS.</p> <p>5.34 Policies in the JCS have been prepared in a way that enables progress on delivery to be actively measured. Targets have been set where appropriate and relevant indicators have been selected that best reflect required outputs or outcomes. Mechanisms for review are provided through a system of triggers. These highlight levels of outputs or outcomes that if observed would indicate delivery has varied significantly from that intended in the implementation strategy. A range of contingency measures are set out in this policy that provide a starting point for how remedial action will be taken where considered necessary. The type of contingency considered depends on both the type of outcome or output not being observed as anticipated and the level of significance of this divergence.</p> <p>5.35 In the first instance where the output of development is significantly different from that intended:</p> <ul style="list-style-type: none"> • Identify the reasons/ causes and relevance of output targets and discuss with partners and stakeholders; • Review evidence base (including SHLAA and 		

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			<p>WNELS) for availability and deliverability of housing / employment land);</p> <ul style="list-style-type: none"> • Work with developer and landowners of existing committed or allocated sites to produce a viable and suitable scheme; and • Identify the problem and barriers / causes preventing infrastructure delivery. Seek to identify additional sources of finance or alternative programme for delivery. <p>Where the wider outcomes from development appear significantly different from those intended:</p> <ul style="list-style-type: none"> • Identify barriers preventing achievement; • Review implementation of policy and monitoring mechanisms with Development Management; • Assist with identifying sources of finance to address the situation (to aid the viability of including improvements as part of specific schemes); and • Discuss with partners and service providers potential solutions to better address issues within the design of schemes e.g. crime. <p>5.36 If these actions fail to re-align delivery of outputs and outcomes, then the more significant actions specified in the policy below would be implemented.</p> <p>5.37 Full details of how the Monitoring and</p>		

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			<p>Implementation Framework of the Joint Core Strategy has been developed are considered in Section 17. This should be read in conjunction with Appendix 6 ('The Monitoring Framework') where specific indicators are identified."</p> <p>“POLICY S6 – MONITORING AND REVIEW POLICIES IN THE JOINT CORE STRATEGY WILL BE MONITORED TO SUPPORT IMPLEMENTATION AND THE DELIVERY ON THE PLAN’S AIMS AND OBJECTIVES. CONTINGENCY FOR POLICIES IN THE JOINT CORE STRATEGY IS PROVIDED THROUGH THE MONITORING FRAMEWORK. APPROPRIATE TARGETS ARE ESTABLISHED THROUGH THE OBJECTIVES OF EACH POLICY AND RELEVANT INDICATORS ARE SET OUT IN DETAIL UNDER ‘APPENDIX 6: THE MONITORING FRAMEWORK’.</p> <p>THE PRINCIPAL MECHANISM FOR REPORTING DELIVERY WILL BE THROUGH THE JOINT AUTHORITIES’ MONITORING REPORT. THE CRITICAL AREAS THAT WILL BE MONITORED INCLUDE:</p> <ul style="list-style-type: none"> • THE COMPLETION OF SERVICED EMPLOYMENT FLOORSPACE, THE CREATION OF JOBS AND THE AVAILABILITY OF LAND FOR 		

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>EMPLOYMENT USE IN THE FUTURE;</p> <ul style="list-style-type: none"> • HOUSING COMPLETIONS BY LOCATION AND TYPE AND THE AVAILABILITY OF LAND FOR HOUSING IN THE FUTURE; • THE DELIVERY OF FLOORSPACE TO SUPPORT RETAIL, COMMUNITY AND HEALTHCARE LAND-USE; • THE DELIVERY OF MAJOR INFRASTRUCTURE PROJECTS AND PROVISION OF FINANCIAL CONTRIBUTIONS TOWARDS SUCH SCHEMES; AND • THE PROTECTION, ENHANCEMENT AND CREATION OF ASSETS IN THE NATURAL ENVIRONMENT. <p>IF POLICIES REMAIN INEFFECTIVE AFTER THE INITIAL MEASURES SET OUT IN THE SUPPORTING TEXT ABOVE ARE IMPLEMENTED THEN THE FOLLOWING MAY APPLY:</p> <ul style="list-style-type: none"> • CONSIDER A REVIEW OF TARGETS; • CONSIDER AREA ACTION PLANS OR ALTERNATIVE LOCAL PLANS; • CONSIDER CHANGES TO THE ALLOCATION OF EMPLOYMENT/ HOUSING LAND; AND • CONSIDER A REVIEW OF POLICY OR STRATEGY.” 		

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>POLICY S6 – PHASING OF HOUSING DEVELOPMENT</p> <p>AS AN AID TO THE MONITORING OF THE HOUSING DEVELOPMENT PROPOSED, THE TABLE BELOW SHOWS THE CURRENT EXPECTED PROVISION WILL BE MADE FOR THE FOLLOWING TOTAL REQUIREMENT AND RATES PHASING OF HOUSING DEVELOPMENT (TO BE UPDATED ANNUALLY IN THE AUTHORITIES MONITORING REPORT):”</p> <p>Phasing table in policy renamed Table S6A and updated, and new Table S6B added (See tables at the end of this schedule)</p>		
PC031/SS	Spatial Strategy	Policy S7	<p>Amend Policy S7 as follows: “PROVISION WILL BE MADE FOR A MINIMUM NET INCREASE OF 19,000 46,000 JOBS IN THE PERIOD 2010 2008- 2026 IN ORDER TO MAINTAIN A BROAD BALANCE OVER TIME BETWEEN HOMES AND JOBS AND TO MAINTAIN A DIVERSE ECONOMIC BASE.”</p>	To take account of latest demographic and jobs data and clarify time-period for delivery of those jobs.	JPU Officers
PC039/S	Spatial Strategy	Policy S8	<p>Add a new second bullet point in the first section of Policy S8 as follows: “INDUSTRIAL/ MIXED/ OFFICE LAND (120HA) WITHIN THE SEMLEP NORTHAMPTON WATERSIDE ENTERPRISE ZONE INCLUDING ...”</p>	To take account of: the SEMLEP Northampton Waterside Enterprise Zone ensuring the Technology Realm framework supports the	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>Add a new sub second bullet point: “INDUSTRIAL LAND (INCLUDING RESEARCH/ LIGHT INDUSTRY/ GENERAL INDUSTRY)”.</p> <p>Delete the third bullet point as follows: “PROVISION OF A TECHNOLOGY REALM AS SET OUT IN POLICY E3”.</p> <p>Add a new fifth bullet point as follows: “DEVELOPMENT WITHIN EXISTING BUSINESS AREAS INCLUDING SWAN VALLEY, LODGE FARM, MOULTON PARK AND BRACKMILLS”.</p> <p>Add “PERFORMANCE” to the second bullet of the third paragraph in relation to South Northamptonshire as follows: “HIGH PERFORMANCE TECHNOLOGY MOTORSPORT CLUSTER AT SILVERSTONE CIRCUIT AS SET OUT IN POLICY E5;”</p>	<p>SEMLEP Northampton Waterside Enterprise Zone; the employment land supply pipeline; and to clarify the nature of the cluster at Silverstone Circuit.</p> <p>Moving the Technology Realm framework from Northampton North SUE to the SEMLEP Northampton Waterside Enterprise Zone provides a more sustainable and viable location for the Technology Realm framework. The transfer of the Technology Realm to the Northampton Waterside Enterprise Zone therefore:</p> <ul style="list-style-type: none"> • is more sustainable helping regenerate derelict land in town centre and edge of centre locations • provides a better economic offer by 	

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
				<p>complementing the role of the Enterprise Zone instead of competing with it</p> <ul style="list-style-type: none"> retains approach of delivering quality jobs through enabling a range of business spaces 	
PC054/SS	Spatial Strategy	Table 2	Reword the title of Table 2 as follows: “Table 2 - Retail Requirement to 2004-2026 (Rounded)”	To update the plan in respect of the 2012 West Northamptonshire Retail Study Update addendum.	JPU officer
PC055/SS	Spatial Strategy	Table 2	In the “Northampton” row under the “Comparison” column replace “45,000 (to 2024)” with “ <u>37,500</u> ”.	To update the plan in respect of the 2012 West Northamptonshire Retail Study Update addendum.	JPU officer
PC056/SS	Spatial Strategy	Table 2	In the “Northampton” row under the “Convenience” column replace “7,000” with “ <u>7,800</u> ”.	To update the plan in respect of the 2012 West Northamptonshire Retail Study Update addendum.	JPU officer
PC057/SS	Spatial Strategy	Table 2	In the “Daventry” row under the “Comparison” column replace “7,600” with “ <u>5,100</u> ” And In the “Daventry” row under the “Convenience”	To update the plan in respect of the 2012 West Northamptonshire Retail Study Update addendum.	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC067/SS	Spatial Strategy	Policy S10	<p>column replace “2,000” with “2,900”.</p> <p>Amend Policy S10 as follows: “POLICY S10 - SUSTAINABLE DEVELOPMENT PRINCIPLES IN ORDER TO ACHIEVE THE OVERARCHING GOALS OF SUSTAINABILITY DEVELOPMENT WILL:</p> <ul style="list-style-type: none"> • ACHIEVE THE HIGHEST STANDARDS OF <u>SUSTAINABLE DESIGN INCLUDING IN RELATION TO INCORPORATING SAFETY AND SECURITY CONSIDERATIONS AND A STRONG SENSE OF PLACE;</u> • <u>BE DESIGNED TO IMPROVE ENVIRONMENTAL PERFORMANCE, ENERGY EFFICIENCY AND ADAPT TO CHANGES OF USE AND A CHANGING CLIMATE OVER ITS LIFETIME;</u> • MAKE USE OF SUSTAINABLY SOURCED MATERIALS; • MINIMISE RESOURCE DEMAND AND THE GENERATION OF WASTE AND MAXIMISE OPPORTUNITIES FOR <u>REUSE AND RECYCLING;</u> • BE LOCATED WHERE SERVICES AND FACILITIES CAN BE EASILY ACCESSED BY WALKING, CYCLING OR PUBLIC TRANSPORT; • MAXIMISE USE OF <u>SOLAR GAIN, PASSIVE</u> 	<p>To strengthen policy S10 in terms of sustainable design, adaptation, resources and recycling, energy, water resources, environmental assets and pollution.</p> <p>The changes reflect evidence from the Water Cycle Study, the national Biodiversity Strategy, the emerging approach to Zero Carbon Homes and the NPPF approach to renewable energy.</p> <p>A 10% target for renewable energy is inflexible in relation to emerging Zero Carbon Homes and fabric first approaches.</p> <p>To separate detailed standards in policy S10 from cross cutting sustainable development</p>	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>HEATING AND COOLING, NATURAL LIGHT AND VENTILATION USING SITE LAYOUT AND BUILDING DESIGN;</p> <ul style="list-style-type: none"> • <u>AIM TO MAXIMISE THE GENERATION ENERGY NEEDS FROM DECENTRALISED AND RENEWABLE OR LOW CARBON SOURCES;</u> • <u>MAXIMISE WATER EFFICIENCY AND PROMOTE SUSTAINABLE DRAINAGE;</u> • <u>PROTECT, CONSERVE AND ENHANCE NATURAL AND BUILT ENVIRONMENT AND HERITAGE ASSETS;</u> • <u>PROMOTE THE CREATION OF GREEN INFRASTRUCTURE NETWORKS, ENHANCE BIODIVERSITY AND REDUCE THE FRAGMENTATION OF HABITATS; AND</u> • <u>MINIMISE POLLUTION FROM NOISE, AIR AND RUN OFF.</u> <p>UNLESS IT CAN BE DEMONSTRATED THAT IT WOULD NOT BE VIABLE; THE MINIMUM CODE FOR SUSTAINABLE HOMES LEVEL FOR ALL RESIDENTIAL DEVELOPMENTS WILL BE:</p> <ul style="list-style-type: none"> • 2011 TO 2016: LEVEL 4 • 2016 TO 2021: LEVEL 5 • 2021 TO 2026: LEVEL 6 	<p>principles and strengthen the link between the energy parts of the Code standards to a new policy on low carbon and renewable energy.</p>	

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC070/SS	Spatial Strategy	New Paras. 5.86 and 5.87	<p>NON-RESIDENTIAL DEVELOPMENTS IN WEST NORTHAMPTONSHIRE OVER 500M² GROSS INTERNAL FLOORSPACE WILL BE REQUIRED TO ACHIEVE A RATING OF AT LEAST BREEAM (BRE ENVIRONMENTAL ASSESSMENT METHOD) VERY GOOD (OR EQUIVALENT)."</p> <p>Delete the existing Paragraph 5.81 and replace with the following paragraphs:</p> <p>"5.86 A study has assessed the potential for the full range of renewable energy technologies in West Northamptonshire. With the exception of Northampton, onshore wind energy forms the largest potential renewable resource for West Northamptonshire. At the micro scale, combinations of solar/ photo voltaic and heat pumps also have significant potential, especially when combined with fabric improvements to improve the energy efficiency of buildings sought through the Code for Sustainable Homes and Breeam (BRE Environmental assessment Method) for non domestic buildings.</p> <p>5.87 In the central areas of Northampton and Daventry, the greatest heat demand was identified, which could have potential for the development of decentralised energy networks. Daventry and South Northamptonshire were also identified as having potential for the generation of energy from biomass, in particular from energy crops and plant</p>	To reflect recent new evidence on renewable energy in Northamptonshire	<p>Persimmon Homes/Bloor Homes 4622465/JCS_Full/1 017429</p> <p>Barratt Strategic 462521/JCS_Full/10 54933</p> <p>Home Builders Federation Ltd 4638113/JCS_Full/1 080917</p> <p>Daventry District Council 4623361/JCS_Full/1 104213</p> <p>Northampton Borough Council 4618241/JCS_Full/1 006677</p>

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>biomass. Northampton, as an urban area also has potential for the use of energy from waste, sewage gas and waste wood.”</p> <p>Insert a new footnote: “Land Use Consultants (2011) Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report”.</p>		<p>Wind Prospects Developments Ltd 4614177/JCS_Full/1 127157</p>
PC074/ SS	Spatial Strategy	New Paras. 5.88-5.89	<p>Delete the existing Paragraph 5.82 and replace with the following paragraphs:</p> <p>“The deployment of larger scale low carbon and renewable energy schemes can have a range of positive or negative effects on nearby communities. They could provide landowners with the opportunity for rural diversification, deliver local jobs and opportunities for community based schemes and benefits. However, proposals can have a range of impacts that will vary depending on the scale of development, type of area where the development is proposed and type of low carbon and renewable energy technology deployed.</p> <p>“When considering planning applications for low carbon and renewable energy, an assessment will need to take account of impacts on landscape, townscape, natural, historical and cultural features and areas and nature conservation interests. Proposals should also use high quality design to minimise impacts on the amenity of the area, in</p>	<p>To reflect recent new evidence on renewable energy in Northamptonshire</p>	<p>Persimmon Homes/Bloor Homes 4622465/JCS_Full/1 017429 Barratt Strategic 462521/JCS_Full/10 54933 Home Builders Federation Ltd 4638113/JCS_Full/1 080917 Daventry District Council 4623361/JCS_Full/1 104213 Northampton Borough Council 4618241/JCS_Full/1 006677 Wind Prospects Developments Ltd 4614177/JCS_Full/1</p>

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			respect of visual intrusion, noise, dust and odour and traffic generation.”		127157
PC075/ SS	Spatial Strategy	New Paras. 5.90-5.92	<p>Insert the following new paragraphs:</p> <p>“5.90 Low carbon and renewable energy provision to achieve Level 4 of the Code for Sustainable Homes is more viable than meeting higher Code levels and can be achieved through more stringent fabric standards and integrated dwelling level micro generation technologies. At higher levels of the Code for Sustainable Homes energy system options, include combinations of fabric improvements with a range of low carbon technologies, either at the building or at the neighbourhood scale.</p> <p>For edge of town development, such as Sustainable Urban Extensions, there are a range of energy system options, using combinations of technologies both at the building and neighbourhood scales. In addition to building fabric and energy efficiency improvements on major development sites and in Sustainable Urban Extensions, opportunities for the deployment of combined Heat and Power and district level heating and cooling networks, should be taken where viable and appropriate.</p> <p>From 2016, the Government proposes that all housing will need to meet the zero carbon homes</p>	To reflect recent new evidence on renewable energy in Northamptonshire	<p>Persimmon Homes/Bloor Homes 4622465/JCS_Full/1 017429</p> <p>Barratt Strategic 462521/JCS_Full/10 54933</p> <p>Home Builders Federation Ltd 4638113/JCS_Full/1 080917</p> <p>Daventry District Council 4623361/JCS_Full/1 104213</p> <p>Northampton Borough Council 4618241/JCS_Full/1 006677</p> <p>Wind Prospects Developments Ltd 4614177/JCS_Full/1</p>

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PC076/ SS	Spatial Strategy	Policy S11	<p>standard when adopted, with potential on site, near site or off site low carbon and renewable energy schemes provided through a Community or Private Energy Fund. From 2019, it is also proposed that non-domestic buildings should meet the adopted zero carbon standard.”</p> <p>Amend Policy S11 as follows:</p> <p>“POLICY S11 - LOW CARBON AND RENEWABLE ENERGY</p> <p>APPLICATIONS FOR PROPOSALS TO GENERATE ENERGY FROM RENEWABLE SOURCES (INCLUDING ANY ASSOCIATED TRANSMISSION LINES, BUILDINGS AND ACCESS ROADS) WILL BE EXPECTED TO:</p> <ol style="list-style-type: none"> 1. BRING WIDER ENVIRONMENTAL, ECONOMIC AND SOCIAL BENEFITS AND CONTRIBUTE TO NATIONAL RENEWABLE ENERGY PRODUCTION TARGETS IN TERMS OF ADDRESSING CLIMATE CHANGE; 2. HAVE NO SIGNIFICANT ADVERSE IMPACT ON THE HISTORIC AND NATURAL LANDSCAPE, LANDSCAPE CHARACTER, TOWNSCAPE OR NATURE CONSERVATION INTERESTS; 3. HAVE NO SIGNIFICANT ADVERSE IMPACT ON THE AMENITY OF THE AREA IN RESPECT OF FLICKER, GLARE, NOISE, DUST, ODOUR AND TRAFFIC GENERATION; 	<p>To reflect wider approach to renewable energy, and link to energy standards in residential and non residential buildings.</p>	<p>127157</p> <p>Persimmon Homes/Bloor Homes 4622465/JCS_Full/1 017429</p> <p>Barratt Strategic 462521/JCS_Full/10 54933</p> <p>Home Builders Federation Ltd 4638113/JCS_Full/1 080917</p> <p>Daventry District Council 4623361/JCS_Full/1 104213</p> <p>Northampton Borough Council 4618241/JCS_Full/1 006677</p>

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			<p>AND</p> <p>4. <u>PROVIDE FOR THE REMOVAL OF THE FACILITIES AND REINSTATEMENT OF THE SITE, SHOULD THEY CEASE TO BE OPERATIONAL.</u></p> <p><u>MAJOR DEVELOPMENT AND SUSTAINABLE URBAN EXTENSIONS SHOULD CONTRIBUTE TO REDUCTIONS IN CARBON EMISSIONS AND ADAPT TO THE EFFECTS OF CLIMATE CHANGE THROUGH THE SUSTAINABLE DEVELOPMENT PRINCIPLES (POLICY S10). SO AS TO MINIMISE ENERGY USING SUSTAINABLE DESIGN AND CONSTRUCTION, MAXIMISE ENERGY EFFICIENCY AND THE PROVISION OF LOW CARBON AND RENEWABLE ENERGY, INCLUDING WHERE FEASIBLE AND APPROPRIATE, PROVISION OF DECENTRALISED ENERGY.</u></p> <p><u>PROPOSALS SHOULD BE SENSITIVELY LOCATED AND DESIGNED TO MINIMISE POTENTIAL ADVERSE IMPACTS ON PEOPLE, THE NATURAL ENVIRONMENT, BIODIVERSITY, HISTORIC ASSETS AND SHOULD MITIGATE POLLUTION. IN ADDITION, THE LOCATION OF WIND ENERGY PROPOSALS SHOULD HAVE NO SIGNIFICANT ADVERSE IMPACT ON AMENITY, LANDSCAPE CHARACTER AND ACCESS AND PROVIDE FOR THE REMOVAL</u></p>		<p>Wind Prospects Developments Ltd 4614177/JCS_Full/1 127157</p>

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			<p><u>OF THE FACILITIES AND REINSTATEMENT AT THE END OF OPERATIONS.</u></p> <p><u>ALL NEW RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE) ARE REQUIRED TO ACHIEVE A MINIMUM OF LEVEL 4 STANDARD IN THE CODE FOR SUSTAINABLE HOMES AND TO ACHIEVE THE ZERO CARBON STANDARD FROM 2016 OR NATIONAL EQUIVALENT STANDARD, INCLUDING WHERE APPROPRIATE A CONTRIBUTION TO COMMUNITY OR PRIVATE ENERGY FUNDS.</u></p> <p><u>ALL NEW NON-RESIDENTIAL DEVELOPMENTS OVER 500M² GROSS INTERNAL FLOORSPACE ARE REQUIRED TO ACHIEVE A MINIMUM RATING OF AT LEAST BREEAM (BRE ENVIRONMENTAL ASSESSMENT METHOD) VERY GOOD STANDARD (OR EQUIVALENT) OR ANY FUTURE NATIONAL EQUIVALENT ZERO CARBON STANDARD FROM 2019.</u></p> <p><u>THESE REQUIREMENTS WILL APPLY UNLESS IT CAN BE DEMONSTRATED THAT THEY WOULD MAKE THE DEVELOPMENT UNVIABLE.”</u></p>		

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Proposed Change to tables in Policy S6 (See Change ID PC026/SS above)

TABLE S6A DISTRICT TOTALS

DISTRICT	2010-11	2011-2016	2016-2021	2021-2026
DAVENTRY	200	1,590-1,410	3,930-3,950	3,510-3,630
NORTHAMPTON	510	4,090-4,800	7,080-6,610	5,695-5,270
SOUTH NORTHANTS	200	1,895-2,000	3,465-3,640	2,535-2,260
TOTAL	910	7,575-8,210	14,475-14,200	11,740-11,160

TABLE S6B NORTHAMPTON RELATED DEVELOPMENT AREA (NRDA)

PLAN AREA	2011-2016	2016-2021	2021-2026
Daventry (EX NRDA)	1,220	2,090	1,970
NRDA	4,865	10,295	7,735
South Northants (EX NRDA)	1,490	2,090	2,035
Total	7,575	14,475	11,740

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Section 6.0 – Connections

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC018/C	Connections	Policy C3	Amend second bullet point under Road heading in Policy C3 as follows: “TRAFFIC MANAGEMENT MEASURES AND RELATED JUNCTION MODIFICATIONS ON THE A45 AND A43 TRUNK ROADS IN CONJUNCTION WITH DEVELOPMENT COMING FORWARD IN THE CORRIDORS INCLUDING THE M1/A45 NORTHAMPTON GROWTH MANAGEMENT SCHEME”	Update Policy C3 to take account of the mitigation measures required by the Highways Agency for the M1/A45 NGMS.	Highways Agency 4623105/JCS0-Full/1093141
PC019/C	Connections	Policy C3	Add a new bullet point under Road in Policy C3 as follows: “A43 KETTERING TO NORTHAMPTON IMPROVEMENTS”	Ensure the JCS reflects appropriate measures in the North Northamptonshire Core Spatial Strategy (2008) Policy 2 on Connecting North Northamptonshire with its surroundings including A43 improvements.	JPU Officer

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Section 8.0 - Economic Advantage

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC009/E	Economic Advantage	Policy E3	<p>Amend heading and text of policy as follows:</p> <p><u>POLICY E3 - TECHNOLOGY REALM, SEMLEP NORTHAMPTON NORTH WATERSIDE ENTERPRISE ZONE</u></p> <p><u>A 7 HECTARE SITE FOR A TECHNOLOGY REALM IS ALLOCATED AS PART OF THE NORTH NORTHAMPTON SUSTAINABLE URBAN EXTENSION. THE SITE WILL MAKE PROVISION FOR:</u></p> <ul style="list-style-type: none"> ● <u>START UP UNITS WILL BE NEEDED WITHIN THE RANGE OF 125-500 SQM B1 (OFFICE, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRY) AND 200-1,000 SQM B2 (INDUSTRIAL)</u> ● <u>HIGH QUALITY AND INNOVATIVE DESIGN AND LANDSCAPING INCLUDING A GATEWAY FEATURE ON THE A43 FRONTAGE</u> <p><u>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.</u></p> <p><u>THE LOCAL PLANNING AUTHORITY WILL SEEK TO NEGOTIATE A RANGE OF BUSINESS UNIT SIZES WITHIN THE SEMLEP</u></p>	<p>Revise policy to reflect the priorities of learning & skills partners such as Northampton Economic Partnership and South East Midlands Local Economic Partnership, take account of the National Planning Policy Framework, and the designation of the SEMLEP Northampton Waterside Enterprise Zone including the need for synergy with the Technology Realm.</p>	<p>Northamptonshire Enterprise Limited 4615873/ JCS_Full/ 1003477</p>

Schedule of Significant Proposed Changes

Section 8.0 - Economic Advantage

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<u>NORTHAMPTON WATERSIDE ENTERPRISE ZONE TO ENABLE THE START-UP AND ENCOURAGE THE GROW-ON OF BUSINESSES.</u>		

Schedule of Significant Proposed Changes

Section 9.0 – Housing

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)																								
PC003/H	9.0 Housing	Table 4	Amend Table 4 to reflect the results of the updated SHMA model. (see Table 4 at the end of this Schedule).	The SHMA has been updated to include the 2008 household projections. Other data has also been updated to a 2011 base.	JPU Officer																								
PC011/H	9.0 Housing	Policy H2	<p>Amend Policy H2 as follows:</p> <p>1. Delete the first three bullet points and insert the following table:</p> <table border="1" data-bbox="831 842 1283 1487"> <thead> <tr> <th>LOCATION</th> <th>PROPORTION OF AFFORDABLE HOUSING</th> <th>SITE SIZE THRESHOLD</th> </tr> </thead> <tbody> <tr> <td><u>DAVENTRY DISTRICT</u>³¹</td> <td></td> <td>5 OR MORE DWELLINGS</td> </tr> <tr> <td>DAVENTRY TOWN</td> <td>25%</td> <td></td> </tr> <tr> <td>RURAL AREAS</td> <td>40%</td> <td></td> </tr> <tr> <td>NORTHAMPTON RELATED DEVELOPMENT AREA</td> <td>35%</td> <td>15 OR MORE DWELLINGS</td> </tr> <tr> <td><u>SOUTH NORTHAMPTONSHIRE</u>³²</td> <td></td> <td>5 OR MORE DWELLINGS</td> </tr> <tr> <td>BRACKLEY AND TOWGESTER</td> <td>40%</td> <td></td> </tr> <tr> <td>RURAL AREAS</td> <td>50%</td> <td></td> </tr> </tbody> </table> <p>2. Delete the penultimate paragraph of Policy H2.</p>	LOCATION	PROPORTION OF AFFORDABLE HOUSING	SITE SIZE THRESHOLD	<u>DAVENTRY DISTRICT</u> ³¹		5 OR MORE DWELLINGS	DAVENTRY TOWN	25%		RURAL AREAS	40%		NORTHAMPTON RELATED DEVELOPMENT AREA	35%	15 OR MORE DWELLINGS	<u>SOUTH NORTHAMPTONSHIRE</u> ³²		5 OR MORE DWELLINGS	BRACKLEY AND TOWGESTER	40%		RURAL AREAS	50%		<p>1. Revised requirements for affordable housing and site size thresholds to reflect the results of the updated SHMA and a further assessment of the contribution that small sites will make to overall housing provision.</p> <p>2. The reference to seeking commuted sums on sites of 4 dwellings or fewer in South Northamptonshire is proposed to be deleted as this will be</p>	JPU Officer
LOCATION	PROPORTION OF AFFORDABLE HOUSING	SITE SIZE THRESHOLD																											
<u>DAVENTRY DISTRICT</u> ³¹		5 OR MORE DWELLINGS																											
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<u>SOUTH NORTHAMPTONSHIRE</u> ³²		5 OR MORE DWELLINGS																											
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Schedule of Significant Proposed Changes

Section 9.0 – Housing

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC012/H	9.0 Housing	Existing Para. 9.14 and Policy H3 (New Paras. 9.18 and 9.19)	<p>Delete the existing Paragraph 9.14 and Policy H3 and replace with the following text and Policy H3:</p> <p>“Local Housing Needs in Rural Areas</p> <p>9.18 Affordability is a key issue in the rural areas of West Northamptonshire where average house prices are significantly higher than the urban areas. For this reason Policy H3 below seeks to support the provision of affordable housing through rural exception sites and also through mixed tenure schemes where an element of market housing is necessary to deliver the identified need for affordable housing. It is expected that rural exception sites will be small in scale and normally be developed solely for affordable housing. In those cases where an element of market housing is required the scale should be the minimum required to secure the delivery of the affordable housing. The market housing itself may also meet local needs such as accommodation for older people who wish to remain within their local community, or live/ work units for activities which are particularly suited to a rural area. Where affordable housing is provided under the provisions of Policy H3 this</p>	<p>a matter for local policy.</p> <p>To reflect the provisions of the National Planning Policy Framework which encourages Local Planning Authorities to consider the provision of market housing where this would ensure the delivery of affordable housing.</p>	JPU Officer

Schedule of Significant Proposed Changes

Section 9.0 – Housing

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			<p>must remain affordable in perpetuity.”</p> <p>“9.19 The SHLAA has identified a number of potential sites that could be suitable to meet the needs for affordable housing in rural areas. However the suitability of these sites can only be confirmed as specific needs are identified and confirmed through local housing needs surveys. The effective involvement of local communities is an essential prerequisite for the consideration of schemes to meet local housing needs, especially where the provision of market housing is proposed. Local communities may themselves take the opportunity to identify and plan for local housing needs through Neighbourhood planning or other community planning documents.”</p> <p>“POLICY H3 – RURAL EXCEPTION SITES</p> <p>THE PROVISION OF AFFORDABLE HOUSING TO MEET IDENTIFIED LOCAL NEEDS IN RURAL AREAS ON ‘EXCEPTION SITES’ WILL BE SUPPORTED</p> <p>SCHEMES MUST EITHER BE PURELY AFFORDABLE HOUSING OR MIXED TENURE SCHEMES INCLUDING AN ELEMENT OF MARKET HOUSING WHERE THIS IS ESSENTIAL TO THE DELIVERY OF THE</p>		

Schedule of Significant Proposed Changes

Section 9.0 – Housing

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			<p>AFFORDABLE HOUSING. IT WILL BE A REQUIREMENT THAT THE MARKET HOUSING:</p> <ul style="list-style-type: none"> • IS THE MINIMUM NECESSARY TO MAKE THE SCHEME VIABLE, AND • MEETS SPECIFIC LOCALLY IDENTIFIED HOUSING NEEDS. <p>IN ALL CASES THE FOLLOWING CRITERIA MUST BE MET:</p> <ul style="list-style-type: none"> • THE SITE IS WITHIN OR IMMEDIATELY ADJOINS THE MAIN BUILT-UP AREA OF A RURAL SETTLEMENT; • THE FORM AND SCALE OF DEVELOPMENT SHOULD BE CLEARLY JUSTIFIED BY EVIDENCE OF NEED THROUGH A LOCAL HOUSING NEEDS SURVEY; AND • ARRANGEMENTS FOR THE MANAGEMENT AND OCCUPATION OF AFFORDABLE HOUSING MUST ENSURE THAT IT WILL BE AVAILABLE AND AFFORDABLE IN PERPETUITY FOR PEOPLE IN LOCAL HOUSING NEED.” 		

Proposed Changes to Table 4 (See Change ID PC003/H above)

Table 4: Housing Requirement by Area 2010-2026 (Note: Figures may not sum due to rounding. Source: ORS Housing Market Model)

Schedule of Significant Proposed Changes

Section 9.0 – Housing

Housing Type	Daventry ⁽³⁾	Northampton Related Development Area	South Northants ⁽⁴⁾
Housing Requirement 2011-2026			
Market housing	3800-4100	15700-16600	3600-3000
Intermediate affordable housing	0	0	1300
Social rented/Affordable rented housing	1700-1200	7500-6300	900-1300
Total Housing Requirement	5400-5300	23200-22900	5800-5600
Market housing	69.2-77.4%	67.6-72.5%	61.9-53.6%
Intermediate affordable housing	0.0%	0.0%	21.8-23.2%
Social rented/Affordable rented housing	30.8-22.6%	32.4-27.5%	16.2-23.2%

3. Excluding the Northampton Related Development Area

4. Excluding the Northampton Related Development Area

Schedule of Significant Proposed Changes

Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre Submission JCS	Policy / Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC017/BN	10.0 Built and Natural Environment	Policy BN3	<p>Amend the policy as follows:</p> <p><u>“MEASURES TO ENHANCE AND MANAGE EXISTING WOODLANDS AND CREATE NEW WOODLANDS IN WEST NORTHAMPTONSHIRE WILL BE SUPPORTED. OPPORTUNITIES WILL BE SOUGHT TO CREATE NEW WOODLAND TO BUFFER, EXTEND AND RELINK AREAS OF ANCIENT WOODLAND WHICH HAVE BECOME FRAGMENTED. THE PROTECTION OF AGED OR VETERAN TREES OUTSIDE ANCIENT WOODLANDS WILL ALSO BE SUPPORTED. DEVELOPMENT THAT WOULD LEAD TO FURTHER FRAGMENTATION OR RESULT IN A LOSS OF ANCIENT WOODLAND WILL NOT BE PERMITTED.</u></p> <p>WOODLAND ENHANCEMENT AND CREATION ALONG THE YARDLEY WHITTLEWOOD RIDGE FROM THE VILLAGE OF YARDLEY HASTINGS TOWARDS TOWCESTER AND BRACKLEY WILL BE PRIORITISED IN RECOGNITION OF ITS IMPORTANCE TO THE CHARACTER AND BIODIVERSITY OF WEST NORTHAMPTONSHIRE. DEVELOPMENT THAT WOULD LEAD TO FURTHER FRAGMENTATION OR RESULT IN A LOSS OF ANCIENT WOODLAND WILL NOT BE PERMITTED.”</p>	<p>To strengthen policy on the management of woodland and provide greater protection in policy for ancient woodland and veteran trees outside ancient woodland</p>	<p>South Northamptonshire Council 4617921/JCS-Full/1001781</p> <p>The Woodland Trust 461817/JCS_Full/1010485</p>

Schedule of Significant Proposed Changes

Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre Submission JCS	Policy / Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC027/BN	10.0 Built and Natural Environment	Policy BN4	<p>Amend the policy as follows:</p> <p>“NEW DEVELOPMENT WILL NEED TO DEMONSTRATE THROUGH THE DEVELOPMENT MANAGEMENT PROCESS THAT THERE WILL BE NO SIGNIFICANT ADVERSE IMPACTS EFFECTS UPON THE INTEGRITY OF THE POTENTIAL SPECIAL PROTECTION AREA AND RAMSAR SITE AND THE SPECIES FOR WHICH THE LAND IS DESIGNATED INCLUDING THE LOSS OF SUPPORTING HABITAT AND IMPACTS ON SIGNIFICANT ADVERSE IMPACTS ON ASSOCIATED EUROPEAN PROTECTED SPECIES DUE TO WATER RUNOFF, WATER ABSTRACTION OR DISCHARGES FROM THE FOUL DRAINAGE SYSTEM EITHER AS A DIRECT RESULT OF THE DEVELOPMENT ALONE OR IN COMBINATION.</p> <p>NEW DEVELOPMENT WILL NEED TO DEMONSTRATE THAT THE IMPACT OF ANY INCREASED RECREATIONAL ACTIVITY (INDIRECT OR DIRECT) ON THE NENE VALLEY POTENTIAL SPECIAL PROTECTION AREA AND RAMSAR SITE WILL NOT HAVE A DETRIMENTAL IMPACT, AND THAT ALL NECESSARY MITIGATION INCLUDING RETENTION OF SUPPORTING HABITAT WILL</p>	<p>To reflect the SA/SEA, HRA and new evidence and provide for impacts on the Special Protection Area. To provide greater clarity within the policy.</p>	<p>JPU Officer</p> <p>Further discussions with Natural England following representations, taking account of Sustainability Appraisal and new evidence base.</p>

Schedule of Significant Proposed Changes

Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre Submission JCS	Policy / Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			<p><u>BE INCORPORATED. ANY DEVELOPMENT THAT WILL LEAD TO AN INCREASE IN RECREATIONAL ACTIVITY ON THE SPECIAL PROTECTION AREA WILL BE REQUIRED TO INCLUDE NECESSARY MITIGATION INCLUDING DEVELOPMENT OF AND IMPLEMENTATION OF HABITAT AND ACCESS MANAGEMENT PLANS.</u></p> <p><u>IN ORDER TO PROTECT SIGHTLINES FOR BIRDS INCLUDED WITHIN THE SPECIAL PROTECTION AREA AND RAMSAR SITE DESIGNATIONS, NEW DEVELOPMENT WITHIN A 250 METRE ZONE OF THE SPECIAL PROTECTION AREA SHOWN IN FIGURE 7 OF THE JOINT CORE STRATEGY MUST UNDERTAKE AN ASSESSEMENT TO DEMONSTRATE THAT IT WILL NOT HAVE A SIGNIFICANT ADVERSE EFFECT ON BIRDS WITHIN THE CLIFFORD HILL BASIN OR, IF DIRECTLY ADJACENT TO EXISTING BUILDINGS, SHOULD REFLECT SURROUNDING BUILDING HEIGHTS.</u></p> <p><u>NO NEW DEVELOPMENT (RESULTING IN A NET GAIN OF UNITS) WILL BE PERMITTED WITHIN 900METRES OF THE POTENTIAL SPECIAL PROTECTION AREA BOUNDARY.</u></p>		

Schedule of Significant Proposed Changes

Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre Submission JCS	Policy / Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC053/BN	10.0 Built and Natural Environment	New Policy BN7a	<p>Add a new policy as follows:</p> <p><u>“POLICY BN7A WATER SUPPLY, QUALITY AND WASTEWATER INFRASTRUCTURE</u></p> <p><u>NEW DEVELOPMENT PROPOSALS WILL ENSURE THAT ADEQUATE AND APPROPRIATE WATER SUPPLY AND WASTEWATER INFRASTRUCTURE IS AVAILABLE TO MEET THE ADDITIONAL REQUIREMENTS PLACED UPON IT AND TO ENSURE THAT WATER QUALITY, AS FAR AS IS PRACTICABLE, IS PROTECTED OR IMPROVED.</u></p> <p><u>DEVELOPMENT PROPOSALS WILL ENSURE THAT ADEQUATE WASTEWATER TREATMENT CAPACITY IS AVAILABLE TO ADDRESS CAPACITY AND ENVIRONMENTAL CONSTRAINTS.</u></p> <p><u>DEVELOPMENT SHOULD USE SUSTAINABLE DRAINAGE SYSTEMS, WHEREVER PRACTICABLE, TO IMPROVE WATER QUALITY, REDUCE FLOOD RISK AND PROVIDE ENVIRONMENTAL AND ADAPTATION BENEFITS.</u></p>	To reflect results of West Northamptonshire Water Cycle Study and bring together all water related policy in the JCS.	Use of new evidence, Phase 2 Water Cycle Study following representations, taking account of Sustainability Appraisal

Schedule of Significant Proposed Changes

Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre Submission JCS	Policy / Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC054/BN	10.0 Built and Natural Environment	Policy BN7 Flood Risk	<p><u>TO ENSURE ALL NEW HOUSING IS WATER EFFICIENT ALL NEW DEVELOPMENT WILL BE REQUIRED TO ACHIEVE THE EQUIVALENT OF MINIMUM LEVEL 4 STANDARDS FOR WATER CONSERVATION IN THE CODE FOR SUSTAINABLE HOMES OR ANY NATIONAL EQUIVALENT STANDARD FROM 2016.</u>”</p> <p>Amend the policy as follows:</p> <p><u>“DEVELOPMENT PROPOSALS WILL COMPLY WITH FLOOD RISK ASSESSMENT AND MANAGEMENT REQUIREMENTS SET OUT IN THE NPPF AND TECHNICAL GUIDANCE TO THE NPPF TO ADDRESS CURRENT AND FUTURE FLOOD RISKS WITH APPROPRIATE CLIMATE CHANGE ALLOWANCES.</u></p> <p><u>A SEQUENTIAL APPROACH WILL BE APPLIED TO ALL PROPOSALS FOR DEVELOPMENT IN ORDER TO DIRECT DEVELOPMENT TO AREAS AT THE LOWEST PROBABILITY OF FLOODING UNLESS IT HAS MET THE REQUIREMENTS OF THE SEQUENTIAL TEST AND THE EXCEPTION TEST AS SET OUT WITHIN TABLE 6.</u></p> <p><u>ALL NEW DEVELOPMENT, INCLUDING REGENERATION PROPOSALS, WILL NEED TO DEMONSTRATE THAT THERE IS NO INCREASED RISK OF FLOODING TO EXISTING PROPERTIES, AND PROPOSED DEVELOPMENT</u></p>	<p>To aid clarity and reflect the NPPF and Technical Guidance. To include the specific Upper Nene design standard in the policy</p>	<p>Environment Agency 4626369/JCS_Full/10 14581</p>

Schedule of Significant Proposed Changes

Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre Submission JCS	Policy / Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			<p><u>IS (OR CAN BE) MADE SAFE AND SHALL SEEK TO IMPROVE EXISTING FLOOD RISK MANAGEMENT.</u></p> <p><u>ALL PROPOSALS FOR DEVELOPMENT OF 1 HECTARE OR ABOVE IN FLOOD ZONE 1 AND FOR DEVELOPMENT IN 2, 3A OR 3B MUST BE ACCOMPANIED BY A FLOOD RISK ASSESSMENT THAT SETS OUT THE MITIGATION MEASURES FOR THE SITE AND AGREED WITH THE RELEVANT AUTHORITY.</u></p> <p><u>A FLOOD RISK ASSESSMENT MUST ALSO ACCOMPANY PROPOSALS WHERE IT MAY BE SUBJECT TO OTHER SOURCES, AND FORMS, OF FLOODING OR WHERE OTHER BODIES HAVE INDICATED THAT THERE MAY BE DRAINAGE PROBLEMS.</u></p> <p>IN ORDER TO MEET THE EXCEPTION TEST DEVELOPMENT MUST:</p> <ul style="list-style-type: none"> • DEMONSTRATE THAT THE DEVELOPMENT PROVIDES WIDER SUSTAINABILITY BENEFITS TO THE COMMUNITY THAT OUTWEIGH THE FLOOD RISK; • BE LOCATED ON PREVIOUSLY DEVELOPED LAND; AND 		

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Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre Submission JCS	Policy / Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			<ul style="list-style-type: none"> • <u>BE ACCOMPANIED BY A SITE SPECIFIC FLOOD RISK ASSESSMENT THAT DEMONSTRATES THAT THE DEVELOPMENT WILL BE SAFE FOR ITS LIFETIME WITHOUT INCREASING FLOOD RISK ELSEWHERE AND WHERE POSSIBLE, REDUCE FLOOD RISK OVERALL</u> <p>WHERE FLOOD RISK MANAGEMENT REQUIRES THE USE OF SUSTAINABLE DRAINAGE TECHNIQUES <u>SYSTEMS TO MANAGE SURFACE WATER RUN OFF THESE SHOULD:</u></p> <ul style="list-style-type: none"> • SEPARATE SURFACE WATER FROM FOUL AND COMBINED SEWERS; AND • BE ACCOMPANIED BY A LONG TERM MANAGEMENT AND MAINTENANCE PLAN. • PROTECT AND ENHANCE WATER QUALITY <p><u>THE DESIGN STANDARD FOR THE UPPER NENE CATCHMENT (THROUGH NORTHAMPTON AND WITHIN THE NENE CATCHMENT UPSTREAM OF NORTHAMPTON) IS THE 0.5% PROBABILITY (1 IN 200 CHANCE OF OCCURRING IN ANY YEAR) EVENT PLUS CLIMATE CHANGE.</u></p>		

Schedule of Significant Proposed Changes

Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre Submission JCS	Policy / Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC060/BN	10.0 Built and Natural Environment	Policy BN9	<p><u>SURFACE WATER ATTENUATION SHOULD BE PROVIDED UP TO THIS STANDARD.</u></p> <p>Amend the policy as follows:</p> <p><u>“PROPOSALS FOR NEW DEVELOPMENT WHICH ARE LIKELY TO CAUSE POLLUTION OR LIKELY TO RESULT IN EXPOSURE TO SOURCES OF POLLUTION OR RISKS TO SAFETY WILL NEED TO DEMONSTRATE THAT THEY PROVIDE OPPORTUNITIES TO MINIMISE AND WHERE POSSIBLE REDUCE POLLUTION ISSUES THAT ARE A BARRIER TO ACHIEVING SUSTAINABLE DEVELOPMENT AND HEALTHY COMMUNITIES INCLUDING:</u></p> <ul style="list-style-type: none"> • <u>MAINTAINING AND IMPROVING DETERIORATION OF AIR QUALITY,¹ PARTICULARLY IN POOR AIR QUALITY AREAS, IN ACCORDANCE WITH NATIONAL AIR QUALITY STANDARDS AND BEST PRACTICE;</u> • <u>PROTECTING AND IMPROVING SURFACE AND GROUNDWATER WATER QUALITY;</u> • <u>MINIMISING LIGHT POLLUTION;</u> • <u>ENSURING REMEDIATION OF CONTAMINATED LAND SO AS NOT TO POSE A RISK TO HEALTH AND THE ENVIRONMENT; AND</u> 	To strengthen and clarify policy	South Northamptonshire Council 4617921/JCS_Full/10 00117

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Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre Submission JCS	Policy / Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			<ul style="list-style-type: none"> • <u>REDUCING THE ADVERSE IMPACTS OF NOISE.</u> <p>DEVELOPMENT SHOULD BE OF THE HIGHEST ENVIRONMENTAL AND DESIGN QUALITY INCORPORATING THE BEST AVAILABLE TECHNIQUES. DEVELOPMENT THAT WOULD RESULT IN A DETERIORATION OF ENVIRONMENTAL QUALITY, EITHER INDIVIDUALLY OR CUMULATIVELY WILL NOT BE PERMITTED.</p> <p><u>DEVELOPMENT THAT IS LIKELY TO CAUSE POLLUTION, EITHER INDIVIDUALLY OR CUMULATIVELY, WILL ONLY BE PERMITTED IF MEASURES CAN BE IMPLEMENTED TO MINIMISE POLLUTION TO A LEVEL WHICH PROVIDES A HIGH STANDARD OF PROTECTION FOR HEALTH AND ENVIRONMENTAL QUALITY.</u></p>		

Schedule of Significant Proposed Changes

Section 11.0 – Infrastructure and Delivery

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC014/ID	11.0 Infrastructure and Delivery	Policy INF2	<p>Amend Policy INF2 as follows: “NEW DEVELOPMENT WILL ONLY BE PERMITTED IF THE NECESSARY ON AND OFF-SITE INFRASTRUCTURE THAT IS REQUIRED TO SUPPORT IT, AND MITIGATE ITS IMPACT, IS EITHER ALREADY IN PLACE, OR THERE IS A RELIABLE MECHANISM IN PLACE TO ENSURE THAT IT WILL BE DELIVERED.</p> <p>WHERE IDENTIFIED INFRASTRUCTURE IS REQUIRED PROVISION WILL BE ACHIEVED THROUGH CONTRIBUTIONS FROM ALL RESIDENTIAL AND COMMERCIAL DEVELOPMENT.</p> <p>PROVISION MADE THROUGH PLANNING OBLIGATIONS MAY SEEK POOLED CONTRIBUTIONS WHERE THE COMBINED IMPACT OF A NUMBER OF DEVELOPMENTS CREATES THE NEED FOR INFRASTRUCTURE AND WHERE A DIRECT RELATIONSHIP BETWEEN THE DEVELOPMENT AND THE INFRASTRUCTURE HAS BEEN DEMONSTRATED. IN SUCH INSTANCES, ANY SPARE CAPACITY IN EXISTING PROVISION WILL NOT BE CREDITED TO PREVIOUS PLANNING CONSENTS/ OBLIGATIONS IN THE PLAN PERIOD EARLIER DEVELOPMENT.</p>	Minor rewording to add clarity and remove elements of non-policy text.	<p>JPU Officer</p> <p>North Northamptonshire JPU 4661505/JCS_Full/1 094613</p> <p>Home Builders Federation 4638113/JCS_Full/1 081365</p> <p>Northampton Borough Council 4618241/JCS_Full/1 008245</p> <p>Persimmon Homes/Bloor Homes 4622465/JCS_Full/1 019381</p> <p>Redrow Homes 4638177/JCS_Full/1 079925</p> <p>Bovis Homes Ltd</p>

Schedule of Significant Proposed Changes

Section 11.0 – Infrastructure and Delivery

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>STRATEGIC INFRASTRUCTURE WILL BE PROVIDED THROUGH THE IMPLEMENTATION OF A COMMUNITY INFRASTRUCTURE LEVY.</p> <p>FOR OTHER SITE SPECIFIC NEEDS WHICH ARE NOT PROVIDED FOR BY CIL, OR THROUGH ANY POOLING OF CONTRIBUTIONS, DIRECT PROVISION WILL NEED TO BE MADE, EITHER THROUGH THE IMPOSITION OF PLANNING CONDITIONS OR SECURED THROUGH A PLANNING OBLIGATION, WITH THE RELEVANT LOCAL PLANNING AUTHORITY.</p> <p>FURTHER GUIDANCE ON THE DETAIL OF ANY FINANCIAL OR OTHER CONTRIBUTIONS FROM DEVELOPERS TOWARDS THE PROVISION OF INFRASTRUCTURE WILL BE SET OUT IN THE WEST NORTHAMPTONSHIRE DEVELOPER CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT.”</p>		4618145/JCS_Full/1 003797
PC016/ID	11.0 Infrastructure and Delivery	Table 7	<p>For the second row of Table 7 amend the 'Reason for Requirement' cell as follows:</p> <p>“Increased capacity required for development in Northampton beyond <u>2015 2019</u>”</p>	To reflect updated evidence base in relation to the publication of The West Northamptonshire Water Cycle Study Detailed Final Report September 2011.	JPU Officer

Schedule of Significant Proposed Changes

Section 11.0 – Infrastructure and Delivery

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC017/ID	11.0 Infrastructure and Delivery	Table 7	For the second row of Table 7, amend the 'Broad Phasing' Cell as follows: "Works to commence in 2015 <u>2019</u> and complete by mid 2016 <u>2021</u> "	To reflect updated evidence base in relation to the publication of The West Northamptonshire Water Cycle Study Detailed Final Report September 2011.	JPU Officer
PC018/ID	11.0 Infrastructure and Delivery	Table 7	For the third row of Table 7, amend the text within the 'Infrastructure Required' cell as follows: " Northern Relief Road (A428-A5199) – North West Bypass – Northampton "	For consistency of wording.	JPU Officer
PC019/ID	11.0 Infrastructure and Delivery	Table 7	For the third row of Table 7, amend the text within the 'Reason for Requirement' cell as follows: "Required to serve the Sustainable Urban Extensions of: North of Whitehills, and King's Heath and Northampton West."	For consistency of wording.	JPU Officer
PC020/ID	11.0 Infrastructure and Delivery	Table 7	For the third row of Table 7, within the 'Broad Phasing' cell replace "Requires completion within the first 3 years of initial dwelling completions at King's Heath" with: " <u>Phase 1 (A428 to Grange Farm) to commence by 2016. Phase 2 (Grange Farm to A5199) to commence by 2021.</u> "	To reflect updated evidence base in relation to the phasing of the North West Bypass.	The Highway Agency 4623105/JCS_Full/1 093525
PC021/ID	11.0 Infrastructure and Delivery	Table 7	For the fourth row of Table 7, within the 'Broad Phasing' cell replace "2013/14" with "2016".	Date informed by Northampton Multi Modal Study.	JPU officer

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Section 11.0 – Infrastructure and Delivery

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC022/ID	11.0 Infrastructure and Delivery	Table 7	For the fifth row of Table 7, for the 'Infrastructure Required' cell amend the text as follows: " A45 Braekmills Interchange Northampton Growth Management Scheme – Northampton ".	For consistency of wording	JPU Officer
PC023/ID	11.0 Infrastructure and Delivery	Table 7	For the fifth row of Table 7, for the 'Reason for Requirement' cell replace "To enable significant occupation of Wootton Fields Extension and Saxon Avenue at Grange Park" with: "Improvements are required to the A45 between M1 J15 and the Great Billing Interchange to support growth in Northampton and to ensure access and egress onto the Strategic Road Network is managed effectively."	The change reflects further evidence base update through further transport study in relation to the A45 between M1 Junction 15 and Great Billing Interchange.	JPU Officer The Highways Agency 4623105/JCS_Full/1 093429
PC024/ID	11.0 Infrastructure and Delivery	Table 7	For the fifth row of Table 7, for the 'Broad Phasing' cell amend as follows: " Phased programme (See Appendix 4 of the JCS for details) with commencement in 2012/13 2014 "	The change reflects further evidence base update through further transport study in relation to the A45 between M1 junction 15 and Great Billing Interchange.	JPU Officer
PC025/ID	11.0 Infrastructure and Delivery	Table 7	For the eighth row of Table 7, for the 'Broad Phasing' cell amend as follows: " Three-year scheme due to Work commenced in 2012 "	To reflect updating as up grading work has commenced on the Whilton Wastewater Treatment Works which is to completed by 2013.	JPU Officer
PC026/ID	11.0 Infrastructure	Table 7	For the ninth row of Table 7, for the 'Infrastructure required' cell replace "A45 Northampton – Daventry	For consistency of wording throughout the	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
	e and Delivery		Corridor Improvements” with “Daventry Development Link”.	document.	
PC027/ID	11.0 Infrastructure and Delivery	Table 7	For the ninth row of Table 7, for the ‘Reason for Requirement’ amend the text as follows: “Required to enable strategic growth at Daventry. North East Sustainable Urban Extension” ”	For clarity as the Daventry Development Link is not solely a requirement of Daventry North East SUE.	Croudace Homes Ltd 4545057/JCS_Full/9 99573
PC028/ID	11.0 Infrastructure and Delivery	Table 7	For the ninth row of Table 7, for the ‘Broad Phasing’ cell amend the text as follows: “Improvements required to be completed by 2017/18 <u>2021</u> ”	Change in relation to updated evidence base related to anticipated build out rates of new development and A45/A5 junction improvements at Weedon Crossroads.	JPU officer
PC029/ID	11.0 Infrastructure and Delivery	Table 7	For the tenth row of Table 7, for the ‘Reason for Requirement’ cell amend the text as follows: “Required to <u>improve capacity of junction ahead of Daventry Development Link enable delivery of</u> Monksmoor ”.	To reflect the need for junction improvements related to growth and are require ahead of any strategic growth at Daventry.	Capel House Property Trust Ltd 4626465/JCS_Full/1 036117

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PC005/N	12.0 Northampton	Policy N1	<p>Amend the first, third, fourth, fifth and sixth bullet points of Policy N1 as follows:</p> <ul style="list-style-type: none"> <p>“A FOCUS ON NORTHAMPTON’S TOWN CENTRE AND CENTRAL AREA FOR OFFICE, RETAIL, LEISURE AND SERVICE DEVELOPMENT PROVIDING HIGH QUALITY URBAN DESIGN AND PUBLIC REALM AND <u>RETAINING PROTECTING ITS HERITAGE ATTRIBUTES ASSETS AND HISTORIC CHARACTER THROUGH MANAGED CHANGE (POLICY N2 REFERS);</u></p> <p>EMPLOYMENT DEVELOPMENT BY REGENERATION AND REDEVELOPMENT AT EXISTING EMPLOYMENT SITES AND <u>SEMLEP NORTHAMPTON WATERSIDE ENTERPRISE ZONE, WITH MAJOR OFFICE AND SERVICE DEVELOPMENT FOCUSED ON THE CENTRAL AREA AND THE ALLOCATION OF A TECHNOLOGY REALM SITE (POLICIES E1, E3 AND N2 REFER);</u></p> <p>PROVISION OF LOCAL SHOPPING, SERVICES AND SUPPORTING FACILITIES <u>AT WITHIN IDENTIFIED SUSTAINABLE URBAN EXTENSIONS (POLICES S9, N3 TO N9 REFER);</u></p> 	<ol style="list-style-type: none"> To better reflect national policy on heritage protection and to add clarity. Factual update to reflect the designation of the SEMLEP Northampton Waterside Enterprise Zone and the reallocation of the Technology Realm to the Enterprise Zone. Rewording for clarity To acknowledge that regeneration will need to be supported by transport improvements which will deliver better connectivity, safety and journey reliability and to acknowledge the need for improvements to the wider transport network as well as public transport, walking and cycling facilities. 	<p>English Heritage 4585441/JCS_Full/9 78965</p> <p>JPU Officer</p> <p>Highways Agency 4623105/JCS_Full/1 093557</p>

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PC007/N	12.0 Northampton	Policy N2	<ul style="list-style-type: none"> • ADDRESSING FACTORS OF DEPRIVATION <u>AT WITHIN THE COMMUNITIES OF SPRING BOURGHS, KINGS HEATH/ SPENCER, EASTFIELD AND NORTHAMPTON EAST (POLCY N11 REFERS); AND</u> • IMPROVEMENTS TO <u>THE TRANSPORT NETWORK, PUBLIC TRANSPORT, CYCLING, AND WALKING FACILITIES WITHIN THE TOWN NORTHAMPTON TO IMPROVE CONNECTIVITY, SAFETY AND JOURNEY RELIABILITY (POLICY N12 REFERS).</u> <p>Amend the second and third paragraphs of Policy N2 as follows: “MAJOR OFFICE, LEISURE AND CULTURAL DEVELOPMENT WILL TAKE PLACE IN THE NORTHAMPTON CENTRAL AREA. RETAIL PROVISION WILL BE ACCOMMODATED FIRSTLY WITHIN THE TOWN CENTRE FOCUSED PRIMARILY ON THE REDEVELOPMENT OF THE GROSVENOR CENTRE AND TOWN CENTRE SITES AS SET OUT IN THE NORTHAMPTON CENTRAL AREA ACTION PLAN AND THEN ON OTHER IDENTIFIED CENTRAL AREA SITES IDENTIFIED IN THE CENTRAL AREA ACTION PLAN.”</p>	<p>1. To clarify that although major office leisure and cultural development will be take place in Northampton Central Area, that the sites on which these uses outside the town centre are considered appropriate will be set out in the Central Area Action Plan.</p> <p>2. To reflect updated evidence base on retail</p>	<p>1. Northampton Borough Council 4618241/JCS_Full/1 008309</p> <p>2. JPU Officer</p>

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			<p>THE NORTHAMPTON CENTRAL AREA ACTION PLAN WILL MAKE PROVISION FOR A NET INCREASE OF:</p> <ul style="list-style-type: none"> • <u>A MINIMUM OF 45,000SQM 37.500SQM (NET) COMPARISON (NON-FOOD) SHOPPING FLOORSPACE FOR THE PERIOD-2010 TO 2026 2024;</u> • <u>IN THE REGION OF 3,000SQM (NET) CONVENIENCE (FOOD) SHOPPING FLOORSPACE FOR THE PERIOD-2010 TO 2026: AND</u> • <u>OFFICE DEVELOPMENT IN THE REGION OF 100,000SQM OF FLOORSPACE</u> <p><u>DEVELOPMENT OF ADDITIONAL RETAIL FLOORSPACE WITHIN THE TOWN CENTRE IN EXCESS OF THE ABOVE FIGURES WILL BE ACCEPTABLE WHERE IT IS DEMONSTRATED THAT THERE WILL BE NO UNACCEPTABLE ADVERSE IMPACT ON THE VITALITY OR VIABILITY OF OTHER TOWN CENTRES.</u></p> <p><u>CENTRAL AREA PROPOSALS MUST INCLUDE APPROPRIATE FLOOD RISK MANAGEMENT SOLUTIONS AND SEEK TO DELIVER A REDUCTION IN FLOOD RISK WHERE POSSIBLE.”</u></p>	<p>capacity forecasting and to appropriately manage the growth of the centre over the plan period in line with the provisions in the National Planning Policy Framework.</p> <p>3. As comparison floorspace figures are now expressed as a minimum there is a need to ensure that the other centres are appropriately protected.</p> <p>4. To reflect the importance of appropriate Flood Risk management and the need to seek betterment, helping Northampton central area to adapt to climate change</p>	<p>3. Borough of Wellingborough Council 4618881/JCS_Full/1008981</p> <p>4. Environment Agency 4626369/JCS_Full/1125685</p>

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PC011/N	12.0 Northampton	Para. 12.28	Reword the paragraph as follows: “The development of the Northampton North SUE provides the opportunity to deliver a comprehensively integrated sustainable transport system. <u>A focus of the development should be the provision of a Local Multi Modal Interchange co-located with a local centre providing a high quality bus service (connecting to the town centre and westward towards Moulton and Moulton Park employment area) together with car and cycle parking provision. Off-site highway improvements will be required locally, including at Round Spinney roundabout, and improvements to the A43 Northampton to Kettering corridor.”</u> Amend Policy N3 as follows: “THE BOUNDARY OF THE NORTHAMPTON NORTH SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR: <ul style="list-style-type: none"> • <u>IN THE REGION OF 2,000 DWELLINGS;</u> • <u>7HA OF EMPLOYMENT LAND IN THE FORM OF A TECHNOLOGY-REALM, INCORPORATING A GATEWAY FEATURE (POLICY E3-REFERS);</u> • <u>TWO 420-PLACE PRIMARY SCHOOLS PROVISION TO CATER FOR THE NEEDS OF THE DEVELOPMENT;</u> 	Northamptonshire County Council is not supportive of park and ride at Northampton North SUE however the development is still required to achieve a modal shift of 20% to non car use. A Local Multi Modal Interchange would support this modal shift.	Northamptonshire County Council 4639073/JCS_Full/1 090133
PC013/N	12.0 Northampton	Policy N3	Amend Policy N3 as follows: “THE BOUNDARY OF THE NORTHAMPTON NORTH SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR: <ul style="list-style-type: none"> • <u>IN THE REGION OF 2,000 DWELLINGS;</u> • <u>7HA OF EMPLOYMENT LAND IN THE FORM OF A TECHNOLOGY-REALM, INCORPORATING A GATEWAY FEATURE (POLICY E3-REFERS);</u> • <u>TWO 420-PLACE PRIMARY SCHOOLS PROVISION TO CATER FOR THE NEEDS OF THE DEVELOPMENT;</u> 	1. To allow for a degree of flexibility in the dwelling provision which is to be further informed by detailed master planning at the local level. 2. To acknowledge that the Technology Realm is no longer required having regard to the provision for high quality jobs in the technology, research and	1. JPU Officer 2. JPU Officer

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			<ul style="list-style-type: none"> • <u>LOCAL EMPLOYMENT OPPORTUNITIES;</u> • <u>AT LEAST ONE LOCAL CENTRE TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE, (INCLUDING A CONVENIENCE STORE NOT EXCEEDING 1,200 SQM TRADING FLOORSPACE), HEALTH CARE SERVICES AND COMMUNITY FACILITIES INCLUDING A LIBRARY;</u> • <u>A CONTRIBUTION TOWARDS THE PROVISION OF A HIGH QUALITY PUBLIC TRANSPORT CORRIDOR TO NORTHAMPTON TOWN CENTRE;</u> • <u>A 3HA PARK AND RIDE SITE; A LOCAL MULTI MODAL INTERCHANGE;</u> • <u>A43 CORRIDOR MITIGATION MEASURES AND PROVISION OF REQUIRED HIGHWAY INFRASTRUCTURE INCLUDING A NEW ROAD THROUGH THE SUE FROM ROUND SPINNEY ROUNDABOUT TO OVERSTONEROAD AND INCLUDING IMPROVEMENTS TO ROUND SPINNEY ROUNDABOUT;</u> • <u>AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES, INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO ADJOINING NEIGHBOURHOODS, EMPLOYMENT</u> 	<p>development sectors which will be made in the SEMLEP Northampton Waterside Enterprise Zone. The provision of local employment opportunities is appropriate as part of the sustainable mixed-use development of the site.</p> <p>3. To ensure that primary school provision reflects the needs of development and to avoid being too prescriptive regarding the size of the schools that will be required.</p> <p>4. To reflect discussions with County Library services that a bespoke library building is no longer required as part of the local centre, however Library Services may seek a presence within a community facility</p>	<p>3. Barratt Strategic (Overstone Leys) 4638657/JCS_Full/1 082005.</p> <p>4. JPU Officer, Barratt Strategic (Overstone Leys) 4638657/JCS_Full/1 082005.</p>

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PC017/N	12.0	Policy N4	<p>AREAS AND THE TOWN CENTRE;</p> <ul style="list-style-type: none"> STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS (INCORPORATING COWPASTURE SPINNEY AND COLEMAN LEYS), AS INDICATED ON THE PROPOSALS MAP (FIGURE 5); SPORT AND LEISURE PROVISION; ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION AND; FLOOD RISK SURFACE WATER MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT AND FROM ALL OTHER SOURCES, AND FLOOD ATTENUATION SCHEMES; AND FLOOD MITIGATION FROM ALL SOURCES. <p>NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.</p> <p>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN. “</p>	<p>building.</p> <p>5. To allow for a more flexible policy that can be responsive to local retail requirements and to allow for resilient to future economic changes as required by the National Planning Policy Framework.</p> <p>6. Northamptonshire County Council do not support Park and Ride at Northampton North SUE however the development offers the opportunity for promoting modal shift through a Local Multi Modal Interchange.</p> <p>7. To provide simplified and consistent wording in respect of flood risk and surface water management.</p> <p>1. To avoid being too</p>	<p>5.Sainsbury’s Supermarkets Ltd 4636257/JCS_Full/1 086837, Waitrose Stores Ltd 4622881/JCS_Full/1 091637 Northampton Garden Centre 4616865/JCS_Full/1 013589</p> <p>6. Northamptonshire County Council 4639073/JCS_Full/1 090133</p> <p>7. Environment Agency 4626369/JCS_Full/1 125717</p> <p>1. JPU Officer.</p>
			Amend Policy N4 as follows:		

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	Northampton		<p>“THE BOUNDARY OF THE NORTHAMPTON WEST SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:</p> <ul style="list-style-type: none"> • <u>IN THE REGION OF 1,500 DWELLINGS;</u> • <u>ONE A PRIMARY SCHOOL TO 420 PLACES</u> ; • <u>A LOCAL CENTRE TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE (INCLUDING A SMALL CONVENIENCE STORE NOT EXCEEDING 500 SQM TRADING FLOORSPACE), HEALTH CARE SERVICES, AND COMMUNITY FACILITIES;</u> • <u>LAND PROVISION FOR THE SANDY LANE IMPROVEMENT (NORTH) FORMING PART OF THE OVERALL NORTH WEST BYPASS;</u> • <u>NECESSARY HIGHWAYS WORKS TO MITIGATE THE IMPACT OF THE DEVELOPMENT INCLUDING A FINANCIAL CONTRIBUTION TO THE NORTH WEST BYPASS AND THE FINANCIAL CONTRIBUTION TO IMPROVEMENTS TO THE KINGSTHORPE CORRIDOR (A508) INCLUDING THE COCK HOTEL JUNCTION;</u> • <u>AN INTEGRATED TRANSPORT NETWORK</u> 	<p>prescriptive regarding the size of the schools that will be required.</p> <p>2. To provide some flexibility on the size of the convenience store that can be provided.</p> <p>3. Factual update to reflect that the Sandy Lane Improvement (North) has been completed and as such land provision is not required</p> <p>4. Revised wording regarding highway works to ensure that the development mitigates</p>	<p>2. Sainsburys Supermarkets 4636257/JCS_Full/1 086901 Waitrose Stores Ltd 4622881/JCS_Full/1 091925 Northampton Garden Centre 4616865/JCS_Full/1 013621</p> <p>3. Northamptonshire County Council 4625761/JCS_Full/1 126645 and Althorp Estate and J & E Rogers 4601793/JCS_Full/9 96117</p> <p>4. Northamptonshire County Council 4625761/JCS_Full/1 126645</p>

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			<p>FOCUSED ON SUSTAINABLE TRANSPORT MODES, INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO ADJOINING NEIGHBOURHOODS, EMPLOYMENT AREAS AND THE TOWN CENTRE;</p> <ul style="list-style-type: none"> • STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS INDICATED SHOWN ON THE PROPOSALS MAP (FIGURE 5); • ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION; • SPORT AND RECREATION PROVISION AND; • FLOOD RISK SURFACE WATER MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT AND FROM ALL OTHER SOURCES. AND FLOOD ATTENUATION SCHEMES; AND • FLOOD MITIGATION FROM ALL SOURCES. <p>NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.</p> <p>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.”</p>	<p>impacts that may be identified through a transport assessment.</p> <p>5. For consistency of wording throughout the document.</p> <p>6. To provide simplified and consistent wording in respect of flood risk and surface water management.</p>	<p>5. JPU Officer</p> <p>6. Environment Agency 4626369/JCS_Full/1 125717</p>

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PC020/N	12.0 Northampton	Policy N5	<p>Amend Policy N5 as follows: “THE BOUNDARY OF THE NORTHAMPTON SOUTH SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR :</p> <ul style="list-style-type: none"> • <u>IN THE REGION OF 1,000 DWELLINGS;</u> • <u>CONTRIBUTION TOWARDS ONE A PRIMARY SCHOOL TO 420 PLACES;</u> • <u>A LOCAL CENTRE TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE (INCLUDING A SMALL CONVENIENCE STORE NOT EXCEEDING- 500 SQM TRADING FLOORSPACE), HEALTH CARE, SERVICES AND COMMUNITY FACILITIES;</u> • <u>AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO ADJOINING NEIGHBOURHOODS, EMPLOYMENT AREAS AND THE TOWN CENTRE;</u> • <u>STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS SHOWN INDICATED ON THE PROPOSALS MAP (FIGURE 5);</u> • <u>OPEN SPACE AND LEISURE PROVISION;</u> • <u>ARCHAEOLOGICAL AND ECOLOGICAL</u> 	<p>1. To avoid being too prescriptive regarding the size of the schools that will be required.</p> <p>2. To provide some flexibility on the size of the convenience store that can be provided.</p> <p>3. For consistency of wording throughout the document.</p> <p>4. To provide simplified and consistent wording in respect of flood risk and surface water management.</p>	<p>1. JPU Officer</p> <p>2. Sainsburys Supermarkets 4636257/JCS_Full/1 086965 Waitrose Stores Ltd 4622881/JCS_Full/1 092085</p> <p>Northampton Garden Centre 4616865/JCS_Full/1 013781</p> <p>3. JPU Officer</p> <p>4. Environment Agency 4626369/JCS_Full/1 125781</p>

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PC022/N	12.0 Northampton	Policy N6	<p>ASSESSMENT OF THE SITE AND REQUIRED MITIGATION; AND</p> <ul style="list-style-type: none"> FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT, AND FROM ALL OTHER SOURCES.SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES; AND FLOOD MITIGATION FROM ALL SOURCES. <p>NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.</p> <p>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.”</p> <p>Amend Policy N6 as follows: “THE BOUNDARY OF THE NORTHAMPTON SOUTH OF BRACKMILLS SUE IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:</p> <ul style="list-style-type: none"> <u>IN THE REGION OF 1,000 DWELLINGS;</u> <u>CONTRIBUTION TOWARDS ONE A PRIMARY SCHOOL OF 420 PLACES;</u> <u>A LOCAL CENTRE TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE (INCLUDING A SMALL CONVENIENCE STORE NOT EXCEEDING 500 SQM TRADING FLOORSPACE), HEALTH CARE, SERVICES AND</u> 	<p>1. To avoid being too prescriptive regarding the size of the schools that will be required.</p> <p>2. To provide some flexibility on the size of the convenience store that can be provided.</p> <p>3. For consistency of wording throughout the document.</p>	<p>1. JPU Officer</p> <p>2. Sainsburys Supermarkets 4636257/JCS_Full/1 086965 Waitrose Stores Ltd 4622881/JCS_Full/1 092085</p> <p>Northampton Garden Centre 4616865/JCS_Full/1 013781</p>

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			<p>COMMUNITY FACILITIES;</p> <ul style="list-style-type: none"> • AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO ADJOINING NEIGHBOURHOODS, EMPLOYMENT AREAS AND THE TOWN CENTRE; • STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS <u>INDICATED SHOWN ON THE PROPOSALS MAP (FIGURE 5);</u> • THE CREATION OF A LANDSCAPE BUFFER TO THE SOUTH WEST OF THE SITE AS <u>INDICATED SHOWN ON THE PROPOSALS MAP (FIGURE 5);</u> • <u>ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION;</u> • <u>OPEN SPACE AND LEISURE PROVISION; AND</u> • <u>FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT, AND FROM ALL OTHER SOURCES, SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES; AND</u> • <u>FLOOD MITIGATION FROM ALL SOURCES.</u> 	<p>4. Inclusion of the requirement for ecological and archaeological assessment to be consistent with other SUE policies</p> <p>5. To provide simplified and consistent wording in respect of flood risk and surface water management.</p>	<p>3. JPU Officer</p> <p>4. English Heritage 4585441/JCS_Full/9 79125</p> <p>5. Environment Agency 4626369/JCS_Full/1 125781</p>

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PC024/N	12.0 Northampton	New Para 12.54 (Existing Para. 12.56)	<p>NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.</p> <p>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.”</p> <p>Delete the final sentence as follows: “The allocation extends to the west to accommodate land for a park and ride site as part of the transport strategy which provides for park and ride sites around the town (Policy C5).”</p>	To acknowledge that the provision of a park and ride site is no longer required by the Highway Authority.	Persimmon Homes/Barratt Homes 4639873/JCS_Full/1 086357 Northamptonshire County Council 4639073/JCS_Full/1 090133
PC026/N	12.0 Northampton	Policy N7	<p>Amend Policy N7 as follows: “THE BOUNDARY OF NORTHAMPTON KINGS HEATH SUE IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:</p> <ul style="list-style-type: none"> • <u>3-500 IN THE REGION OF 3,000 DWELLINGS;</u> • TWO 420 PLACE PRIMARY SCHOOLS; • 10HA SITE FOR A SECONDARY SCHOOL; • A LOCAL CENTRE (APPROXIMATELY 4HA) TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE (INCLUDING A CONVENIENCE STORE 	<ol style="list-style-type: none"> 1. To reflect a revised dwelling capacity for the site having regard to environmental constraints and build rates. 2. To avoid being too prescriptive regarding the size of the schools that will be required. 3. To provide some flexibility on the size of 	<ol style="list-style-type: none"> 1. Persimmon Homes/Barratt Homes 4639873/JCS_Full/1 086357 2. JPU Officer 3. Sainsburys Supermarkets 4636257/JCS_Full/1 087093 Waitrose Stores Ltd 4622881/JCS_Full/1

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			<p>NOT EXCEEDING 1,200 SQM TRADING FLOORSPACE), HEALTH CARE, SERVICES AND COMMUNITY FACILITIES;</p> <ul style="list-style-type: none"> • A TOTAL OF APPROXIMATELY 10HA OF LAND FOR LOCAL EMPLOYMENT OPPORTUNITIES; • LAND PROVISION FOR PART OF, AND A FINANCIAL CONTRIBUTION TO, THE NORTH WESTERN BYPASS; • A FINANCIAL CONTRIBUTION TO OFF-SITE HIGHWAY WORKS TO MITIGATE THE IMPACT OF THE DEVELOPMENT ON THE HIGHWAY NETWORK INCLUDING IMPROVEMENTS TO THE KINGSTHORPE CORRIDOR (A508) AND INCLUDING THE COCK HOTEL JUNCTION; • AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO THE ADJOINING NEIGHBOURHOOD OF KINGS HEATH, EMPLOYMENT AREAS AND THE TOWN CENTRE; • A 5HA PARK AND RIDE SITE; • STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS SHOWN INDICATED ON THE PROPOSALS MAP (FIGURE 5) (TO INCLUDE PROVISION OF 	<p>the convenience store that can be provided.</p> <p>4. Revised wording to recognise that financial contributions for off-site highway works may be necessary beyond those identified for the Kingsthorpe Corridor (A508) and the Cock Hotel Junction.</p> <p>5. To acknowledge that the provision of a Park and Ride site is no longer required by the Highway Authority.</p> <p>6. For consistency of wording throughout the document.</p> <p>7. To provide simplified and consistent wording in respect of flood risk and surface water management.</p>	<p>092309 Northampton Garden Centre 4616865/JCS_Full/1 013845 Persimmon Homes/Barratt Homes 4639873/JCS_Full/1 086357 4. JPU Officer</p> <p>5. Persimmon Homes/Barratt Homes 4639873/JCS_Full/1 086357 and Northamptonshire County Council 4639073/JCS_Full/1 090133</p> <p>6. JPU Officer</p> <p>7. Environment</p>

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC028/N	12.0 Northampton	Policy N8	<p>A COUNTRY PARK AREA);</p> <ul style="list-style-type: none"> SPORT AND LEISURE PROVISION; ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION; AND FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT AND FROM ALL OTHER SOURCES FLOOD ATTENUATION SCHEMES; AND FLOOD MITIGATION FROM ALL SOURCES. <p>NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.</p> <p>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.”</p> <p>Amend Policy N8 as follows: “THE BOUNDARY OF NORTHAMPTON NORTH OF WHITEHILLS SUE IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:</p> <ul style="list-style-type: none"> IN THE REGION OF 1,000 DWELLINGS; ONE 420 PLACE A PRIMARY SCHOOL; A LOCAL CENTRE (APPROXIMATELY 4HA) TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE 	<p>1. To avoid being too prescriptive regarding the size of the schools that will be required.</p> <p>2. To provide some flexibility on the size of the convenience store that can be provided.</p> <p>3. Revised wording</p>	<p>Agency 4626369/JCS_Full/1 125845</p> <p>1. JPU Officer 2. Sainsburys Supermarkets 4636257/JCS_Full/1 087157 Waitrose Stores Ltd 4622881/JCS_Full/1 092373 Northampton</p>

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>(INCLUDING A SMALL CONVENIENCE STORE NOT EXCEEDING 500 SQM TRADING FLOORSPACE), HEALTH CARE, SERVICES AND COMMUNITY FACILITIES;</p> <ul style="list-style-type: none"> • LOCAL EMPLOYMENT OPPORTUNITIES; • A FINANCIAL CONTRIBUTIONS TO OFF SITE HIGHWAY WORKS TO MITIGATE THE IMPACT OF THE DEVELOPMENT ON THE HIGHWAY NETWORK INCLUDING IMPROVEMENTS TO THE KINGSTHORPE CORRIDOR (A508), INCLUDING THE COCK HOTEL JUNCTION AND THE NORTH WEST BYPASS; • AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO THE ADJOINING NEIGHBOURHOODS, EMPLOYMENT AREAS AND THE TOWN CENTRE; • LAND PROVISION FOR PART OF AND A FINANCIAL CONTRIBUTION TO THE NORTH WESTERN BYPASS; • A 1.5HA PARK AND RIDE SITE; • STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS INDICATED SHOWN ON THE PROPOSALS MAP (FIGURE 5); • OPEN SPACE AND RECREATION 	<p>regarding highway works to ensure that the development mitigates impacts that may be identified through a transport assessment. Also to acknowledge that the site does not need to provide land for the North West Bypass.</p> <p>4. To acknowledge that the provision of a park and ride site is no longer required by the Highway Authority.</p> <p>5. For consistency of wording throughout the document.</p> <p>6. To provide simplified and consistent wording in respect of flood risk and surface water management.</p>	<p>Garden Centre 4616865/JCS_Full/1 013909</p> <p>3. Northamptonshire County Council 4625761/JCS_Full/1 126773</p> <p>4. Northamptonshire County Council 4639073/JCS_Full/1 090133</p> <p>5. JPU Officer</p> <p>6. Environment Agency (see comments submitted in respect of other SUE Policies).</p>

Schedule of Significant Proposed Changes

Section 12.0 – Northampton

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC033/N	12.0 Northampton	Policy N9	<p>PROVISION;</p> <ul style="list-style-type: none"> • <u>ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION;</u> • <u>SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES; AND</u> • <u>FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT AND FROM ALL OTHER SOURCES FLOOD MITIGATION FROM ALL SOURCES.</u> <p>NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.</p> <p>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.”</p> <p>Amend Policy N9 as follows: “THE BOUNDARY OF NORTHAMPTON UPTON PARK SUE IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR: <ul style="list-style-type: none"> • IN THE REGION OF 1,000 DWELLINGS; • ONE 420-PLACE A PRIMARY SCHOOL; • A LOCAL CENTRE (APPROXIMATELY 4HA) TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE (INCLUDING A SMALL CONVENIENCE STORE NOT EXCEEDING 500 SQM </p>	<p>1. To correct a drafting error</p> <p>2. To avoid being too prescriptive regarding the size of the schools that will be required.</p> <p>3. To provide some flexibility on the size of the local centre and the convenience store that</p>	<p>1. JPU Officer</p> <p>2. JPU Officer</p> <p>3. Sainsburys Supermarkets 4636257/JCS_Full/1 087253 Waitrose Stores Ltd 4622881/JCS_Full/1 092469 Northampton</p>

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Section 12.0 – Northampton

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>TRADING FLOORSPACE), HEALTH CARE, SERVICES AND COMMUNITY FACILITIES; LOCAL EMPLOYMENT OPPORTUNITIES; AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO THE ADJOINING NEIGHBOURHOODS, EMPLOYMENT AREAS AND THE TOWN CENTRE;</p> <ul style="list-style-type: none"> • STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS INDICATED SHOWN ON THE PROPOSALS MAP (FIGURE 5); • OPEN SPACE AND RECREATION PROVISION INCLUDING AN EXTENSION OF THE NENE VALLEY COUNTRY PARK; • ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION; AND • FLOOD RISK MANAGEMENT INCLUDING SURFACE WATER MANAGEMENT AND FROM ALL OTHER SOURCES FLOOD ATTENUATION SCHEMES; AND • FLOOD MITIGATION FROM ALL SOURCES. <p>NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE</p>	<p>can be provided.</p> <p>4. For consistency of wording throughout the document.</p> <p>5. To reflect the deletion of the proposed extension to the Country Park as part of the allocated site.</p> <p>6. For consistency of wording throughout the document.</p> <p>7. To provide simplified and consistent wording in respect of flood risk and surface water management.</p>	<p>Garden Centre 4616865/JCS_Full/1 014133</p> <p>4. JPU Officer</p> <p>5. JPU Officer</p> <p>6. JPU Officer</p> <p>7. Environment Agency (see comments submitted in respect of other SUE Policies).</p>

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Section 12.0 – Northampton

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC037/N	12.0 Northampton	Policy N10	<p>DELIVERY OF THE DEVELOPMENT.</p> <p>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.”</p> <p>Reword Policy N10 as follows: “POLICY N10 – CONVENIENCE SHOPPING NEEDS OUTSIDE NORTHAMPTON TOWN CENTRE</p> <p>PROVISION WILL BE MADE FOR LOCAL CONVENIENCE SHOPPING OF AN APPROPRIATE SCALE, NEEDS AT THE NEW LOCAL CENTRES WITHIN THE SUSTAINABLE URBAN EXTENSIONS HAVING REGARD TO THE EXISTING NETWORK OF PROVISION IN THE SURROUNDING AREA AND THE IMPACT OF THE DEVELOPMENT ON CENTRES WITHIN THE HIERARCHY IDENTIFIED IN POLICY S2. AS SET OUT IN SUE POLICIES.</p> <p>NO FURTHER COMPARISON GOODS FLOORSPACE IS REQUIRED OUTSIDE NORTHAMPTON CENTRAL AREA OTHER THAN AT AN APPROPRIATE SCALE TO SUPPORT THE VITALITY AND VIABILITY OF LOCAL CENTRES.”</p>	<p>Rewording for clarity and to appropriately allow for convenience goods retailing provision in the wider urban area of Northampton.</p>	<p>Northampton Borough Council 4618241/JCS_Full/1 009269 Sainsbury’s Supermarkets 4636257/JCS_Full/1 087285 Waitrose Stores Ltd 4622881/JCS_Full/1 092469</p>
PC045/N	12.0 Northampton	Policy N12	<p>Amend Policy N12 as follows: “THE FOLLOWING IMPROVEMENTS TO THE TRANSPORT NETWORK IN NORTHAMPTON</p>	<p>To strengthen the policy and provide greater clarity on the transport</p>	<p>Highways Agency 4623105/JCS_Full/1 093717</p>

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Section 12.0 – Northampton

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>WILL BE DELIVERED:</p> <ul style="list-style-type: none"> • IMPROVED CONNECTIVITY BETWEEN EXISTING AREAS OF NORTHAMPTON FOR <u>SUSTAINABLE TRANSPORT MODES TO LINK ESSENTIAL SERVICES, AND FACILITIES AND DESTINATIONS SUCH AS RETAIL, EDUCATION AND HEALTHCARE;</u> • IMPROVED CONNECTIVITY TO THE <u>AND THROUGHOUT THE TOWN CENTRE FROM ALL PARTS OF THE TOWN BY PUBLIC TRANSPORT, WALKING AND CYCLING;</u> • IMPROVEMENTS TO THE PRIORITY INTERCHANGES OF CENTRAL NORTHAMPTON BUS STATION THROUGH ITS REPROVISION AS PART OF THE GROSVENOR CENTRE DEVELOPMENT AND NORTHAMPTON CASTLE STATION; • ENHANCED PUBLIC TRANSPORT SERVICES TO AND FROM PRIORITY INTERCHANGES; • DEMAND MANAGEMENT MEASURES ON ROUTES IDENTIFIED AS THE PUBLIC TRANSPORT CORRIDORS TO IMPROVE PUBLIC TRANSPORT RELIABILITY; <u>AND REVISED PARKING STANDARDS ACROSS THE WHOLE OF NORTHAMPTON;</u> 	<p>infrastructure that is required to support planned development in Northampton, having regard to the transport evidence base.</p>	<p>Northampton Borough Council 4618241/JCS_Full/1 009525</p>

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Section 12.0 – Northampton

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<ul style="list-style-type: none"> • <u>STRATEGIC HIGHWAY MEASURES IDENTIFIED IN THE NORTHAMPTON M1/ A45 GROWTH MANAGEMENT SCHEME:</u> • <u>SANDY LANE RELIEF ROAD; AND</u> • <u>NORTHAMPTON NORTH WEST BYPASS.”</u> 		

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Section 13.0 – Daventry

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC014/D	13.0 Daventry	Policy D1	<p>Add a new final bullet point as follows: <u>“THE DEVELOPMENT OF A GREEN INFRASTRUCTURE NETWORK FOR THE TOWN INCLUDING THE CANAL CORRIDOR, DAVENTRY COUNTRY PARK AND BROUGH HILL AND NEW GREENSPACE ASSOCIATED WITH MAJOR DEVELOPMENT SITES.”</u></p> <p>Delete “AND” at end of the seventh bullet point.</p> <p>Add “<u>AND</u>” at the end of the eighth bullet point.</p>	<p>To reflect the importance of greenspace and a green infrastructure network for the town.</p> <p>Consequent typographical changes.</p>	<p>English Heritage 4585441/JCS_Full/9 79317</p>

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Section 13.0 – Daventry

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC015/D	13.0 Daventry	Policy D2	<p>Reword Policy D2 as follows:</p> <p><u>“THE TOWN CENTRE BOUNDARY AND PRIMARY SHOPPING AREA FOR DAVENTRY WILL BE IDENTIFIED ON THE DAVENTRY DISTRICT SETTLEMENTS AND COUNTRYSIDE LOCAL PLAN TOWN-DEVELOPMENT PLAN DOCUMENT PROPOSALS MAP. MAJOR RETAIL, OFFICE AND LEISURE DEVELOPMENT WILL TAKE PLACE WITHIN AND ADJOINING THE TOWN CENTRE IN A MANNER THAT IS COMPATIBLE WITH THE APPROPRIATE CONSERVATION OF ITS HERITAGE ASSETS. PROVISION WILL BE MADE FOR A MINIMUM INCREASE IN SHOPPING PROVISION OF:</u></p> <ul style="list-style-type: none"> • <u>5,100 7,600</u> SQM NET COMPARISON (NON-FOOD) SHOPPING FLOORSPACE FOR THE PERIOD 2019 TO 2026; AND • <u>2,900 2,000</u> SQM NET CONVENIENCE (FOOD) SHOPPING FLOORSPACE FOR THE PERIOD 2019 TO 2026. <p>DEVELOPMENT OF ADDITIONAL RETAIL FLOORSPACE WITHIN THE TOWN CENTRE IN EXCESS OF THE ABOVE FIGURES WILL BE ACCEPTABLE WHERE IT IS DEMONSTRATED THAT THERE WILL BE NO UNACCEPTABLE ADVERSE IMPACT ON THE VITALITY OR VIABILITY OF OTHER TOWN CENTRES.”</p>	<p>1. To reflect the updated Local Development Scheme.</p> <p>2. To reflect the importance of Daventry’s heritage assets.</p> <p>3. To reflect the updated evidence base on retail capacity.</p>	<p>1. JPU Officer</p> <p>2. English Heritage 4585441/JCS_Full/9 79349</p> <p>3. JPU Officer</p>
PC025/D	13.0 Daventry	Policy D3	<p>In the first bullet point of Policy D3 replace “2,500” with “A MINIMUM OF 2,000”</p>	Change ID PC007/D above refers.	JPU Officer

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Section 13.0 – Daventry

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC027/D	13.0 Daventry	Policy D3	Amend the fourth bullet point of Policy D3 as follows: “THREE LOCAL CENTRES PROVIDING LOCAL SHOPPING FACILITIES OF AN APPROPRIATE SCALE WITH INDIVIDUAL STORES NOT EXCEEDING 500 SQM TRADING FLOORSPACE AND TO INCLUDE TOGETHER WITH HEALTH CARE SERVICES, COMMUNITY FACILITIES AND LOCAL EMPLOYMENT OPPORTUNITIES;”	For flexibility in the retail provision.	Croudace Homes Limited 4545057/JCS_Full/9 99925 Sainsbury's Supermarkets Ltd 4636257/JCS_Full/1 087349

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Section 14.0 – Towcester

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC005/T	14.0	Existing Paras 14.15 – 14.19 (New Para. 14.15)	<p>Amend the supporting text for Policy T3 as set out below.</p> <p>Insert a new paragraph after paragraph 14.14 to read:</p> <p>“14.15 A Master Plan will be required for the entire SUE. It is anticipated that a planning application will be progressed for the main development area together with the A5 relief road and A43 improvements. Securing the delivery of the relief road is a crucial precondition to the successful development of the SUE. It is also anticipated that any enabling development for the town park will be the subject of a separate planning application. The SUE and relief road and the town park proposals, whilst complementary, are not interdependent and can be brought forward separately subject to securing the delivery of the relief road.”</p> <p>Replace “bypass” with “relief road” in existing paragraph 14.15 (new paragraph 14.16).</p> <p>Insert a new paragraph after old paragraph 14.15 (new paragraph 14.16) to read:</p> <p>“14.17 The development of the site will deliver a range of employment uses to ensure a broad balance between the provision of homes and jobs. The scale and extent of B8 (Storage or Distribution) uses will be carefully controlled and should be no</p>	<ol style="list-style-type: none"> To provide greater clarity regarding the delivery of the proposed development, in particular the relief road and the town park. To fully recognise the heritage assets near to the site. To provide further information regarding the employment development on the site having regard to the deletion of job numbers from the policy text and their replacement with a specified area of employment land. 	<p>South Northamptonshire Council 4617921/JCS_Full/1 002315</p> <p>Persimmon Homes/ Bloor Homes 4622465/JCS_Full/1 019541</p> <p>English Heritage 4585441/JCS_Full/9 79381</p> <p>JPU Officer</p>

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Section 14.0 – Towcester

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>more than 20% of the total employment floorspace on the site. This is in recognition of the provision that has been made for large scale storage and distribution in more appropriate locations within the plan area. Particular attention will be paid to the scale and design of the employment units to ensure that they respect the landscape setting of the site on the edge of the historic market town, and are compatible with the existing and proposed residential areas.”</p> <p>Add the following sentence at the end of existing paragraph 14.16 (new paragraph 14.18): “The development will also be expected to respect the setting of nearby designated heritage assets which include Easton Neston registered park and garden, listed buildings, and conservation areas.”</p> <p>Amend existing paragraph 14.17 (new paragraph 14.19) to read: “There is an opportunity to create a strategic area of open space to the south of the town in the form of a new town park for Towcester. that would form the focus of the development. This park would be central to the development and would provide a strong link for both the new and existing areas of the town. The park will have the benefit of natural surveillance from adjoining dwellings and will link with various green corridors linking the surrounding neighbourhoods. The park will connect with various</p>		

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Section 14.0 – Towcester

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p><u>green corridors and link the surrounding neighbourhoods.</u></p> <p>Amend existing paragraph 14.18 (new paragraph 14.20) to read: “An appropriate level of enabling development, housing and transport access will be required to secure the delivery of the park. <u>The appropriate level of development will be the minimum necessary to secure the delivery of the town park and its on-going maintenance. The scale of development will be agreed following an open book assessment of the amount of enabling development required to make the delivery of the town park and its future maintenance viable.</u> The provision of the town park must be planned as an integral part of the Towcester south expansion.”</p> <p>Amend existing paragraph 14.19 (new paragraph 14.21) to read: “The development will be delivered across all three phases of the plan period. Phasing will be required to ensure that necessary infrastructure is delivered alongside the development, particularly the provision of the A5 bypass-relief road which is an essential prerequisite to the development. <u>The dwelling yield and employment land that is relied upon to be delivered by 2026 are not regarded as thresholds which would restrict additional development within the SUE during the plan period.</u>”</p>		

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC006/T	14.0 Towcester	Policy T3	<p><u>provided the necessary infrastructure is delivered.</u>"</p> <p>Amend Policy T3 as follows:</p> <p><u>“POLICY T3 – TOWCESTER SOUTH SUSTAINABLE URBAN EXTENSION</u> <u>THE BOUNDARY OF THE TOWCESTER SOUTH SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:</u></p> <ul style="list-style-type: none"> • <u>3,000 DWELLINGS (OF WHICH A MINIMUM OF 1,500 WILL BE DELIVERED IN THE PLAN PERIOD UP TO 2026);</u> • <u>3,000 JOBS AT LEAST 15.5 HA OF EMPLOYMENT LAND (OF WHICH 1,500 A MINIMUM OF 50% WILL BE DELIVERED IN THE PLAN PERIOD UP TO 2026);</u> • <u>THE CONSTRUCTION OF THE A5 BYPASS/RELIEF ROAD;</u> • <u>DIRECTLY RELATED AND NECESSARY ESSENTIAL IMPROVEMENTS TO THE A43 JUNCTIONS;</u> • <u>2 PRIMARY SCHOOLS AND 1 SECONDARY SCHOOL;</u> • <u>2 MIXED USE LOCAL CENTRES TO INCLUDE LOCAL RETAIL FACILITIES (UP</u> 	<p>1. To provide changes to better ensure and improve delivery of the proposed development.</p> <p>2. To ensure consistency with the wording of the other SUE policies.</p> <p>3. To fully recognise the heritage assets within and near to the site.</p> <p>4. To provide simplified and consistent wording in respect of flood risk and surface water management.</p>	<p>Persimmon Homes/ Bloor Homes 4622465/JCS_Full/1 019541</p> <p>JPU Officer</p> <p>English Heritage 4585441/JCS_Full/9 79381</p> <p>Environment Agency - see representations in respect of Northampton and Daventry SUEs</p>

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Section 14.0 – Towcester

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p><u>WITH INDIVIDUAL STORES NOT EXCEEDING TO 500 SQM NET FLOORSPACE), HEALTH CARE SERVICES AND COMMUNITY FACILITIES;</u></p> <ul style="list-style-type: none"> • <u>STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS. THE MASTERPLAN WILL, INCLUDING THE IDENTIFICATION PROVISION OF A NEW TOWN PARK, AS SHOWN ON THE PROPOSALS MAP (FIGURE 5);</u> • <u>DEVELOPMENT THAT RESPECTS THE LANDSCAPE SETTING INCLUDING EASTON NESTON REGISTERED PARK AND GARDEN, LISTED BUILDINGS AND NEARBY CONSERVATION AREAS;</u> • <u>AN INTEGRATED TRANSPORT NETWORK WITH SUSTAINABLE TRANSPORT MODES INCLUDING ACCESS TO TOWCESTER TOWN CENTRE;</u> • <u>FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT, AND FROM ALL OTHER SOURCES; SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES;</u> • <u>ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION;</u> • <u>ENHANCED SPORT AND LEISURE PROVISION;</u> • <u>SAFEGUARDING AND ENHANCEMENT OF</u> 		

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Section 14.0 – Towcester

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>TOWCESTER'S GREEN INFRASTRUCTURE NETWORK; <u>AND</u></p> <ul style="list-style-type: none"> • SAFE ROUTES FOR PEDESTRIANS AND CYCLISTS; - • FLOOD MITIGATION FROM ALL SOURCES; <u>AND</u> • ENHANCED UTILITIES PROVISION INCLUDING A PRIMARY ELECTRICITY SUBSTATION AND REINFORCEMENT OF THE ELECTRICITY NETWORK. <p>NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.</p> <p>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN."</p>		

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Section 15.0 – Brackley

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC010/B	15.0 Brackley	Policy B2	<p>Amend Policy B2 as follows: <u>“POLICY B2 – BRACKLEY EAST SUSTAINABLE URBAN EXTENSION</u> <u>THE BOUNDARY OF THE BRACKLEY EAST SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:</u></p> <ul style="list-style-type: none"> • <u>380 350 DWELLINGS;</u> • <u>4000 JOBS 9.4 HA OF EMPLOYMENT LAND;</u> • <u>REALIGNMENT OF AND TRAFFIC CALMING TO TURWESTON ROAD;</u> • <u>IMPROVED PUBLIC TRANSPORT PROVISION, INCLUDING TOWN AND INTRA-URBAN SERVICES;</u> • <u>A MIX OF B1(A) OFFICE, B1(C) LIGHT INDUSTRIAL AND B8 STORAGE AND DISTRIBUTION. THE PROPORTION OF B8 FLOORSPACE SHALL NOT EXCEED 40% OF THE TOTAL FLOORSPACE;</u> • <u>A LANDSCAPE BUFFER / NOISE MITIGATION TO THE A43;</u> • <u>ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION;</u> • <u>HIGH QUALITY DESIGN AND LAYOUT WHICH RESPECTS THE CHARACTER OF</u> 	<ol style="list-style-type: none"> 1. To be consistent with the wording of the other SUE proposals 2. To recognise the need for archaeological assessment 3. To provide simplified and consistent wording in respect of flood risk and surface water management. 4. Amendment of dwelling numbers to reflect a recent planning application for the development of the site. 	<p>JPU Officer</p> <p>English Heritage 4585441/JCS_Full/9 79445</p> <p>Environment Agency – see representations in respect of Northampton and Daventry SUEs.</p> <p>JPU Officer.</p>

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Section 15.0 – Brackley

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC013/B	15.0 Brackley	Policy B3	<p>THE GREAT OUSE LANDSCAPE CHARACTER AREA;</p> <ul style="list-style-type: none"> • THE ENHANCEMENT OF LOCAL GREEN INFRASTRUCTURE NETWORKS; • AN INTEGRATED TRANSPORT NETWORK WITH SUSTAINABLE TRANSPORT MODES INCLUDING ACCESS TO BRACKLEY BUSINESS DISTRICT; • <u>FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT, AND FROM ALL OTHER SOURCES</u><u>SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES; AND</u> • SAFE ROUTES FOR PEDESTRIANS AND CYCLISTS;³ AND • <u>FLOOD MITIGATION FROM ALL SOURCES.</u> <p>NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.</p> <p>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.”</p>	<p>1. To be consistent with the wording of the other SUE proposals</p> <p>2. To recognise the need for ecological</p>	<p>JPU Officer</p> <p>English Heritage</p>
			<p>Amend Policy B3 as follows: <u>“POLICY B3 – BRACKLEY NORTH SUSTAINABLE URBAN EXTENSION THE BOUNDARY OF THE BRACKLEY NORTH SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION</u></p>		

Schedule of Significant Proposed Changes

Section 15.0 – Brackley

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p><u>FORDE:</u></p> <ul style="list-style-type: none"> • 1380 DWELLINGS; • <u>NEW A PRIMARY SCHOOL;</u> • <u>HIGH QUALITY DESIGN AND LAYOUT WHICH RESPECTS THE CHARACTER OF THE OLD GLEBE LANDSCAPE CHARACTER AREA;</u> • <u>THE ENHANCEMENT OF LOCAL GREEN INFRASTRUCTURE NETWORKS;</u> • <u>DIRECT ROAD ACCESS BETWEEN NORTHAMPTON ROAD AND HALSE ROAD;</u> • <u>A LOCAL CENTRE , COMPRISING RETAIL (UP TO 1000 SQM NET FLOORSPACE WITH INDIVIDUAL STORES NOT EXCEEDING 500 SQM NET FLOORSPACE) AND COMMUNITY FACILITIES (UP TO 500 SQM NET FLOORSPACE);</u> • <u>STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS SHOWN INDICATIVELY ON THE PROPOSALS MAP (FIGURE 5);</u> • <u>ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION;</u> • <u>AN INTEGRATED TRANSPORT NETWORK WITH SUSTAINABLE TRANSPORT MODES INCLUDING ACCESS TO BRACKLEY BUSINESS DISTRICT;</u> 	<p>and archaeological assessment in line with other SUE policies</p> <p>3. To provide simplified and consistent wording in respect of flood risk and surface water management.</p>	<p>4585441/JCS_Full/979509</p> <p>Environment Agency – see representations in respect of Northampton and Daventry SUEs</p>

Schedule of Significant Proposed Changes

Section 15.0 – Brackley

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<ul style="list-style-type: none"> • FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT, AND FROM ALL OTHER SOURCES SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES; • ENHANCED SPORT AND LEISURE PROVISION; AND • SAFE ROUTES FOR PEDESTRIANS AND CYCLISTS; AND • FLOOD MITIGATION FROM ALL SOURCES. <p>NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.</p> <p>DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.”</p>		

Schedule of Significant Proposed Changes

Section 16.0 – Rural Areas

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC010/R	16.0 Rural Areas	Policy R1	<p>Amend Policy R1 as follows:</p> <p><u>“WITHIN THE RURAL AREAS OF WEST NORTHAMPTONSHIRE THERE IS A RESIDUAL IDENTIFIED NEED FOR 1355 DWELLINGS WITHIN DAVENTRY DISTRICT AND 1790 DWELLINGS WITHIN SOUTH NORTHAMPTONSHIRE TO BE PROVIDED BETWEEN 2011 AND 2026. BEYOND THE TOWNS OF DAVENTRY, TOWCESTER AND BRACKLEY DEVELOPMENT WITHIN THE RURAL AREAS WILL BE GUIDED BY A RURAL SETTLEMENT HIERARCHY THAT WILL COMPRISE THE FOLLOWING CATEGORIES:</u></p> <ul style="list-style-type: none"> • PRIMARY SERVICE VILLAGES; • SECONDARY SERVICE VILLAGES; AND • OTHER VILLAGES; AND • <u>SMALL SETTLEMENTS/HAMLETS</u> <p>THE RURAL HIERARCHY WILL:</p> <ul style="list-style-type: none"> • ENABLE SMALL SCALE HOUSING AND EMPLOYMENT WHERE THIS MEETS LOCAL NEEDS AND/ OR SUPPORTS LOCAL SERVICES; • SUPPORT THE RETENTION AND PROVISION OF LOCAL SERVICES AND FACILITIES IN RURAL COMMUNITIES; • SUSTAIN THE RURAL ECONOMY BY 	<p>To clarify the scale of growth that is required in the rural areas.</p> <p>To provide greater flexibility for local decisions by confirming that the percentage growth figures are indicative and expressing them as being “up to” rather than within a narrow range.</p> <p>To provide further clarification on the operation of the policy.</p> <p>To reflect the introduction of Neighbourhood Plans in the Localism Act.</p> <p>To ensure that small settlements and hamlets are included within the hierarchy.</p>	<p>South Northamptonshire Council 4617921/JCS_Full/1 002389</p> <p>Daventry District Council 4623361/JCS_Full/1 103445</p> <p>Hallam Land Management 4596833/JCS_Full/1 007797</p> <p>Haselwood 4638635/JCS_Full/1 080661</p> <p>Lucas Land and Planning 4633857/JCS_Full/1 062229</p> <p>Miller Homes 4638689/JCS_Full/1 083573</p>

Schedule of Significant Proposed Changes

Section 16.0 – Rural Areas

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>RETAINING EXISTING EMPLOYMENT SITES WHERE POSSIBLE, BY ENABLING SMALL SCALE ECONOMIC DEVELOPMENT, INCLUDING TOURISM, THROUGH RURAL DIVERSIFICATION AND BY SUPPORTING APPROPRIATE AGRICULTURAL AND FORESTRY DEVELOPMENT;</p> <ul style="list-style-type: none"> • PROTECT AND ENHANCE THE CHARACTER AND QUALITY OF THE RURAL AREA'S HISTORIC BUILDINGS AND AREAS OF HISTORIC OR ENVIRONMENTAL IMPORTANCE; AND • ENABLE LOCAL COMMUNITIES TO IDENTIFY AND MEET THEIR OWN LOCAL NEEDS. <p>IN REFINING AND DETERMINING THE DETAILED HIERARCHY EACH DISTRICT COUNCIL WILL TAKE THE FOLLOWING FACTORS INTO ACCOUNT:</p> <p>A)¹ THE PRESENCE OF SERVICES AND FACILITIES TO MEET THE DAY TO DAY NEEDS OF RESIDENTS, INCLUDING THOSE FROM SURROUNDING SETTLEMENTS;</p> <p>B) OPPORTUNITIES TO IMPROVE SERVICE</p>		<p>Samuel Rose 4639489/JCS_Full/1 084693</p> <p>Daventry Villages Together 4600001/JCS_Full/1 130549</p> <p>Long Buckby Parish Council 4792801/JCS_Full/1 123925</p> <p>JPU Officer.</p>

¹ The list will be changed to bullet points

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Section 16.0 – Rural Areas

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>PROVISION AND ENHANCE THE SUSTAINABILITY OF SETTLEMENTS;</p> <p>G) ACCESSIBILITY, PARTICULARLY BY PUBLIC TRANSPORT, TO THE MAIN TOWNS;</p> <p>D) EVIDENCE OF LOCAL NEEDS FOR HOUSING, EMPLOYMENT AND SERVICES; AND</p> <p>E) THE SUITABILITY OF SETTLEMENTS TO ACCOMMODATE DEVELOPMENT IN TERMS OF ENVIRONMENTAL, INFRASTRUCTURE AND OTHER CONSTRAINTS.</p> <p><u>THE SETTLEMENTS AND COUNTRYSIDE LOCAL PLANS TO BE PREPARED FOR DAVENTRY DISTRICT AND SOUTH NORTHAMPTONSHIRE WILL DETERMINE THE APPROPRIATE SCALE OF DEVELOPMENT WITHIN FOR EACH CATEGORY OF INDIVIDUAL VILLAGE WITHIN THAT CATEGORY. THE FOLLOWING OVERALL SCALE OF RESIDENTIAL DEVELOPMENT OVER THE BASE DATE POSITION WILL BE APPROPRIATE THIS WILL HAVE REGARD TO THE INDICATIVE FIGURES BELOW MEASURED FROM A BASE DATE POSITION (2011):</u></p>		

Schedule of Significant Proposed Changes

Section 16.0 – Rural Areas

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<ul style="list-style-type: none"> • PRIMARY SERVICE VILLAGES = MODERATE SCALE - <u>40%-- UP TO 12% OF THE EXISTING DWELLING STOCK</u> • SECONDARY SERVICE VILLAGES = SMALL SCALE - <u>5- UP TO 7% OF EXISTING DWELLING STOCK</u> • OTHER VILLAGES - SMALL SCALE INFILL - UP TO 5 DWELLINGS • <u>SMALL SETTLEMENTS/HAMLETS - DEVELOPMENT RESTRICTED TO AFFORDABLE HOUSING</u> <p><u>ONCE THE HOUSING REQUIREMENT FOR THE RURAL AREAS HAS BEEN MET THROUGH PLANNING PERMISSIONS OR FUTURE ALLOCATIONS, OR ONCE A PARTICULAR SETTLEMENT HAS REACHED THE UPPER LIMIT OF THE SCALE SPECIFIED ABOVE IN THE APPROPRIATE LOCAL PLAN FURTHER HOUSING DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT IT:</u></p> <ul style="list-style-type: none"> • WOULD RESULT IN ENVIRONMENTAL IMPROVEMENTS ON A SITE INCLUDING FOR EXAMPLE THE RE-USE OF PREVIOUSLY DEVELOPED LAND AND BEST PRACTICE IN DESIGN ; OR 		

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Section 16.0 – Rural Areas

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<ul style="list-style-type: none"> • IS REQUIRED TO SUPPORT THE RETENTION OF OR IMPROVEMENT TO ESSENTIAL LOCAL SERVICES THAT MAY BE UNDER THREAT (IN PARTICULAR THE LOCAL PRIMARY SCHOOL OR PRIMARY HEALTH SERVICES); AND • HAS BEEN INFORMED AGREED BY A WITH <u>THE RELEVANT PARISH COUNCIL OR APPROPRIATE LOCAL COMMUNITY REPRESENTATIVES FOLLOWING A COMMUNITY INVOLVEMENT EXERCISE PRIOR TO THE SUBMISSION OF A PLANNING APPLICATION; OR</u> • <u>IS A RURAL EXCEPTIONS SITE THAT MEETS THE CRITERIA SET OUT IN POLICY H3.</u> <p>UNTIL THE NAMED RURAL SETTLEMENT HIERARCHY HAS BEEN DEFINED WITHIN FUTURE DEVELOPMENT PLAN DOCUMENTS PREPARED BY INDIVIDUAL LOCAL PLANNING AUTHORITIES IN CONSULTATION WITH LOCAL COMMUNITIES THE EXISTING SAVED LOCAL PLAN POLICIES FOR DAVENTRY DISTRICT AND SOUTH NORTHAMPTONSHIRE WILL APPLY.</p>		

Schedule of Significant Proposed Changes

Section 17.0 Monitoring and Review

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC004/M	17.0 Monitoring	New Para. 17.3	Insert the following text as a new Paragraph 17.3: “Policies in the JCS and information in the associated Infrastructure Delivery Plan and its linked schedule (as set out in Appendix 4) are based on a robust evidence base establishing the level of development expected to 2026 and the costing of required improvements. Monitoring provides the basis for identifying when the implementation of policy is not delivering the vision and objectives of the JCS. It provides contingency in itself through identifying the trigger points for delivery and ensures corrective measures, including the possible review of policy, are considered at the earliest opportunity.”	Address concerns that the JCS does not adequately consider opportunity for contingency arrangements or the coordinated delivery of infrastructure. Separate paragraph to emphasise role of triggers and contingency in the Monitoring Framework.	4633857/JCS_Full/1 062965 & 4633857/JCS_Full/1 062997 (Lucas Land and Planning) (Logged under funding and delivery) and 4596769/JCS_Full/1 003157 (Boughton PC)
PC011/M	17.0 Monitoring	Existing Para. 17.8 (New Para. 17.9)	All subsequent paragraphs are re-numbered. Add new second sentence: “The monitoring approach also sets out the triggers which will identify when the plan’s objectives are not being met, and the examples of contingency actions which can be taken to address the issues identified.”	To introduce the trigger and contingency measures integral to the monitoring strategy at the start of this section.	4633857/JCS_Full/1 062965 & 4633857/JCS_Full/1 062997 (Lucas Land and Planning) (Logged under funding and delivery) and 4596769/JCS_Full/1 003157 (Boughton PC)
PC026/M	17.0 Monitoring	Existing Para. 17.15	Remove “; and” at the end of the following bullet point: “The target – what is to be achieved and by when”.	Reflects that changes made to monitoring framework (Appendix 6)	JPU Officer 4633857/JCS_Full/1

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Section 17.0 Monitoring and Review

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
		(New Para. 17.17)	<p>Add two new bullet points at the end of the existing list as follows:</p> <ul style="list-style-type: none"> • “Triggers to establish significant discrepancies between actual policy implementation and established policy targets; and • Contingency measures that may be considered if a trigger is identified. “ 	so monitoring can be used as a contingency measure.	062965 & 4633857/JCS_Full/1 062997 (Lucas Land and Planning) both refer to contingency requirement.

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Section 18.0 / Appendix 4 – West Northamptonshire Infrastructure Delivery Plan – Schedule Extract

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/ A4	Appendix 4	Pretext (page 201)	<p>Replace text with</p> <p><u>Appendix 4 – West Northamptonshire Infrastructure Delivery Plan - Schedule Extract</u></p> <p><u>The purpose of the West Northamptonshire Infrastructure Delivery Plan (IDP) is to identify the strategic priorities for the delivery of key infrastructure needed to support the scale of growth put forward in the West Northamptonshire Joint Core Strategy. This Appendix includes the infrastructure schedules taken from the IDP Update 2012 and is for reference purposes only as the IDP and its associated schedules will be updated annually as development occurs, identified infrastructure is delivered and further details on infrastructure requirements are presented. For full clarity the schedules should be read with the accompanying text in the IDP.</u></p> <p>The IDP 2012 covers the strategic provision of the following types of infrastructure:-</p> <ul style="list-style-type: none"> • <u>Transport</u> • <u>Health</u> • <u>Education</u> • <u>Community and Leisure</u> • <u>Open space and Green Infrastructure</u> • <u>Utilities</u> <p><u>The transport schedule comprises identified</u></p>	To improve clarity.	<p>JPU Officer and Persimmon Homes/Bloor Homes 4622465/JVC_Full/1 019605,</p> <p>Persimmon Homes/Barratt Homes 4639873/JCS_Full/1 086389</p> <p>Barratt Strategic 4638657/JCS_Full/1 082069</p>

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Section 18.0 / Appendix 4 – West Northamptonshire Infrastructure Delivery Plan – Schedule Extract

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>highway improvements, public transport improvement and walking and cycling facilities associated with strategic growth and for individual developments such as SUEs where known. Further detailed transport assessments will be required for development proposals which may highlight further transport improvements of a more local nature to mitigate the impact of development. These will only become clear through detailed assessment once the form of the development is known. There are a number of Primary Key Infrastructure Projects identified for transport infrastructure within the schedules which are also identified in the JCS at table 7.</p> <p>Health provision is identified as primary health care requirements. Acute healthcare provision is revenue funded by the Department of Health and delivered by NHS Trusts and the Clinical Commissioning Groups within the County. Providing acute healthcare infrastructure is beyond the control of the partner authorities and developers within West Northamptonshire.</p> <p>Information on education provision is provided by Northamptonshire County Council as education provider. The schedule includes requirement for both primary and secondary education and their anticipated timing set against housing growth. Education provision will be funded jointly by the developer and provider.</p> <p>Community and leisure provision covers a number of different types of infrastructure including</p>		

Schedule of Significant Proposed Changes

Section 18.0 / Appendix 4 – West Northamptonshire Infrastructure Delivery Plan – Schedule Extract

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p><u>community halls/centres, emergency services, cultural development such as libraries, museums and galleries, indoor and outdoor sports provision, and public realm improvements.</u></p> <p><u>Community facilities in the form of halls or other meeting spaces are generally included in proposals for local centres. Typically, the expectation is that these facilities will be provided in shared buildings which also provide space for other uses, such as leisure, emergency services and libraries.</u></p> <p><u>Open space and green infrastructure are identified at a strategic level. Facilities such as play spaces and community open space will be required to be provided to serve specific developments such as SUEs. These will be determined in detail through masterplanning exercises and provided on site by the developer. As such they do not form itemised entries in the IDP schedules.</u></p> <p><u>Utilities infrastructure covers energy supply through electricity and gas, water infrastructure through water supply and waste water treatment and telecommunications infrastructure.</u></p> <p><u>The Water Cycle Study (September 2011) concludes that Anglia Water Services (AWS) through their strategic infrastructure and resource planning are currently undertaking and have planned for the future a number of capital schemes that will support the proposed growth within the study area until 2035. For planned growth (such as SUEs) local reinforcements will be required and are provided for through the normal requisition process</u></p>		

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Section 18.0 / Appendix 4 – West Northamptonshire Infrastructure Delivery Plan – Schedule Extract

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC002/A4	Appendix 4	Tables (pages 202 to 222)	<p>whereby the developer pays AWS to provide the necessary pipes and connections. The requisition process is triggered by development, and is therefore entirely dependent on the timing of the individual developments. The cost of connections will be determined through the requisition process and is not therefore included within the schedule. Likewise for connection to waste water, electric and gas infrastructure network, these costs are borne by the developer and are also requisitioned from the provider. As normal development costs determined at the point of requisition these connections are not included in the schedule. There are a number of Primary Key Infrastructure Projects identified for waste water infrastructure which are also identified on the schedules and at table 7 in the JCS.</p> <p>Delete schedule and replace with schedules as attached below.</p>	<p>The Infrastructure Delivery Plan (IDP) has been updated in consultation with service providers and partner authorities and in the light of new evidence base. The IDP Update 2012 contains revised infrastructure schedules which provide an updated position on infrastructure provision. The revised schedules</p>	<p>JPU Officer and Persimmon Homes/Bloor Homes 4622465/JVC_Full/1 019605, Persimmon Homes/Barratt Homes 4639873/JCS_Full/1 086389 Barratt Strategic</p>

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
				<p>are included in Appendix 4 as represented in the IDP Update 2012. However, the IDP as a living document will continue to be updated.</p>	<p>4638657/JCS_Full/1 082069 Croudace Homes Ltd 4545057/JCS_Full/1 000149 The Ensign Group 4640129/JCS_Full/1 084661 Legal and General 4622849/JCS_Full/1 088853 Highways Agency 4623105/JCS_Full/1 094261 Daventry District Council 4623361/JCS_Full/1 103413 Consortium of Parish Councils 4607809/JCS_Full/1 000661</p>

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Section 18.0 / Appendix 4 – West Northamptonshire Infrastructure Delivery Plan – Schedule Extract

INFRASTRUCTURE SCHEDULE

Transport

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
T1	NRDA	A45/M1 Northampton Growth Management Scheme* (see table below)	NRDA	NCC/HA	2014 start	£12.24m	Developer
T2	Northampton (West)	North West Bypass Phase 1 (A428 to Grange Farm)	Northampton Kings Heath	Developer	2014 start	£11.3m	Developer
T3	Northampton (West)	North West Bypass Phase 2 (Grange Farm to A5199)	Northampton (West)	NCC/ Developer	2021 start	£16.3m	Developer
T4	Northampton (West)	Sandy Lane Relief Road Phase 2 related to Upton Lodge Norwood Farm developments	Norwood Farm /Upton Lodge	Developer	2016	£5.42m	Developer
T5	NRDA	New Bus Interchange at Northampton Town Centre	Wider Area	NBC	2013 start	£10m	WNDC/ NBC
T6	NRDA	New Railway Transport Interchange at Northampton Castle Station	Wider Area	Network Rail	2014 start	£30m	WNDC/ NCC
T7	Northampton (West)	Kingsthorpe Corridor Improvements	Northampton (West)	NCC	2010 start	£3.8m	NCC/ Developer
T8	NRDA	Highway and Junction Improvements to provide access to developments in the St John's area.	Northampton Town Centre - St John's Area	NCC	2013	£1.2m	NCC/NBC/ Developer
T9	NRDA	Plough Junction Improvements	Northampton St	NCC	2015	£3m	Grant

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
T10	NRDA	Ransome Road Nunn Mills Link Road	John's Area Avon Nunn Mills	NCC/ Developer	2014 start	£17.6m	Funded WNDC/ Developer
T11	NRDA	London Road Ransome Road Junction Improvements	Avon Nunn Mills	NCC	2011	£2.3m	WNDC/ GAF
T12	NRDA	Bedford Road Bus Priority Improvements	Town Centre	NCC	Not known	£2.2m	NCC/ Developer
T13	NRDA	Wellingborough Road Bus Improvements	Northampton (East)	NCC	2016	£1.4m	NCC
T14	NRDA	Inter Urban Bus Service Improvement	Northampton	NCC	2010 ongoing	£1.2m	NCC
T15	NRDA	Cycle and Walking Routes, and Crossing	Northampton	NCC/ Sustrans	2010 ongoing	£14m	NCC/ Sustrans/ Developer
T16	Northampton (North)	A43 Corridor Improvements	Northampton North SUE	NCC/ Developer	2014 start	£5.38m	Developer
T17	Northampton (North)	Round Spinney Interchange Improvements	Northampton North SUE	NCC	2014 start	£3m	Developer
T18	Northampton (North)	Local Multi Modal Interchange and Bus Route Improvement/Provision	Northampton North SUE	NCC	2014 ongoing	£2m	Developer
T19	Northampton (North)	Kettering Road Bus Priority	Northampton North SUE	NCC	2014 ongoing	£1.5m	Developer/ NCC
T20	Northampton (North)	Walking and Cycling Improvement	Northampton North SUE	NCC	2014 ongoing	£0.34m	Developer
T21	Northampton (West)	Potential Junction Provision/Improvements	Northampton West SUE	NCC	2016 start	Not known	Developer
T22	Northampton (West)	Bus Route Improvement	Northampton West SUE	NCC	2016 start	£1.8m	Developer
T23	Northampton	Walking and Cycling Improvement	Northampton	NCC	2016	£0.23m	Developer

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
	(West)		West SUE		start		
T24	Northampton (South)	Towcester Road Bus Priority related to Northampton South	Northampton South SUE	NCC	2016 start	£0.12m	Developer/ NCC
T25	Northampton (South)	Bus Route Improvement related to Northampton South	Northampton South SUE	NCC	2016 start	£1.4m	Developer
T26	Northampton (South)	Walking and Cycling Improvement	Northampton South SUE	NCC	2016 start	£0.5m	Developer
T27	Northampton (South)	London Road Bus Priority	Northampton South of Brackmills SUE	NCC	2016 start	£2.7m	Developer/ NCC
T28	Northampton (South)	Bus Route Improvement	Northampton South of Brackmills SUE	NCC	2016 start	£1m	Developer
T29	Northampton (South)	Walking and Cycling Improvement	Northampton South of Brackmills SUE	NCC	2016 start	£0.5m	Developer
T30	Northampton (West)	Harlestone Road/Mill Lane Junction Improvements	Northampton Kings Heath SUE	NCC	2016 start	£3.7m	Developer
T31	Northampton (West)	Dallington to Kings Heath Road Improvements	Northampton Kings Heath SUE	NCC	2016 start	£3.6m	Developer
T32	Northampton (West)	Bus Route Improvement	Northampton Kings Heath SUE	NCC	2016 start	£4.3m	Developer
T33	Northampton (West)	Walking and Cycling Improvement	Northampton Kings Heath SUE	NCC	2016 start	£0.9m	Developer
T34	Northampton	Bus Route Improvement	Northampton	NCC	2012	£1.6m	Developer

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources	
	(North West)		North of Whitehills SUE		start			
T35	Northampton (North West)	Walking and Cycling Improvement	Northampton North of Whitehills SUE	NCC	2012 start	£2m	Developer	
T36	Northampton (South)	Bus Route Improvement	Northampton Upton Park SUE	NCC	2012 start	£1.5m	Developer	
T37	Northampton (South)	Walking and Cycling Improvement	Northampton Upton Park SUE	NCC	2012 start	£0.2m	Developer	
Sub Total NRDA Transport Infrastructure Known Costs							£180.23m	
Daventry								
T38	Daventry	A5/A45 Weedon Junction Improvements	Daventry	NCC	2013	£0.95m	Growing Places Fund	
T39	Daventry	Daventry Development Link - A45 Daventry to Northampton Corridor Improvements	Daventry	NCC	2021	£27m	NTP/ Developer	
T40	Daventry	Relocation or Restructure of Bus Station	Daventry	DDC/NCC	Not known	Not known	Not known	
T41	Daventry	Improvements to Long Buckby Station Facilities	Daventry	Network Rail/NCC	Not known	£1.2m	Network Rail/NCC	
T42	Daventry	Long Buckby to Daventry Bus Route	Daventry	NCC	Not known	£2m	Not known	
T43	Daventry	Improvements to Public Transport Provisions	Daventry	NCC/ Developer	Not known	£1m	Not known	
T44	Daventry	Cycling Improvements within the Town	Daventry	NCC	2012	£2.35m	NTP/ Developer	

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
T45	Daventry	A5/B5385 Junction Improvement	Daventry North East SUE	NCC	2015	£0.7m	Developer
T46	Daventry	B4036 Realignment	Daventry North East SUE	NCC/ Developer	2021	£0.35m	Developer
T47	Daventry	Norton Traffic Calming	Daventry North East SUE	NCC	2016	£1m	Developer
T48	Daventry	Public Transport Provision to Town Centre and Long Buckby	Daventry North East SUE	NCC	2016	£1m	Developer
T49	Daventry	Walking and Cycling Provision	Daventry North East SUE	NCC	2016	£0.5m	Developer
Sub Total Daventry Transport Infrastructure Known Costs						£38.05m	

Towcester							
T50	Towcester	Walking and Cycling Improvements in the Existing Urban Area	Towcester	NCC	2012 ongoing	£2m	NTP/NCC/ Sustrans/ Developer
T51	Towcester	Tove Roundabout (A5/A45 Junction) Improvements	Towcester South SUE	HA/ developer	2015	£3m	Developer
T52	Towcester	Abthorpe Roundabout Improvements	Towcester South SUE	HA/ developer	2015	£6m	Developer
T53	Towcester	A5 Relief Road and Junction associated with SUE	Towcester South SUE	HA/ developer	2016 start	£31m	Developer
T54	Towcester	Improvements to Public Transport Provisions	Towcester South SUE	NCC	2016 ongoing	£1m	Developer
T55	Towcester	Walking and Cycling Provision	Towcester South SUE	NCC	2016 ongoing	£0.8m	Developer
T56	Silverstone Circuit	A43 and A5 Improvements and Junction Improvements associated with	Silverstone Circuit	NCC	2016	£10m	Developer

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
		Silverstone Circuit Expansion				£53.8m	
Sub Total Towcester Transport Infrastructure Known Costs							
Brackley							
T57	Brackley	Walking and Cycling Improvement in Existing Urban Area	Brackley	NCC	2010 ongoing	£5.8m	NTP/NCC/ Sustrans/ Developer
T58	Brackley	Halse Road Link – Road/Bus Link between Brackley North and Urban Area	Brackley North SUE	NCC	Not known	Not known	Developer
T59	Brackley	Bus Route Improvement	Brackley North SUE	NCC	2015	£1m	Developer
T60	Brackley	Traffic Calming at Halse Village	Brackley North SUE	NCC	2015	£0.5m	Developer
T61	Brackley	Bus Route Improvement	Brackley East SUE	NCC	2015	£1m	Developer
T60	Brackley	Traffic Calming at Turweston Road	Brackley East SUE	NCC	2015	£0.13m	Developer
Sub Total Brackley Transport Infrastructure Known Costs						£8.43m	
Total Transport Infrastructure Known Costs						£280.5m	

Bold = Key Primary Infrastructure Project

NRDA – Northampton Related Development Area

Schedule of Significant Proposed Changes

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

Schedule of Significant Proposed Changes

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Primary Health Care

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
H1	Northampton (South)	Contribution to improving Local Health Centres at Wootton Medical Centre and Grange Park Medical Centre	South, & South of Brackmills SUEs, Avon Nunn Mills, Wotton Fields & Grange Park	PCT/GPs	2014	£0.9m	Developer
H2	Northampton NRDA (West)	Contribution required to develop a 9 GP practice within multi-purpose building located on Kings Heath SUE. (Approx 1,000sqm building required).	Northampton Kings Heath SUE & Northampton West SUE	PCT/GPs	2016	£3m	Developer/ PCT/GPs
H3	Northampton NRDA (North/West)	Contribution towards Internal Refurbishment of Existing Local Practice.	Northampton North of Whitehills SUE	PCT/GPs	2014	£0.6m	Developer
H4	Northampton NRDA (North)	Relocation of Existing Practice and Expansion to Cater Patient Increase.	Northampton North SUE	PCT/GPs	2016	£2.1m	Developer/ GPs
Daventry							
H5	Daventry	New Primary Care Health Centre incorporating Relocation of Existing GP Practice(s) at Town Centre Location.	Daventry Town Growth and SUE	PCT/GPs	2013	£2.8m	Developer/ GPs
Towcester							
H6	Towcester	Revenue Contribution towards Existing Local Practice.	Towcester South SUE	PCT/GPs	2016	Not known	Developer
Brackley							

Schedule of Significant Proposed Changes

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
H7	Brackley	New Primary Care Centre – 2 relocated GP Surgeries, Pharmacy, NHS Dental Facility and 60 Bed Care Home.	Brackley Town Growth and SUEs	PCT/GPs	2012	Not known	Developer/ GPs
Total Primary Health Care Infrastructure Known Costs							£9.4m

NRDA – Northampton Related Development Area

Education

Primary Education

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
E1	Northampton Town Centre	Extensions to Existing Primary Schools in Northampton Urban Area	Northampton Urban Capacity	NCC	From 2013/14 onward	£25m	NCC/ Developer
E2	Northampton	New two form entry Primary School at Avon Nunn Mills/Ransome Road	Avon Nunn Mills/Ransome Road	NCC	2014	£6.45m	NCC/ Developer
E3	Northampton	New two form entry Primary School at Upton Lodge	Upton Lodge	NCC	2014	£6.45m	NCC/ Developer
E4	Northampton	New two form entry Primary School at Pineham	Pineham	NCC	2014	£6.45m	NCC/ Developer
E5	Northampton NRDA	New two form entry Primary School at Northampton South SUE	Northampton South SUE	NCC	2019	£6.45m	NCC/ Developer

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
E6	Northampton NRDA	New two form entry Primary School at Northampton South of Brackmills SUE	Northampton South of Brackmills SUE	NCC	2021	£6.45m	NCC/ Developer
E7	Northampton NRDA	Two x new two form entry Primary Schools at Northampton Kings Heath SUE	Northampton Kings Heath SUE	NCC	2016	£13m	NCC/ Developer
E8	Northampton NRDA	New two form entry Primary School at Northampton Upton Park SUE	Northampton Upton Park SUE	NCC	2014	£6.45m	NCC/ Developer
E9	Northampton NRDA	New one form entry Primary School at Northampton North of Whitehills SUE	Northampton North of Whitehills SUE	NCC	2014	£4.05m	NCC/ Developer
E10	Northampton NRDA	New three form entry Primary School at Northampton North SUE	Northampton North SUE	NCC	2015	£10m	NCC/ Developer
E11	Northampton NRDA	New two form entry Primary School at Northampton West SUE	Northampton West SUE	NCC	2015	£6.45m	NCC/ Developer
Daventry							
E12	Daventry	New two form entry Primary School at Monkmoor Development	Monkmoor Development	NCC	2016	£6.45m	NCC/ Developer
E13	Daventry	Two x new two form entry Primary Schools at Daventry North East SUE to 2026	Daventry North East SUE	NCC	2017	£13m	NCC/ Developer
Towcester							
E14	Towcester	New two form entry Primary School at Towcester South SUE to 2026	Towcester South SUE	NCC	2015	£6.45m	NCC/ Developer
Brackley							
E15	Brackley	New two form entry Primary School at Brackley North SUE	Brackley North and East SUEs	NCC	2019	£6.45m	NCC/ Developer

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Total Primary Education Infrastructure Cost							£129.55m

Secondary Education

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
E16	Northampton NRDA	New Secondary School (located at Northampton Kings Heath SUE) 8 to 10 form entry	Northampton	NCC	2017	£30m	NCC/ Developer
E17	Northampton NRDA	Extensions to existing Secondary Schools serving Northampton (Additional 6 forms of entry required)	Northampton	NCC	2018 - 2026	£20m	NCC/ Developer
E18	Northampton NRDA	Special Needs Unit	Northampton	NCC	2016	£2m	NCC/ Developer
Daventry							
E19	Daventry Town	New Secondary School (located at Daventry North East SUE - 8 form entry)	Daventry Town	NCC	2020	£30m	NCC/ Developer
E20	Daventry	Daventry UTC (600 places)	Daventry	UoN/ Moulton College/ NCC	2013	£8m	DDC/Uni of N'ton/ WND/ Moulton College/

Schedule of Significant Proposed Changes

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
E21	Daventry	Special Needs Unit	Daventry	NCC	2016	£2m	Gov't NCC/ Developer
Towcester							
E22	Towcester	Extended and Modified Sponne Secondary School to accommodate an additional one form entry and supporting facilities.	Towcester South SUE	NCC	2021	£7m	NCC/ Developer
E23	Towcester & Brackley	Silverstone UTC (540 places)	Towcester & Brackley	Tresham College/ Silverstone Circuit/ UoN/NCC	not known	not known	Tresham College/ Silverstone Circuit /Uni of N'ton NCC/ Developer
E24	Towcester & Brackley	Special Needs Unit	Towcester & Brackley	NCC	2016	£2m	NCC/ Developer
Brackley							
E25	Brackley	Extended Magdalen College School at Brackley. Additional one form entry.	Brackley North and East SUEs	NCC	2021	£3.5m	NCC/ Developer
Total Secondary Education Infrastructure Known Costs						£104.5m	
Total Education infrastructure known costs						£234.05m	

NRDA – Northampton Related Development Area

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Community and Leisure

Community Halls/Centres

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
C1	NRDA	Multi Use Community Building	Avon Nunn Mills Ransome Road	NBC	2016	£1.5m	Developer /Other
C2	NRDA	Multi Use Community Building	Northampton King Heath SUE	NBC	2020	£1.5m	Developer /Other
C3	NRDA	Multi Use Community Building	Northampton West SUE	NBC	2020	£1.5m	Developer /Other
C4	NRDA	Multi Use Community Building	Northampton North SUE	NBC	2020	£1.5m	Developer /Other
Daventry							
C5	Daventry	Community Space within Town Centre Multi Use Facility	Daventry	NCC/ Partners	2014	£5m*	WNDC/ NCC/ Business
C6	Daventry	Multi Use Community Building	Daventry SUE	DDC	2020	£1.5m	Developer /Other
Towcester							

Schedule of Significant Proposed Changes

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
C7	Towcester	Community Space within Moat Lane Multi Use Facility	Towcester	SNC	2014	£3m*	WNDC/ SNC/NCC
C8	Towcester	Multi Use Community Building	Towcester South SUE	SNC	2020	£1.5m	Developer /Other
Total Community Centre Infrastructure Known Costs							£17m

* refers to full cost of multi use facility

NRDA – Northampton Related Development Area

Emergency Services

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
ES1	NRDA	Fire and Rescue Infrastructure	NRDA	Fire Service	2016 onward	£1.5m	Developer /Other
ES2	NRDA	Police and Safer Community Infrastructure	NRDA	Police Force	2016 onward	£0.5m	Developer /Other
Daventry							
ES3	Daventry	Fire and Rescue Infrastructure	Daventry	Fire Service	2016 onward	£0.4m	Developer /Other
ES4	Daventry	Police and Safer Community Infrastructure	Daventry	Police Force	2016 onward	£0.5m	Developer /Other
South Northants							
ES5	South Northants	Fire and Rescue Infrastructure	South Northants	Fire Service	2016 onward	£0.45m	Developer /Other
ES6	South	Police and Safer Community	South Northants	Police Force	2016	£0.5m	Developer

Schedule of Significant Proposed Changes

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
	Northants	Infrastructure			onward		/Other
Total Emergency Service Infrastructure Cost							£3.85m

NRDA – Northampton Related Development Area

Cultural Development

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
CD1	NRDA	Upgrades to Existing Libraries and Opportunities for Relocation of Library Provision within Multi Use Buildings associated with SUEs and Large Developments	NRDA	NCC/ Partners	2013 onwards	£1.5m	Developer /NCC
CD2	NRDA	Refurbishment and Extension at Northampton Library	NRDA	NCC	2014 – 2017	£10.7m	Developer /NCC
Daventry							
DC3	Daventry	Daventry Library Plus – Located within Multi Use Building	Daventry	NCC/ Partners	2014	At C5	WNDC/ NCC/ Business
Towcester							
DC4	Towcester	Towcester Library Plus Relocated to Moat Lane Development	Towcester	NCC/ Partners	2014	At C7	WNDC/ SNC/NCC
Total Cultural Development Infrastructure Known Costs							£12.2m

NRDA – Northampton Related Development Area

Schedule of Significant Proposed Changes

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Indoor and Outdoor Sports

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
S1	NRDA	Provision of New 8 Court Sports Hall	NRDA	Not known	2020	£2.7m	Developer /Other
S2	NRDA	Provision of New Swimming Pool	NRDA	Not known	2020	£3.2m	Not known
S3	NRDA	Improvements to Existing Rugby Facilities in Northampton.	NRDA	RFC/RFU	2016 - 2026	Not known	RFU/Sport England Developer
Daventry							
S4	Daventry	New 4 Lane 25m Pool	Daventry	Not known	2020	£2.5m	Not known
S5	Daventry	Sports Hall	Daventry	Not known	2020	£2.2m	Not known
S6	Daventry	2 Synthetic Turf Pitches	Daventry	DDC	2017	£1.2m	Developer /Other
Towcester							
S7	Towcester	16ha to Provide for Football Pitches	Towcester	SNC	2021 – 2026	Not known	Developer /Other
S8	Towcester	Pursue use of Tove Flood Plain for Informal Sports Pitches, Outdoor Gym and Walking Routes	Towcester	SNC	2016 - 2026	Not known	Developer /Other
S9	Towcester	1 x Synthetic Sports Pitch	Towcester	SNC	2017	£0.6m	Developer /Other
Brackley							
S10	Brackley	Replace Brackley Pool with 6 Lane x 25m Pool	Brackley	SNC	2021	£5m	Developer /Other
S10	Brackley	3ha Additional Playing Pitch	Brackley	SNC	2021	Not	Developer

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
S11	Brackley	(Football) 1 x Synthetic Playing Pitch	Brackley	SNC	2017	known £0.6m	/Other Developer /Other
Total Indoor and Outdoor Sport Infrastructure Cost							
NRDA – Northampton Related Development Area						£18m	

Public Realm

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
PR1	NRDA	Public Realm Improvements Abingdon Street	NRDA	NBC	2012 onward	£1.3m	Developer /Other
PR2	NRDA	Public Realm Improvements Bridge Street	NRDA	NBC	2012 onward	£0.4m	Developer /Other
PR3	NRDA	Public Realm Improvements Drapery /Bus Interchange	NRDA	NBC	2012 onward	£0.6m	Developer /Other
PR4	NRDA	Public Realm Improvements Silver Street/Access to the Derrigate Theatre	NRDA	NBC	2012 onward	£0.2m	Developer /Other
PR5	NRDA	Public Realm Improvements Angel Street/Access to Mercers Row	NRDA	NBC	2012 onward	£0.4m	Developer /Other
PR6	NRDA	Other Public Realm Improvements through Ongoing Regeneration of the Town Centre	NRDA	NBC	2012 onward	Not known	Developer /Other
Daventry							

Schedule of Significant Proposed Changes

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
PR7	Daventry	Public Realm Improvements through Ongoing Regeneration of the Town Centre	Daventry	DDC	2012 onward	Not known	Developer /Other
Towcester							
PR8	Towcester	Create “Town Centre Fund” to enable Physical Improvement and Promotion of Towcester Town Centre	Towcester	SNC	2012 onward	Not known	Developer /Other
PR9	Towcester	Physical Improvements to Northern and Southern Gateways of the Town Centre	Towcester	SNC	2012 onward	Not known	Developer /Other
PR 10	Towcester	Alterations to Market Square Car Park and Public Realm Improvements	Towcester	SNC	2012 onward	Not known	Developer /Other
Brackley							
PR 11	Brackley	Create “Town Centre Fund” to enable Physical Improvement and Promotion of Brackley Town Centre	Brackley	SNC	2012 onward	Not known	Developer /Other
PR 12	Brackley	Physical Improvements to Northern and Southern Gateways of the Town Centre	Brackley	SNC	2012 onward	Not known	Developer /Other
PR 13	Brackley	Public Realm Improvements to Market Place, Market Street, Halls Lane and Draymans Walk	Brackley	SNC	2012 onward	Not known	Developer /Other
Total Public Realm Infrastructure Known Costs						£2.9m	
Total Community and Leisure Known Costs						£53.95m	

Schedule of Significant Proposed Changes

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
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NRDA – Northampton Related Development Area

Open Space and Green Infrastructure

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
OP1	NRDA	Becketts Park Improvements	NRDA	NBC	Post 2012	£0.5m	NBC/ Developer
OP2	NRDA	Abington Park Improvements	NRDA	NBC	Post 2012	£2.4m	NBC/ Developer
OP3	NRDA	Racecourse Park Improvements	NRDA	NBC	Post 2012	£1.8m	NBC/ Developer
OP4	NRDA	River Nene Regional Park - Improvements to Riverside Walkways.	NRDA	EA	2017	£0.5m	Grant Funding/ developer
OP5	NRDA	Harpole Country Park - 37 ha to serve Residents of Upton Lodge.	Upton Lodge/ Norwood Farm Development	Developer	2017	£1m	Developer/ Others
OP5	NRDA	District Park to serve the Wider Area.	Northampton Kings Heath SUE	Developer	2019	£1m	Developer/ Others
Daventry							
OP6	Daventry	Urban Park Linking Town Centre Sites to Wider Urban Area	Daventry	DDC	2015	£0.5m	Developer/ DDC

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
OP7	Daventry	Borough Hill Country Park Extensions/Enhancements as Formal Country Park	Daventry	EH/DEFRA	2013 ongoing	£1.5m	Developer/ Other
OP8	Daventry	Canal Park Linking the Expanded Country Park and Boundary Park	Daventry	DDC	2013 ongoing	£1m	Developer/ DDC/Other
OP9	Daventry	Extension of Canal to Town Centre and Interconnect with Green Space Network.	Daventry	DDC	2016	£1m	Developer/ DDC/Other
OP 10	Daventry	Daventry Country Park Expansion.	Daventry North East SUE and Monksmoor	DDC	2016	£1m	Developer
Towcester							
OP 11	Towcester	Allocate Land for New Allotments in Towcester.	Towcester	SNC	2015	Not known	Not known
OP 12	Towcester	Improving all Existing Green Infrastructure in the Town – inc. New Green Corridor from Sponne School to Bickerstaffs Rd. Improvements to Islington Rd Rec Ground.	Towcester	SNC	2012 ongoing	£0.5m	Developer/ Other
OP 13	Towcester	New 11ha Town Park at Wood Burcote to be Provided as Part of the Development.	Towcester South	Developer	2015 ongoing	£1m	Developer
Brackley							
OP 14	Brackley	Allocate Land for New Allotments	Brackley	SNC	2015	Not known	Not known
OP 15	Brackley	Provide New Open Space by Extending St James Park to the North	Brackley	SNC	2016 ongoing	£0.5m	Developer/ Other

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
OP 16	Brackley	West Enhancement of Disused Railway Embankment off Glebe Drive	Brackley	SNC	2014	£0.5m	Developer/ Other
Total Open Space and Green Infrastructure Known Costs							£14.7m

NRDA – Northampton Related Development Area

Utilities

Energy

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
U1	NRDA	Replacement of Transformers with Higher Rated Units or Install Secondary Substation	NRDA	Western Power Distribution (WPD)	2016 - 2026	£30m	Provider
U2	NRDA	132kv Cable from Grendon to Nunn Mills – General Upgrade and Potential Undergrounding	NRDA	WPD	2016 - 2026	£30m	Provider
U3	NRDA	Move Substation and Upgrade Connections to Grid.	Avon Nunn Mills	WPD	2016	£3m	Developer/ Provider
U4	NRDA	One New 33/11kv Primary Substation Plus Reinforcement in Local 11kv Grid	Northampton Kings Heath	WPD	2017	£2m	Developer/ Provider
U5	NRDA	Upgrade to Brackmills Primary Substation	Wootton Fields, Grange Park and	WPD	2016	£3m	Developer/ Provider

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
			Southern SUEs				
Daventry							
U6	Daventry	New Primary Substation for Full 4,000 Homes Development	Daventry North East SUE	WPD	2021	£2m	Developer
Towcester							
U7	Towcester	New Primary Substation	Towcester South SUE	WPD	2013	£2m	Developer
U8	Silverstone Circuit	New Cabling from Brackley Substation to Silverstone Circuit	Silverstone Circuit	WPD	2013	£3m	Developer
Total Energy Infrastructure Cost							
NRDA – Northampton Related Development Area						£75m	

Waste Water

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
W1	Northampton Town Centre	Waste and Surface Water Infrastructure, Requirement and Cost Subject to Ongoing Discussions with Anglian Water	NRDA	Developer/ Anglian Water Services (AWS)/EA	Post 2016	Not known	Developer
W2	Northampton General	Extension to Great Billing Waste Water Treatment Works	NRDA	AWS	2019	£18m	AWS
W3	SUEs and Other	Connection to the Waste Water Network from SUEs and Other	SUEs and Other Developments	AWS	Linked to Housing	Not known	Developer

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Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
	Development Sites	Developments.			Delivery		
Daventry							
W4	Daventry General	Upgrading Whilton Waste Water Treatment Works	Daventry	AWS	2012	£5m	AWS
Towcester							
W5	Towcester South SUE	Upgrading Towcester Waste Water Treatment Works.	Towcester South SUE	AWS	2018	£5m	AWS
W6	Towcester South SUE	Upgrade to Main Sewer	Towcester South SUE	AWS	2013	£4m	Developer
Brackley							
W7	Brackley	Upgrading Brackley Waste Water Treatment Works.	Brackley SUEs	AWS	2018	£5m	AWS
W8	Brackley General	New Sewer from the East of Brackley Town	Brackley SUEs	AWS	2013	£4m	Developer
Total Waste Water Infrastructure Known Costs						£41m	
Total Utilities Infrastructure Known Costs						£116m	

NRDA – Northampton Related Development Area

Bold = Key Primary Infrastructure Project

Schedule of Significant Proposed Changes

Section 18.0 / Appendix 6 – West Northamptonshire Monitoring Framework

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/ A6	Appendix 6 – Monitoring Framework	Objective 1 – Table Layout	In the table column originally titled “Main Agencies (for delivery)” merge with the adjacent right-hand column titled “Source (for monitoring data) and change the name to the following: “Main Agencies (for delivery) / Source (for monitoring data)” This change is repeated in all subsequent objectives for the format of the Monitoring Framework table.	It is felt that these columns can be effectively merged due to the significant degree of overlap between the agencies responsible for delivery and subsequent sources of data. The ‘oblique’ (/) symbol is used in the text for each indicator to separate delivery agencies and data sources to ensure the roles remain defined.	JPU Officer
PC002/ A6	Appendix 6 – Monitoring Framework	Objective 1 – Table Layout	In the table column originally named “Source (for monitoring data)” change the heading to the following “Trigger” This change is repeated in all subsequent objectives for the format of the Monitoring Framework table.	This column is now included as an essential component of the ‘triggers and contingencies’ mechanisms introduced in Policy S6 and Section 17 (‘Monitoring and Implementation Framework) to support monitoring and review of the plan	JPU Officer – Part response to NPPF 4633857/JCS_Full/1 062997 – Stephen Lucas (Lucas land and Planning) with reference to contingencies.
PC003/ A6	Appendix 6 – Monitoring Framework	Objective 1 – Table	Add a column titled “Contingencies” at the end right hand side of the original table format	This column is now included as an essential	JPU Officer – Part response to NPPF

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Section 18.0 / Appendix 6 – West Northamptonshire Monitoring Framework

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
	Framework	Layout	This change is repeated in all subsequent objectives for the format of the Monitoring Framework table.	component of the 'triggers and contingencies' mechanisms introduced in Policy S6 and Section 17 ('Monitoring and Implementation Framework) to support monitoring and review of the plan	4633857/JCS_Full/1 062997 – Stephen Lucas (Lucas land and Planning) with reference to contingencies.
PC004/A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 1	Change the text of the original target from: "Based on JCS Policy S10: Detailed breakdown by settlement available in policy wording" To: "100% achievement of Level 4 now, and 100% Zero carbon standard from 2016." Change the main policy delivered from "S10" to "S11" and the Additional Policies Delivered from "H5" to "H5; S10" In the column titled "Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled "Source (for monitoring data)": "/ LPAs, Building Control and WNJPU monitoring"	Change target to reflect revision carried out to relevant policy in the Joint Core Strategy. Revised target offers greater clarity in-line with National guidance for delivering sustainable development and tackling climate change.	JPU Officer
PC005/A6	Appendix 6 – Monitoring Framework	Objective 1 – Indicator 1		To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer

Schedule of Significant Proposed Changes

Section 18.0 / Appendix 6 – West Northamptonshire Monitoring Framework

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			“WNDC” removed from original text that has been moved.	Reflects the handover of planning powers from WNDC in terms of the reduced monitoring role for this organisation.	
PC006/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 1	In the column now titled “Trigger” insert the following text: “Either: % new homes approved failing to meet current national standard > 10% or % new homes approved where viability analysis justifies relaxation > 15%”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC007/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 1	In the column now titled “Contingencies” insert the following text: “Further discussions with developers on viability Consider a review of policy”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC008/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 2	Insert the word “ Standard ” at the end of the text of the original target. Change the main policy delivered from “S10” to “S11” and the Additional Policies Delivered to “S10” (previously blank)	Change target to reflect revision carried out to relevant policy in the Joint Core Strategy and the terminology of BREEAM assessments.	JPU Officer
PC009/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 2	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”:	To reflect the change in column headings and provide detail on the sources of monitoring	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			“ / LPAs, Building Control, WNDC and WNJPU Monitoring	data.	
PC010/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 2	In the column now titled “Trigger” insert the following text: “>10% of qualifying developments fail to achieve the standard”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC011/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 2	In the column now titled “Contingencies” insert the following text: “Review with Development Management Identify barriers preventing achievement”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC012/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 3	Change the text of the original indicator that read “within new development” to read “within major new development and SUEs”	To reflect changes to the relevant Joint Core Strategy policy that clarify where decentralised and renewable / low carbon energy sources is sought	JPU Officer
PC013/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 3	Change the text of the original target from: “10% target for sustainable energy generation on new development in Policy S10,” To read:	Change target to reflect revision carried out to relevant policy in the Joint Core Strategy. Revised target removes reference to a strict 10%	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>“To provide renewable energy at source through decentralised energy schemes considered on all new developments and regeneration schemes through open book analysis with LPAs”</p> <p>Change the main policy delivered from “S10” to “S11” and the Additional Policies Delivered from “H5” to “H5; S10”</p>	target for decentralised energy to reflect the broad range of renewable energy and low carbon technologies that may be considered on applicable schemes	
PC014/A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 3	<p>In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”:</p> <p>“/ WNDC, Northamptonshire County Council , LPA Application Monitoring and WNJPU Monitoring”</p>	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC015/A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 3	<p>In the column now titled “Trigger” insert the following text:</p> <p>“>0 new development schemes (excluding those already permitted) that are proposed in the Joint Core Strategy and approved after 2014 that fail to provide decentralised energy opportunities”</p>	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC016/A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 3	<p>In the column now titled “Contingencies” insert the following text:</p> <p>“Consider barriers to implementation and relevance of policy with Development Management and key organisations Work with developers / land owners to develop</p>	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC017/A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 4	viable and suitable schemes. Review policy” Change the text of the original indicator to remove “as in Core Output Indicator E1”	To remove reference to the now revoked government guidance on reporting Core Indicators	JPU Officer
PC018/A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 4	In the text of the original target remove the following “Based on JCS Policy BN7”	Removes unnecessary reference to Policy BN7 covered elsewhere in the table.	JPU Officer
PC019/A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 4	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ Environment Agency Response -Objections to Applications, WNDG, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC020/A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 4	In the column now titled “Trigger” insert the following text: “Target is 0 permissions granted contrary to advice”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC021/A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 4	In the column now titled “Contingencies” insert the following text: “Identify cause and consider justification. Review implementation. Consider any remedial action Consider policy review”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC022/A6	Appendix 6 – Monitoring Framework	Objective 1,	In the original text of the indicator remove the following:	To reflect the change in the monitoring of	

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
	Framework	Indicator 5	“(LTP Indicator (LTP5))”	indicators in the Northamptonshire Transport Plan. Relevant data can still be reported locally.	
PC023/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 5	In the text of the original target remove the following “No specific target in Policy BN9”	Removes unnecessary reference to Policy BN9 covered elsewhere in the table.	
PC024/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 5	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) remove the words “NCC Highways” from the original text Insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ LAs, DEFRA Reporting”	To remove the reporting requirement previously covered by Northamptonshire County Council but not currently part of the Northamptonshire Transport Plan. To reflect the change in column headings and provide detail on the sources of monitoring data.	
PC025/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 5	In the column now titled “Trigger” insert the following text: “>5% increase in no. of properties within designated AQMA;s, based on no. of properties at 01/04/2011”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF

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PC026/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 5	In the column now titled “Contingencies” insert the following text: “Identify causes and identify what planning related solutions are available Discuss with partners potential solutions” In the text of the original target remove the following “No specific target in Policy BN9” Change the Additional Policies Delivered from “S10; BN8” to “S10; BN8; BN7”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC027/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 6	Insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ EA”	Removes unnecessary reference to Policy BN9 covered elsewhere in the table. Reflect the full range of policies covered by the indicator.	JPU Officer
PC028/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 6	In the column now titled “Trigger” insert the following text: “Decrease of 5% in river lengths assessed of good biological / chemical quality”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC029/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 6	In the column now titled “Contingencies” insert the following text: “Identify causes and identify what planning related solutions are available	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC030/ A6	Appendix 6 – Monitoring Framework	Objective 1, Indicator 6		To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF

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PC031/ A6	Appendix 6 – Monitoring Framework	Objective 2, Indicator 1	Discuss with partners potential solutions” In the original text of the indicator remove the following: “(Local Indicator)”	No longer necessary to refer to specific Local Indicator distinctions following revocation of Core Output Indicator guidance	JPU Officer
PC032/ A6	Appendix 6 – Monitoring Framework	Objective 2, Indicator 1	In the text of the original target change the reference to “Table 7 in the Infrastructure Chapter of the JCS.”	Update following re-formatting of the JCS as part of preparation of Changes.	JPU Officer
PC033/ A6	Appendix 6 – Monitoring Framework	Objective 2, Indicator 1	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ IDP Monitoring and Review Process, WNDC, Feedback from Service Providers, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC034/ A6	Appendix 6 – Monitoring Framework	Objective 2, Indicator 1	In the column now titled “Trigger” insert the following text: “Any significant potential delay in the supply of infrastructure affecting housing / employment delivery identified in the Annual monitoring of the Infrastructure Delivery Plan	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC035/ A6	Appendix 6 – Monitoring Framework	Objective 2, Indicator 1	In the column now titled “Contingencies” insert the following text:	To provide contingency measures that may be considered if delivery of	JPU Officer – Part response to NPPF

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>“Identify the problem and barriers / causes preventing infrastructure delivery. Dialogue with developers / statutory undertakers / LA partners re resolving the problem Discussion of alternative solutions / reassessment of need and/or timing of infrastructure need. Review of Table 7”</p>	the policy is considered to be ineffective.	
PC036/ A6	Appendix 6 – Monitoring Framework	Objective 2, Indicator 2	<p>Add the following text to the wording of the original target: “and in the future through Partner authority regulation 123 lists for CIL spending”</p>	To enable CIL spending to be incorporated as part of the target if appropriate in the future and to reflect the Regulations that would enable this.	JPU Officer
PC037/ A6	Appendix 6 – Monitoring Framework	Objective 2, Indicator 2	<p>In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ S106 + CIL + IDP Monitoring, WNDC, LPAs, WNJPU Monitoring”</p>	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC038/ A6	Appendix 6 – Monitoring Framework	Objective 2, Indicator 2	<p>In the column now titled “Trigger” insert the following text: “Any significant potential delay in the supply of infrastructure affecting housing / employment delivery identified in the Annual monitoring of the Infrastructure Delivery Plan”</p>	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC039/ A6	Appendix 6 – Monitoring Framework	Objective 2, Indicator 2	<p>In the column now titled “Contingencies” insert the following text: “Any significant potential delay in the supply of infrastructure affecting housing / employment delivery identified in the Annual monitoring of the Infrastructure Delivery Plan”</p>	To provide contingency	JPU Officer – Part

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A6	Monitoring Framework	2, Indicator 2	<p>following text:</p> <p>“Identify the problem and barriers / causes preventing infrastructure delivery. Dialogue with developers / statutory undertakers / LA partners re resolving the problem Discussion of alternative solutions / reassessment of need and/or timing of infrastructure need. Review of IDP phasing, timing and funding for infrastructure required to deliver necessary infrastructure.”</p>	measures that may be considered if delivery of the policy is considered to be ineffective.	response to NPPF
PC040/ A6	Appendix 6 – Monitoring Framework	Objective 3, Indicator 1	<p>Delete the text in the former Indicator 1 for Objective 3 that read: “NI 167 - Congestion - Average Journey Time per mile during the morning peak (Local Transport Plan (LTP) Indicator)” Delete the content of all subsequent content in this row that read: “See LTP Targets” and “C1” and “C2, C3, C4, C5, N3, N4, N5, N6, N7, N8, N9, N11, N12, D1,D3, D4, D5, T1, T2, T3, T4, B1, B2, B3, B4” and “SA Obj 1/2” and “LPAs, NCC Highways, HA, WNDC, Developers” and “DfT, HA, NCC Highways,”</p>	<p>To reflect revocation of the National Indicator dataset and the current format of the Northamptonshire Transport Plan which no longer contains this indicator used to set the target.</p> <p>Development of the NTP and its suite of daughter documents will continue to be reviewed and opportunities sought to develop the target locally in future monitoring.</p>	JPU Officer
PC041/	Appendix 6 –	Objective	In the text of the original indicator, change the term	To reflect the change in	JPU Officer

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A6	Monitoring Framework	3, Indicator 2	“Local Transport Plan” to “Northamptonshire Transportation Plan” and remove the words “(LTP Indicator)” and the end of the paragraph.	name of the Local Transport Plan to the Northamptonshire Transportation Plan and reflect removal of the specific LTP indicator for transport programmes.	
PC042/ A6	Appendix 6 – Monitoring Framework	Objective 3, Indicator 2	Change the original text of the target that read: “Targets in LTP Delivery Programme and IDP” To the following: “Delivery of specific transportation schemes as set out in the IDP and NTP”	To reflect the change in status of the NTP and the greater role anticipated for the IDP in setting timescales.	JPU Officer
PC043/ A6	Appendix 6 – Monitoring Framework	Objective 3, Indicator 2	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)” but first remove the words “LTP Monitoring”: “/ LPAs, WNJPU Monitoring”	To reflect the changing role of the LTP and lack of specific indicators to monitor the delivery of schemes. To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC044/ A6	Appendix 6 – Monitoring Framework	Objective 3, Indicator 2	In the column now titled “Trigger” insert the following text: “Any significant potential delay in the supply of infrastructure affecting housing / employment delivery identified in the Annual monitoring of the	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF

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PC045/ A6	Appendix 6 – Monitoring Framework	Objective 3, Indicator 2	<p>Infrastructure Delivery Plan and NTP”</p> <p>In the column now titled “Contingencies” insert the following text:</p> <p>“Identify the problem and barriers / causes preventing infrastructure delivery. Dialogue with developers / statutory undertakers / LA partners re resolving the problem Discussion of alternative solutions / reassessment of need and/or timing of infrastructure need. Review of IDP phasing, timing and funding for infrastructure required to deliver necessary infrastructure”</p>	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC046/ A6	Appendix 6 – Monitoring Framework	Objective 4, Indicator 1	<p>In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”:</p> <p>“/ LPAs, Northamptonshire Police, WNJPU Monitoring”</p>	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC047/ A6	Appendix 6 – Monitoring Framework	Objective 4, Indicator 1	<p>In the column now titled “Trigger” insert the following text:</p> <p>“0 permissions approved contrary to advice”</p>	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer
PC048/ A6	Appendix 6 – Monitoring Framework	Objective 4, Indicator 1	<p>In the column now titled “Contingencies” insert the following text:</p> <p>“Barriers to good crime prevention by design Consider policy review”</p>	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer

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PC049/ A6	Appendix 6 – Monitoring Framework	Objective 4, Indicator 2	In the text of the original target remove from the start of the paragraph the words: “PPG17 Open Space standards and those identified in” And replace with: “Local Standards in Open Space / Recreation studies and the”	To reflect the revocation of PPG17 guidance following publication of the NPPF and that the evidence-base already contains locally justified targets for this indicator.	JPU Officer
PC050/ A6	Appendix 6 – Monitoring Framework	Objective 4, Indicator 2	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ LPAs, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC051/ A6	Appendix 6 – Monitoring Framework	Objective 4, Indicator 2	In the column now titled “Trigger” insert the following text: “>20% new permissions failing to meet adopted standards”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC052/ A6	Appendix 6 – Monitoring Framework	Objective 4, Indicator 2	In the column now titled “Contingencies” insert the following text: “Review development management policies and practices if necessary Discussions with partners and key organisations to review targets and required standards Further discussions with developers on viability Consider a review of policy”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC053/ A6	Appendix 6 – Monitoring	Objective 5,	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following	To reflect the change in column headings and	JPU Officer

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	Framework	Indicator 1	text moved from the column previously titled “Source (for monitoring data)”:	provide detail on the sources of monitoring data.	
PC054/A6	Appendix 6 – Monitoring Framework	Objective 5, Indicator 1	“/ NBC, WNDC, WNJPU Monitoring” In the column now titled “Trigger” insert the following text: “>3,000m ² net convenience floorspace permitted 2010 – 2026 <1,000m ² net convenience floorspace permitted by 2021”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer
PC055/A6	Appendix 6 – Monitoring Framework	Objective 5, Indicator 1	In the column now titled “Contingencies” insert the following text: “Review evidence base Consider review of policy”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer
PC056/A6	Appendix 6 – Monitoring Framework	Objective 5, Indicator 2	In the text of the original target, change the value from “45,000m ² net comparison shopping floorspace” to “37,500m ² net comparison shopping floorspace	Reflect revisions to the evidence-base for retail provision undertaken as part of Changes to the Joint Core Strategy.	JPU Officer
PC057/A6	Appendix 6 – Monitoring Framework	Objective 5, Indicator 2	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”:	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC058/A6	Appendix 6 – Monitoring Framework	Objective 5,	“/ NBC, WNDC, WNJPU Monitoring” In the column now titled “Trigger” insert the following text:	To provide appropriate trigger points to monitor	JPU Officer – Part response to NPPF

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	Framework	Indicator 2	<p>“Grosvenor Centre extension not started by 2016 >37,500m² net comparison shopping approved floorspace for period 2010 – 2026 <20,000m² net comparison shopping completed floorspace by 2021”</p>	delivery of the policy.	
PC059/A6	Appendix 6 – Monitoring Framework	Objective 5, Indicator 2	<p>In the column now titled “Contingencies” insert the following text:</p> <p>“Review evidence base Consider barriers to implementation Consider review of policy”</p>	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC060/A6	Appendix 6 – Monitoring Framework	Objective 6, Indicator 1	In the text of the original target, change the value from “2,000m ² net convenience (Food) floorspace for period 2010-2026” to “2,900m ² net convenience (Food) floorspace for period 2010-2026”	Reflect revisions to the evidence-base for retail provision undertaken as part of Changes to the Joint Core Strategy.	JPU Officer
PC061/A6	Appendix 6 – Monitoring Framework	Objective 6, Indicator 1	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”:	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC062/A6	Appendix 6 – Monitoring Framework	Objective 6, Indicator 1	<p>“/ DDC, WNDC, WNJPU Monitoring”</p> <p>In the column now titled “Trigger” insert the following text:</p> <p>“<1,000m² net convenience (Food) floorspace completed or under construction by 2021”</p>	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC063/A6	Appendix 6 – Monitoring Framework	Objective 6,	In the column now titled “Contingencies” insert the following text:	To provide contingency measures that may be	JPU Officer – Part response to NPPF

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	Framework	Indicator 1	“Review evidence base Work with developer / land owner to produce a viable and suitable scheme Consider barriers to implementation Consider review of policy”	considered if delivery of the policy is considered to be ineffective.	
PC064/A 6	Appendix 6 – Monitoring Framework	Objective 6, Indicator 2	In the text of the original target, change the value from “7,600m ² net comparison shopping floorspace” to “5,100m ² net comparison shopping floorspace	Reflect revisions to the evidence-base for retail provision undertaken as part of Changes to the Joint Core Strategy.	JPU Officer
PC065/A 6	Appendix 6 – Monitoring Framework	Objective 6, Indicator 2	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ DDC, WNDC, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC066/A 6	Appendix 6 – Monitoring Framework	Objective 6, Indicator 2	In the column now titled “Trigger” insert the following text: “<2,500m ² net convenience (Food) floorspace completed or under construction by 2021”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC067/A 6	Appendix 6 – Monitoring Framework	Objective 6, Indicator 2	In the column now titled “Contingencies” insert the following text: “Review evidence base Work with developer / land owner to produce a viable and suitable scheme Consider barriers to implementation Consider review of policy”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC068/A 6	Appendix 6 – Monitoring Framework	Objective 7,	Change the text of the original Indicator that read: “Amount of new convenience floorspace delivered	Change target to reflect revision carried out to	JPU Officer

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	Framework	Indicator 1	in Towcester” To read: “Vitality of Towcester Town Centre – measured through planning applications”	relevant policy in the Joint Core Strategy. No specific delivery of retail floorspace is required in the policy text but the vitality of town centres will continue to be reported.	
PC069/A 6	Appendix 6 – Monitoring Framework	Objective 7, Indicator 1	Change the text of the original target that read: “750m ² net convenience (Food) floorspace for period 2010 – 2026” To read: “No loss of A1 floorspace, Increase in total suitable town centre use floorspace”	As per the above change reflecting Changes to relevant Joint Core Strategy policy.	JPU Officer
PC070/A 6	Appendix 6 – Monitoring Framework	Objective 7, Indicator 1	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ SNC, WNJPU Monitoring” Remove the word “Borough” from the phrase that previously read “South Northamptonshire Borough Council” to correct naming error.	To reflect the change in column headings and provide detail on the sources of monitoring data. Correct grammatical error	JPU Officer
PC071/A 6	Appendix 6 – Monitoring Framework	Objective 7, Indicator 1	In the column now titled “Trigger” insert the following text: “Net loss of appropriate town centre floorspace over a rolling 3 year period >10% net loss of A1 floorspace over a rolling 3	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF

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PC072/A 6	Appendix 6 – Monitoring Framework	Objective 7, Indicator 1	year period” In the column now titled “Contingencies” insert the following text: “Review impact of changes Work with developer / land owner to produce a viable and suitable scheme Review development management policies Consider AAP Consider review of plan”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC073/A 6	Appendix 6 – Monitoring Framework	Objective 7, Indicator 2	Change the text of the original Indicator that read: “Amount of new convenience floorspace delivered in Brackley” To read: “Vitality of Brackley Town Centre – measured through planning applications”	Change target to reflect revision carried out to relevant policy in the Joint Core Strategy. No specific delivery of retail floorspace is required in the policy text but the vitality of town centres will continue to be reported.	JPU Officer
PC074/A 6	Appendix 6 – Monitoring Framework	Objective 7, Indicator 2	Change the text of the original target that read: “500m ² net convenience (Food) floorspace for period 2010 – 2026” To read: “No loss of A1 floorspace Increase in total suitable town centre use floorspace”	As per the above change reflecting Changes to relevant Joint Core Strategy policy.	JPU Officer
PC075/A 6	Appendix 6 – Monitoring Framework	Objective 7,	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following	To reflect the change in column headings and	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
	Framework	Indicator 2	text moved from the column previously titled “Source (for monitoring data)”: “/ SNC, WNJPU Monitoring” Remove the word “Borough” from the phrase that previously read “South Northamptonshire Borough Council” to correct naming error.	provide detail on the sources of monitoring data. Correct grammatical error	
PC076/A 6	Appendix 6 – Monitoring Framework	Objective 7, Indicator 2	In the column now titled “Trigger” insert the following text: “Net loss of appropriate town centre floorspace over a rolling 3 year period >10% net loss of A1 floorspace over a rolling 3 year period”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC077/A 6	Appendix 6 – Monitoring Framework	Objective 7, Indicator 2	In the column now titled “Contingencies” insert the following text: “Review impact of changes Work with developer / land owner to produce a viable and suitable scheme Review development management policies Consider AAP Consider review of plan”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC078/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 1	In the “Target” column of the table replace the word “supply” in the original text and replace with “Pipeline”	Change target to reflect revision carried out to relevant policy in the Joint Core Strategy. Change better reflects the baseline position set-out in the evidence-base	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC079/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 1	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ WNDG, LPAs, WNJPU Monitoring”	in the West Northamptonshire Employment Land Study To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC080/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 1	In the column now titled “Trigger” insert the following text: “Amount of land available falls by >15% in a rolling 5 year period against 2012 Employment Technical Paper base”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC081/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 1	In the column now titled “Contingencies” insert the following text “Identify reasons for fall. Identify reasons if land is being lost to other non employment uses. Review development management policies and practices if necessary Consider allocation of additional employment land. Review Policy”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC082/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 2	Change the text of the original target which read: “None, unless it can be demonstrated that site not viable for employment.” To read:	Change target to reflect revision carried out to relevant policy in the Joint Core Strategy.	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>“No loss of employment land areas shown in the WNELS study of 2010. Controlled change of smaller employment sites within main urban areas where it can be demonstrated that the site is no longer viable for employment use”</p>	Change better reflects the position of the employment evidence-base.	
PC083/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 2	<p>In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”:</p> <p>“/ WNDG, LPAs, WNJPU Monitoring”</p>	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC084/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 2	<p>In the column now titled “Trigger” insert the following text:</p> <p>“Any loss of WNELS employment areas to other uses Any loss of employment land to other uses which are not justified by the evidence.”</p>	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC085/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 2	<p>In the column now titled “Contingencies” insert the following text:</p> <p>“Review development management policies and practices if necessary Review annual reporting of change in the AMR Review of WNELS site assessments Review of policy”</p>	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC086/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 3	<p>Change the text of the original target which read: “16,000 additional jobs by 2026” To read:</p>	Change target to reflect revision carried out to relevant policy in the	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			“19,000 additional net jobs by 2026 (over 2008 base)”	Joint Core Strategy. Change better reflects the position of the employment evidence-base, include the 2008 baseline, and the provision to provide a net increase in jobs from this date.	
PC087/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 3	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ WNDG, LPAs, ONS, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC088/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 3	In the column now titled “Trigger” insert the following text: “<2,000 net additional jobs by 2016 <10,000 net additional jobs by 2021 >10,000 net jobs by 2016”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC089/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 3	In the column now titled “Contingencies” insert the following text: “Review of plan including WNELS to see if further release of employment land required Identify reasons changes and if jobs are being created faster or slower than expected. Consider allocation of additional employment land Review trigger in annual reporting of change in the	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC090/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 4	AMR Review policy” Change the text of the original target which read: “3,000 Jobs (1,500 should be delivered by 2026)” To read: “Minimum of 7.5 ha employment land by 2026”	Change target to reflect revision carried out to relevant policy in the Joint Core Strategy. Change reflects that it will not be possible to measure job creation on a specific SUE area and therefore the proxy of floorspace must be used.	JPU Officer
PC091/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 4	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ WNDC, LPAs, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC092/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 4	In the column now titled “Trigger” insert the following text: “No employment land delivered by 2021”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC093/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 4	In the column now titled “Contingencies” insert the following text: “Review requirement Work with developers / land owners to develop viable and suitable schemes. Review policy”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC094/A	Appendix 6 –	Objective	In the column titled “Main Agencies (for delivery) /	To reflect the change in	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
6	Monitoring Framework	8 Indicator 5	Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ WNDG, LPAs, WNJPU Monitoring”	column headings and provide detail on the sources of monitoring data.	
PC095/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 5	In the column now titled “Trigger” insert the following text: “<5,000 sqm by 2016 <50,000 sqm by 2021”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC096/A 6	Appendix 6 – Monitoring Framework	Objective 8 Indicator 5	In the column now titled “Contingencies” insert the following text: “Adoption of CAAP by 2013. Identify reasons changes and if jobs are being created faster or slower than expected. Consider allocation of additional employment land Work with developers / land owners to develop viable and suitable schemes. Review policy”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC097/A 6	Appendix 6 – Monitoring Framework	Objective 9 Indicator 1	Change the text of the original indicator that read: “Percentage of new developments that generate a minimum of 10% of its energy needs from decentralised and renewable/ low carbon sources” To read: “New developments that generate its energy needs from decentralised and renewable/ low carbon sources.”	Change target to reflect revision carried out to relevant policy in the Joint Core Strategy. Revised target removes reference to a strict 10% target for decentralised energy to reflect the broad range of renewable energy and	JPU Officer

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				low carbon technologies that may be considered on applicable schemes	
PC098/A 6	Appendix 6 – Monitoring Framework	Objective 9 Indicator 1	Replace the previous text in the target column that read “10%” with: “To provide renewable energy at source through decentralised energy schemes considered on all new developments and regeneration schemes through open book analysis with LPAs”	As per the change referenced above,	JPU Officer
PC099/A 6	Appendix 6 – Monitoring Framework	Objective 9 Indicator 1	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “ / WNDC, LPAs, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC100/A 6	Appendix 6 – Monitoring Framework	Objective 9 Indicator 1	In the column now titled “Trigger” insert the following text: “>0 new development schemes (excluding those already permitted) that are proposed in the Joint Core Strategy and approved by 2016 that fail to provide decentralised energy opportunities”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC101/A 6	Appendix 6 – Monitoring Framework	Objective 9 Indicator 1	In the column now titled “Contingencies” insert the following text: “Consider barriers to implementation and relevance of policy with Development Management and key organisations Work with developers / land owners to develop viable and suitable schemes. Review policy”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF

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PC102/A 6	Appendix 6 – Monitoring Framework	Objective 9 Indicator 2	Change the text of the original indicator that read: “Delivery of Technology Realm at Northampton North “ To read: “Delivery of Technology Realm at SEMLEP Northampton Waterside Enterprise Zone”	Change target to reflect revision carried out to relevant policy in the Joint Core Strategy. Reflects the change in location of the Technology Realm and the role of SEMLEP in securing the Enterprise Zone and developing subsequent monitoring targets.	JPU Officer
PC103/A 6	Appendix 6 – Monitoring Framework	Objective 9 Indicator 2	Replace the previous text in the target column that read “7 hectares over the plan period” with: “Development of Enterprise Zone in accordance with SEMLEP proposed timescale”	As per the change referenced above.	JPU Officer
PC104/A 6	Appendix 6 – Monitoring Framework	Objective 9 Indicator 2	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ WNDG, LPAs, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC105/A 6	Appendix 6 – Monitoring Framework	Objective 9 Indicator 2	In the column now titled “Trigger” insert the following text: “Use of SEMLEP triggers”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC106/A 6	Appendix 6 – Monitoring Framework	Objective 9 Indicator 2	In the column now titled “Contingencies” insert the following text: “To be determined by SEMLEP and the	To provide contingency measures that may be considered if delivery of	JPU Officer – Part response to NPPF

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			government.”	the policy is considered to be ineffective.	
PC107/A 6	Appendix 6 – Monitoring Framework	Objective 10 Objective Wording	At the end of the original objective wording remove the word “and” before “the University of Northampton.” add the following: “and Daventry and Silverstone University Technology Colleges”	To mirror the changed objectives in Section 4 of the Joint Core Strategy	JPU Officer
PC108/A 6	Appendix 6 – Monitoring Framework	Objective 10 Indicator 1	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ S106 + CIL + IDP Monitoring, LPAs, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC109/A 6	Appendix 6 – Monitoring Framework	Objective 10 Indicator 1	In the column now titled “Trigger” insert the following text: “School not provided in accordance with relevant SUE policy”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC110/A 6	Appendix 6 – Monitoring Framework	Objective 10 Indicator 1	In the column now titled “Contingencies” insert the following text: “Discuss requirement with NCC education section Review school requirement”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC111/A 6	Appendix 6 – Monitoring Framework	Objective 10 Indicator 2	Change the wording of the original target that read: “To be determined in Developer Contributions SPD” To read: “Budgeting developed as part of the ‘Schedule of required infrastructure’ presented in West	Change target to reflect revision carried out to relevant policy in the Joint Core Strategy. Reflects the LDS for the	JPU Officer

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PC112/A 6	Appendix 6 – Monitoring Framework		Northamptonshire Infrastructure Delivery Plan and in the future through Partner authority regulation 123 lists for CIL spending; or through site specific S106 agreements.”	Joint Core Strategy and all the sources of funding that may contribute towards school provision.	
PC113/A 6	Appendix 6 – Monitoring Framework	Objective 10 Indicator 2	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “/ S106 + CIL + IDP Monitoring, LPAs, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC114/A 6	Appendix 6 – Monitoring Framework	Objective 10 Indicator 2	In the column now titled “Trigger” insert the following text: “No finances or insufficient finances accrued through either Reg 123 CIL or S106 arrangements”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC115/A 6	Appendix 6 – Monitoring Framework	Objective 10 Indicator 2	In the column now titled “Contingencies” insert the following text: “Review Reg123 schedules Review S106 Development management practices Discuss requirements with NCC education section”	To provide contingency measures that may be considered if delivery of the policy is considered to be ineffective.	JPU Officer – Part response to NPPF
PC116/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 1	In the text of the original indicator remove the word “(Local)”	No longer necessary to refer to specific Local Indicator distinctions following revocation of Core Output Indicator guidance	JPU Officer
PC116/A 6	Appendix 6 – Monitoring Framework	Objective 11	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following	To reflect the change in column headings and	JPU Officer

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	Framework	Indicator 1	text moved from the column previously titled “Source (for monitoring data)”: “LPAs, WNJPU Monitoring”	provide detail on the sources of monitoring data.	
PC117/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 1	In the column now titled “Trigger” insert the following text: “Masterplan proposes <35dph on SUE Planning Application (or subsequent amendment applications) results in <35dph on SUE	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC118/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 1	In the column now titled “Contingencies” insert the following text: “Work with developers / land owners to develop viable and suitable schemes. Review requirement Review policy”	To provide contingency measures that may be considered if delivery of the policy is considered.	JPU Officer – Part response to NPPF
PC119/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 2	In the original text of the indicator remove the words “(following Core Output Indicator H1)” and insert the words “(as set out in the housing trajectory)”	To reflect revocation of Government guidance on the Core Output Indicators and that a detailed breakdown of provision can be found in the JCS housing trajectory	JPU Officer
PC120/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 2	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “LPAs, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer

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PC121/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 2	In the column now titled “Trigger” insert the following text: “Dwelling delivery+/- 25% difference against trajectory on a rolling 3 year basis. (Applications and completions)”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC122/A 6			In the column now titled “Contingencies” insert the following text: “Work with developers / land owners to develop viable and suitable schemes. Production and Adoption of NRDA Allocations and Development Management, and DDC and SNC Settlements and Countryside DPDs by 2015. Review trajectory / requirement Update SHLAA annually and full review every 5 years minimum. Review policy”	To provide contingency measures that may be considered if delivery of the policy is considered	JPU Officer – Part response to NPPF
PC123/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 3	In the original text of the indicator remove the words “(following Core Output Indicator H2 a-d)” and insert the words “as set out in the Housing Technical Paper and detailed Housing Trajectory” at the end of the indicator	To reflect revocation of Government guidance on the Core Output Indicators and that a detailed breakdown of provision can be found in the JCS housing trajectory	JPU Officer
PC124/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 3	At the end of the original wording of the target delete the words “Policy S6” and replace with “the detailed housing trajectory”.	To reflect Changes made to Policy S6 in Changes to the Joint Core Strategy and covered elsewhere in	JPU Officer

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PC125/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 3	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “LPAs, WNJPU Monitoring”	the housing evidence-base. To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC126/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 3	In the column now titled “Trigger” insert the following text: “Individual SUE trajectories +/- 25% on a rolling 3 year period (permissions and completions measured)”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC127/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 3	In the column now titled “Contingencies” insert the following text: “Work with developers / land owners to develop viable and suitable schemes. Review trajectory / requirement Update SHLAA annually and full review every 5 years minimum. Review policy”	To provide contingency measures that may be considered if delivery of the policy is considered.	JPU Officer – Part response to NPPF
PC128/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 4	In the original text of the indicator remove the words “(following Core Output Indicator H3)”	To reflect revocation of Government guidance on the Core Output Indicators.	JPU Officer
PC129/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 4	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”:	To reflect the change in column headings and provide detail on the sources of monitoring	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			“LPAs, WNJPU Monitoring”	data.	
PC130/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 4	In the column now titled “Trigger” insert the following text: “Dwelling delivery on PDL +/- 25% difference against trajectory on a rolling 3 year basis. (Applications and completions)”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC131/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 4	In the column now titled “Contingencies” insert the following text: “Work with developers / land owners to develop viable and suitable schemes. Review trajectory / requirement Update SHLAA annually and full review every 5 years minimum. Review policy”	To provide contingency measures that may be considered if delivery of the policy is considered	JPU Officer – Part response to NPPF
PC132/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 5	In the original text of the indicator remove the words “(following Core Output Indicator H4)”	To reflect revocation of Government guidance on the Core Output Indicators.	JPU Officer
PC133/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 5	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “LPA Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC134/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 5	In the column now titled “Trigger” insert the following text: “Policy H7 targets to be achieved by 2017”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC135/A	Appendix 6 –	Objective	In the column now titled “Contingencies” insert the	To provide contingency	JPU Officer – Part

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6	Monitoring Framework	11 Indicator 5	following text: “DPD to be prepared Publication December 2013 Submission April 2014 Adoption February 2015”	measures that may be considered if delivery of the policy is considered	response to NPPF
PC136/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 6	In the original text of the indicator remove the words “(following Core Output Indicator H5)”	To reflect revocation of Government guidance on the Core Output Indicators.	JPU Officer
PC137/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 6	Replace the wording of the original target which read: “JCS affordable housing targets, based on SHMA in Policy H2: 31% in Daventry District 35% in Northampton Related Development Area 38% in South Northamptonshire District” With: “JCS affordable housing targets, based on SHMA in Policy H2: 25% in the town of Daventry 40% in Rural Areas within Daventry District 35% in Northampton Related Development Area 40% in the towns of Towcester and Brackley 50% in Rural Areas within South Northamptonshire”	To reflect Changes made to Policy in the Joint Core Strategy and updating of the SHMA carried out as part of work on the evidence-base.	JPU Officer
PC138/A	Appendix 6 –	Objective	In the column titled “Main Agencies (for delivery) /	To reflect the change in	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
6	Monitoring Framework	11 Indicator 6	Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “LPA Monitoring, CLG Returns, HMA Consultants,, WNJPU Monitoring”	column headings and provide detail on the sources of monitoring data.	
PC139/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 6	In the column now titled “Trigger” insert the following text: “Daventry Town <20% Daventry Rural Areas <35% Northampton (NRDA) <30% Towcester and Brackley <35% South Northamptonshire Rural Areas <45% All percentages determined on a rolling 3 year basis – permissions and completions.”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC140/A 6	Appendix 6 – Monitoring Framework	Objective 11 Indicator 6	In the column now titled “Contingencies” insert the following text: “Work with developers / land owners to develop viable and suitable schemes. Review development management policies and practices if necessary Review trajectory / requirement Review policy”	To provide contingency measures that may be considered if delivery of the policy is considered	JPU Officer – Part response to NPPF
PC141/A 6	Appendix 6 – Monitoring Framework	Objective 12 Indicator 1	In the original text of the indicator remove the following: “(Local Indicator)”	No longer necessary to refer to specific Local Indicator distinctions following revocation of Core Output Indicator guidance	JPU Officer

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PC142/A 6	Appendix 6 – Monitoring Framework	Objective 12 Indicator 1	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “LPAs, WNJPU Monitoring” In the column now titled “Trigger” insert the following text: “>10 schemes with >5,000sqm each in a rolling 5 year period”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC143/A 6	Appendix 6 – Monitoring Framework	Objective 12 Indicator 1	In the column now titled “Contingencies” insert the following text: “Review monitoring target Review policy implementation with stakeholders Review policy”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC144/A 6	Appendix 6 – Monitoring Framework	Objective 12 Indicator 1	In the column now titled “Contingencies” insert the following text: “Review monitoring target Review policy implementation with stakeholders Review policy”	To provide contingency measures that may be considered if delivery of the policy is considered	JPU Officer – Part response to NPPF
PC145/A 6	Appendix 6 – Monitoring Framework	Objective 12 Indicator 2	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “LPAs, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC146/A 6	Appendix 6 – Monitoring Framework	Objective 12 Indicator 2	In the column now titled “Trigger” insert the following text: “>40% rural exception sites include an element of market housing in a rolling 3 year period or The proportion of market housing on any individual rural housing exception sites exceeds 25%”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC147/A			In the column now titled “Contingencies” insert the	To provide contingency	JPU Officer – Part

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
6			following text: “Examine evidence Review development management policies and practice Review triggers Review policy”	measures that may be considered if delivery of the policy is considered	response to NPPF
PC148/A 6	Appendix 6 – Monitoring Framework	Objective 13 Indicator 1	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “LPAs, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC149/A 6	Appendix 6 – Monitoring Framework	Objective 13 Indicator 1	In the column now titled “Trigger” insert the following text: “>5% applications are for demolition and complete re-build or new build (not related to Agriculture, horticulture or forestry)”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC150/A 6	Appendix 6 – Monitoring Framework	Objective 13 Indicator 1	In the column now titled “Contingencies” insert the following text: “Review monitoring target Review policy”	To provide contingency measures that may be considered if delivery of the policy is considered	JPU Officer – Part response to NPPF
PC151/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 1	In the original text of the indicator remove the words “(following Core Output Indicator E2)”	To reflect revocation of Government guidance on the Core Output Indicators.	JPU Officer
PC152/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 1	In the original wording of the text for the target column remove: “No Specific Target in Policy BN2”	Removes unnecessary reference to Policy BN2 covered elsewhere in the table.	JPU Officer

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Section 18.0 / Appendix 6 – West Northamptonshire Monitoring Framework

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC153/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 1	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “Northamptonshire BAP, LPAs, WNJPU Monitoring” In the column now titled “Trigger” insert the following text: “A decrease in designated areas on a rolling 3 year basis”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC154/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 1	In the column now titled “Contingencies” insert the following text: “Identify the reasons / causes and discuss with partners, including the Wildlife Trusts to determine what action, if any, is required Assist with identifying sources of finance to address the situation Consider a review of the monitoring trigger Consider a review of the policy.”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC155/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 1	Replace the wording of the original indicator which read: “Development delivering a net gain of residential units within 900m on Upper Nene Valley Gravel Pits pSPA Boundary” With text that reads: “Development designed to take account of bird	To provide contingency measures that may be considered if delivery of the policy is considered	JPU Officer – Part response to NPPF
PC156/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 2		To reflect Changes made to Policy in the Joint Core Strategy.	JPU Officer

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Section 18.0 / Appendix 6 – West Northamptonshire Monitoring Framework

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC157/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 2	sightlines within 250 m of the Upper Nene Valley Gravel Pits SPA Boundary” Replace the wording of the original target which read: “Policy BN4 - No net gain of units to be permitted” With text that reads: “All development in 250m zone to show no negative impact on bird sightlines”	To reflect Changes made to Policy in the Joint Core Strategy.	JPU Officer
PC158/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 2	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “LPAs, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC159/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 2	In the column now titled “Trigger” insert the following text: “Review all consents within designated 250m zone and the protection area”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC160/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 2	In the column now titled “Contingencies” insert the following text: “Review development management policies and practices Review monitoring target Review policy”	To provide contingency measures that may be considered if delivery of the policy is considered	JPU Officer – Part response to NPPF
PC161/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 3	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled	To reflect the change in column headings and provide detail on the	JPU Officer

Schedule of Significant Proposed Changes

Section 18.0 / Appendix 6 – West Northamptonshire Monitoring Framework

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			“Source (for monitoring data)”: “LPAs, WNJPU Monitoring”	sources of monitoring data.	
PC162/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 3	In the column now titled “Trigger” insert the following text: “No permissions granted where reports not supplied and accepted, or approved subject to a suitable condition”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC163/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 3	In the column now titled “Contingencies” insert the following text: “Review development control policies and practice. Review policy”	To provide contingency measures that may be considered if delivery of the policy is considered	JPU Officer – Part response to NPPF
PC164/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 4	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text moved from the column previously titled “Source (for monitoring data)”: “LPAs, WNJPU Monitoring”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC165/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 4	In the column now titled “Trigger” insert the following text: “No permissions granted where reports not supplied and accepted, or approved subject to a suitable condition”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC166/A 6	Appendix 6 – Monitoring Framework	Objective 14 Indicator 4	In the column now titled “Contingencies” insert the following text: “Review development control policies and practice. Review policy”	To provide contingency measures that may be considered if delivery of the policy is considered	JPU Officer – Part response to NPPF
PC167/A	Appendix 6 –	Objective	In the box titled “Policy Numbers” insert “S11” into	To reflect Changes	JPU Officer

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Section 18.0 / Appendix 6 – West Northamptonshire Monitoring Framework

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
6	Monitoring Framework	15 Indicator 1	the list of policies delivered for this objective.	made to Policy and Objectives in the Joint Core Strategy. This change reflects the role of good design in helping to achieve mitigating the effects of Climate Change.	
PC168/A 6	Appendix 6 – Monitoring Framework	Objective 15 Original Indicator 1	Delete the text in the former Indicator 1 for Objective 15 that read: “Number of Conservation Areas, and Percentage of Conservation Areas with an up to date character appraisal” Insert: “Original indicator transferred to new Objective 16 (see below for changes)” Delete the content of all subsequent columns in the row that read: “Each conservation area to be re-appraised every 5 years” and “BN5” and “S10, R1” and “SA Obj 4/18/19” and “LPAs” and “LPA Monitoring” The indicator has been retained in the Appendix but is shown as a new addition below under Objective 16 on this schedule.	To reflect the addition of a new Objective 16 as part of Changes to the Joint Core Strategy to better specify Design and Heritage objectives	JPU Officer

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Section 18.0 / Appendix 6 – West Northamptonshire Monitoring Framework

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC169/A 6	Appendix 6 – Monitoring Framework	Objective 15 Original Indicator 2	<p>Delete the text in the former Indicator 2 for Objective 15 that read: “Percentage of Grade I and II* Listed Buildings At Risk”</p> <p>Insert: “Transferred to new Objective 16 (see below for changes)”</p> <p>Delete the content of all subsequent columns in the row that read: “RSS Policy 26 - Decrease from 2006 levels.” and “BN5” and “S10, R1” and “SA Obj 4/18/19” and “English Heritage / LPAs” and “English Heritage”</p> <p>The indicator has been retained in the Appendix but is shown as a new addition below under Objective 16 on this schedule.</p>	To reflect the addition of a new Objective 16 as part of Changes to the Joint Core Strategy to better specify Design and Heritage objectives	JPU Officer
PC170/A 6	Appendix 6 – Monitoring Framework	Objective 15 New Indicator 1	<p>Insert the following text as a new indicator under Objective 15: In the “Indicator (and type)” column add: “Preparation of Independent Design Appraisals.”</p> <p>In the “Target” column add: “To provide Independent Design Appraisals on all new developments and regeneration schemes meeting locally adopted standards in Sustainable</p>	<p>To reflect Changes made to Policy and Objectives in the Joint Core Strategy.</p> <p>This indicator is included to ensure the full range of good practice for the design of new developments is</p>	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC171/A 6	Appendix 6 – Monitoring Framework		<p>Development Principles SPD and relevant Urban Design Frameworks.”</p> <p>In the “Main Policy Delivered” column add: “S10”</p> <p>In the “Additional Policies Delivered?” column add: “S11, BN5, R1”</p> <p>In the “SA Objective Delivered?” add: “SA Obj 18/19”</p> <p>Insert the following text in the column now titled “Main Agencies (for delivery) / Source (for monitoring data)” for the new indicator listed above:</p> <p>“LPAs, Design Council, OPUN, Developers, WNDC / LPAs, WNJPU Monitoring”</p>	<p>considered in Independent Design Appraisals.</p> <p>Appropriate policies and Sustainability Appraisal Objectives have been picked that relate to achieving high quality design.</p> <p>To provide detail on the sources of monitoring data and guidance.</p>	
PC172/A 6	Appendix 6 – Monitoring Framework	Objective 15 New Indicator 1	<p>Insert the following text in the column now titled “Trigger” for the new indicator listed above:</p> <p>“>0 new development schemes (excluding those already permitted) that are proposed in the Joint Core Strategy and approved after 2014 that fail to provide suitable Independent Design Appraisals”</p>	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC173/A 6	Appendix 6 – Monitoring Framework	Objective 15 New Indicator 1	<p>Insert the following text in the column now titled “Contingencies” for the new indicator listed above:</p> <p>“Consider barriers to implementation and relevance</p>	To provide contingency measures that may be considered if delivery of the policy is considered	JPU Officer – Part response to NPPF

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Section 18.0 / Appendix 6 – West Northamptonshire Monitoring Framework

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC174/A 6	Appendix 6 – Monitoring Framework	New Objective 16	<p>of policy with Development Management and key organisations for good practice including OPUN and the Design Council Work with developers / land owners to develop viable and suitable schemes. Review policy”</p> <p>Insert a new table at the end of Appendix 6 with the following text in the top 3 rows:</p> <p>“Objective 16 – Heritage”</p> <p>“Objective: To conserve and where possible enhance, through carefully managed change, the important heritage assets and their settings of Northampton, Daventry, Towcester and Brackley, and to recognise the role of rural heritage assets and their settings to support a sense of place and local distinctiveness.”</p> <p>“Policy Numbers: BN5, S10, R1”</p>	To reflect the addition of a new Objective 16 as part of Changes to the Joint Core Strategy to better specify Design and Heritage objectives	JPU Officer
PC175/A 6	Appendix 6 – Monitoring Framework	Objective 16 Indicator 1	<p>Insert the following text previously included as an indicator under Objective 15 as Indicator 1 for the new Objective 16:</p> <p>Under “Indicator (and type)” add:</p> <p>“Number of Conservation Areas, and Percentage of Conservation Areas with an up to date character appraisal”</p>	To reflect the addition of a new Objective 16 as part of Changes to the Joint Core Strategy to better specify Design and Heritage objectives “/19” is removed from the original text as this	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>Under "Target"</p> <p>"Each conservation area to be re-appraised every 5 years"</p> <p>Under "Main Policy Delivered":</p> <p>"BN5"</p> <p>Under "Additional Policies Delivered" add "S10, R1"</p> <p>Under "SA Objectives Delivered" add "SA Obj 4/18" Remove "/19" from the original text now moved to Objective 16</p>	<p>indicator is no longer required to monitor specific design objectives now covered under Objective 15.</p>	
PC176/A 6	Appendix 6 – Monitoring Framework	Objective 16 Indicator 1	<p>In the column titled "Main Agencies (for delivery) / Source (for monitoring data) insert the following text previously included in the columns "Main Agencies (for delivery)" and "Source (for monitoring data)" for the indicator under Objective 15:</p> <p>"LPAs / LPA Monitoring"</p>	<p>To reflect the change in column headings and provide detail on the sources of monitoring data.</p>	JPU Officer
PC177/A 6	Appendix 6 – Monitoring Framework	Objective 16 Indicator 1	<p>Insert the following new text in the column now titled "Trigger" for the new indicator listed above:</p> <p>"<75% Conservation Areas reviewed in any 5 year period"</p>	<p>To provide appropriate trigger points to monitor delivery of the policy.</p>	JPU Officer – Part response to NPPF
PC178/A	Appendix 6 –	Objective	<p>Insert the following new text in the column now</p>	<p>To provide contingency</p>	JPU Officer – Part

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
6	Monitoring Framework	16 Indicator 1	<p>titled “Contingencies” for the new indicator listed above:</p> <p>“Discussions with partners to identify barriers / causes. Consider a review of the policy”</p>	measures that may be considered if delivery of the policy is considered	response to NPPF
PC179/A 6	Appendix 6 – Monitoring Framework	Objective 16 Indicator 2	<p>Insert the following text previously included as an indicator under Objective 15 as Indicator 2 for the new Objective 16:</p> <p>Under “Indicator (and type)” add:</p> <p>Replace text that previously read ”Percentage of Grade I and II* Listed Buildings At Risk” with “Percentage of designated heritage assets At Risk”</p> <p>Under “Target”</p> <p>Replace text that previously read “RSS Policy 26 - Decrease from 2006 levels.” When under Objective 15 with “Decrease in the percentage from the 2011 baseline of the English Heritage ‘At Risk’ Register.”</p> <p>Under “Main Policy Delivered”: “BN5”</p> <p>Under “Additional Policies Delivered” add “S10, R1”</p>	<p>To reflect the addition of a new Objective 16 as part of Changes to the Joint Core Strategy to better specify Design and Heritage objectives.</p> <p>Text under the Indicator and Target columns has been changed to reflect the launch of the statutory ‘English Heritage At Risk’ register since publication of the Pre-Submission Joint Core Strategy that provides a more robust baseline for analysis, allows further assets to be considered over time and also covers a broader range of Heritage assets.</p>	<p>JPU Officer</p> <p>4585441/JCS_Full/9 79733 English Heritage (East Midlands) referring to the need to reference the full Heritage At Risk Register</p>

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Section 18.0 / Appendix 6 – West Northamptonshire Monitoring Framework

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			Under “SA Objectives Delivered” add “SA Obj 4/18” Remove “/19” from the original text now moved to Objective 16	“/19” is removed from the original text as this indicator is no longer required to monitor specific design objectives now covered under Objective 15.	
PC180/A 6	Appendix 6 – Monitoring Framework	Objective 16 Indicator 2	In the column titled “Main Agencies (for delivery) / Source (for monitoring data) insert the following text previously included in the columns “Main Agencies (for delivery)” and “Source (for monitoring data)” for the indicator under Objective 15: “English Heritage / LPAs”	To reflect the change in column headings and provide detail on the sources of monitoring data.	JPU Officer
PC181/A 6	Appendix 6 – Monitoring Framework	Objective 16 Indicator 2	Insert the following new text in the column now titled “Trigger” for the new indicator listed above: “Increase in percentage of heritage assets at risk over a rolling 3-year period, from a 2011 base (where available) or since monitoring commenced.”	To provide appropriate trigger points to monitor delivery of the policy.	JPU Officer – Part response to NPPF
PC182/A 6	Appendix 6 – Monitoring Framework	Objective 16 Indicator 2	Insert the following new text in the column now titled “Contingencies” for the new indicator listed above: “Discussions with partners to identify barriers / causes and assist in the development of schemes which will protect designated assets At Risk”	To provide contingency measures that may be considered if delivery of the policy is considered	JPU Officer – Part response to NPPF

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Section 18.0 / Appendix 6 – West Northamptonshire Monitoring Framework

Schedule of Minor Proposed Changes

Section - Foreword

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/F	Foreword	Section Heading	Include the Section number "1.0".	To be consistent with the other sections of the JCS and to ensure clarity.	JPU Officer
PC002/F	Foreword	First Paragraph	In the third sentence delete "Pre-Submission".	To ensure clarity in relation to the stage the JCS has reached.	JPU Officer
PC003/F	Foreword	Second Paragraph	In the first sentence delete "Local Development Framework".	To reflect the recent changes to the planning system.	JPU Officer
PC004/F	Foreword	Second Paragraph	In the fourth sentence delete "Pre-Submission".	To ensure clarity in relation to the stage the JCS has reached.	JPU Officer
PC005/F	Foreword	Second Paragraph	Delete the last sentence: "The Pre-Submission Joint Core Strategy replaces the Emergent Joint Core Strategy that was published for consultation in July 2009."	To ensure clarity in relation to the stage the JCS has reached.	JPU Officer
PC006/F	Foreword	Third Paragraph	Delete the last sentence: "Further opportunity to get involved in the planning of our areas is now available through the publication of this Pre-Submission Joint Core Strategy."	To ensure clarity in relation to the stage the JCS has reached.	JPU Officer
PC007/F	Foreword	Fourth Paragraph	Replace "this Pre-Submission" with "the".	To ensure clarity in relation to the stage the JCS has reached.	JPU Officer
PC008/F	Foreword	Fourth Paragraph	Delete "and here is a further opportunity for more input."	To ensure clarity in relation to the stage the JCS has reached.	JPU Officer
PC009/F	Foreword	Sixth Paragraph	In the first sentence replace "Bill" with "Act".	Factual update.	JPU Officer

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Section 1.0 - The Representations Arrangements

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/R	The Representations Arrangements	The whole Section.	Delete Section 1.0 The Representations Arrangements.	This section sets out the representations arrangements for the Pre-Submission stage which has now past.	JPU Officer

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Section 3.0 - Introduction

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/I	3.0 Introduction	Para. 3.8	Amend the paragraph to read as follows: <u>“The Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 have introduced a range of changes to the planning system including provisions for the removal of Regional Spatial Strategies, the introduction of Neighbourhood Plans and changes to the former Local Development Framework system in favour of Local Plans. Consequently the Joint Core Strategy now becomes a Local Plan alongside a range of other Local Plans covering different locations or topics. The Joint Core Strategy forms part of the West Northamptonshire Local Development Framework (LDF): a folder of documents that will guide development and use of land in West Northamptonshire for the Plan period up to 2026. Regard has been had in the preparation of this Joint Core Strategy to the recent planning system reforms and changes have been proposed, where appropriate, to reflect the planning reforms including the National Planning Policy Framework (NPPF). Consequently the Joint Core Strategy is now in full accordance with the policies in the NPPF.”</u>	To reflect changes to the planning system since 2011.	JPU Officer
PC002/I	3.0 Introduction	Para. 3.9	In the first sentence delete “The LDF will replace old style”, and delete “and”.	1. To reflect changes to the planning system since 2011 and to	JPU Officer

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Section 3.0 - Introduction

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>In the second sentence delete “Subsequent parts of the LDF” and replace with “Some Local Plans” .</p> <p>Amend the third sentence as follows: “The West Northamptonshire Local Development Scheme (LDS) approved in <u>June 2012 February 2010</u> sets out the full list of <u>Local Plans or Local Development Documents (LDDs)</u> that will be produced in West Northamptonshire, who will produce them and when.”</p> <p>Delete the fourth sentence of the paragraph and replace with: “In addition to the Local Plans listed in the West Northamptonshire Local Development Scheme Northamptonshire County Council are responsible for the preparation of the Northamptonshire Minerals and Waste Development Local Plan (previously known as the Minerals and Waste Development Framework or NMWDF). Regard has been had to the NMWDF in the preparation of this JCS. Both when promoters are preparing development proposals and when local planning authorities are considering planning applications regard should be had to the content and requirements of the NMWDF.”</p>	<p>reflect the revised Local Development Scheme.</p> <p>2. To clarify the relationship between the JCS and the Northamptonshire Minerals and Waste Development Local Plan.</p>	
PC004/1	3.0 Introduction	Existing Para. 3.13 (New Para. 3.14)	<p>In the first sentence add “Adopted” .</p> <p>In the second sentence add “Adopted” and replace “the DPDs that make up the WN LDF”</p>	To reflect changes to the planning system since 2011	JPU Officer

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Section 3.0 - Introduction

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			with "new Local Plans". Amend the third sentence to read: "Policies will not be replaced all at once; <u>as there will be the WALDF is a series of separate Local Plans DPDs.</u> "		
			Add "Adopted" to the fourth sentence.		
			Add "unless they are not consistent with the National Planning Policy Framework." To the end of the fourth sentence of the paragraph.		
PC005/I	3.0 Introduction	Existing Para. 3.15 (New Para. 3.16)	In the first sentence delete "planning guidance and" and replace with "national".	To reflect changes to the planning system since 2011.	JPU Officer
PC006/I	3.0 Introduction	Existing Para. 3.17 (New Para. 3.18)	In the first sentence replace "this" with "the Changes to the" and replace "June 2011" with "November 2012". In the second sentence delete "published for comment at the same time as being". In the fourth sentence delete the first part: "Subject to the timing of the enactment of the Localism Bill which may change the nature of the Inspector's Report and the final stages of plan preparation".	To reflect changes to the planning system since 2011 and to reflect the revised LDS.	JPU Officer
			In the fourth sentence delete "which will be		

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Section 3.0 - Introduction

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			binding” . In the fifth sentence replace “required” with “recommended” . In the last sentence of the paragraph replace “May 2012” with “October 2013” .		

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Section 4.0 - Spatial Portrait, Vision and Objectives

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/S	4.0 Spatial Portrait	Para. 4.13	After the first sentence add: “ <u>In August 2011 Northampton Waterside was awarded Enterprise Zone status following a bid submitted by the South East Midlands Enterprise Partnership (SEMLEP).</u> ” In the last sentence replace “2011” with “2012”.	Factual update.	JPU Officer
PC002/S	4.0 Spatial Portrait	Para. 4.33	In the last sentence replace “are being” with “ <u>have been</u> ”.	Factual update.	JPU Officer
PC003/S	4.0 Spatial Portrait	Para. 4.36	Add after “redevelopment opportunities” in the second sentence, “such as those provided by the designation of the Waterside Enterprise Zone,”	Factual update.	JPU Officer
PC004/S	4.0 Spatial Portrait	Para 4.51	After the second sentence add: “ <u>The economic downturn has adversely affected jobs growth in West Northamptonshire.</u> ”	Factual update.	JPU Officer
PC005/S	4.0 Spatial Portrait	Para. 4.53	At the end of the last sentence add: “ <u>which takes account of job losses</u> ”.		
PC007/S	4.0 Spatial Portrait	Para. 4.62	Replace ‘15’ with ‘16’.	To reflect the addition of a new objective.	JPU Officer
PC008/S	4.0 Spatial Portrait	Para. 4.63	Replace “is” in first sentence with “ <u>are</u> ”	To correct grammatical error	JPU Officer
PC009/S	4.0 Spatial Portrait	Objective 10	Amend Objective 10 to read: “To raise educational achievement and the skills base of our communities through supporting the development of West Northamptonshire’s learning infrastructure and strengthening the link between local businesses and local schools, Moulton and	To reflect the support for and approval of new University Technology Colleges in West Northamptonshire.	Partners and JPU Officer

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Section 4.0 - Spatial Portrait, Vision and Objectives

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC010/S	4.0 Spatial Portrait	Para. 4.64	<p>Northampton Colleges, and the University of Northampton and Daventry and <u>Silverstone University Technology Colleges.</u></p> <p>In the first sentence replace “chapter” with “<u>section</u>”.</p> <p>Add a new sentence at the end of the paragraph to read: <u>“Following sections of the JCS refer to West Northamptonshire Wide Polices that apply to the whole plan area and Places Polices which set out policies and proposals for specific places within West Northamptonshire.”</u></p>	For clarification and to aid navigation through the Joint Core Strategy document.	JPU Officer

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Section 5.0 – Spatial Strategy

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/SS	Spatial Strategy	Para. 5.4	Amend the paragraph as follows: "Figure 2 in Section 20 at the end of this Joint Core Strategy shows the West Northamptonshire Joint Core Strategy Key Diagram and Figures 3 and 3-1 shows an enlargements of part of that Key Diagram."	Correction to reflect the inclusion of an additional Key Diagram enlargement showing DIRFT – See Proposed Change PC002/MK	Rugby Radio Station Limited Partnership 4641633/JCS_Full/1 097685
PC002/SS	Spatial Strategy	Para. 5.7	In the heading before Paragraph 5.7 replace "Aea" with "Area". In the last sentence of the paragraph replace "city" with "regional".	1. Typographical correction. 2. For consistency of wording throughout the document.	JPU Officer
PC003/SS	Spatial Strategy	Para. 5.14	In the third sentence of the paragraph add "the framework". At the end of the third sentence of the paragraph add "which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason."	Consistency with Policy R1. Further explanation of the term tranquility.	South Northamptonshire Council – 4617921/ JCS_Full/ 1000341
PC004/SS	Spatial Strategy	Policy S1	Add "ENHANCING AND" to the first bullet point under "D" in Policy S1.	Recognition that development can enhance as well as maintain the distinctive character and vitality of rural communities. Consistency with Policy R1.	JPU Officer

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Section 5.0 – Spatial Strategy

PC005/SS	Spatial Strategy	Para. 5.15	Delete the words “Planning Policy Statement 4” and accompanying footnote and replace with “The National Planning Policy Framework”	To reflect the change in national planning policy documentation.	JPU Officer
PC006/SS	Spatial Strategy	Para. 5.16	Delete the final sentence “PPS4 gives a definition of district and local centres.”	PPS4 has now been replaced by the National Planning Policy Framework which does not contain a definition of district and local centres.	JPU Officer
PC007/SS	Spatial Strategy	Para. 5.18	Reword the paragraph as follows: “Town centre, district centre and local centre boundaries will be provided in subsequent Development Plan Documents (DPDs) Local Plans. The Northampton Central Area Action Plan proposals map will identify the town centre boundary for Northampton, the <u>Daventry District Settlements and Countryside Local Plan</u> , Fewn <u>DPD</u> proposals map will identify the town centre boundary for Daventry and the <u>South Northamptonshire Settlements and Countryside Local Plan</u> West Northamptonshire Site Allocations <u>DPD</u> proposals map will identify town centre boundaries for <u>Towcester</u> , and <u>Brackley</u> . District and Local Centre boundaries for Northampton will be identified in the <u>Northampton Related Development Area Local Plan</u> , West Northamptonshire Site Allocations <u>DPD</u> . District and Local Centre identification for <u>Daventry</u> , <u>Towcester</u> and <u>Brackley</u> will be made in the <u>West Northamptonshire Site Allocations DPD</u> .”	To update in respect of the revised Local Development Scheme Documents.	JPU Officer
PC008/SS	Spatial Strategy	Para. 5.20	In the first sentence delete “DPDs” and replace with “Local Plans”	To reflect the recent changes to the planning system.	JPU Officer

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PC009/SS	Spatial Strategy	Policy S2	<p>Delete “Northampton” as a heading in the second column of District and Local Centres and reword as follows: “WESTON FAVELL, <u>NORTHAMPTON</u> KINGSTHORPE, <u>NORTHAMPTON”</u> “ST JAMES END, <u>NORTHAMPTON</u> FAR COTTON, <u>NORTHAMPTON</u> WELLINGBOROUGH ROAD (ABINGTON), <u>NORTHAMPTON</u> KETTERING ROAD (KINGSLEY), <u>NORTHAMPTON</u> LOCAL CENTRES TO BE PROVIDED WITHIN SUSTAINABLE URBAN EXTENSIONS WEST NORTHAMPTONSHIRE WIDE”</p>	For clarity as not all SUEs are within Northampton.	JPU Officer
PC010/SS	Spatial Strategy	Policy S2	<p>Reword the last two paragraphs of Policy S2 as follows: “THE VITALITY AND VIABILITY OF THESE CENTRES SHOULD <u>MUST</u> BE MAINTAINED AND ENHANCED COMMENSURATE WITH THEIR ROLE AND FUNCTION. THE SCALE OF NEW DEVELOPMENT AT CENTRES BELOW NORTHAMPTON TOWN CENTRE IN THE HIERARCHY MUST NOT HAVE AN ADVERSE IMPACT ON THE <u>FUTURE VITALITY AND VIABILITY OF THE CENTRE OR PUT AT RISK FUTURE INVESTMENT IN NORTHAMPTON TOWN CENTRE. OR THE IMPLEMENTATION OF THE NORTHAMPTON CENTRAL AREA ACTION PLAN.”</u></p>	To strengthen policy	South Northamptonshire Council - 4617921/JCS_Full/1 000981
PC011/SS	Spatial Strategy	Para. 5.21	<p>In the fourth sentence delete “is due to” and add an “s” to the end of “increase”.</p>	Factual update to change the tense of the	JPU Officer

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PC012/SS	Spatial Strategy	Para. 5.21	In final sentence change “50,153” to “50,150”	For consistency and to avoid over precision.	JPU Officer
PC013/SS	Spatial Strategy	Para. 5.22	Delete all references to “2010” and replace with “2011”.	The statistics relating to housing provision have been updated to 1 April 2011.	JPU Officer
PC014/SS	Spatial Strategy	Table 1	Update Table 1 to reflect the housing provision position as at 1 April 2011. (See Table 1 at the end of the schedule).	The statistics relating to housing provision have been updated to 1 April 2011.	JPU Officer
PC015/SS	Spatial Strategy	Para. 5.23	Amend the paragraph as follows: “Of the new housing provision requirement of 50,153 50,150 dwellings, 32.6% 34.3% was completed between 2001 and 2011 2010; 26.1% 27.9% is already committed through planning consents, or “Approved in principle” and 42.6% 39.5% remains to be provided - this is shown as the remaining requirement.”	The statistics relating to housing provision have been updated to 1 April 2011.	JPU Officer
PC016/SS	Spatial Strategy	Para 5.24	Amend the paragraph as follows: “Overall, the annualised housing completion for 2001-2011 2010 was 1,637 1,743 dwellings, and the requirement for the remainder of the Plan period is 2,252 2,154 dwellings per year.”	The statistics relating to housing provision have been updated to 1 April 2011.	JPU Officer
PC017/SS	Spatial Strategy	Para. 5.26	Amend the first three sentences of the paragraph as follows: “Since 2001 9,350 9,030 dwellings have been built in Northampton Borough administrative area and at 1 April 2011 2010 a further 9,380 9,190 dwellings had an outstanding planning permission or were approved in principle. Evidence shows	Housing provision figures rounded and updated to 1 April 2011.	JPU Officer

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PC018/SS	Spatial Strategy	Policy S3	<p>that a further 1,500 dwellings can be provided using previously-developed land and buildings, sometimes referred to as urban capacity. This means that <u>over 20,000</u> 48,220 dwellings are already built or identified for development in Northampton Borough. In addition a further 2,963 dwellings have been built since 2001 or have outstanding planning permission or approval in principle at 1 April 2011 2010 in South Northamptonshire District to meet the needs of Northampton. In addition this JCS allocates four Sustainable Urban Extensions within Northampton Borough providing a total of 6,000 6,500 dwellings. In total Northampton Borough can provide 26,200 26,220 dwellings of its total requirement which along with the already built or consented 2,963 dwellings in South Northamptonshire leaves a shortfall of 4,500 dwellings that needs to be provided outside the Borough boundary.”</p>	<p>1. An appropriate rounding of the figures to reflect the strategic nature of the policy.</p> <p>2. The statistics relating to housing provision have been updated to 1 April 2011.</p>	JPU Officer
PC019/SS	Spatial Strategy	Policy S4	<p>1. Amend the provision figures for Daventry District from “11,880” to “11,900*” and for Northampton Borough from “26,220” to “26,200” in Policy S3.</p> <p>2. Amend the housing provision table within Policy S3 to reflect the updated position as at 1 April 2011. (see the updated table at the end of the schedule)</p> <p>Amend the provision figure from “33,680” to “33,665”.</p>	<p>The statistics relating to housing provision have been updated to 1 April 2011.</p>	JPU Officer

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PC021/SS	Spatial Strategy	Para. 5.31	<p>In the first sentence of the paragraph replace “dependant” with “dependent”.</p> <p>Amend the second sentence of the paragraph as follows: “Again, some of this will be challenging in the current economic climate, and the anticipated phasing has been set out in the housing trajectory for each district and the <u>Northampton Related Development Area below in Policy S6</u> which will permit this to happen providing the economy improves as the Government expects.”</p> <p>At the end of the third sentence replace “2010” with “2011”.</p> <p>Add a new sentence to end of paragraph “<u>This trajectory will be updated annually as a part of the Authorities Monitoring Report.</u>”</p>	<p>1. Typographical error.</p> <p>2. Clarification. The housing trajectories for each Council, and for the NRDA, are published in the Housing Technical Paper, and annually in the Joint AMR.</p>	JPU Officer
PC023/SS	Spatial Strategy	Existing Para 5.32 (New Para. 5.38)	<p>Amend the third sentence as follows: “The reference value for jobs was provided to support the level of housing growth as set out in the RSS <u>for the same period and complement regeneration in North Northamptonshire.</u>”</p> <p>Amend the third sentence as follows: “As a consequence the economically active element of the population will not be as extensive <u>less as anticipated</u> if the compared to the full delivery of the RSS housing requirement be delivered.”</p>	<p>To clarify the role of the RSS jobs reference value in the wider context.</p>	JPU Officer
PC024/SS	Spatial Strategy	Existing Para. 5.34 (New Para. 5.40)	<p>Amend the third sentence as follows: “As a consequence the economically active element of the population will not be as extensive <u>less as anticipated</u> if the compared to the full delivery of the RSS housing requirement be delivered.”</p>	<p>Correction.</p>	JPU Officer

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PC025/SS	Spatial Strategy	Existing Para 5.35 (New Para. 5.41)	Amend the first sentence as follows: “In order to maintain a broad balance between the provision of homes and jobs a new level of jobs increase has been calculated <u>based on the basis</u> of the level of population increase and the its likely profile of that population the details of which are included as set out a in the <u>Updated Employment Technical Paper (Feb-2014 June 2012) entitled ‘Labour Force and Job Numbers for West Northamptonshire’.</u> ”	Correction and update	JPU Officer
PC026/SS	Spatial Strategy	Existing Para 5.3 (New Para. 5.41)	Amend the second sentence as follows: “The paper identifies a A jobs reference value of 169,000 net new jobs to be delivered across the West Northamptonshire area has been identified for the period 2010 2008 to 2026.”	To take account of the latest demographic and jobs data.	JPU officers
PC027/SS	Spatial Strategy	Existing Para 5.35 (New Para. 5.41)	Amend the third sentence as follows: “It is considered that this reference value, if used as a guide for monitoring <u>and review</u> purposes, will provide a sustainable balance in relation to the proposed housing delivery and jobs provision.”	To clarify the approach to monitoring and review of the JCS.	JPU Officer
PC028/SS	Spatial Strategy	Existing Para 5.35 (New Para. 5.41)	Add a new sentence at the end of the paragraph as follows: “The JCS is committed to make good any such losses, with a corresponding increase to the 19,000 jobs reference value.”	Commitment required by the National Planning Policy Framework to provide contingency for job losses through corresponding increase in jobs provision.	JPU Officer
PC029/SS	Spatial Strategy	Existing Para 5.36 (New Para. 5.42)	Replace “ <u>Limited</u> ” with “ <u>Partnership</u> ” and replace “ <u>E</u> ” with “ <u>P</u> ” in relation to “Northamptonshire Enterprise”.	Factual update.	JPU Officer

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PC030/SS	Spatial Strategy	Existing Para 5.37 (New Para.5.43)	Delete “ probably ” from first sentence.	JPU Officer	To clarify and update the position in relation to employment land availability.
PC032/SS	Spatial Strategy	Existing Para 5.39 (New Para.5.45)	Add new sentences to the end of the paragraph as follows: “The SEMLEP Northampton Waterside Enterprise Zone commenced in April 2012 bringing financial incentives and a simplified planning system to business within it. The SEMLEP Northampton Waterside Enterprise Zone will drive the delivery of 120 hectares of employment land in town-centre, edge of centre, and urban locations providing skilled jobs in manufacturing, research and development, and office sectors of the West Northamptonshire economy including High Performance Technology. Jobs created in the SEMLEP Northampton Waterside Enterprise Zone are incorporated within the minimum jobs requirement for West Northamptonshire.”	JPU Officer	Factual update to reflect the designation of the SEMLEP Northampton Waterside Enterprise Zone since the Pre-Submission JCS.
PC033/SS	Spatial Strategy	Existing Para. 5.40 (New Para. 5.46)	In the first sentence of the paragraph delete “ reasonably ”.	JPU Officer	Clarification of economic performance in the recession.
PC034/SS	Spatial Strategy	Existing Para. 5.40 (New Para. 5.46)	Add a new sentence at the end of the paragraph as follows: “A University Technical College is proposed for Daventry committed to careers in sustainable and related new technologies.”	JPU Officer	Factual update to reflect the proposed University Technical College since the Pre-Submission JCS.
PC035/SS	Spatial Strategy	Existing Para. 5.41 New Para 5.47	In the second sentence delete the first “has” after “South Northamptonshire”.	JPU Officer	Correction.

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PC036/SS	Spatial Strategy	Existing Para. 5.42 (New Para 5.48)	Amend the paragraph as follows: “... These will be generated primarily through town centre development, <u>Jobs will be generated primarily through the SEMLEP Northampton Waterside Enterprise Zone supporting Northampton town centre and through local employment provision at the Sustainable Urban Extensions (SUEs) and through a new Technology Realm allocation.</u> —Initiatives such as the <u>Technology Realm will further help to facilitate and stimulate high quality employment spaces and skilled jobs in Northamptonshire.</u> <u>Northampton's large business areas such as Swan Valley, Westgate, Lodge Farm, Moulton Park, Round Spinney, Crow Lane, and Brackmills will continue to provide new jobs. The proposed Northampton North West Bypass will benefit business areas in the north west of Northampton linking those areas to the Strategic Road Network.</u> ”	1. Factual update to reflect the designation of the SEMLEP Northampton Waterside Enterprise Zone since the Pre-Submission JCS. 2. To take account of activities supporting job creation. 3. To clarify the role of existing business areas in job creation.	JPU Officer
PC037/SS	Spatial Strategy	Existing Para. 5.43 New Para 5.49	In the second sentence replace “2,500” with “2,000”.	To reflect changes to the Daventry North East SUE.	JPU Officer
PC038/SS	Spatial Strategy	Existing Para. 5.44 New Para 5.50	Amend the second sentence as follows: “However, to reverse trends of out commuting the district is seeking to support its existing high performance engineering technologies and motor sport clusters and support further growth in home working and leisure and tourism supported by a <u>University Technical College.</u> ”	To clarify the approach to reversing out-commuting.	JPU Officer
PC040/SS	Spatial Strategy	Existing Para. 5.45	In the second sentence replace “2012” with “2013.”	Factual update to the expected adoption date	JPU Officer

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	Strategy	(New Para 5.51)		of the JCS.	
PC041/SS	Spatial Strategy	Existing Para. 5.45 (New Para 5.51)	Update the second and third sentences as follows: “For the later stages of the JCS the impact of the <u>SEMLEP Northampton Waterside Enterprise Zone</u> and the town centre regeneration proposals <u>will begin to impact significantly on jobs growth.</u> The <u>SEMLEP Northampton Waterside Enterprise Zone</u> aims to be a centre of excellence for <u>advanced technologies, precision/high performance engineering, low carbon technology, and sustainable construction.</u> The <u>Technology Realm framework</u> will assist in this process.”	To take account of the SEMLEP Northampton Waterside Enterprise Zone’s impact on economic sectors.	JPU Officer
PC042/SS	Spatial Strategy	Existing Para. 5.46 (New Para. 5.52)	Amend the paragraph as follows: There is sufficient land already committed for office development to last the whole plan period of this JCS to 2026; <u>however this is primarily focused on the regeneration of depends upon regeneration within</u> Northampton’s Central Area and for qualitative reasons additional office development in Daventry central area. Towcester and Brackley will need to maintain, renew and replace their stock of office development. On a quantitative basis no new office development sites are required to be allocated at a strategic level through the JCS.	To clarify the role of Northampton’s central area in the provision of office land.	JPU Officer
PC043/SS	Spatial Strategy	Existing Para. 5.47 (New Para. 5.53)	Amend the second sentence of the paragraph as follows: “ <u>Some elements of manufacturing related to the high performance technologies sector are growing</u> the sector continues to manufacture but often with a lower number of fewer employees due to	To clarify changes in the manufacturing sector and its impact on land take.	JPU Officer

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PC044/SS	Spatial Strategy	Existing Para 5.48 (New Para. 5.54)	successful mechanisation.” Add at the end of the second sentence “ <u>in order to achieve a balanced economy</u> ”.	To clarify the role of warehousing in relation to the rest of the economy.	JPU Officer
PC045/SS	Spatial Strategy	Existing Para 5.49 (New Para. 5.55)	Amend the first sentence as follows: “West Northamptonshire already has a large supply of warehouse development with planning consent in the pipeline including <u>Swan Valley, Bedford Road (Former Cattle Market) and DIRFT</u> .” Amend the second sentence as follows: “No new warehousing sites are allocated in this JCS, and any new warehousing will be accommodated on existing employment sites through the <u>employment land supply pipeline and churn of employment land</u> .”	To clarify the role of the supply pipeline in meeting needs.	JPU Officer
PC046/SS	Spatial Strategy	Existing Para. 5.51 (New Para. 5.57)	Amend the paragraph as follows: “ <u>The SEMLEP Northampton Waterside Enterprise Zone will open up land for research and development and associated industry in the Northampton Central Area. The Technology Realm framework can assist this process. The Northamptonshire Technology Realm Strategy</u> [Northamptonshire Technology Ream: Forward Strategy 2007] seeks to focus high growth business innovation and development within Northamptonshire with Northampton at the hub and at “spokes” within the three growth towns of Corby, Kettering and Wellingborough in North	1. To clarify the role of the SEMLEP Northampton Waterside Enterprise Zone 2. To clarify the role of the revised Technology Realm framework.	JPU Officer

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PC047/SS	Spatial Strategy	Existing Para. 5.53 (New Para. 5.59)	<p>Northamptonshire and high performance technology clusters in <u>South Northamptonshire, Daventry and Northampton</u>. Its ethos is to provide a ladder of high quality connected and flexible work places founded on collaboration with learning and skills partners to create a highly skilled and knowledge based workforce.”</p> <p>Amend the sentence as follows: <u>“A new strategic land allocation at policy to nurture a range of starter and grow-on business units is proposed in the SEMLEP Northampton Waterside Enterprise Zone is proposed (Policy E3 refers) for. A a Technology Realm framework will provide a the hub for business development and flexible workplaces to foster innovation and entrepreneurship.”</u></p> <p>Replace the word “city” with “<u>regional</u>”.</p>	To focus the role of the Technology Realm ensuring it is sustainable and complements the SEMLEP Northampton Waterside Enterprise Zone.	JPU Officer
PC048/SS	Spatial Strategy	Existing Para 5.56 (New Para. 5.62)	<p>Reword the final sentence of the paragraph as follows: <u>“The Northampton Central Area Action Plan (NCAAP) identifies available, achievable and deliverable sites to accommodate 45,000sqm net of comparison (non-food) retail development to meet identified future floorspace capacity, first within the town centre through the Grosvenor Centre redevelopment, a key investment in the town centre Primary Shopping Area boundary and followed by identified edge of town centre sites in accordance with a sequential approach set out in Policy S9 below.”</u></p>	For consistency of wording throughout the document.	JPU Officer
PC049/SS	Spatial Strategy	Existing Para. 5.57 (New Para. 5.63)	<p>Reword the final sentence of the paragraph as follows: <u>“The Northampton Central Area Action Plan (NCAAP) identifies available, achievable and deliverable sites to accommodate 45,000sqm net of comparison (non-food) retail development to meet identified future floorspace capacity, first within the town centre through the Grosvenor Centre redevelopment, a key investment in the town centre Primary Shopping Area boundary and followed by identified edge of town centre sites in accordance with a sequential approach set out in Policy S9 below.”</u></p>	To reflect the deletion of Paragraphs 5.58 and 5.59 and to ensure the key investment in the redevelopment of the Grosvenor Centre is acknowledged.	JPU Officer

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PC050/SS	Spatial Strategy	Paras. 5.58 and 5.59	Delete Paragraphs 5.58 and 5.59. Renumber the subsequent paragraphs.	To update the plan in respect of the 2012 West Northamptonshire Retail Study Update addendum. Following retail commitments in Northampton since the publication of the West Northamptonshire Retail Study Update 2011 and the change in expenditure forecasts and rates of Special Forms of Training the overall need for comparison goods retailing floorspace to support growth is reduced. The comparison retail floorspace needed is likely to be accommodated largely within Northampton Town Centre within the plan period to 2026.	JPU Officer
PC051/SS	Spatial Strategy	Existing Para. 5.60 (New Para. 5.64	In the second sentence of the paragraph delete “Northampton” and add an “s” to “town centre”. At the end of the paragraph add: “and to protect the smaller town centres of Daventry, Towcester and Brackley.”	For clarity to ensure that it is evident that all town centres in the hierarchy are to be protected.	Daventry District Council 4623361/JCS_Full/1 104053
PC052/SS	Spatial Strategy	Existing Para. 5.61	Reword the final sentence of Paragraph 5.65 as follows:	In response to deletion of convenience retailing	Sainsbury's Supermarkets Ltd

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	Strategy	(New Para. 5.65)	“Specific Sustainable Urban Extension (SUE) policies give a requirement for local centre provision and a quantum of convenience <u>retailing</u> floorspace to be provided in each SUE.”	floorspace thresholds have been removed from SUE polices to allow for finer grained detailed work in the masterplanning process.	4636257/JCS_Full/1 086837, Waitrose Stores Ltd 4622881/JCS_Full/1 091637 Northampton Garden Centre 4616865/JCS_Full/1 013589
PC053/SS	Spatial Strategy	Existing Para. 5.63 (New Para. 5.67)	In the first sentence of the Paragraph delete “to the west”.	Not required as the direction of trade leakage is described above.	JPU Officer
PC058/SS	Spatial Strategy	Policy S9	Reword Policy S9 as follows: “ RETAIL FLOORSPACE WILL SHOULD BE ACCOMMODATED FIRSTLY WITHIN THE TOWN CENTRES. THEREAFTER UNLESS IDENTIFIED BY FLOORSPACE IN SUSTAINABLE URBAN EXTENSIONS PROPOSALS FOR NEW RETAIL DEVELOPMENT FOR WHICH THERE IS AN IDENTIFIED NEED AND WHICH CANNOT BE ACCOMMODATED WITHIN THE TOWN CENTRES WILL BE: • SUBJECT TO SEQUENTIAL APPROACH WHERE FIRST PREFERENCE IS GIVEN TO WELL CONNECTED EDGE OF TOWN CENTRE SITES, THEN DISTRICT/ LOCAL CENTRES WITH PREFERENCE GIVEN TO THOSE THAT ARE WELL SERVED BY LOCAL TRANSPORT. <u>ONLY</u>	For clarity and to update in the context of the published National Planning Policy Framework.	JPU Officer Sainsbury’s Supermarkets Ltd 4636257/JCS_Full/1 086837, Waitrose Stores Ltd 4622881/JCS_Full/1 091637 Northampton Garden Centre 4616865/JCS_Full/1 013589

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PC059/ SS	Spatial Strategy	Existing Para. 5.70 (New Para. 5.74)	<p><u>IF SEQUENTIALLY PREFERABLE SITES ARE NOT AVAILABLE SHOULD OUT OF CENTRE SITES BE CONSIDERED; AND</u></p> <ul style="list-style-type: none"> SUBJECT TO IMPACT ASSESSMENT FOR PROPOSALS OVER 1,000SQM GROSS IN ORDER TO DEMONSTRATE THAT THEY DO NOT HAVE AN ADVERSE IMPACT ON THE VITALITY AND VIABILITY OF THE IDENTIFIED TOWN CENTRES.” <p>Amend the paragraph as follows: “The effects of climate change can take a variety of forms, including:</p> <ul style="list-style-type: none"> <u>More regular longer, hotter, a rise in temperatures drier summers, warmer wetter winters</u> <u>More extreme weather events of increasing frequency and severity leading to more flooding, stormier weather, higher wind speeds, and</u> <u>Unfamiliar seasonal patterns in the wider environment.”</u> 	To update the text to reflect the more recent Northamptonshire Local Climate Impacts Profile.	JPU Officer
PC060/ SS	Spatial Strategy	Existing Para. 5.72 (New Para. 5.76)	<p>Amend the paragraph as follows: Climate change adaptation and mitigation, together with wider sustainability are fundamentally integrated into this Joint Core Strategy They inform:</p> <ul style="list-style-type: none"> <u>locations for new development;</u> <u>the way we will travel in the future;</u> <u>new employment opportunities; and</u> <u>strategies for the adaptation and enhancement of our built, historic and natural environment; and</u> 	To strengthen the link between Policy S10 and Policy S11	JPU Officer

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PC061/ SS	Spatial Strategy	Existing Para. 5.73 (New Para. 5.77)	<ul style="list-style-type: none"> <u>provision of low carbon and renewable energy.</u> <p>Amend the paragraph as follows: “it is recognised that a response to climate change, is something that runs across all areas of policy. It is therefore important to reiterate that all new development will need to take account of all the relevant policies within the JCS- for example; Connections Policies to help reduce carbon emissions from travel; Flood Risk, Water Quality in the Built and Natural Environment section in terms of adaptation and mitigation; Biodiversity policies to protect flora and fauna and reduce fragmentation; policies to enhance the opportunities from the historic environment in terms of the re-use of existing buildings, in addition to the overall strategy that seeks to direct new development to the most sustainable locations.”</p>	To revise text to reflect a revised approach to Policies S10 and S11.	JPU Officer
PC062/ SS	Spatial Strategy	Existing Para. 5.74 (New Para. 5.78)	<p>Third bullet: Add “and reconnect”, delete “and”.</p>	To aid clarity, reflect the NPPF and the revised approach to Policy S10.	JPU Officer
PC063/ SS	Spatial Strategy	Existing Para. 5.75 (New Para. 5.79)	<p>Amend the paragraph as follows: “The scale of development planned across the area will place pressure on the environment. It is therefore important to protect, conserve and enhance the natural and local environment, <u>protecting valued landscapes, minimising impacts on biodiversity, and enhancing green networks.</u> <u>This will include the efficient use of</u> natural resources and ensuring that buildings are</p>	To reflect revised approach to achieving Code for Sustainable Homes compliance and approach to Zero Carbon Homes and for non domestic buildings standards and reflect revised approach to	Daventry District Council 4623361/JCS-Full/1104213 Persimmon Homes/Bloor Homes 4622465/JCS-Full/1017427

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PC064/ SS	Spatial Strategy	Existing Para. 5.76 (New Para. 5.80)	<p>constructed to the highest standards possible, both in terms of the materials used in their construction and their overall performance during their lifetime <u>leading to zero carbon housing from 2016 and zero carbon non-domestic buildings from 2019</u>. This includes the re-use of materials during construction as part of the maximisation of recycling, as well as minimising any waste either during the construction or the lifetime of the building, as set out within the Development and Implementation Principles SPD^[12], prepared by Northamptonshire County Council. Development viability testing for the area^[13] has demonstrated that sites can deliver the standards set out in Code for Sustainable Homes Level 4 (or equivalent) at present with some areas, particularly within South Northamptonshire, able to exceed this target. Code Level 4 is therefore a minimum policy standard for residential developments until 2016, with the requirements increasing throughout the plan period in line with national policy. <u>Proposals for Non-residential developments, over 500m² gross internal floorspace, will achieve a rating of at least BREEAM (BRE Environmental Assessment Method Very Good (or equivalent)).</u></p> <p>Amend the paragraph as follows: Pproposals for new developments and regeneration opportunities, should consider ways of enabling energy to be generated at source and in ways that both minimise the carbon emissions and ensure on-going energy security. In line with national policy objectives, <u>the JCS encourages the adoption of there is a requirement to increase the</u></p>	Policies S10 and S11.	
			To reflect Government policy changes including the use of energy efficiency, fabric first techniques, and the future alignment of Code for Sustainable Homes/ Zero Carbon Homes and		Daventry Distinct Council 4623361/JCS-Full/1104213 Persimmon Homes/Bloor Homes 4622465/JCS-

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PC065/ SS	Spatial Strategy	Existing Para. 5.77 (New Para. 5.81)	<p>use of decentralised, renewable, low or zero-carbon technologies <u>wherever viable</u>. Where viable and feasible, these technologies should provide a minimum of 10% of the predicted energy demand of the total development. In the event that providing such technologies proves unviable, as demonstrated through open book analysis carried out by the relevant local planning authority, contributions <u>will</u> may be sought towards the delivery of off-site carbon reduction opportunities: examples of such opportunities are set out within the Planning Obligations Strategy and will be included within the Developer Contributions SPD.”</p> <p>Delete Footnote 14 – “DCLG (2009) Supplement to Planning Policy Statement 1: Climate Change.”</p> <p>Amend the paragraph as follows: “Other factors that will need to be considered in ensuring <u>developments are sustainable</u> design of new development include:</p> <ul style="list-style-type: none"> • ensuring the <u>layout and orientation</u> of dwellings to <u>maximise solar gain</u>; • ensuring development densities that are high enough to support local services, facilities and sustainable transport; • <u>creating layouts</u> designing neighbourhoods that reduce the need to travel and maximise opportunities for walking and cycling; • locating new development close to services, such as education and retail; and • the creation of <u>attractive, usable and durable</u> places, and <u>improvement of the historic</u> 	building regulations that impact on the suitability and increasing redundancy of using a 10% target level for on-site renewable energy.	Full/1017427 JPU Officer
				To reflect the revised approach to Policy S10 and a strengthened approach to sustainable design.	JPU Officer

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Section 5.0 – Spatial Strategy

PC066/SS	Spatial Strategy	Existing Para. 5.79 (New Para. 5.83)	<p><u>environment, including high quality and inclusive design of development, open spaces and green infrastructure that support community health and well being.</u></p> <p>Delete the second sentence in the paragraph: “All new development will be expected to conform to the principles of Building for Life.”</p>	To reflect the revised approach to Policy S10	JPU Officer
PC068/SS	Spatial Strategy	New Para. 5.84	<p>Add a new paragraph 5.84 as follows: “A key part of the government’s commitment to meet climate change targets is to reduce carbon emissions through greater use of and energy efficiency in building construction and by increased use of low or zero carbon and renewable energy. The use of low carbon and renewable energy represents a significant opportunity over the plan period to reduce carbon emissions, help reduce fuel poverty and contribute to energy security. The Government has been working towards a target to achieve 15% of its total energy to be generated by renewable sources by 2020 and therefore, supports low carbon and renewable energy development across the UK, where the technology is viable and environmental, economic and social impacts are addressed satisfactorily.”</p>	To reflect the emerging approach to Zero Carbon Homes and the NPPF approach to renewable energy.	Persimmon Homes/Bloor Homes 4622465/JCS_Full/1 017429 Barratt Strategic 462521/JCS_Full/10 54933 Home Builders Federation Ltd 4638113/JCS_Full/1 080917 Daventry District Council 4623361/JCS_Full/1 104213
PC069/SS	Spatial Strategy	Existing Para. 5.80 (New Para. 5.85)	<p>Amend the paragraph as follows: “To minimise the demand for resources and mitigate and adapt to climate change Objective 1 of this JCS states that the JCS encourages renewable energy production in appropriate locations. The Government has been working towards a target of 20% of electricity in the UK coming from renewable sources by 2020, though</p>	To reflect the emerging approach to Zero Carbon Homes and the NPPF approach to renewable energy.	Persimmon Homes/Bloor Homes 4622465/JCS_Full/1 017429 Barratt Strategic 462521/JCS_Full/10 54933

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Section 5.0 – Spatial Strategy

		<p>the recent Renewable Energy Strategy (2009) has suggested that this figure should rise to around 30%. The Government therefore promotes rather than restricts such development, and it encourages renewable energy development across England where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily. <u>The use of low carbon and renewable energy and sustainable design approaches that enables adaptation to the effects of climate change over the lifetime of the development. This can be done through incorporating in buildings, low carbon "fabric first" approaches to energy efficiency, and then optimised on site or near site energy generation in appropriate locations. The use of low carbon sustainable building design and site planning of development also has a key role in optimising layouts to increase passive solar energy gain, providing woodlands and trees and green infrastructure to act as windbreaks and carbon sinks and securing the integration of micro-generation technologies, such as solar thermal and/or photovoltaic panels."</u></p>	<p>Home Builders Federation Ltd 4638113/JCS_Full/1 080917</p> <p>Daventry District Council 4623361/JCS_Full/1 104213</p> <p>Northampton Borough Council 4618241/JCS_Full/1 006677</p> <p>Wind Prospects Developments Ltd 4614177/JCS_Full/1 127157</p>
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Proposed changes to Table 1 (See Change ID PC012/SS above)

Table 1 - Housing Requirement 2001-2026 (Rounded)

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Section 5.0 – Spatial Strategy

Borough/ District	Total Housing Requirement 2001-2026	Completions 2001-2006	Completions 2006-2011	Outstanding Planning Permissions and Approvals in Principle at 1 April 2011	Remaining Requirement 2011-2026
Daventry District	11,900	1,720	1,130	1,770	7,280
Northampton Borough	26,200	5,180	4,170	9,130	7,720
South Northamptonshire District	12,050	2,980	1,190	2,820	5,060
Total	50,150	9,880	6,490	13,720	20,060

Proposed Change to table in Policy S3 (See Change ID PC016/SS above)

BELOW THE BOROUGH AND DISTRICT LEVEL HOUSING DEVELOPMENT WILL BE DISTRIBUTED IN THE FOLLOWING WAY:

DISTRICT/ BOROUGH	SETTLEMENT/ AREA	NET ADDITIONAL HOUSING REQUIREMENT	OF WHICH HOUSING COMPLETIONS
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Section 5.0 – Spatial Strategy

		2001-2026	2001-2011
DAVENTRY			
TOWNS	DAVENTRY	5,330	1,405
RURAL AREAS	DAVENTRY RURAL	2,800	1,445
NORTHAMPTON RELATED DEVELOPMENT	NORTHAMPTON	3,750	-
DAVENTRY TOTAL		11,900*	2,850
NORTHAMPTON			
TOWNS	NORTHAMPTON	26,200	9,350
NORTHAMPTON TOTAL		26,200	9,350
SOUTH NORTHAMPTONSHIRE			
TOWNS	BRACKLEY	2,510	430
	TOWCESTER	2,225	480

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Section 5.0 – Spatial Strategy

SOUTH NORTHANTS RURAL AREAS	SOUTH NORTHANTS		3,605	1,815
NORTHAMPTON RELATED DEVELOPMENT	NORTHAMPTON		3,715	1,435
SOUTH NORTHANTS TOTAL			12,050	4,165
WEST NORTHAMPTONSHIRE				
WEST NORTHANTS TOTAL			50,150	16,365*

***DIFFERENCE DUE TO ROUNDING**

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Section 6.0 – Connections

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC001/C	Connections	Para. 6.10	In the third sentence add “Policies” between “Places” and “section”.	To aid navigation through the Joint Core Strategy document.	JPU Officer
PC002/C	Connections	Para. 6.10	In the fourth sentence add “Northampton” before “North West Bypass” and delete “for Northampton”.	Factual correction.	JPU Officer
PC003/C	Connections	New Para. 6.15	Add a new paragraph before existing Paragraph 6.15 as follows: “The Northamptonshire vision is for the County to be at the leading edge of the digital economy. This requires new development, both housing and commercial, to be directly served by high quality fibre networks. Access to these networks will make working from home, and operating businesses, easier and therefore reduce the need to travel. Such access will enable e-learning and access to an increasing number of on-line applications and services provided by the public and	To provide more detail about support for broadband infrastructure.	JPU Officer

Schedule of Minor Proposed Changes

Section 6.0 – Connections

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC004/C	Connections	Policy C1	private sector, including tele-health, and can help to reduce the challenge of social exclusion.” Amend the first sentence of Policy C1 as follows: : <u>“PRIORITY WILL BE GIVEN TO PROPOSED TRANSPORT SCHEMES THAT WILL BE REQUIRED TO DEMONSTRATE HOW THEY WILL CONTRIBUTE TO BEHAVIOURAL CHANGE BY...”</u>	To clarify the approach to further capacity ensuring that sustainable approaches are prioritised.	Highways Agency 4623105/JCS- Full/1093141
PC005/C	Connections	Policy C1	Add a new paragraph to Policy C1 after the fourth bullet point as follows: <u>“ANY CAPACITY IMPROVEMENTS SHOULD SUPPORT ECONOMIC GROWTH AND/ OR SAFEGUARD STRATEGIC ROUTES AND/ OR REDUCE TRANSPORT ENERGY USE”</u>	To clarify the approach to further capacity increases on the transport network.	Highways Agency 4623105/JCS - Full/1093141
PC006/C	Connections	Policy C1	In the second part of Policy C1 add a fourth bullet point: <u>“NEW DEVELOPMENT</u>	To clarify the requirements to enable superfast broadband as supported by	Northamptonshire County Council

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Section 6.0 – Connections

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			<u>SHOULD BE ACCESSED BY FIBRE TO THE PREMISES (FTTP) TECHNOLOGY ENABLING ACCESS TO SUPERFAST BROADBAND AND SPEEDS OF AT LEAST 30 MEGABITS PER SECOND</u>	the Northamptonshire Transport Plan.	
PC007/C	Connections	Existing Para. 6.15 (New Para. 6.16)	Add new sentences to the end of the paragraph as follows: “The JCS plans for modal shift combining incentives, information, and public transport improvements with new development influencing behaviour before car dependency becomes a habit. A range of soft and hard measures will be phased in over the build-out of development sites. New development will be required to mitigate its effects on the highway network.”	To clarify the approach to modal shift and the phasing of measures that will be required of developments.	Capel House Property Trust Ltd 4613537/JCS-Full/ 987189 Bovis Homes 4602561/JCS –Full/ 1004021 Kisingbury Action Group 4602561/ JCS – Full/1004085 Hallam Land 4622465/JCS-Full/ Persimmon Homes/ Bloor Homes 4622465/JCS- Full/1017621 Northamptonshire County Council 4625761/JCS-Full 1126517

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Section 6.0 – Connections

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC008/C	Connections	Existing Para. 6.17 (New Para. 6.18)	At the end of the paragraph replace “Further guidance on the production of travel plans will be provided by a” with <u>“A separate Supplementary Planning Document will provide further guidance on the production of travel plans including thresholds for different forms of development. Thresholds will define what constitutes traffic movements taking opportunities to maximise modal shift outlined in the NTSG and the Northamptonshire Transportation Plan.”</u>	To clarify the approach to securing travel plans and to make clear that it will be seeking to set thresholds that optimise modal shift.	Capel House Property Trust Ltd 4613537/JCS-Full/ 987189
PC009/C	Connections	Policy C2	In the first sentence of Policy C2 delete “All” and add cross reference in the Policy to Paragraph 6.13 as follows: “ALL-NEW HOUSING, EMPLOYMENT, COMMERCIAL AND RETAIL DEVELOPMENT IN THE FOUR TOWNS OF NORTHAMPTON, DAVENTRY, TOWCESTER AND BRACKLEY AND PRIMARY SERVICE VILLAGES WILL BE	To clarify/give flexibility on approach to achieving modal shift targets set out in paragraph 6.13 to minimise impact on development viability. Some smart measures have negligible impact on viability while other measures have more significant impact and may require phasing.	JPU officer Capel House Property Trust Ltd 4613537/JCS-Full/ 987189 Taylor Wimpey Barrett Strategic 4639873/JCS-Full/1085621

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Section 6.0 – Connections

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			<p>EXPECTED TO ACHIEVE THE MODAL SHIFT TARGETS (IN PARAGRAPH 6.13) BY MAXIMISING TRAVEL CHOICE FROM NON-CAR MODES.”</p> <p>Then add “WHEN THIS IS APPROPRIATE” to the end of the second bullet point in Policy C2 as follows:</p> <ul style="list-style-type: none"> • “ENSURE THAT NEW OR ENHANCED PUBLIC TRANSPORT SERVICES ARE SECURED ON OCCUPATION OF THE FIRST DWELLING WHEN THIS IS APPROPRIATE” 		
PC010/C	Connections	Policy C2	<p>Add “MITIGATE ITS EFFECTS ON THE HIGHWAY NETWORK AND” to the second paragraph Policy C2 as follows:</p> <ul style="list-style-type: none"> • “DEVELOPMENT WILL BE REQUIRED TO MITIGATE ITS EFFECTS ON THE HIGHWAY NETWORK AND BE SUPPORTED BY A TRANSPORT 	To make it clear that development must mitigate its effects on the highway and to clarify the requirements for enhanced public transport services.	Northamptonshire County Council 4625761/JCS-Full 1126517

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Section 6.0 – Connections

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC011/C	Connections	Existing Para. 6.19 (New Para. 6.20)	<p>ASSESSMENT ...”</p> <p>Amend the last sentence as follows: “In the case of the A45 and A43 trunk roads in the area, the Highways Agency are proposing to <u>implement secure the implementation of</u> traffic management measures and related junction modifications in conjunction with development coming forward in these corridors.”</p>	To clarify the delivery of necessary Highways Agency measures.	Highways Agency 4623105/JCS - Full/1093141
PC012/C	Connections	Existing Para. 6.19 (New Para. 6.20)	<p>Add further information about the Northampton Growth Management Scheme to the end of the paragraph as follows: “<u>The Northampton Growth Management Scheme (NGMS) for the M1/ A45 sets out necessary mitigation measures on the A45 between the M1 Junction 15 and Great Billing Junction required to support the growth of Northampton.</u> <u>The WNJPU and partners have agreed a Memorandum of Understanding (MoU) with the</u></p>	<p>Add description of M1/A45 Northampton Growth Management Scheme to clarify the approach to mitigating the growth of Northampton on the Strategic Road Network. Set out the flexible delivery of these measures through Section 106 agreements through an agreed MOU on the NGMS with the Highways Agency and partners.</p>	Highways Agency 4623105/JCS - Full/1093141

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Section 6.0 – Connections

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			Highways Agency on the <u>delivery of NGMS. The MoU provides a mechanism for using S106 planning obligations (prior to the introduction of CIL and then CIL funding) to secure contributions to enable delivery of the NGMS. The NGMS also considers the staging of developer contributions to support the viability of developments.”</u>		
PC013/C	Connections	Existing Para. 6.19 (New Para. 6.20)	Add cross-reference to the A45 and A43 measures in Appendix 4 at the end of the paragraph as follows: “ <u>The specific developer funded measures on the A45 and A43 are set out in the Infrastructure Schedule in Appendix 4 of this Plan.”</u>	To clarify approach to A45/A43 ensuring measures and delivery are clear	North Northamptonshire JPU 4661505/JCS-Full/1079765
PC014/C	Connections	Existing Para. 6.20 (New Para. 6.21)	Amend “Chilterns” Line in third sentence.	Factual correction.	South Northamptonshire Council 46117921/JCS-Full/1001237
PC015/C	Connections	Existing Para. 6.21	Add a new sentence to the end of the paragraph as follows:	To explain the potential impact of HS2 on the M1	Highways Agency 4623105/JCS – Full

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Section 6.0 – Connections

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
		(New Para. 6.22)	“If HS2 proceeds it is expected to reduce <u>future pressures on the M1</u> ”	motorway.	/1093141
PC016/C	Connections	New Para. 6.23	Add a new paragraph after existing Paragraph 6.21 (new Paragraph 6.23): “The North Northamptonshire Core Spatial Strategy (2008) Policy 2 (Connecting North Northamptonshire with surrounding Areas) states that ‘North Northamptonshire’s connections with surrounding areas will be strengthened and enhanced to ensure that these are to the standard necessary to fulfil the role expected of them. This JCS supports this policy and in particular includes reference to A43 Kettering to Northampton improvements under the Road section in Policy C3 below.”	Ensure the JCS reflects appropriate measures in the North Northamptonshire Core Spatial Strategy (2008) Policy 2 on Connecting North Northamptonshire with its surroundings including A43 improvements.	JPU Officer
PC017/C	Connections	Policy C3	Amend the third bullet point under Rail in Policy C3 as follows: “IMPLEMENTATION OF AN INTER-URBAN COACH	To clarify the requirements in relation to access to East Midlands Airport.	Northamptonshire County Council 4625761/JCS-Full 1126517

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Section 6.0 – Connections

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			SERVICE TO CONNECT TO THE MIDLAND MAINLINE ALLOWING PASSENGERS TO ACCESS EAST MIDLANDS AIRPORT AND IMPROVED JOURNEY TIMES/ CONNECTIONS TO ACCESS EAST MIDLANDS AIRPORT;		
PC020/C	Connections	Existing Para. 6.24 (New Para. 6.26)	Amend first sentence to Chilterns Line	Factual correction.	South Northamptonshire Council 46117921/JCS-Full/ 1001237
PC021/C	Connections	Existing Para. 6.25 (New Para. 6.27)	Amend the last sentence of the paragraph as follows: “These improvements are set out within the Places sections and the <u>Infrastructure Schedule</u> in <u>Appendix 4 of this plan</u> along with additional physical infrastructure requirements, such as A45 Northampton to Daventry Development Link corridor improvements, which are required to support the development of the area.”	Add reference to Appendix 4 to clarify need and viability of public transport and other improvements. Factual correction of the name of Daventry Development Link.	Highways Agency 4623105/JCS_Full/ 1093141 JPU Officer
PC022/C	Connections	Policy C4	Under “ A: PUBLIC TRANSPORT CORRIDORS ”	Factual corrections to show that two distinct corridors	Daventry District Council 4623361/JCS-Full/

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Section 6.0 – Connections

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			<p>correct as follows:</p> <p>In the fourth bullet add "<u>A4500</u>".</p> <p>In the seventh bullet point amend to: "<u>A43/ A361 BRACKLEY DAVENTRY TO CHERWELL DISTRICT (BANBURY/BICESTER)</u>".</p> <p>Add the following new eighth bullet point: <u>"A43/A422 BRACKLEY TO CHERWELL DISTRICT (BANBURY/BICESTER)"</u></p>	are present rather than one.	<p>1104373</p> <p>Northamptonshire County Council 4625761/JCS-Full 1126517</p>
PC023/C	Connections	Policy C5	The first sentence of Policy C5 replace " <u>OR</u> " with " <u>AND</u> ".	To clarify the approach to enhancement of connections.	JPU Officer
PC024/C	Connections	Existing Para. 6.28 (New Para. 6.30)	Add a new sentence at the end of the paragraph as follows: <u>"A revised alignment has been incorporated in the confirmed line of route for phase one of HS2 which was announced in January 2012."</u>	Factual update on HS2.	JPU Officer
PC025/C	Connections	Existing Para. 6.29	Add to the last sentence of the paragraph as follows:	To clarify the benefits required by the policy.	Northamptonshire County Council

Schedule of Minor Proposed Changes

Section 6.0 – Connections

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
		(New Para. 6.31)	“... such as improved journey times and services from <u>Northampton to Birmingham and London.</u> ”		4625761/JCS-Full 1126517
PC026/C	Connections	Policy C6	Change numbered list to a bullet point list.	To be consistent with other policies. A numbered list could infer an order of priority.	JPU Officer

Schedule of Minor Proposed Changes

Section 7.0 – Regenerating and Developing Communities

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC001/RC	Regenerating and Developing Communities	Para. 7.11	In the second sentence replace: “Development Plan Documents” with “Local Plans”.	To reflect the recent changes to the planning system.	JPU Officer
PC002/RC	Regenerating and Developing Communities	Para. 7.19	In the second sentence delete “Plan” in “Development Plan Documents” and add “Local” before “Development”.	To reflect the recent changes to the planning system.	JPU Officer
PC003/RC	Regenerating and Developing Communities	Table 3	Add “voluntary sector/faith groups” to Table 3 - 2 nd row as follows: Add to the first column: “Focus on collective investment from agencies and <u>voluntary sector including faith groups</u> ” Add “church halls” to the second column as follows: “This will include school sites, shops, community centres, <u>church halls</u> , land and other capital assets”.	To clarify the approach to priority areas and the best use of existing facilities	United Reformed Church 4625985/JCS_FULL/ 1126261

Schedule of Minor Proposed Changes

Section 7.0 – Regenerating and Developing Communities

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC004/RC	Regenerating and Developing Communities	Para 7.26	Add “Church Halls” to the 5 th bullet point in Paragraph 7.26.	To clarify the approach to priority areas and the best use of existing facilities.	United Reformed Church 4625985/JCS_FULL/ 1126261
PC005/RC	Regenerating and Developing Communities	Para 7.29	Amend paragraph as follows; “The Central Area Action Plan contains proposals for an enhanced cultural offer within Northampton’s town centre. There are additional plans prepared by each of the local authorities, Northamptonshire County Council and <u>the</u> Northamptonshire Enterprise Partnership, which aim to develop new facilities, and to enhance facilities, for arts and entertainment in order to diversify the existing offer.”	Factual correction	JPU Officer
PC006/RC	Regenerating and Developing Communities	Para. 7.31	Delete “as part of the LDF”.	To reflect the recent changes to the planning system.	JPU Officer

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Section 7.0 – Regenerating and Developing Communities

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC007/RC	Regenerating and Developing Communities	Para. 7.32	Delete reference to “Circular 05/05” at the end of the first sentence and in the footnote.	Factual update. Circular 05/05 has been superseded by the National Planning Policy Framework (2012).	JPU Officer
PC008/RC	Regenerating and Developing Communities	Para. 7.35	In the first sentence add “the former” before “Planning Policy Guidance Note 17...”	Factual update. Planning Policy Guidance note 17 has been superseded by the National Planning Policy Framework (2012).	JPU Officer
PC009/RC	Regenerating and Developing Communities	Footnote to Para. 7.35	Amend the footnote to Planning Policy Guidance note 17 as follows: “Communities and Local Government - Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation <u>now cancelled by the NPPF (2012).</u> ”	Factual update. Planning Policy Guidance note 17 has been superseded by the National Planning Policy Framework (2012).	JPU Officer
PC010/RC	Regenerating and Developing Communities	Para. 7.36	Amend the paragraph as follows: “Northampton Borough Council <u>has reviewed are presently in the process of reviewing their it's</u> Playing Pitch Strategy and <u>published the Northampton Playing Fields Key Issues and</u>	Factual update to reflect the changes to the Northampton Borough Council Playing Pitch Strategy.	JPU Officer

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Section 7.0 – Regenerating and Developing Communities

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC011/RC	Regenerating and Developing Communities	Footnote to Para. 7.36	<p><u>Recommendations Report which has updated the Northampton Open Space, Sport and Recreation Assessment, including the which will set out local standards for the provision of recreational open space. Additional local work may also be required to identify facilities required for young people, such as playgrounds and multi-use games areas.</u></p> <p>Add the following footnote: <u>“Neil Allen Associates (2011) Northampton Playing Fields Key Issues and Recommendations Report”</u></p>	<p>Factual update to reflect the changes to the Northampton Borough Council Playing Pitch Strategy.</p>	JPU Officer
PC012/RC	Regenerating and Developing Communities	Para 7.42	<p>Amend paragraph 7.42 as follows: <u>“Where proposals for development would result in the loss of a facility, the policy approach should be determined by; the availability of alternative or replacement facilities nearby (as derived from the relevant former PPG17 assessment for open space or relevant assessment for other community facilities), whether the</u></p>	<p>To take account of the need to protect community facilities.</p>	JPU Officer

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Section 7.0 – Regenerating and Developing Communities

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			facility is still required, or whether there may be wider community benefits associated with the new proposal.”		
PC013/RC	Regenerating and Developing Communities	Policy RC2	In the first sentence of Policy RC2 replace “ THE PLANNING POLICY GUIDANCE 17 ” with “ OPEN SPACE/ RECREATION ”.	To better describe evidence studies used to support policy.	JPU Officer
PC014/RC	Regenerating and Developing Communities	Policy RC2	Amend second paragraph of Policy RC2 as follows: “THE LOSS OF EXISTING COMMUNITY FACILITIES INCLUDING BUILT SPORTS FACILITIES AND AREAS OF OPEN SPACE WILL BE RESISTED UNLESS IT CAN BE DEMONSTRATED THAT:”	To protect community facilities unless these can be replaced or are no longer required.	JPU Officer
PC015/RC	Regenerating and Developing Communities	Policy RC2	In the first bullet point of Policy RC2 add reference to accessibility as follows: “THERE IS EVIDENCE THAT IMPROVEMENTS CAN BE MADE THROUGH THE PROVISION OF A REPLACEMENT FACILITY OF EQUAL OR BETTER QUALITY	To amplify requirements on replacement of existing facilities.	Daventry District Council 4623361/JCS_FULL/ 1104565

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Section 7.0 – Regenerating and Developing Communities

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			<u>TAKING INTO ACCOUNT ACCESSIBILITY:</u>		
PC016/RC	Regenerating and Developing Communities	Policy RC2	In the second bullet point of Policy RC2 replace “ SIGNIFICANT ” with “ SIGNIFICANT ”.	To correct a typographical error.	JPU Officer.
PC017/RC	Regenerating and Developing Communities	Policy RC2	Add a third bullet point to Policy RC2 and amend the second bullet point as follows: <u>“... OR;</u> <ul style="list-style-type: none"> <u>HAVING REGARD TO THE RELEVANT OPEN SPACE STUDY, THE OPEN SPACE IS SURPLUS AND IS LITTLE USED</u>” 	To clarify requirements on the replacement of existing facilities.	Daventry District Council 4623361/JCS_FULL/ 1104565
PC018/RC	Regenerating and Developing Communities	Policy RC2	In the last sentence of Policy RC2 replace “ DEVELOPMENT MANAGEMENT AND SITE ALLOCATION DPD’S ” with “ DAVENTRY DISTRICT SETTLEMENTS AND COUNTRYSIDE LOCAL PLAN AND SOUTH ”	To reflect changes to the planning system since 2011 and to reflect the updated LDS.	JPU Officer

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Section 7.0 – Regenerating and Developing Communities

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			NORTHAMPTONSHIRE SETTLEMENTS AND COUNTRYSIDE LOCAL PLAN".		

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Section 8.0 - Economic Advantage

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC001/E	Economic Advantage	Para. 8.5	In the first sentence of the paragraph amend as follows: “The plan area already has a considerable amount of employment floorspace in the planning pipeline in <u>sustainable locations already consented</u> through planning applications.” Add to the end of the paragraph as follows: “Much of West Northamptonshire’s employment is provided on large purpose built estates with corresponding infrastructure, often badly suited to non-employment uses. Losses of employment land in West Northamptonshire for the last five years have been low. Where it can be shown that vacant employment land is no longer viable a mix of employment uses including, exceptionally, Non-B class employment uses (as mentioned in WNELS) may be considered where shown to be	To clarify the sustainability of existing employment locations.	JPU Officer
PC002/E	Economic Advantage	Para. 8.5		To clarify the need to retain existing employment land and include flexibility as required by the National Planning Policy Framework. To clarify the need to retain existing non-strategic B8 employment land.	JPU Officer Prologis Developments Ltd 464 1889/JCS_Full/ 1037205

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Section 8.0 - Economic Advantage

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC003/E	Economic Advantage	Para. 8.6	<p>essential to viability and compliant with the sequential test in Policy E2. While employment land will be protected WNELS does not require B class employment land to be protected for Strategic B8 use given the amount available over the plan period, comparatively low job densities, sustainability impacts, and the need for a balanced economy. WNELS does require the protection of small B8 uses in order to provide necessary support for other employment uses. Non Strategic B8 use typically has higher job densities of 1 worker per 50 sqm or better and will be protected.”</p> <p>Amend the second sentence in the paragraph as follows: “However, there is still a need to <u>retain manufacturing and supporting warehousing jobs as part of a mixed economy that offers a diverse range of employment opportunities.</u>”</p>	To clarify the role of warehouse development.	JPU Officer Prologis Developments Ltd 464-1889/JCS_Full/ 1037205

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Section 8.0 - Economic Advantage

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC004/E	Economic Advantage	Para. 8.7	In the first sentence of the paragraph replace "DPD's" with "Local Plans", and delete the first reference to "office".	<ol style="list-style-type: none"> To reflect changes to the planning system since 2011. Typographical error. 	JPU Officer
PC005/E	Economic Advantage	Para. 8.8	Amend the paragraph as follows: "Office development will also be directed to Daventry central area to support Daventry's regeneration objectives and to supporting the transition of <u>its</u> their economy from predominantly manufacturing and warehousing to provide more diverse employment opportunities".	To clarify the role of office development.	JPU Officer
PC006/E	Economic Advantage	Para. 8.10	Amend paragraph as follows: "The Northampton Technology Realm <u>framework at Northampton North Sustainable Urban Extension is a selected and targeted allocation aims to nurture the growth of value added jobs in West Northamptonshire and in the County. The site is located near</u>	To clarify the role of the Technology Realm framework in nurturing business with partners. Moving the Technology Realm framework from Northampton North SUE to the SEMLEP Northampton Waterside Enterprise Zone provides a more sustainable and	Northamptonshire Enterprise Limited 4615873/JCS_Full/ 1003477

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Section 8.0 - Economic Advantage

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			<p>to the University of Northampton and other key Higher and Further Education partners. The concept of the Technology Realm in this location is to provide, through collaboration with learning and skills partners such as the Northamptonshire Enterprise Partnership, the South East Midlands Local Enterprise Partnership (<u>SEMLEP</u>), and the University of Northampton alongside businesses and other partners across Northamptonshire. The concept of the Technology Realm is to enable the development of a highly skilled and knowledge based workforce that is capable of meeting the needs of targeted employers supported by a range of employment floorspace/unit size solutions to provide appropriate workplaces. The Technology Realm will support the promotion of industry-university led collaboration in partnership, stimulating</p>	<p>viable location for the Technology Realm framework. The transfer of the Technology Realm to the Northampton Waterside Enterprise Zone therefore:</p> <ul style="list-style-type: none"> • is more sustainable helping regenerate derelict land in town centre and edge of centre locations • provides a better economic offer by complementing the role of the SEMLEP Northampton Waterside Enterprise Zone instead of competing with it • retains approach of delivering quality jobs through enabling a range of business spaces. 	

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Section 8.0 - Economic Advantage

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			<p>innovation in products, processes and services. Work in partnership with these education institutions to promote university-industry collaboration will ensure the skilled workforce created has the opportunity to use these skills in an appropriate workplace within Northampton creating—The Technology Realm will also support inward investment activities and enable high value added employment and with opportunities for innovative business development.”</p>		
PC007/E	Economic Advantage	Para. 8.11	<p>Amend paragraph as follows: “The Technology Realm <u>framework will provide support the development of start-up and grow-on premises which should be designed to allow for expansion as start up firms grow. The Developments should be designed to maximise formal and informal interaction within a</u></p>	To clarify & focus the role of the Technology Realm as regards the premises needed for firms to grow.	Northamptonshire Enterprise Limited 4615873/ JCS_Full// 1003477

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC008/E	Economic Advantage	Para. 8.12	<p>high design and landscaped environment. <u>with high standards of environmental sustainability will be expected.</u>"</p> <p>Amend paragraph as follows: "A key <u>feature driver of the sustainability and long-term success</u> of the Northampton Technology Realm will be the provision of effective and well-resourced enterprise support services <u>The enterprise support services which will focus on assisting pre-start, start-up/emerging and established businesses across identified sectors.</u>"</p>	To clarify the role of the Technology Realm as regards support services.	Northamptonshire Enterprise Limited 4615873/ JCS_Full/ 1003477

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC010/E	Economic Advantage	Para. 8.13	Amend second sentence as follows: “Although DIRFT is within Daventry District it lies immediately east of Rugby and adjoins Rugby Radio Station Urban Extension which is proposed for major development in the Submission Rugby <u>Borough Council Core Strategy (2011).</u> ”	Rugby Borough Council Core Strategy is now adopted.	JPU Officer
PC011/E	Economic Advantage	Para. 8.15	Amend first sentence as follows: “National policy At a national level both Planning Policy Statement 4 Planning for Sustainable Economic Growth and Planning Policy Guidance Note 13 ‘Transport’ strongly supports the movement of freight by rail which <u>enables</u> supports the modal shift away from road based transport.”	The National Planning Policy Framework supersedes PPS4 and PPG13, but retains support for rail freight.	JPU Officer
PC012/E	Economic Advantage	Para. 8.18	Amend second sentence as follows: “As an existing location for rail	Correction.	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			freight DIRFT has a significant investment in the existing <u>rail</u> freight infrastructure in place and DIRFT 2 proposals will further enhance these intermodal facilities in transferring freight from road to rail.”		
PC013/E	Economic Advantage	Para. 8.20	Amend and add to second sentence as follows: “It has become a popular and important motorsport venue and its reputation has become synonymous with excellence not only in motorsport, but also in education, employment, and high performance <u>technology</u> , <u>and engineering skills.</u> ”	To include the role of high performance technology	JPU Officer
PC014/E	Economic Advantage	Para. 8.29	Amend first sentence as follows: “Policy E5 below provides a framework for the development of Silverstone Circuit and is consistent with the Silverstone Circuit Development Brief (<u>January February</u> 2009).”	Factual correction.	Silverstone Estates Ltd 4625857/JCS_Full/101256 5

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC015/E	Economic Advantage	Para. 8.29	Add sentence to the end of paragraph as follows “South Northamptonshire Council granted outline planning permission for the expansion of Silverstone Circuit in December 2011.”	To take account of planning permission granted by SNC.	JPU Officer
PC016/E	Economic Advantage	Policy E5	Delete from the first bullet: “ APPROXIMATELY 50% IN AYLESBURY VALE DISTRICT ”	Factual correction.	Aylesbury Vale District Council 4636321/JCS_Full/1079093
PC017/E	Economic Advantage	Policy E5	Add a new bullet to Policy E5 as follows; “A 600 PLACE SILVERSTONE UNIVERSITY TECHNICAL COLLEGE (WITHIN SOUTH NORTHAMPTONSHIRE DISTRICT).”	To take account of the proposal for a new college at the Silverstone Circuit.	South Northamptonshire Council Officers
PC018/E	Economic Advantage	Para. 8.31	Add between fourth and fifth sentence the following: “A University Technical College is proposed at Silverstone.”	To take account of University Technical College proposal at Silverstone.	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC019/E	Economic Advantage	Policy E6	Add " TRESHAM COLLEGE " to the first sentence of the policy.	To correct omission.	JPU Officer

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Section 9.0 – Housing

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC001/H	9.0 Housing	Para. 9.1	In the second sentence replace “around” with ‘adjoining’.	The reference to development being ‘around’ the towns could be interpreted too widely. The use of the word ‘adjoining’ is more precise and is consistent with Policy S1.	Daventry District Council 4623361/JCS_Full/11 04757
PC002/H	9.0 Housing	Para. 9.4	Add the following at the end of the second sentence: “and have been updated to reflect the 2008 based household projections.” Amend the final sentence to read: “The percentage requirements for affordable housing specified in Policy H2 below <u>reflect have regard to the estimated requirements for intermediate and social rented housing set out in Table 4, together with the results of a series of sensitivity tests.</u> ” Insert the following footnote: “2. Details of the sensitivity tests undertaken as part of the SHMA update are set out in a separate technical paper.”	Factual update to reflect the updated Strategic Housing Market Assessment (SHMA). To more accurately reflect the role and status of the SHMA in terms of informing the policy requirements for affordable housing set out in Policy H2.	JPU Officer
PC004/H	9.0 Housing	New Paras. Added after Para. 9.4 and Table 4	Insert the following paragraphs after Paragraph 9.4 and Table 4: “9.5 In October 2010 the Government announced its new Affordable Rent model which allows	To set out the findings of the SHMA update in respect of the implications of the	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC005/H	9.0 Housing	Existing	<p>Registered Providers of affordable housing to charge rents which are up to 80% of market rents for the area on new build developments and relets. The Affordable Rent tenure has now been included within the definition of affordable housing set out in the <i>National Planning Policy Framework</i>.”</p> <p>“9.6 A further update of the SHMA⁵ was undertaken to consider the possible impact of the introduction of Affordable Rents on the housing requirements in the area. The study concludes that although affordable rent represents a change in tenure it will still be used to meet the needs of households who require affordable housing. If allocation policies remain constant and households who cannot afford to meet the costs of Affordable Rent receive housing benefit to cover the costs then Affordable Rent will be the equivalent of social rent. It follows therefore that the findings of the revised SHMA assessment are still valid for the affordable housing requirements in the area.”</p> <p>Insert the following footnote: “5. Opinion Research Services (2011) West Northamptonshire Strategic Housing Market Assessment Update.”</p> <p>Add the following after the third sentence in</p>	Affordable Rent tenure announced by Government in October 2010.	Daventry District
				To explain that the	

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
		Para. 9.6 (New Para. 9.8)	existing Paragraph 9.6 (new Paragraph 9.8): “The provision of 2 bedroom units rather than 1 bedroom units makes them more flexible for allocation purposes and as such are favoured by Registered Providers.”	provision of 2-bed units as opposed to 1-bed units provides greater flexibility for Registered Providers in terms of allocations.	Council 4623361/JCS_Full/1 104757
PC006/H	9.0 Housing	New Para. 9.11	Insert a new paragraph as follows: “9.11 A further update of the Viability Appraisal (EVA) was published in March 2012 ⁷ . This presents an analysis of the implications of the new Affordable Rent tenure and the costs associated with the delivery of different standards of Zero Carbon Housing. The update shows that viability has not changed significantly since the main report was produced. As such the conclusions of the main report remain valid.”	Factual update to reflect the findings of a further update to the Viability Appraisal.	JPU Officer
PC007/H	9.0 Housing	Existing Para 9.10 (New Para 9.13)	Insert the following footnote: “7. Three Dragons (2012), Analysis of the Implications of Affordable Rents and Costs Associated With The Delivery of Different Standards of Zero Carbon Housing.” Delete the first sentence and add the following at the end of the paragraph: “The calculation of minimum average densities will be based on the net developable area of the allocated SUE site.”	Factual update to reflect the National Planning Policy Framework. To provide clarification on the operation of the policy.	JPU Officer Home Builders Federation 4638113/JCS_Full/1 080981
PC008/H	9.0 Housing	Existing	Amend the paragraph as follows:	To provide clarification	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
		Para. 9.11 (New Para. 9.14)	<p>“Policy H2 below sets out the percentage requirements and site size thresholds for the on-site provision of affordable housing based on the findings of the SHMA and the Viability Appraisal.^[1] Whilst there is a clear preference for on-site provision it is recognised that in the case of very small sites on site provision may not be practicable. In these cases financial contributions in lieu of onsite provision should ensure that at least an equivalent amount of affordable housing can be built off site. Further guidance on the operation of the affordable housing policy, including where financial contributions in lieu of onsite affordable housing will be considered appropriate, will be provided in the Affordable Housing through Supplementary Planning Document(s).”</p>	on the operation of the policy.	
PC009/H	9.0 Housing	Existing Para. 9.12 (New Para. 9.15)	<p>Amend the paragraph as follows: “The findings of the Viability Assessment have informed the percentage affordable housing requirements, but it is acknowledged that viability will have to be considered on a site by site basis. The thresholds for affordable housing proposed in Policy H2 have also been informed by the Viability Assessment together with an assessment of the likely contribution that small sites will make to overall housing provision. An analysis of the five-year land supply and the housing trajectory indicates that almost 15% of housing provision in Daventry District and at least 13% of housing</p>	<p>Factual update to reflect an assessment of the likely contribution that small sites will make to future housing provision.</p> <p>The reference to seeking commuted sums on sites of 4 dwellings or fewer in South Northamptonshire is proposed to be deleted as this will be a matter</p>	JPU Officer.

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC010/H	9.0 Housing	New Para. 9.16	<p>provision in South Northamptonshire will be on sites of 15 dwellings or less. Within the Northampton Related Development Area less than 6% of housing provision is anticipated on sites below 15 dwellings. For South Northamptonshire the Viability Assessment concluded that the actual threshold for seeking affordable housing could be set at zero, but in practice for sites of 4 dwellings or fewer a commuted sum would be sought in lieu of on-site provision.</p> <p>Insert a new paragraph as follows: “The full proportion of affordable housing, as set out in Policy H2, will be expected to be delivered on each site unless a viability assessment that is prepared in conjunction with the relevant local planning authority, clearly demonstrates that it cannot be delivered. In exceptional circumstances and when agreed with the local planning authority, an off site financial contribution of equivalent value will be appropriate on sites between 5 and 14 dwellings within the rural areas of Daventry District and South Northamptonshire to meet identified needs within the locality².”</p> <p>Insert the following footnote: “2. For the purposes of this policy a locality is defined as the ward within which the development is proposed or any adjoining wards.”</p> <p>At the end of the paragraph insert the following</p>	for local policy.	JPU Officer
PC013/H	9.0 Housing	Existing		To recognise that on site	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
		Para. 9.15 (New Para. 9.20)	<p>sentence: <u>“Where on site provision is not practicable then an off site contribution of equivalent value will be acceptable.”</u></p>	provision of affordable housing will not always be practicable within market specialist housing schemes.	
PC014/H	9.0 Housing	Policy H4	<p>After the words: “A LOCAL COMMUNITY” delete the comma and replace with a full stop so that the second sentence starts with the words “REGARDLESS OF TENURE”.</p>	To correct a drafting error.	JPU Officer
PC015/H	9.0 Housing	Existing Para. 9.16 (New Para. 9.21)	<p>In the third sentence replace “S10” with “S11”.</p> <p>At the end of the paragraph insert the following sentence: <u>“For the purposes of this policy residential development refers to development falling within Class C3 ‘Dwellinghouses’ of the Town and Country Planning (Use Classes) Order 1987 (as amended).”</u></p>	<p>To reflect changes to policy numbering and wording in the Spatial Strategy section.</p> <p>To clarify the scope of the policy.</p>	<p>JPU Officer</p> <p>JPU Officer</p>
PC016/H	9.0 Housing	Policy H5	<p>Amend Policy H5 to read: “RESIDENTIAL DEVELOPMENT MUST BE DESIGNED TO PROVIDE ACCOMMODATION THAT MEETS THE REQUIREMENTS OF THE LIFETIME HOMES STANDARD SUBJECT TO THE ASSESSMENT OF VIABILITY ON A SITE BY SITE BASIS. NEW HOUSING MUST ALSO MEET THE SUSTAINABLE DEVELOPMENT PRINCIPLES AND STANDARDS SET OUT IN POLICIES S10 AND S11 IN THE SPATIAL STRATEGY.”</p>	<p>1. To acknowledge the additional costs involved in constructing dwellings to Lifetime Homes standards and recognises that the level of provision will be subject to viability.</p> <p>2. To reflect changes to policy numbering and wording in the Spatial</p>	<p>Persimmon Homes / Bloor Homes 4622465/JCS_Full/1 019093 Capel House Property Trust Ltd 4626465/JCS_Full/1 035861 Haselwood 4638625/JCS_Full/1 080501 Barratt Strategic</p>

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
PC017/H	9.0 Housing	Existing Para. 9.19 (new Para. 9.24)	Amend existing Paragraph 9.19 (new Paragraph 9.24) as follows: “The Local Development Framework is Local Planning Authorities are required by national planning policy (ODPM Circular 04/2006 and GLG Circular 04/2007) to set pitch and plot targets provide sufficient sites to meet address identified accommodation needs for gypsies, travellers and travelling showpeople. National policy also emphasises the importance of a robust evidence base to establish need and inform development plan preparation, assessing needs at a sub-regional level, and to identify and make provision for the resultant land and accommodation requirements.”	Strategy section.	(Overstone Leys) 4638657/JCS_Full/1 081781 Taylor Wimpey and Barratt Strategic 4638593/JCS_Full/1 082997 Persimmon Homes/ Barratt Homes (Dallington Grange) 4639873/JCS_Full/1 086101 JPU Officer change
PC018/H	9.0 Housing	Existing Para. 9.21 (New Para.	In the first sentence replace “the West Northamptonshire Site Allocations Development Plan Document” with “a joint Local Plan”.	To reflect the Revised Local Development Scheme which now	JPU Officer

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Section 9.0 – Housing

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
		9.26)		includes the preparation of a joint Local Plan to address the accommodation needs of Gypsies, Travellers and Travelling Showpeople.	
PC019/H	9.0 Housing	Existing Para 9.23 (New Para 9.28)	Insert the following sentence at the end of the paragraph: “Consideration will be given to the allocation of sites which are suitable for mixed residential and business use in recognition of the benefits that such sites offer in terms of supporting traditional lifestyles and reducing the need for travel to work journeys.”	To reflect national policy set out in “Planning Policy for Traveller Sites” (March 2012)	JPU Officer
PC020/H	9.0 Housing	Existing Para. 9.26 (New Para. 9.31)	Amend the paragraph as follows: “The GTAA for Northamptonshire only identifies pitch requirements up to 2017. <u>A joint Local Plan will be prepared which will review the need for accommodation in West Northamptonshire up to and beyond 2017 and identify sites to meet this need in accordance with national policy. Clearly it will be necessary to review and update the GTAA and any revised requirements beyond 2017 will need to be addressed through a future review of the JCS.</u> ”	To reflect the Revised Local Development Scheme which now includes the preparation of a joint Local Plan to address the accommodation needs of Gypsies, Travellers and Travelling Showpeople.	JPU Officer
PC021/H	9.0 Housing	Policy H7	Insert the following sentence after the third bullet point of the policy: “ CONSIDERATION WILL BE GIVEN TO THE ALLOCATION OF SITES SUITABLE FOR	To reflect national policy set out in “Planning Policy for Traveller Sites” (March 2012)	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/s)
			MIXED RESIDENTIAL AND BUSINESS USE.”		
PC022/H	9.0 Housing	Policy H7	Change numbered list to a bullet point list.	To be consistent with other policies. A numbered list could infer an order of priority.	JPU Officer

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Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/BN	10.0 Built and Natural Environment	Para 10.1	Delete “historical” and replace with “man made” and add “agricultural landscapes” between “biodiversity” and “buildings”.	To aid clarity and reflect landscape influences more accurately.	South Northamptonshire Council 461792/JCS-Full/1001653
PC002/BN	10.0 Built and Natural Environment	Para 10.2	Add “biodiversity” at the beginning of the list of features and replace “buildings of interest” with “heritage assets”.	To reflect the wording of the NPPF and national Biodiversity Strategy.	Daventry District Council 4623361/JCS-Full/1104917
PC003/BN	10.0 Built and Natural Environment	Para 10.5	Amend the list of built and natural assets as follows: In the third bullet; delete “remains” and replace with “sites of national, regional and local significance;” Add a new fifth bullet: “Scheduled monuments and registered battlefields;” Add a new sixth bullet: “Significant historic designated landscapes such as parks and gardens;”	To add clarity to list of significant nationally protected built and natural assets.	South Northamptonshire Council 461792/JCS-Full/1001653 Friends of Alderton Monuments 4586113/JCS-Full/973205
PC004/BN	10.0 Built and Natural Environment	10.6	Amend final bullet point as follows “The conservation and management of <u>heritage</u> <u>historic</u> assets”.	To reflect wording of the NPPF.	Daventry District Council 4623361/JCS-Full/1104917
PC005/BN	10.0 Built and Natural Environment	New Para 10.8	Insert a new paragraph as follows: “10.8 The establishment of the Northamptonshire Local Nature Partnership will strengthen local	To reflect the establishment of the Local Nature Partnership and the	JPU Officer.

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Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC006/BN	10.0 Built and Natural Environment	Para 10.8 (New Para 10.9)	<p>leadership on landscape and other natural environmental matters and will raise awareness about the services and benefits of a healthy natural environment to the green economy and wellbeing of people and wildlife. The designation of the Nene Nature Improvement Area will also help develop the next phase of environmental improvements along the Nene Valley landscape, enhancing and reconnecting nature on a significant scale.”</p> <p>Amend the first sentence as follows:</p> <p>“Green Infrastructure (GI) is a network comprising the broadest range of multi-functional green spaces and, their connections and other environmental features including but not limited to <u>parks, private green spaces, woodlands, wetlands, open and running water, wastelands and disturbed grounds, rivers and canals and their banks, road and rail corridors, public rights of way allotments, cemeteries and churchyards²”.</u></p>	<p>designation of the Nature Improvement Area.</p> <p>To provide a more thorough definition of Green Infrastructure.</p>	<p>JPU Officer Environment Agency 4626369/JPU_Full/1 128821</p>
PC007/BN	10.0 Built and Natural Environment	Para 10.11 (New Para 10.12)	<p>Delete the third sentence: “Further work on the economic benefits of green infrastructure is currently being undertaken by Northamptonshire County Council”</p>	Factual update.	JPU Officer
PC008/BN	10.0 Built and Natural Environment	Para 10.12 (New Para	Add “protect,” to first sentence between “to” and “create” .	To aid clarity	JPU Officer

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Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC009/BN	10.0 Built and Natural Environment	10.13) BN1 Green Infrastructure.	<p>1. Amend second bullet point as follows: “SECURING CONTRIBUTIONS FROM DEVELOPMENT OR OTHER SOURCES FOR THE CREATION OF AND FUTURE MANAGEMENT OF THE GREEN INFRASTRUCTURE NETWORKS”</p> <p>2. Amend the second paragraph as follows: “MEASURES TO ENHANCE EXISTING AND PROVIDE NEW GREEN INFRASTRUCTURE PROVISION WILL.”</p> <p>3. Amend numbering of bullets 1 to 5 to bullet points.</p> <p>4. Amend the third bullet in the second part of the policy as follows: “BE DESIGNED TO THE HIGHEST QUALITY IN TERMS OF APPEARANCE, ACCESS PROVISION AND BIODIVERSITY ENHANCEMENT AND PROTECTION WILDLIFE PROVISION.”</p>	<p>1. To include creation in relation to funding measures.</p> <p>2. To include the improvement of existing Green Infrastructure.</p> <p>3. For consistent approach to listing throughout document.</p> <p>4. To aid clarity and reflect national Biodiversity Strategy wording.</p>	<p>1-4 South Northamptonshire Council 467921/JCS_Full/10 01685</p>

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Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			5. Amend the fourth bullet in the second part of the policy as follows: “REFLECT LOCAL CHARACTER THROUGH THE PLANTING OF NATIVE AND OTHER CLIMATE APPROPRIATE SPECIES AND CONSIDERATION OF NATURAL AND CULTURAL HERITAGE FEATURES;”	5. To respond to adaptation to a changing climate.	5. JPU Officer
PC010/BN	10.0 Built and Natural Environment	Para 10.14 (New Para 10.15)	Amend the paragraph as follows: “Increasing pressure is being placed on natural habitats, both as a result of new development, and the wider impacts of climate change and the <u>introduction of non-native species</u> . There is a pressing need to not only protect, enhance and manage the adaptation of existing sites, but also to restore and create habitats <u>at a landscape scale</u> , especially those that are also important to the wider green infrastructure network to enable wildlife to freely move. <u>Functioning and resilient ecosystems networks</u> provide significant beneficial effects such as: • flood risk management, • carbon stores; and • crop pollination.	To improve clarity and reflect wording of Natural Environment White Paper and national Biodiversity Strategy and reflect the need for climate change adaptation.	JPU Officer
PC011/BN	10.0 Built	Para	Add “on individual sites” after “resources”.	To improve clarity.	JPU Officer

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Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre-Submission JCS and Natural Environment	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC012/BN	10.0 Built and Natural Environment	10.15 (New Para 10.16) Para 10.16 (New Para 10.17)	Amend the paragraph as follows: “Within the existing policy hierarchy some individual <u>wildlife sites designated for their biodiversity or geodiversity value are recognised as being of importance at an international or national level, e.g. Special Protection Areas (SPA), Regionally Important Geological and Geomorphologic Sites (RIGGs) and Sites of Special Scientific Interest (SSSI), while others are valued as being of regional or local significance e.g. Regionally Important Geological and Geomorphologic Sites (RIGGs) and protected road verges. Some designations receive statutory protection (under specific existing legislation) whilst other sites particularly those designated at a local level receive less protection e.g. Local Wildlife Sites, potential wildlife sites and pocket parks. Within the plan area there are a number of designations ranging from International, National, Regional and Local level.”</u>	To improve clarity	JPU Officer
PC013/BN	10.0 Built and Natural Environment	Para 10.17 (New Para 10.18)	Add “and resilience” after connectivity.	To reflect adaptation to climate change.	JPU Officer
PC014/BN	10.0 Built	Para	Delete the words “should be taken into	To clarify the operation	Natural England

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Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
	and Natural Environment	10.18 (New Para 10.19)	consideration” and replace with “must be fully considered.”	of the Wildlife and Countryside Act 1981 (as amended)	4617761/JCS_Full/9 99637
PC015/BN	10.0 Built and Natural Environment	Policy BN2	<p>1. Amend the first bullet point as follows:</p> <ul style="list-style-type: none"> • <u>“THE METHODS USED TO CONSERVE BIODIVERSITY IN ITS DESIGN AND CONSTRUCTION AND OPERATION IMPLEMENTATION”</u> <p>2. Amend the final paragraph as follows:</p> <p><u>“DEVELOPMENT MANAGEMENT DECISIONS WILL REFLECT THE HIERARCHY OF BIODIVERSITY AND GEODIVERSITY DESIGNATIONS ATTACHING APPROPRIATE WEIGHT TO THE STATUS OF THE SITE WHICH WOULD BE AFFECTED. IN CASES WHERE IT CAN BE SHOWN THAT THERE IS NO REASONABLE ALTERNATIVE TO DEVELOPMENT THAT IS LIKELY TO PREJUDICE THE INTEGRITY OF AN EXISTING WILDLIFE SITE OR PROTECTED HABITAT APPROPRIATE MITIGATION MEASURES INCLUDING COMPENSATION WILL BE EXPECTED IN PROPORTION TO THE ASSET THAT WILL BE LOST. WHERE MITIGATION OR,</u></p>	To aid clarity of policy, clarify the approach to designations and confirm that compensatory measures will be required in cases of biodiversity loss.	Daventry District Council 4623361/JCS_Full/1 105013

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC016/BN	10.0 Built and Natural Environment	Para 10.21 (New Para 10.22)	<p>COMPENSATION OR OTHER MEASURES CAN NOT BE AGREED WITH THE RELEVANT AUTHORITY DEVELOPMENT WILL NOT BE PERMITTED.”</p> <p>At the end of the first sentence add “Daventry district also contains some remnant ancient woodland”.</p> <p>In the final sentence delete “Development Management DPD” and replace with “Daventry District Settlements and Countryside Local Plan, Northampton Related Development Area Local Plan and South Northamptonshire Settlements and Countryside Local Plan”.</p>	Factual updates including changes to the documents included in the Local Development Scheme.	Daventry District Council 4623361/JCS_Full/1 105045 JPU Officer
PC018/BN	10.0 Built and Natural Environment	Para 10.22 (New Para 10.23)	<p>Amend paragraph as follows: “The Upper Nene Valley Gravel Pits Site of Special Scientific Interest (SSSI) has been designated as a potential European Special Protection Area (pSPA) because of its international importance as a wetland habitat for <u>non-breeding waterbirds</u>. <u>The site has also been included on the list of wetland sites of international importance - Ramsar sites.</u>It is also a rare example of wet floodplain woodland.””</p>	Factual update following designation of Special Protection Area. To clarify international importance	JPU Officer Further discussions with Natural England following representations, taking account of Sustainability Appraisal and new evidence base.
PC019/BN	10.0 Built and Natural Environment	New Para 10.24	<p>Insert a new paragraph as follows: “10.24 The Special Protection Area is important for its populations of Bittern, Gadwall and Golden Plover and is also used regularly by over 20,000</p>	Factual update	JPU Officer Further discussions with Natural England

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Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			waterbirds each year, including key populations of Wigeon, Gadwall, Mallard, Shoveler, Pochard, Tufted Duck, Great-Crested Grebe, Cormorant, Mute Swan, Bittern, Golden Plover, Lapwing and Coot.“		following representations, taking account of Sustainability Appraisal and new evidence base.
PC020/BN	10.0 Built and Natural Environment	Para 10.23 (New Para 10.25)	In the second sentence delete “land use planning” and replace with “plans and projects”. In the final sentence delete “including a buffer zone around the site of 900 metres”	The effects of designation extend beyond land use planning. Further assessment has indicated that a 900m buffer was not justified.	JPU Officer Further discussions with Natural England following representations, taking account of Sustainability Appraisal and new evidence base.
PC021/BN	10.0 Built and Natural Environment	New Para 10.26	Add a new paragraph as follows: “The compartment of the Special Protection Area within the plan area, known as Clifford Hill Gravel Pits or Northamptonshire Washlands, is used by large numbers of Golden Plover, Lapwing and Wigeon.”	To clarify the location of the SPA.	JPU Officer Further discussions with Natural England following representations, taking account of Sustainability Appraisal and new evidence base.
PC022/BN	10.0 Built	New Para	Add a new paragraph as follows:	To clarify the nature of	JPU Officer

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Section 10.0 – Built and Natural Environment

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
	and Natural Environment	10.27	“10.27 These species, along with other waterbirds are susceptible to recreational disturbance. Assessments have identified that birds using the Northamptonshire Washlands are already suffering from significant levels of disturbance which will increase with future development and recreational usage.”	the impacts on the SPA	Further discussions with Natural England following representations, taking account of Sustainability Appraisal and new evidence base.
PC023/BN	10.0 Built and Natural Environment	New Para 10.28	Add a new paragraph as follows: “10.28 In order to minimise disturbance to protected species when planning new development, dialogue will be encouraged between Northampton Borough Council, Natural England, developers, the SPA owners, Wildlife Trust and Environment Agency in order to utilise developer contributions to establish suitable site and access management plans.”	To reflect advice contained in the Sustainability Appraisal.	JPU Officer Further discussions with Natural England following representations, taking account of Sustainability Appraisal and new evidence base.
PC024/BN	10.0 Built and Natural Environment	New Para 10.29	Add a new paragraph as follows: “10.29 The Northamptonshire Washlands continue to support waterbirds due to its open nature and good sightlines. It is important to maintain an unobstructed line of sight for Golden Plover and Lapwing in particular, to enable predator detection which is important while feeding, resting and roosting. Development close to habitat used by	To clarify the nature of the impacts on the SPA	JPU Officer Further discussions with Natural England following representations, taking account of Sustainability

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC025/BN	10.0 Built and Natural Environment	New Para 10.30	<p>these species can reduce sight-lines and therefore the habitats suitability for feeding and roosting.”</p> <p>Add a new paragraph as follows: “10.30 During the winter period Golden Plover and Lapwing use the Northamptonshire Washlands for resting and roosting; however they rely on supporting habitat including arable and pasture land outside of the Special Protection Area for feeding habitat and it is important that sufficient areas are maintained to support the populations of Golden Plover and Lapwing.”</p>	To clarify the nature of impacts on the SPA.	<p>Appraisal and new evidence base.</p> <p>JPU Officer</p> <p>Further discussions with Natural England following representations, taking account of Sustainability Appraisal and new evidence base.</p>
PC026/BN	10.0 Built and Natural Environment	Para 10.24 (New Para 10.31)	Delete “emerging” in the second and final sentences and delete “Site of” in the second sentence and “p” before SPA.	Factual update.	<p>JPU Officer</p> <p>Further discussions with Natural England following representations, taking account of Sustainability Appraisal and new evidence base.</p>
PC028/BN	10.0 Built and Natural Environment	Para 10.25 (New Para 10.32)	Amend the paragraph as follows: “In addition to natural features, such as green infrastructure networks and habitats, the historic environment is an important element of the	To aid clarity.	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC029/BN	10.0 Built and Natural Environment	Para 10.26 (New Para 10.33)	landscape and reflects the human <u>interaction relationship</u> with geology, topography and the natural environment <u>over time</u> .”	To aid clarity	JPU Officer
PC030/BN	10.0 Built and Natural Environment	Para 10.27 (New Para 10.34)	In the third sentence delete “300” and replace with “3,900”	To correct an error.	English Heritage 4585441/JCS_Full/9 78709
PC031/BN	10.0 Built and Natural Environment	Para 10.28 (New Para 10.35)	Amend the first two sentences as follows: “The historic built -environment is one of the plan area's most valued assets. This includes buildings and structures, parks and gardens, and archaeological remains that are an important aspect of the area's past. There is statutory protection of designated historic -heritage assets, including scheduled ancient monuments, listed buildings and conservation areas, through <u>legislation</u> .”	To better reflect the NPPF	English Heritage 4585441/JCS_Full/9 78709
PC032/BN	10.0 Built and Natural Environment	Para 10.29 (New Para	Amend the paragraph as follows: “Whilst protection of designated heritage historic assets is generally good, with relatively few ”at	Factual update and minor text changes to aid clarity.	English Heritage 4585441/JCS_Full/9 78709

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
		10.36)	<p>risk", there are some larger sites that are of particular importance including Weedon Depot and Delapre Abbey. Weedon Depot, a Grade II listed example of a planned military complex, is the subject of a specific policy (Policy BN6) in this Joint Core Strategy due to its size, location and historical importance. Delapre Abbey is a Grade II* Listed building in Northampton and its parkland is a designated registered battlefield in Northampton. Northampton Borough Council is currently preparing a management plan for the site. Often however the historic assets most at risk are those that are "non-designated". Although assets may be of national importance action to protect these assets is often taken locally including developing an understanding of their significance importance. Action is presently being taken by the Councils in West Northamptonshire and partner organisations to better understand the issues relating to their own assets; such as the retention of "local lists" and the surveying of ridge and furrow and the appraisal of the terraced streets and former factories that are related to Northampton's Boot and Shoe industry. Mechanisms to protect specific heritage assets, including non-designated assets, will be strengthened through policies in the respective Local Plans. Development Management</p>		JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC033/BN	10.0 Built and Natural Environment	Policy BN5	<p>Development Plan Document and management strategies where appropriate. Amend the policy as follows: “DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS AND THEIR SETTINGS 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. IN ENVIRONMENTS WHERE VALUED HERITAGE ASSETS ARE AT RISK, THE ASSET AND ITS SETTING WILL BE APPROPRIATELY CONSERVED AND MANAGED, IN PROPORTION TO THE SIGNIFICANCE OF THE ASSET. IN ORDER TO SECURE AND ENHANCE RETAIN THE SIGNIFICANCE OF THE AREA’S HERITAGE ASSETS AND THEIR SETTINGS DEVELOPMENT IN AREAS OF KNOWN HISTORIC OR HERITAGE SIGNIFICANCE IMPORTANCE WILL BE REQUIRED TO: 1. SUSTAIN AND ENHANCE THE FEATURES WHICH CONTRIBUTE TO THE CHARACTER OF</p>	To improve the clarity of the policy and reflect the wording of the NPPF.	English Heritage 4585441/JCS_Full/9 78709 Daventry District Council 4623361/JCS_Full/1 105077 South Northamptonshire Council 4617921/JCS_Full/1 001877

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>THE AREA INCLUDING:</p> <ul style="list-style-type: none"> • CONSERVATION AREAS; • SIGNIFICANT HISTORICAL LANDSCAPES INCLUDING HISTORIC PARKLAND <u>BATTLEFIELDS AND RIDGE AND FURROW;</u> • THE SKYLINE AND SETTINGS OF TOWNS AND VILLAGES; • SITES OF KNOWN OR POTENTIAL HERITAGE OR HISTORICAL SIGNIFICANCE; • LOCALLY AND NATIONALLY <u>IMPORTANT SIGNIFICANT-BUILDINGS AND STRUCTURES AND MONUMENTS.</u> <p>2. DEMONSTRATE AN APPRECIATION AND UNDERSTANDING OF THE IMPACT OF DEVELOPMENT ON SURROUNDING HERITAGE ASSETS AND THEIR SETTING IN ORDER TO <u>MINIMISE HARM TO THESE ASSETS; WHERE LOSS OF HISTORIC FEATURES OR ARCHAEOLOGICAL REMAINS IS UNAVOIDABLE AND JUSTIFIED, PROVISION SHOULD BE MADE FOR RECORDING AND THE PRODUCTION OF A SUITABLE ARCHIVE AND REPORT;</u></p> <p>3. BE SYMPATHETIC TO LOCALLY</p>		

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>DISTINCTIVE LANDSCAPE FEATURES, DESIGN STYLES AND MATERIALS IN ORDER TO CONTRIBUTE TO A SENSE OF PLACE.</p> <p>THE RETENTION AND SENSITIVE RE-USE OF DISUSED OR UNDERUSED HERITAGE HISTORIC-ASSETS AND STRUCTURES IS ENCOURAGED IN ORDER TO RETAIN AND REFLECT THE DISTINCTIVENESS OF THE ENVIRONMENT, CONTRIBUTE TO THE SENSE OF PLACE AND PROMOTE THE SUSTAINABLE AND PRUDENT USE OF NATURAL RESOURCES;</p> <p>PROPOSALS TO SUSTAIN AND ENHANCE THE AREA'S UNDERSTANDING OF HERITAGE ASSETS, FOR TOURISM AND HISTORIC INTEREST AS PART OF CULTURAL, LEISURE AND GREEN NETWORKS WILL BE SUPPORTED.”</p>		
PC034/BN	10.0 Built and Natural Environment	Para. 10.32 (New Para 10.39)	<p>In the second sentence insert “and” between “viable” and “sustainable”, and delete “and” between “sustainable” and “uses”.</p>	To correct a drafting error.	JPU Officer
PC035/BN	10.0 Built and Natural Environment	Para. 10.33 (New Para	<p>Amend the paragraph as follows: “The former Weedon Barracks Depot is a unique UK example of a planned military industrial</p>	To more accurately reflect the heritage significance of the site.	English Heritage (4585441/JCS_FUL L/978773)

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
		10.40)	complex <u>dating mainly from the early 19th century, consisting of 27 listed structures. and</u> <u>the main depot buildings were listed as Grade II* in 1999. Of the Depot's original component parts, the storehouse enclosure, magazine enclosure, their buildings and a section of the Ordnance Canal survive today. The significance of the site stems from the combination of the individual listed buildings and structures, their spatial arrangement, including the spaces between them and the wider setting within the village of Weedon."</u>	To recognise that it is the combination of the individually listed buildings and structures, the spaces between them, their functional and historic connections, and wider setting that contributes to the significance of the site as a whole.	Daventry District Council (4623361/JCS_FUL L/1105109).
PC036/BN	10.0 Built and Natural Environment	Para. 10.34 (New Para 10.41)	Replace the reference to "English Heritage's Buildings at Risk Register" with a reference to "the national Heritage at Risk Register".	Factual change to reflect the replacement of the 'Buildings at Risk Register' with the 'Heritage at Risk Register'.	English Heritage (4585441/JCS_FUL L/978773)
PC037/BN	10.0 Built and Natural Environment	Para. 10.36 (New Para 10.43)	In the first sentence replace "enable" with "actively encourage".	To reflect the positive intent of the policy which goes beyond enabling.	Daventry District Council (4623361/JCS_FUL L/1105109)
PC038/BN	10.0 Built and Natural Environment	Para 10.39 (New Para 10.46)	Add the following text at the end of the final sentence: " to identify and secure the implementation of mitigation measures."	To further explain the purpose of a transport assessment for the site.	Northamptonshire County Council (4625761/JCS_Full/ 1126581)
PC039/BN	10.0 Built	Policy	Move the first sentence of the second paragraph of	A minor re-ordering of	Daventry District

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
	and Natural Environment	BN6	Policy BN6 to become the second sentence of Policy BN6.	the policy wording to improve its clarity.	Council (4623361/JCS_FUL L/1105109)
PC040/BN	10.0 Built and Natural Environment	Policy BN6	In the first bullet point following the second paragraph of Policy BN6 insert the words “and its setting” following “... the heritage value of the site”.	To recognise the importance of the wider setting of the site.	Daventry District Council (4623361/JCS_FUL L/1105109)
PC041/BN	10.0 Built and Natural Environment	Section Heading before Para 10.40	Amend section heading to read: “ Water Resources, and Water Quality, and Flood Risk Management ” Delete the section heading before para 10.42: “ Flood Risk Management and Water Quality ”	To simplify the headings in this section.	JPU Officer
PC042/BN	10.0 Built and Natural Environment	Para 10.40 (New Para 10.47)	Amend the first sentence as follows: “Development can have a significant impact on water resources, from putting additional strain on existing supplies, to affecting flood patterns by changing <u>both</u> the way that water flows across <u>and</u> percolates into land.”	To improve clarity.	JPU Officer
PC043/BN	10.0 Built and Natural Environment	Para 10.41 (New Para 10.48)	Delete “Potential” and “p” in (pSPA)	Factual Update	JPU Officer
PC044/BN	10.0 Built and Natural Environment	Para 10.43 (New Para 10.49)	Move original para 10.43 to follow original para 10.41 and amend as follows: “10.49 Due to the potential effects of climate change there is an increasing need for local	To reflect the strengthened Water Resources, Water Quality and Flood Risk Management section	JPU Officer Further use of new evidence, i.e. Phase 2 Water Cycle Study

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC045/BN	10.0 Built and Natural Environment	Para 10.42 (New Para 10.50)	<p>authorities to appraise, manage and reduce flood risk from all sources. In accordance with the sequential test and principles of national Planning Policy Statement 25: Development and Flood Risk (PPS25) the <u>National Planning Policy Framework</u> and <u>Technical Guidance</u>, development will be steered away from areas of greatest risk and, where this is not possible, flood risk management will be required to <u>make development safe</u>.”</p> <p>Amend the final sentence as follows: “In addition to fluvial flooding there is also an <u>increased</u> risk of surface water flooding following periods of heavy rainfall, <u>more</u> intense storms and/ or where <u>wastewater drainage</u> is ineffective.”</p>	and to support development of new policy to reflect national Technical Guidance	<p>following representations, taking account of Sustainability Appraisal.</p> <p>Environment Agency 4626369/JCS_Full/1 014581</p> <p>JPU Officer</p>
PC046/BN	10.0 Built and Natural Environment	New Para 10.51	<p>Add new paragraph as follows: “ The Flood and Water Management Act 2010 gives Northamptonshire County Council a lead responsibility in relation to all local flooding issues. NCC will also become the SuDs approval body (SAB) that has responsibility for assessment and approval of all surface water drainage systems. The Water Cycle Study (WCS) ¹ provides guidance on the likely suitability of different SuDs methods.”</p>	To strengthen climate change impacts in text.	<p>Further use of new evidence, Phase 2 water Cycle Study following representations, taking account of Sustainability Appraisal.</p> <p>Environment Agency 4626369/JCS_Full/1 014581</p>

¹ West Northamptonshire Water Cycle Study Pre-Submission Joint Core Strategy Detailed WCS Final report September 2011

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC047/BN	10.0 Built and Natural Environment	Para 10.44 (New Para 10.52)	<p>Insert footnote: "West Northamptonshire Water Cycle Study Pre-Submission Joint Core Strategy Detailed WCS Final report September 2011"</p> <p>At the end of the paragraph add the following: "All SUEs will require site specific flood risk assessments and the WCS contains guidance to inform these assessments."</p>	To link text to new Policy and Water Cycle Study work.	Further use of new evidence, Phase 2 Water Cycle Study following representations, taking account of Sustainability Appraisal.
PC048/BN	10.0 Built and Natural Environment	Para 10.45 (New Para 10.53)	<p>Amend the paragraph as follows: "Some development has historically also had a negative impact on water quality, due to run-off from hard surfaces or other changes to the water cycle. In order to meet the requirements of the new Water Framework Directive², a statutory duty has been placed on local authorities to ensure that development creates no detriment to the water quality and in some cases can improve water create betterment of quality as well as providing benefits such as flood risk management and to biodiversity Given this requirement it is vital that this plan ensures that new development is sustainable. Policy S10 Sustainable Development Principles in the Spatial Strategy sets out how it is expected that development will meet this objective."</p>	<p>Factual update</p> <p>To reflect the national Biodiversity Strategy</p>	Further use of new evidence, Phase 2 water Cycle Study following representations, taking account of Sustainability Appraisal.

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC049/BN	10.0 Built and Natural Environment	New Para 10.54	Insert a new paragraph as follows: “10.54 Most of West’s Northamptonshire’s water bodies achieve good ecological status. The WCS has identified the impacts of the proposed new development on water quality and concluded that although there are still water quality issues, these issues remain even without the new development proposed in the JCS and in most cases, it is not possible to maintain good status, even if wastewater treatment works were upgraded to the best that can be achieved with current technology.”	To reflect results of the Water Cycle study.	Further use of new evidence, Phase 2 water Cycle Study following representations, taking account of Sustainability Appraisal.
PC050/BN	10.0 Built and Natural Environment	New Para 10.55	Insert a new paragraph as follows: “Given these issues, that are widespread across the UK, and would be an issue even without any development, various initiatives are underway to address the problem, including a new River Nene Partnership Project. It is vital that the JCS ensures that all new development reduces the risk of impacts on water quality and removes or mitigates as much as possible the risk of non compliance with the Water Framework Directive. Policy S10 Sustainable Development Principles together with Policy BN7a sets out how it is expected that development will have regard to these risks and to propose a combination of effective wastewater infrastructure, extensive use of SuDs and high standards of water efficiency in the Code for	To reflect the results of the Water Cycle Study	Further use of new evidence, Phase 2 water Cycle Study following representations, taking account of Sustainability Appraisal.

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC051/BN	10.0 Built and Natural Environment	Para 10.48 (New Para 10.58)	Sustainable Homes to address water quality issues.” Amend the paragraph as follows: “Development will be required to take account of the Sequential and Exception Tests as set out in the NPPF and the national Technical Guidance for flood risk. <u>The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding.</u> Table 6, below, details the approach that will need to be taken for each flood zone. A fuller explanation of what constitutes essential infrastructure, water compatible, highly vulnerable, more vulnerable, and less vulnerable is set out within the <u>national Technical Guidance to the NPPF.</u> ”	To reflect the NPPF and Technical Guidance for flood risk.	JPU Officer
PC052/BN	10.0 Built and Natural Environment	Table 6 Exception Test	Insert the following footnote: “This table does not show the application of the Sequential Test which guides development to Flood Zone 1 first, then Flood Zone 2 and then Flood Zone 3; Flood Risk Assessment requirements; or policy aims for each Flood Zone.”	To aid clarity	JPU Officer
PC055/BN	10.0 Built and Natural Environment	Policy BN8	In the second paragraph add “WITHIN AND” between “BIODIVERSITY” and “BEYOND”	To aid clarity	Daventry District Council 4623361/JCS_Full/1 105173
PC056/BN	10.0 Built and Natural Environment	Para 10.52	Amend the paragraph as follows: “New development can have a negative impact on	To aid clarity.	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
	Environment	(New Para 10.62)	the environment and property through its potential to pollute. Furthermore, opportunities for new development, particularly on previously <u>developed</u> land, can be constrained by existing pollution issues. The overall aim of planning and pollution control policies is to ensure the sustainable and beneficial use of land. Within this aim, polluting activities that are necessary for society and the economy should be <u>positioned minimised and subject to appropriate controls in order to minimise</u> <u>reduce</u> their adverse effects and contain them <u>within acceptable limits. Policy BN7a addresses the need to protect water resources, water quality and water efficiency in relation to the design of development."</u>		
PC057/BN	10.0 Built and Natural Environment	Para 10.53 (New Para 10.63)	Add "and address contaminated land" between "pollution" and "including"	To aid clarity	JPU Officer
PC058/BN	10.0 Built and Natural Environment	Para 10.54 (New Para 10.64)	Delete : "twelve" amend to "eight" Delete: "ten" amend to "six" Delete the final sentence: "When Planning for new development, Planning Policy Statement 23: Planning and Pollution Control, plays a key role in	Factual update and to reflect changes to national policy	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC059/BN	10.0 Built and Natural Environment	New Para 10.65	<p>directing development away from areas that may give rise to pollution either directly or indirectly and ensuring that other uses and development are not, as far as possible, affected by major existing or potential sources of pollution.”</p> <p>Insert a new paragraph as follows: “10.65 The issues associated with the provision of outdoor lighting are a recognised source of pollution. Obtrusive lighting can be both an environmental and intrusive nuisance, predominantly from glare and light spillage. Poor lighting can have an impact on dark skies limiting the opportunity for viewing the night sky and altering ecological and wildlife patterns which can affect the appreciation of the rural landscape.”</p>	To reflect the impact of light pollution.	South Northamptonshire Council 4617921/JCS_Full/1 000117
PC061/BN	10.0 Built and Natural Environment	Para 10.60	Delete: ”Further detailed guidance on development affecting unstable land can be found in Planning Policy Guidance Note 14 - Development on Unstable Land (1990)”	To reflect changes to national policy.	JPU Officer

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Section 11.0 – Infrastructure and Delivery

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/ID	11.0 Infrastructure and Delivery	Para. 11.8	Amend the paragraph as follows: “It is clear that a major concern of local communities is to ensure that facilities and services are provided to meet future growth. A key requirement of the JCS is to secure appropriate levels of funding to ensure that supporting infrastructure is provided at an appropriate scale where planning permission for development is granted. It will seek to maximise all opportunities to secure funding both through public and private means must be maximised. ”	For clarity.	JPU Officer
PC002/ID	11.0 Infrastructure and Delivery	Para. 11.9	Amend the paragraph as follows: “ <u>Implementation of the JCS will require a coordinated approach to the activities of agencies and other service providers to ensure that new development will be supported by the necessary infrastructure provision.</u> An IDP has been prepared to provide evidence to address these issues and is considered in further detail later in this section. <u>The broad timing of the infrastructure provision will be informed through the IDP and its subsequent monitoring and review mechanisms, which will identify the range of infrastructure required to deliver the proposed development in West Northamptonshire up to 2026.</u> ”	To include in the paragraph text formerly located in Policy INF1.	JPU Officer.
PC003/ID	11.0 Infrastructure and Delivery	Policy INF1	Amend Policy INF1 as follows: “ NEW DEVELOPMENT WILL BE SUPPORTED BY, AND PROVIDE GOOD ACCESS TO,	For clarity and to strengthen Policy.	JPU Officer

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Section 11.0 – Infrastructure and Delivery

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>INFRASTRUCTURE, INCLUDING PHYSICAL, GREEN AND SOCIAL ELEMENTS. IT WILL SHOULD SEEK TO INTEGRATE WITH AND COMPLEMENT ADJOINING COMMUNITIES.</p> <p>WHERE DEVELOPMENT GENERATES A NEED FOR NEW INFRASTRUCTURE DEVELOPERS WILL NEED TO DEMONSTRATE THAT ADEQUATE CAPACITY EXISTS, OR THAT PROVISION WILL BE MADE, TO MEET THE NECESSARY REQUIREMENTS ARISING FROM THAT DEVELOPMENT WITHIN AN APPROPRIATE TIMESCALE.</p> <p>IN ASSESSING CAPACITY, DEVELOPERS WILL BE EXPECTED TO PROVIDE EVIDENCE AS TO WHETHER EXISTING INFRASTRUCTURE CAN BE USED MORE EFFICIENTLY, OR WHETHER THE IMPACT OF DEVELOPMENT CAN BE REDUCED THROUGH PROMOTING BEHAVIOURAL CHANGE.</p> <p>IMPLEMENTATION OF THE JOINT CORE STRATEGY WILL REQUIRE A CO-ORDINATED APPROACH TO THE ACTIVITIES OF AGENCIES AND OTHER SERVICE PROVIDERS TO ENSURE THAT NEW DEVELOPMENT WILL BE SUPPORTED BY THE NECESSARY INFRASTRUCTURE</p>		<p>South Northamptonshire Council 4617921/JCS_Full/1 002069</p>

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC004/ID	11.0 Infrastructure and Delivery	Para. 11.12	<p>PROVISION.</p> <p>THE PRECISE TIMING OF INFRASTRUCTURE PROVISION WILL BE INFORMED THROUGH THE INFRASTRUCTURE DELIVERY PLAN, AND ITS SUBSEQUENT MONITORING AND REVIEW MECHANISMS, WHICH WILL IDENTIFY THE RANGE OF INFRASTRUCTURE REQUIRED TO DELIVER THE PROPOSED DEVELOPMENT IN WEST NORTHAMPTONSHIRE UP TO 2026.</p> <p>In the first sentence of Paragraph 11.12 delete: “(including West Northamptonshire Development Corporation)”.</p>	<p>Factual update as West Northamptonshire Development Corporation no longer has a development control function.</p>	JPU Officer
PC005/ID	11.0 Infrastructure and Delivery	Para. 11.17	<p>Amend Paragraph 11.17 as follows:</p> <p>“The types of infrastructure and services that developments may be required to provide, or contribute towards, during the plan period may include, but are not limited to, the following: <u>these set out in the appendices to the West Northamptonshire IDP. The broad types of infrastructure required to service new development will include:</u>”</p>	<p>Rewording for clarity.</p>	JPU Officer
PC006/ID	11.0 Infrastructure and Delivery	Title before Para. 11.18	<p>Replace “Strategic Contributions” with “Community Infrastructure Levy”.</p>	<p>Rewording for clarity.</p>	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC007/ID	11.0 Infrastructure and Delivery	Para. 11.19	Amend the paragraph as follows: “Charging authorities are required to apply CIL monies to funding infrastructure in order to support new development in the plan area. The range of infrastructure required to deliver the growth proposed in the JCS is outlined in the accompanying IDP, which will be subject to regular monitoring and updating.”	Rewording for clarity.	JPU Officer
PC008/ID	11.0 Infrastructure and Delivery	Para. 11.20	Delete this paragraph and renumber the subsequent paragraphs.	Further clarification on the operation of CIL to be provided through CIL documentation.	JPU Officer
PC009/ID	11.0 Infrastructure and Delivery	Existing Para. 11.21 (New Para. 11.20)	Insert the following text: “The JCS will require significant investment in infrastructure provision to ensure that a full range of services and facilities supports major housing and commercial developments. Developer contributions will be sought through the application of CIL, by the <u>West Northamptonshire local authorities.</u> ”	For clarification	JPU Officer
PC010/ID	11.0 Infrastructure and Delivery	Existing Para. 11.22	Delete this paragraph and renumber the subsequent paragraphs.	Further clarification on the operation of CIL to be provided through CIL documentation.	JPU Officer Home Builders Federation 4638113/JCS_Full/1 081365
PC011/ID	11.0 Infrastructure and Delivery	Existing Para. 11.23 (New)	Amend the paragraph as follows: “ The approach to strategic funding will apply to both residential and commercial development. It is the intention that CIL will be progressed ”	To update in response to progress made by the Partner Authorities in progressing CIL and for	JPU Officer Home Builders Federation

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
		Para. 11.21)	<u>through partnership working by will be undertaken with the local authorities within West Northamptonshire to ensure this approach is successful, whilst reflecting the needs of each administrative area. Each of the West Northamptonshire local authorities will be individual charging and collecting authorities and will determine individually and in partnership priority infrastructure spending. However, it will be for individual authorities to take forward and set out their charging schedules.”</u>	clarity.	4638113/JCS_Full/1081365
PC012/ID	11.0 Infrastructure and Delivery	Para. 11.24	Delete this paragraph and renumber the subsequent paragraphs.	Further clarification on the operation of CIL to be provided through CIL documentation.	JPU Officer
PC013/ID	11.0 Infrastructure and Delivery	Existing Para. 11.26 (New Para. 11.23)	Amend the paragraph as follows: “Planning obligations will also continue to be used to secure affordable housing. However, where development contributions are to be sought via planning obligations there is a need to meet the statutory tests set out in Regulation 122 of the CIL Regulations (2010), and the <u>National Planning Policy Framework</u> which state that a planning obligation must be... <ul style="list-style-type: none"> • Necessary to make the development acceptable in planning terms: • Directly related to the development: and • Fairly and reasonably related in scale and kind to the proposed development.” 	To reflect the fact that CIL Regulations will be updated and not limited to those issued in 2010 and to reflect the publication of the National Planning Policy Framework and its wording.	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC015/ID	11.0 Infrastructure and Delivery	Existing Para. 11.32 (New Para. 11.29)	Amend the paragraph as follows: <p>“A West Northamptonshire IDP was commissioned in Spring 2010^[1]. It refreshes and supersedes previous work undertaken by West Northamptonshire Development Corporation in 2008. In 2012 the IDP was further up-dated with regard to the identification of strategic priorities for infrastructure. The IDP provides the basis for determining:</p> <ul style="list-style-type: none"> the specific local and strategic infrastructure requirements, identified on a phased basis;..” <p>In the last sentence of the paragraph replace “The infrastructure schedule is set out in Appendix 4 of this plan.” with “Priorities for Strategic infrastructure are identified at Appendix 4.”</p>	To update in respect of further information gathering on the provision of infrastructure	JPU Officer
PC030/ID	11.0 Infrastructure and Delivery	Existing Para. 11.37 (New Para. 11.34)		To reflect the revised Appendix 4.	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/N	12.0 Northampton	Para. 12.4	Amend the final sentence as follows: “There has been a long term levelling off of the unemployment rate in West Northamptonshire at about 4%; however the most-recent figures reflect the economic downturn and unemployment rates have increased. to 5-2%”. ”	Factual update to delete reference to a specific unemployment figure which is now out of date.	JPU Officer
PC002/N	12.0 Northampton	Para. 12.6	Add new second and third sentences as follows: “ <u>it has an important historic town centre reflecting its long history from its Saxon origins through to the legacy of the boot and shoe industry. Northampton has many listed buildings and conservation area designations throughout the town and wider urban area.</u> ”	To reflect the historic significance of the town centre and the importance of its heritage assets.	English Heritage 4585441/JCS_FULL /978933.
PC003/N	12.0 Northampton	Para. 12.9	Add a new second sentence as follows: “ <u>Northampton has one of the country's leading track records for jobs growth and is well placed to thrive.</u> ”	To emphasise Northampton's past success in job creation and the potential for future growth.	JPU Officer.
PC004/N	12.0 Northampton	Para. 12.11	Amend the paragraph as follows: “The Northampton Central Area Action Plan (NCAAP) identifies a number of sites in the central area for redevelopment to accommodate a variety of town centre uses such as offices, retail and leisure as well as identifying capacity for 3,400 homes. The SEMLEP Northampton Waterside Enterprise Zone will act as a catalyst to accelerate growth and regeneration opportunities. <u>The Enterprise Zone covers 120 hectares of mostly disused land along the River Nene, and includes sites identified in the</u>	Factual update to reflect the designation of the SEMLEP Northampton Waterside Enterprise Zone.	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC006/N	12.0 Northampton	Para. 12.18	<u>Northampton Central Area Action Plan including Castle Station and parts of Waterside and the Avon/ Nunn Mills site. The Zone aims to build on local strengths in advanced technologies and engineering. Further regeneration opportunities in addition to those already identified could arise in the longer term through rationalisation of sites that are acknowledged to not make efficient use of land, such as Northampton General Hospital.</u> Amend the last sentence of the paragraph as follows: “The importance of the Grosvenor Centre redevelopment and the focus <u>particularly</u> on <u>comparison retailing</u> within the town centre as a priority within Northampton Central Area requires that comparison retail outside the town centre must be carefully assessed and subject to detailed analysis against the requirements of the <u>National Planning Policy Framework. heavily restricted to ensure that town centre proposals are not jeopardised.</u> ”	Rewording to reflect the emphasis for comparison retailing focused on the town centre and the provisions of the National Planning Policy Framework.	Sainsbury's Supermarkets Ltd 4636257/JCS_Full/1 086709
PC008/N	12.0 Northampton	Para. 12.21	In the second sentence replace “ 3.5km ” with “ <u>4 miles</u> ”.	To amend a factual error regarding the distance of the SUE from the town centre.	Stephen Townsend 4622433/JCS_Full/1 093653
PC009/N	12.0 Northampton	Para. 12.24	In the final sentence delete “ at the end of the JCS ” after “Figure 5”.	To reflect the updating of the document.	JPU Officer
PC010/N	12.0 Northampton	Para. 12.27	Delete the existing paragraph relating to the use of land for a Northampton Technology Realm and	The SEMLEP Northampton Waterside	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC012/N	12.0 Northampton		replace with the following: <u>“The allocated site will provide for a mixed use development of homes, jobs, community facilities including school provision, retail and leisure and green open space. Employment uses within the SUE must be of an appropriate scale to ensure that major office expansion and leisure development within Northampton Central Area is not prejudiced.”</u>	Enterprise Zone will make provision for jobs in the technology, research and development sector. As such the Technology Realm site within the Northampton North SUE is no longer required. It is still appropriate however for a mix of uses to be provided to support the sustainable development of the site.	JPU Officer.
PC014/N	12.0 Northampton	Para. 12.29	Amend the first sentence as follows: <u>“It is anticipated that the Northampton North SUE can commence delivery early in the plan 2016 to 2021 period.”</u>	Factual update to reflect the anticipated commencement of development.	JPU Officer.
PC015/N	12.0 Northampton	Para. 12.30 Para. 12.31	In the final sentence of the paragraph replace <u>“east”</u> with <u>“west”</u> . In the final sentence add the word <u>“indicatively”</u> after the words <u>“the development are”</u> and delete <u>“these”</u> .	To correct a drafting error. For consistency of wording throughout the document.	JPU Officer JPU Officer
PC016/N	12.0 Northampton	Para. 12.33	Amend the first sentence as follows: <u>“Part of the North West Bypass (also known as the Sandy Lane Improvement North) has been constructed along the eastern edge of the site for Northampton is presently under construction on the western edge of the town. The road will be</u>	Factual update.	Althorp Estate and J & E Rogers 4601793/JCS_Full/9 96117

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			brought forward in its entirety by both public funding and developer contributions.”		
PC018/N	12.0 Northampton	Para. 12.39	Delete the footnote.	Planning Policy Statement 25 has been cancelled by the National Planning Policy Framework.	JPU Officer
PC019/N	12.0 Northampton	Para. 12.43	Delete the paragraph: The SUE will provide a contribution towards a two-form entry primary school of 420 places to enable educational needs to be addressed in an area where there are additional pressures from further residential developments.	To avoid being too prescriptive regarding the size of the schools that will be required.	JPU Officer
PC021/N	12.0 Northampton	Existing Para. 12.50	and renumber the subsequent paragraphs. Delete the paragraph: The SUE will provide a contribution towards a two-form entry primary school of 420 places to enable educational needs to be addressed in an area where there are additional pressures from further residential developments. and renumber the subsequent paragraphs.	To avoid being too prescriptive regarding the size of the schools that will be required.	JPU Officer
PC023/N	12.0 Northampton	Existing Para. 12.53 (New)	Amend the last sentence as follows: “Structural landscaping greenspace as shown <u>indicatively</u> on the Proposals Map (Figure 5 at the end of the JCS) will be provided between the	For consistency of wording throughout the document.	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
		Para. 12.51)	development and the Harlestone Firs.”		
PC025/N	12.0 Northampton	Existing Para. 12.57 (New Para. 12.55)	In the first sentence replace “ up to 3,500 ” with “ <u>in the region of 3,000</u> ”.	To reflect a revised dwelling capacity for the site having regard to environmental constraints and build rates.	Persimmon Homes/Barratt Homes 4639873/JCS_Full/1 086357
PC027/N	12.0 Northampton	Existing Para. 12.59 (New Para 12.57)	Add a new sentence after the first sentence as follows: “ <u>To the north of the SUE lies open countryside and to the north east is the historic village of Boughton.</u> ”	To acknowledge the proximity of the site to the historic village of Boughton.	Boughton Parish Council 4596769/JCS_Full/1 002901
PC029/N	12.0 Northampton	Existing Para. 12.66 (New Para. 12.64)	In the fourth sentence replace “A45” with “ <u>A4500</u> ”.	Factual correction.	JPU Officer.
PC030/N	12.0 Northampton	Existing Para. 12.67 (New Para. 12.65)	In the first sentence replace “A45” with “ <u>A4500</u> ”.	Factual correction.	JPU Officer
PC031/N	12.0 Northampton	Existing Para. 12.68 (New	Amend the second and third sentences of the paragraph as follows: “ <u>To the north east of the SUE is the historic Upton Hall parkland, the deserted medieval village of</u>	This area is no longer proposed as a country park and is excluded from the boundary of the	JPU Officer.

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
		Para. 12.66)	Upton and Quinton House School, an additional area of Country Park. This area of Country Park is bounded by Upton development to the east, the Upton Park SUE to the south and west and the Weedon Road and areas of further development to the north. The Country Park This area includes listed buildings, a Scheduled Ancient Monument and a County Wildlife Site.”	SUE.	
PC032/N	12.0 Northampton	Existing Para. 12.70 (New Para. 12.68)	Amend the first sentence as follows: “It is anticipated that the Northampton Upton Park SUE can commence delivery in the <u>early part of the 2016 to 2024 plan period.</u> ”	The site is the subject of a current outline planning application and the change reflects the stage that the site has reached in the planning process.	Homes and Communities Agency 4639841/JCS_Full/1 092917
PC034/N	12.0 Northampton	Existing Para. 12.72 (New Para. 12.70)	Amend the first sentence as follows: “ In accordance with Planning Policy Statement 4 ‘Planning for Sustainable Economic Growth’ To support regeneration objectives and a renewed focus on Northampton as the key economic driver for the region, new office development will be focused within the town centre and central area. ”	To reflect the replacement of PPS4 by the National Planning Policy Framework.	JPU Officer
PC035/N	12.0 Northampton	Existing Para. 12.74 (New Para. 12.72)	Amend the paragraph as follows: “The existing stock of employment land in Northampton, opportunities created by the SEMLEP Northampton Waterside Enterprise Zone, central area opportunities for employment within the office development sector and non B class jobs in retailing and leisure to be generated through the Central Area Action Plan proposals and site allocations present substantial	To reflect the designation of the SEMLEP Northampton Waterside Enterprise Zone and the consequent deletion of the Northampton Technology Realm as part of the Northampton North SUE.	JPU Officer.

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC036/N	12.0 Northampton	Existing Para's 12.77 & 12.78 (New Para. 12.75)	<p>opportunities for employment growth. Therefore no further strategic employment sites are allocated through the JCS in Northampton. other than the Northampton Technology Realm associated with the allocation of Northampton North SUE (see Policy E3 in the Economic Advantage section of the JCS). Local employment opportunities are included within SUE allocations."</p> <p>Delete Paragraphs 12.77 and 12.78:</p> <p>12.77 Local centres contain small shops of a local nature which might include a small supermarket, newsagent, small post office, pharmacy, take away and laundrette. New local centres and convenience retail provisions is required within Northampton's SUEs and will provide local retailing and services associated with new housing growth.</p> <p>12.78 The boundaries of District and Local Centres will be defined in the West Northamptonshire Site Allocations Development Plan Document.</p> <p>Replace with the following new Paragraph (12.75) as follows:</p> <p>"Provision is made for new local centres within the Sustainable Urban Extensions. Local centres</p>	<p>To update text in the light of the deletion of PPS4 and its replacement by the National Planning Policy Framework.</p>	<p>Northampton Borough Council 4618241/JCS_Full/1 009269 Sainsbury's Supermarkets 4636257/JCS_Full/1 087285 Waitrose Stores Ltd 4622881/JCS_Full/1 092469</p>

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC038/N	12.0 Northampton	Existing Para. 12.82 (New Para. 12.80)	<p><u>may vary in scale appropriate to their local circumstances and with regard to the availability of existing convenience retailing provision, and other services and facilities nearby.</u></p> <p>Amend the paragraph as follows</p> <p>“Spring Boroughs lies within the area covered by the Northampton Central Area Action Plan (NCAAP). The Borough Council published an emerging strategy document for consultation in August 2009 to consider how the town centre and its adjoining commercial, residential and mixed-use areas would develop over the next 20 years. The policy direction within the JCS aims to support a comprehensive, community led approach for the area to address the levels of deprivation that currently exist. In particular the approach will focus on redevelopment of the housing stock, which fails to meet the Decent Homes Standard, meeting community deficiencies which exist in the area, improving connectivity and enhancing the local environment. A Neighbourhood Plan will set out in greater detail the community’s vision for regenerating the area.”</p>	To update information and to refer to the neighbourhood planning role and the communities vision in steering planning decisions.	JPU Officer
PC039/N	12.0 Northampton	Existing Para 12.83 (New Para.	In the second sentence replace “3,500” with “3,000”.	To reflect changes made within Policy N7.	JPU Officer

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Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC040/N	12.0 Northampton	Existing Para 12.84 (New Para. 12.82)	Delete "is" in second sentence.	To correct typographical error.	JPU Officer
PC041/N	12.0 Northampton	Existing Para. 12.88 (New Para. 12.86)	Insert the words " <u>neighbourhood plans,</u> " before "supplementary planning documents.." in the final sentence, and delete the word " layout " before design..	To refer to the neighbourhood planning role and the communities vision in steering planning decisions.	JPU Officer
PC042/N	12.0 Northampton	Existing Para 12.89 (New Para. 12.87)	Delete paragraph which reads: <p>"Following the announcement by Central Government of the withdrawal of Private Finance Investment Credits (PFI) Northampton Borough Council is currently exploring other opportunities for future funding".</p> <p>and replace with:</p> <p>"<u>Significant investment in the public housing stock will be undertaken in the next three years through the Decent Homes programme. In addition the Councils and communities will work together to make best use of existing assets and look to secure additional funding streams for</u></p>	To update information.	JPU Officer

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Section 12.0 – Northampton

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC043/N	12.0 Northampton	Policy N11	<p><u>improvement</u>".</p> <p>1. In the first paragraph Policy N11 after the words "OTHER SERVICE PROVIDERS" add "<u>AND THE COMMUNITY</u>".</p> <p>2. In the penultimate paragraph of Policy N11 after the words "WILL SET OUT" add "<u>A FRAMEWORK OF</u>".</p>	<p>1. To emphasise the importance of working with local communities to deliver regeneration.</p> <p>2. To clarify that the Central Area Action Plan will provide a framework for regenerating Spring Boroughs.</p>	<p>1. Northampton Borough Council 4618241/JCS_Full/1 009397</p> <p>2. JPU Officer</p>
PC044/N	12.0 Northampton	New Para. 12.96	<p>Insert a new paragraph as follows:</p> <p><u>"Measures identified on the A45 between M1 Junction 15 and Great Billing Junction will be required in order to deliver growth in the town. These measures are set out in the Growth Management Scheme prepared by the Highways Agency. The provision of key highway infrastructure will be required as set out in Table 7 - Key Primary Infrastructure Projects."</u></p>	<p>To include an appropriate reference to the Northampton M1/ A45 Growth Management Scheme. The Growth Management scheme includes the improvements required to the strategic road network to support planned development.</p>	<p>Highways Agency 4623105/JCS_Full/1 093717</p>

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Section 13.0 – Daventry

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/D	13.0 Daventry	Para. 13.3	Add an additional sentence at the end of the paragraph as follows: "A vision for developing a masterplan for Daventry to 2040 was consulted on by Daventry District Council in 2011."	Factual update to reflect progress on the Daventry Masterplan 2040.	Daventry District Council 4623361/JCS_Full/1 105397
PC002/D	13.0 Daventry	Para. 13.5	Reword the paragraph as follows: "In September 2009 construction of The 'iCon' building, completed in 2011 commenced at a gateway into the town centre. The building is an exemplar of energy efficient and sustainable construction and provides 60 business incubator units, a conference centre and a 300 seat theatre, an exhibition space and meeting rooms. The iCon is a symbol of Daventry's ambition to be at the forefront of the sustainable construction and engineering industry."	Factual update to reflect the completion of the building.	JPU Officer
PC003/D	13.0 Daventry	Para. 13.6	Reword the last sentence of the paragraph as follows: "A planning application for Phase 1 of this development is expected to commence in 2012."	To reflect the updated position with respect to the development.	JPU officer.
PC004/D	13.0 Daventry	Para. 13.7	Reword the paragraph as follows: "In 2011 a planning application was submitted to Daventry District Council for Daventry's Waterspace proposals present an ambitious mixed use project including residential, office and leisure uses. Known as the Daventry Waterspace proposal the development envisages High quality public spaces and buildings which will be set around water basins which will be used for	Factual update to reflect the submission of the planning application for the Waterspace proposals.	JPU Officer

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Section 13.0 – Daventry

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			short and long terms canal boat moorings and connected to the Grand Union Canal to the north.”		
PC005/D	13.0 Daventry	Para. 13.9	In the second sentence replace “neighbourhood’ with “community”.	For consistency of wording with Policy D4.	JPU Officer
PC006/D	13.0 Daventry	Para. 13.11	Reword the paragraph as follows: “ <u>Daventry’s town’s educational offer, particularly for secondary and tertiary education, is provided by Danetre School and William Parker School in the town centre, which as of 2011 offer sixth form education. is not sufficient to meet the needs of the area and significant numbers of students are transported to education facilities elsewhere.</u> Moulton College is the lead sponsor, in partnership with the University of Northampton, for the <u>Daventry University Technology College for New Technologies. The Daventry University Technology College will provide 600 places for 14 to 16 year olds and is planned to open in 2013. Partners, including local authorities and all providers of secondary and tertiary education in the area are working on means to improve the educational offer at this level.</u> ”	Factual update in relation to secondary schools and the University Technology College.	JPU Officer
PC007/D	13.0 Daventry	Para. 13.15	Amend the third sentence as follows: “ <u>it has been will be subject to full public consultation and is expected to be approved by Daventry District Council as guidance against which to determine future planning applications.</u> ”	Factual update.	JPU Officer
PC008/D	13.0 Daventry	Para. 13.18	In the first sentence replace ‘2,500’ with ‘ <u>a minimum of 2,000</u> ’.	The delivery of 2,500 dwellings within the plan period to 2026 is uncertain in the present	JPU Officer

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Section 13.0 – Daventry

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC009/D	13.0 Daventry			economic climate and would require significant annual build out rates for this to be achieved which may have been achieved at the height of the market but appear unlikely at present. The replacement of the wording with a minimum allows for flexibility for higher rates of delivery as and when a stronger housing delivery market returns and does not fetter the developer within the plan period.	JPU Officer
PC010/D	13.0 Daventry	Para. 13.18 Para. 13.19	At the end of the paragraph delete: “(Policy D2 below refers)” Insert at the end of the first sentence, “ <u>known as the Daventry Development Link</u> ”.	The text is unnecessary. For consistency of wording throughout the document.	JPU Officer JPU Officer
PC011/D	13.0 Daventry	Policy D1	In the first bullet point replace “ MIDDLEMOOR ” with “ MIDDLEMORE ”	Typographical error.	JPU Officer
PC012/D	13.0 Daventry	Policy D1	In the fourth bullet point replace “ NEIGHBOURHOOD ” with “ COMMUNITY ”.	For consistency of wording with Policy D4.	JPU Officer
PC013/D	13.0 Daventry	Policy D1	In the seventh bullet point add after “ PROVISION OF ” “ THE DAVENTRY DEVELOPMENT LINK ”.	For consistency of wording.	JPU Officer
PC016/D	13.0 Daventry	Para. 13.23	In the second sentence replace “Development” with “ <u>Delivery</u> ”.	For consistency of wording throughout the	JPU Officer

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Section 13.0 – Daventry

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC017/D	13.0 Daventry	Para. 13.24	In the first sentence delete “at the end of the JCS”. In the first sentence add “ <u>indicative</u> ” before “structural”.	document. 1. To reflect updated document layout 2. For consistency of wording throughout the document.	JPU Officer
PC018/D	13.0 Daventry	Para. 13.25	Add the word “Indicative” at the beginning of the paragraph and change the capital “S” to a small “s” on the word “structural”.	For consistency of wording throughout the document.	JPU Officer
PC019/D	13.0 Daventry	Para. 13.25	After the words “Daventry Reservoir” in the first sentence add “ <u>designated Conservation Area and Local Nature Reserve.</u> ”	For information as to the status of the adjoining land.	Daventry District Council 4623361/JCS_Full/1 105461
PC020/D	13.0 Daventry	Para. 13.25	Add at the end of the paragraph a new sentence as follows: “ <u>Sympathetic treatment of development at the Country Park edge will be required to be demonstrated in the development brief accompanying the proposals.</u> ”	In order to clarify the purpose of an element of the masterplan.	Daventry District Council 4623361/JCS_Full/1 105461 and Daventry District LSP 4639105/JCS_Full/1 092661
PC021/D	13.0 Daventry	Para. 13.27	In the final sentence delete “form” and replace with “from”.	Typographical error	JPU Officer
PC022/D	13.0 Daventry	Para. 13.30	Replace “Site Allocations DPD” with “ <u>Daventry District Settlements and Countryside Local Plan</u> ”.	To reflect the updated Local Development Scheme.	JPU Officer
PC023/D	13.0 Daventry	Para. 13.31	Replace “to Northampton transport corridor” with “ <u>Development Link</u> ”.	For consistency of wording throughout the document.	JPU Officer
PC024/D	13.0	Para.	Reword the paragraph as follows:	1. Change ID PC007/D	JPU Officer

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Section 13.0 – Daventry

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
	Daventry	13.32	<p>“The Daventry North East SUE allocation is suitable, available and deliverable for <u>at least up to 2,500-2,000 dwellings</u> within the plan period and Policy D3 below sets out the land use requirements for the full 4,000 dwelling development and <u>the development should commence from the south-western edge and infrastructure provision must be phased accordingly. It is anticipated that the development of the SUE will commence broadly in the south west quadrant of the site.”</u></p> <p>In the second bullet point of Policy D3 delete ‘420 PLACE’”.</p>	<p>refers.</p> <p>2. For clarity and to ensure the development can appropriately reflect the timing of other potential projects in the vicinity such as the Daventry Canal Arm and Waterspace.</p>	<p>Croudace Homes Limited 4545057/JCS_Full/9 99797</p>
PC026/D	13.0 Daventry	Policy D3		To allow for flexibility in the provision of primary schools.	JPU Officer
PC028/D	13.0 Daventry	Policy D3	<p>Amend the eighth bullet point as follows: “NECESSARY A FINANCIAL CONTRIBUTIONS TO OFF-SITE HIGHWAY WORKS TO MITIGATE THE IMPACT OF THE DEVELOPMENT ON THE HIGHWAY NETWORK INCLUDING CONTRIBUTION TO THE DAVENTRY DEVELOPMENT LINK TO NORTHAMPTON A45 CORRIDOR IMPROVEMENTS AND PROVISION OF REQUIRED HIGHWAY INFRASTRUCTURE TO SERVE THE DEVELOPMENT.”</p>	For clarity in respect of financial contributions in relation to the development.	JPU Officer
PC029/D	13.0 Daventry	Policy D3	<p>Add after the ninth bullet point a new bullet point to Policy D3 as follows: “ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION; AND”</p>	For consistency of wording in line with other SUE polices throughout the plan.	English Heritage 4585441/JCS_Full/8 2581
PC030/D	13.0 Daventry	Policy D3	<p>Replace the final two bullet points of Policy D3 with: “FLOOD RISK MANAGEMENT</p>	For clarity in respect of flood risk assessment.	Environment Agency 4626369/JCS_Full/1

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Section 13.0 – Daventry

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC031/D	13.0 Daventry	Policy D4	<u>INCLUDING SURFACE WATER MANAGEMENT AND FROM ALL OTHER SOURCES.</u> Delete the last sentence of Policy D4 which reads “THE DAVENTRY MASTERPLAN WILL SET OUT HOW THESE KEY PRINCIPLES WILL BE DELIVERED IN REGENERATING SOUTHBROOK” .	For updating as the masterplan will not be specific in regards to Southbrook community Regeneration.	125621 JPU Officer
PC032/D	13.0 Daventry	Para. 13.35	Reword the paragraph as follows: “The growth of Daventry will necessitate improvements within the A45 Daventry to Northampton transport corridor by the provision of the Daventry Development Link. New development at Daventry will be expected to make a proportionate financial contribution to such improvements. <u>As set out in preceding paragraphs in order for Daventry to grow to a sustainable town of 40,000 population improvements along the A45 transport corridor to the east of the town will be required. These improvements will be delivered as a consequence of the Daventry North East SUE which will be required to provide a financial contribution to identified improvements.</u> ”	For clarity.	Croudace Homes Limited 4545057/JCS_Full/9 99989 Highways Agency 4623105/JCS_Full/1 093813
PC033/D	13.0 Daventry	Policy D5	Add “ <u>A4500</u> ” to the first bullet point in Policy D5.	For clarity.	JPU Officer

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Section 14.0 – Towcester

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/T	14.0 Towcester	Para. 14.7	<p>Amend the paragraph relating to the Towcester Masterplan as follows:</p> <p>“South Northamptonshire Council has <u>adopted</u> produced a Masterplan ¹for Towcester which aims to secure Towcester’s position as a <u>successful</u> market town <u>in</u> for the 21st century by achieving the following key objectives:</p> <ul style="list-style-type: none"> • A Vibrant Town Centre - A thriving, historic and expanded town centre, a hub for employment, shopping, professional and public services with the market place at its heart; • Excellent Connectivity - Fast road connections to a range of other towns, cities, stations and airports, a <u>relief road</u> bypass-to take strategic traffic <u>out of</u> away from the town <u>centre</u>, a walkable town with up to the minute virtual connections; • Successful Local Businesses - Ideal home-working environment, part of a high technology corridor, tourism and leisure based business opportunities and access to centres of research and learning; • A Family Environment - Excellent quality, <u>and</u> modern education facilities, top class 	Factual update to reflect the final version of the Masterplan adopted by South Northamptonshire Council in March 2011.	JPU Officer

¹ South Northamptonshire Council (20092011) Towcester Masterplan Consultation-Draft

Schedule of Minor Proposed Changes

Section 14.0 – Towcester

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC002/T	14.0 Towcester		<p>sports teams and leisure facilities, safe streets and spaces and new residential neighbourhoods;</p> <ul style="list-style-type: none"> • Respect for the Landscape - Physical and visual connections to the landscape to retain the rural and urban character and a range of quality open spaces <u>retaining the town's urban and rural character</u>; • Determination to Succeed - Proactive and coordinated local partners, an active Town Council and Towcester Partnership and engaged residents that take pride in their town." 		
PC003/T	14.0 Towcester	Para 14.8 And Para 14.9	Replace "bypass" with "relief road".	To ensure consistency of wording.	JPU Officer
PC004/T	14.0 Towcester	Policy T1	In the fifth bullet point replace " BYPASS " with " RELIEF ROAD ".	To ensure consistency of wording.	JPU Officer
PC007/T	14.0 Towcester	Policy T2	Add the following text to the final bullet point of Policy T2: " ..., THE CONSERVATION AREA AND THE TOWN CENTRE'S HERITAGE ASSETS. "	To strengthen the policy by recognising the town centre's heritage assets.	English Heritage 4585441/JCS_Full/9 82613
PC008/T	14.0 Towcester	Policy T4	In the third bullet point replace " BYPASS " with " RELIEF ROAD ".	To ensure consistency of wording.	JPU Officer
PC008/T	14.0 Towcester	Existing Para. 14.22 (New Para.	Insert a new paragraph after existing paragraph 14.22 (new paragraph 14.24) as follows: "The racecourse site falls almost entirely within the Grade II* registered park and garden of Easton Neston and includes a Grade I listed	To acknowledge the heritage assets within the site and the need for development to take account of these.	English Heritage 4585441/JCS_Full/9 79413

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Section 14.0 – Towcester

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC009/T	14.0 Towcester	Existing Para 14.25 (New Para 14.28)	<p>building. The northern part of the site also abuts the Easton Neston Conservation Area. Development of the site will need to ensure that the designated heritage assets and their settings are protected.”</p> <p>Insert a new third sentence as follows: “In March 2012 South Northamptonshire Council approved a planning application for a £1.25m Greyhound track that will be laid on the inside of the racecourse with the home straight directly opposite the main grandstand.”</p>	Factual update.	JPU Officer
PC010/T	14.0	Policy T5	<p>Amend criterion 4, 5 and 6 of Policy T5 to read:</p> <ul style="list-style-type: none"> • <u>APPROPRIATE LANDSCAPING SCHEMES WILL BE REQUIRED TO BE SUBMITTED AND APPROVED BY THE LOCAL PLANNING AUTHORITY AS PART OF ANY DEVELOPMENT PROPOSAL;</u> • <u>THE RACECOURSE LIES WITHIN THE HISTORIC PARKLAND REGISTERED PARK AND GARDEN OF EASTON NESTON AND ANY DEVELOPMENT PROPOSALS MUST BE SENSITIVELY DESIGNED NOT ADVERSELY AFFECT THE SIGNIFICANCE OF HERITAGE ASSETS, INCLUDING ARCHAEOLOGY, OR THEIR SETTINGS;</u> • <u>DEVELOPMENT MUST NOT ADVERSELY AFFECT SITES CONTAINING ARCHAEOLOGICAL REMAINS OR THE</u> 	To correct a drafting error and to ensure that development does not adversely affect the significance of heritage assets, including archaeology.	English Heritage 4585441/JCS_Full/9 79413

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Section 14.0 – Towcester

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC011/T	14.0 Towcester	Policy T5	INTEGRITY OF THEIR SETTINGSAN ARCHAEOLOGICAL ASSESSMENT OF THE SITE WILL BE UNDERTAKEN AND MITIGATION MEASURES IDENTIFIED;” Change numbered list to a bullet point list.	To be consistent with other policies. A numbered list could infer an order of priority.	JPU Officer

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Section 15.0 – Brackley

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/B	15.0 Brackley	Para 15.3	In the second sentence insert a full stop at the end.	To correct a drafting error.	JPU Officer
PC002/B	15.0 Brackley	Paragraph 15.7	Amend Paragraph 15.7 relating to the Brackley Masterplan as follows: “In order to achieve this vision the following objectives have been identified: <ul style="list-style-type: none"> • Deliver a range of new high quality, sustainable housing and employment opportunities <u>and economic development</u> that creates a balanced and sustainable community in Brackley; • Revitalise and increase the functionality of the town centre through hands on management, public realm and linkage improvements, new retail occupiers, social, leisure and community facilities and <u>initiatives to improve car parking provision to make the town centre attractive and functional for residents and the surrounding rural communities;</u> • Improve accessibility through pedestrian and cycle links from the residential and employment areas to the town centre and improved public transport links to rural areas, Silverstone and adjacent towns; • <u>Increase opportunities for Green Infrastructure within and around the town to provide green corridors linking to the surrounding countryside, and green edges to provide a</u> 	Factual update to reflect the final version of the Masterplan adopted by South Northamptonshire Council in January 2011.	JPU Officer

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Section 15.0 – Brackley

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p><u>clear boundary to the town:</u></p> <ul style="list-style-type: none"> Enhance and expand sports, indoor and outdoor leisure, swimming, recreation and open space facilities; <u>Expand and redefine employment opportunities and economic focus;</u> Revitalise markets and promote festivals to make Brackley a recognised regional 'event' centre with a range of hotel and conference facilities; Ensure development <u>provides expands housing and economic growth opportunities</u> through well designed, high quality and sustainable development that is special and relates to the context of Brackley; A strengthened <u>'Brackley-Business-District that combines the Town Centre and adjoining industrial estate (i.e. Buckingham Road Industrial Estate) which form two parts of the Brackley Business District.'</u> 		
PC003/B	15.0 Brackley	Paragraph 15.8	<p>Amend Paragraph 15.8 as follows:</p> <p><u>"The Masterplan also identifies the following priorities for improvements to services and facilities, which new development will be expected to contribute towards provides a framework to deliver the agreed vision for the town and to secure coordinated growth of the town. The plan illustrates:</u></p> <ul style="list-style-type: none"> <u>Actions to revitalise, expand and regenerate</u> 	Factual update to reflect the final version of the Masterplan adopted by South Northamptonshire Council in January 2011.	JPU Officer

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Section 15.0 – Brackley

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p><u>the town centre;</u></p> <ul style="list-style-type: none"> • <u>Housing and employment development in accordance with the Joint Core Strategy;</u> • <u>Redevelopment of Buckingham Road Industrial Estate;</u> • <u>Options for education provision;</u> • <u>New indoor and outdoor Leisure/ Swimming/ Wellbeing Centre</u> • <u>New Health Care Facilities;</u> • <u>Greenways around the town and green corridors;</u> • <u>New playing pitches and open space provision;</u> • <u>New Cemetery and Allotments; and</u> • <u>Improved bus services and pedestrian and cycle networks</u> • <u>Improvements in the 'Brackley Business District', which brings together the existing Town Centre and Buckingham Road Industrial Estate to strengthen the economy of the town as the town expands;</u> • <u>Affordable Housing to meet local needs;</u> • <u>The redevelopment and expansion of Brackley Leisure Centre;</u> • <u>Improved health provision including a new primary healthcare centre and 60 bed unit for elderly care as a replacement cottage hospital;</u> • <u>Extension and improvement of sewage treatment works serving Brackley;</u> 		

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Section 15.0 – Brackley

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<ul style="list-style-type: none"> • Extension or creation of a waste disposal and recycling facility; • Improved car and cycle parking provision in Brackley Town Centre; • New open space and playing pitches to the north west; • A new primary school within the Brackley North SUE and contributions towards secondary school provision; • Improved pedestrian and cycle links between new development and the town centre; • Provision of upgraded bus facilities within the town centre serving new development; and • New road infrastructure to provide effective links between new developments and ensure development does not create additional capacity problems on the A43. 		
PC004/B	15.0 Brackley	Para 15.10	<p>1. South Northamptonshire Council; Jan 2011. Brackley Masterplan South Northamptonshire Council: June 2010. The Draft Brackley Masterplan (SPD) – Consultation Draft Tweester: South Northamptonshire Council] [back]</p> <p>Amend Paragraph 15.10 as follows: “In September 2010 a revised proposal by HS2 Ltd for the preferred route option around Brackley was published by the Department for Transport. The revised proposal moves the proposed route further to the west of the town and ensures that</p>	Factual update regarding HS2.	JPU Officer

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Section 15.0 – Brackley

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>the proposed strategic urban extensions identified at Brackley North and Brackley East are no longer affected by the proposed route. The government confirmed in December 2010 that this is the preferred route that it will consult on in Spring 2011. A final route is not expected until passage of a proposed Hybrid Bill through Parliament in 2015. This revised alignment has been incorporated in the confirmed line of route for phase one of HS2 which was announced by the government in January 2012. Approval to construct phase one will be sought through a hybrid bill which is expected to be introduced to Parliament by the end of 2013. The government expects phase one to be operational by 2026.</p>		
PC005/B	15.0 Brackley	Para. 15.12	<p>In the second sentence include a reference to the specific Inset Maps (Insets 14 and 15) showing the location of Brackley Business District.</p>	To assist users of the document.	Daventry District Council 4623361/JCS_Full/1 105621
PC006/B	15.0 Brackley	Para. 15.13	<p>Insert the following text after the third sentence in paragraph 15.13: "The town centre's attractive historic environment provides opportunities to promote heritage led regeneration. Development in the town centre should conserve its historic character."</p> <p>Amend the final sentence of the paragraph as follows: "More detailed policies and proposals for the town centre will be <u>are</u> provided by the West</p>	<p>1. To recognise the opportunities offered by the historic environment of the town centre.</p> <p>2. Factual update to reflect the adoption of the Brackley Masterplan and changes to the Local Development Scheme.</p>	English Heritage 4585441/JCS_Full/9 79445 JPU Officer

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Section 15.0 – Brackley

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC007/B	15.0 Brackley	Policy B1	Northamptonshire Site Allocations Development Plan Document (DPD), the West Northamptonshire Development Management Policies DPD and the final Brackley Masterplan Supplementary Planning Document.” Include a reference to the specific Inset Maps (insets 14 and 15) showing the location of Brackley Business District in the second bullet point.	To assist users of the document.	Daventry District Council 4623361/JCS_Full/1 105621
PC008/B	15.0 Brackley	Para. 15.16	Amend the second sentence of Paragraph 15.16 to read: “South Northamptonshire Council has resolved to grant <u>outline planning permission</u> for a business park development on the site, subject to <u>the completion of a legal agreement.</u> ”	Factual update to reflect the current planning status of the site.	SNC Officer
PC009/B	15.0 Brackley	Para. 15.18	Amend the final sentence of Paragraph 15.18 to read: “Residential development is proposed on this part of the site and is expected to come forward in the third phase of the plan period i.e. 2024-26. <u>commence during the first phase of the plan period prior to 2016.</u> ”	To provide a more realistic indication of when development will commence on the site having regard to the fact that South Northamptonshire Council has resolved to grant outline planning permission for residential development.	Brown (Brackley) 4634177/JCS_Full/1 022421
PC011/B	15.0 Brackley	Para. 15.21	Add the following at the end of Paragraph 15.21: “South Northamptonshire Council has granted planning permission for 130 dwellings on the	Factual update to reflect the planning status of the site.	SNC Officer

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Section 15.0 – Brackley

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC012/B	15.0 Brackley	Para. 15.25	<p>Sawmills site and resolved to grant outline planning permission for 1000 dwellings on land known as Radstone Fields subject to the completion of a S106 agreement.”</p> <p>Replace the final sentence of Paragraph 15.25 with: “<u>A new access route to Northampton Road to connect the sites into a single area of development will be necessary. The comprehensive development of the site will enable the provision of a continuous road link between Halse Road and Northampton Road. This will ensure connectivity across the development site and reduce pressure on the local road network.</u>”</p>	<p>To explain why the link road would be beneficial and to reflect the position established through the consideration of planning applications for Radstone Fields and the Sawmills site.</p>	JPU Officer

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Section 16.0 – Rural Areas

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/R	16.0 Rural Areas	Para 16.4	Amend Paragraph 16.4 as follows: <p><u>The government has indicated that LDFs plans should enable housing development in rural areas and support sustainable economic growth in rural communities. A particular emphasis is placed on increasing housing supply especially affordable housing. There are early indications that the government is determined to ensure that neither people nor enterprise is priced out of the countryside. There is a clear commitment to ensure that local communities have more power to determine the type of development that is suitable for rural areas. Local planning authorities are expected to respond to local circumstances and plan housing development to reflect local needs. Local communities have a key positive role to play in shaping their surroundings, and neighbourhood planning provides the opportunity for local people to develop a shared vision for their areas and deliver the development that is needed.</u></p>	Factual update to reflect the National Planning Policy Framework	JPU Officer
PC002/R	16.0 Rural Areas	Para 16.8	In the final sentence change “protecting” to “protects”.	To correct a typographical error.	JPU Officer
PC003/R	16.0 Rural Areas	Para 16.9	In the first sentence replace “Development Plan Documents (DPDs)” with “Local Plans”. In the third sentence replace “DPDs” with “Local Plans”.	Factual update to reflect a change in the terminology used in government policy.	JPU Officer

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Section 16.0 – Rural Areas

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC004/R	16.0 Rural Areas	Policy R1/ Para 16.9	Delete the final paragraph of Policy R1 and insert at the end of Paragraph 16.9 as follows: “ <u>Until the named rural settlement hierarchy has been defined within future local plans, prepared by individual local planning authorities in consultation with local communities, the existing saved Adopted Local Plan policies for Daventry District and South Northamptonshire will apply.</u> ”	This is a factual statement which is more appropriately located in the supporting text rather than the policy itself.	Daventry District Council 4623361/JCS_Full/1 105717
PC005/R	16.0 Rural Areas	Para 16.10	Amend Paragraph 16.10 to read: “ <u>The hierarchy will be based on a robust analysis of village services and facilities either within a particular village or as part of a defined cluster of settlements, together with the other factors specified in Policy R1. This will include an assessment of the following services and facilities: The following list of services and facilities is suggested, but the local planning authorities, in consultation with local communities, may vary the importance attached to a particular service or facility or take account of additional services and facilities, to reflect local circumstances.</u> ”	To provide greater flexibility for local communities to determine which services and facilities are most important and also to clarify that service provision is not the only factor to be considered in determining the settlement hierarchy.	Daventry District Council 4623361/JCS_Full/1 105717 West Haddon Parish Council 4615265/JCS_Full/9 92437
PC006/R	16.0 Rural Areas	Para 16.10 a)	Delete “and” before “Public Transport”. Add “and Public House/ Restaurant” to the list of “Most Important Services and Facilities”.	To correct a drafting error in the Pre-Submission document.	K B Benfield Group Holdings Ltd 4613825/JCS_Full/9 87957
PC007/R	16.0 Rural Areas	Para 16.15	Amend Paragraph 16.15 as follows: “ <u>The scale of development which will be appropriate in each village will vary having regard to the position in the hierarchy and the housing</u> ”	To provide further clarification on the scale of development that may be appropriate and the	Daventry District Council 4623361/JCS_Full/1 103445

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Section 16.0 – Rural Areas

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p><u>requirements for the rural areas of individual districts. Policy R1 sets out the scale of development that will be acceptable in each category of settlement. This level of development will be measured as the percentage increase from the existing dwelling stock as at the base date of 2011 2006. This will ensure that the scale of development is proportionate to the scale of each village within the hierarchy. Irrespective of whichever category villages are allocated to within the hierarchy this will not automatically mean that development will be appropriate. The Local Planning Authority will need to be satisfied that any proposals are acceptable in terms of environmental, social and economic sustainability. Once the residual housing requirements for the rural areas have been met through planning permissions or allocations in future Local Plans, or Once a particular settlement has reached the upper limit of the scale then further developments will be resisted unless exceptional circumstances can be demonstrated as specified in Policy R1 below.”</u></p>	<p>criteria that should be considered.</p>	<p>Hallam Land Management 4596833/JCS_Full/1 007797</p> <p>Haselwood 4638635/JCS_Full/1 080661</p> <p>Lucas Land and Planning 4633857/JCS_Full1 062229</p> <p>Miller Homes 4638689/JCS_Full/1 083573</p> <p>Samuel Rose 4639489/JCS_Full/1 084693</p>
PC008/R	16.0 Rural Areas	New Paras. after Para. 16.15	<p>Insert the following paragraphs after Paragraph 16.15: “16.16 The overall housing provision is set out in the Spatial Strategy in Section 5 of this plan which includes an allowance for development in the rural areas. Policy S3 identifies the scale and distribution of housing development within West</p>	<p>To clarify the scale of development that is required in the rural areas.</p>	<p>South Northamptonshire Council 4617921/JCS_Full/1 002389</p> <p>Daventry District</p>

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Section 16.0 – Rural Areas

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC009/R	16.0 Rural Areas	Existing Para. 16.16 (New Paras. 16.18 and 16.19)	<p>Northamptonshire.</p> <p>16.17 For Daventry District Policy S3 identifies a housing requirement for the rural areas of 2800 (net additional dwellings 2001-2026). Between 2001 and 2011 1445 dwellings have been completed which leaves a net residual requirement of 1355 dwellings. For South Northamptonshire the housing requirement for the rural areas is 3605 (net additional dwellings 2001-2026), of which 1815 dwellings have been completed between 2001 and 2011. This leaves a net residual requirement of 1790 dwellings. Within both Districts there are a number of commitments which are not yet built, but will count towards meeting this net residual requirement. The provision of development to meet any remaining residual requirement will be determined by the Settlements and Countryside Local Plans which will be prepared for each District.”</p> <p>Amend existing paragraph 16.16 and add a new paragraph as follows: “16.168 Particular emphasis is given to the role of local communities in identifying and meeting their own needs for development. Documents <u>such as Parish Plans Community led plans (e.g. Neighbourhood Plans)</u> provide an appropriate mechanism whereby local communities can identify the vision for the future of their village and what is needed to deliver it. Provided that</p>	To reflect the provisions of the Localism Act and the introduction of Neighbourhood Plans.	Council 4623361/JCS_Full/1 103445

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Section 16.0 – Rural Areas

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p>they follow the requirements for Supplementary Planning Documents, the planning elements of Parish Plans can be adopted and used as material considerations in planning decisions are prepared in accordance with the relevant regulations such plans will become part of the development plan for West Northamptonshire. The local authorities will encourage and support the preparation of Parish Plans (or their equivalents) by local communities Neighbourhood Plans in appropriate areas. It is particularly important that these documents fairly reflect the views of the whole community and are also based on robust evidence of need.</p> <p>Add a new paragraph as follows: “16.19 Community led plans cannot allocate less development than in a higher tier plan. However they can allow for additional growth, for example where this would support the retention of or improvement to essential local services that may be under threat (in particular the local primary school or primary health services). Planning applications for additional growth within villages will need to be informed by a community involvement exercise prior to the submission of the planning application.”</p>		
PC011/R	16.0 Rural Areas	Policy R2	Add “ AND ENHANCE ” after the word “ SUSTAIN ” in the first sentence of Policy R2.	It is appropriate for the policy to support proposals which	The Sulgrave Manor Board 4625313/JCS_Full/1

Schedule of Minor Proposed Changes

Section 16.0 – Rural Areas

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC012/R	16.0 Rural Areas	Policy R2	Delete the word ' AND ' from the end of the fifth bullet point and insert ' AND ' at the end of the sixth bullet point.	"enhance" as well as "sustain" the rural economy. To correct a typographical error in the Pre-Submission document.	011669 JPU Officer
PC013/R	16.0 Rural Areas	Existing Para. 16.23 (New Para. 16.26)	Amend "Northamptonshire's Third Local Transport Plan" to read " the Northamptonshire Transportation Plan"	Factual update.	JPU Officer

Schedule of Minor Proposed Changes

Section 17.0 Monitoring and Review

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/M	17.0 Monitoring	Para. 17.1	In the first sentence of the paragraph make a minor grammatical change to create two sentences for readability. Delete words “both from” in the original sentence and start a new sentence with “These include parties from...”	To improve readability and reduce sentence length.	JPU Officer
PC002/M	17.0 Monitoring	Para. 17.1	Add a new sentence to the end of this paragraph to read: “ <u>How this will happen is set out in more detail in the Monitoring Framework (Appendix 6) of this document</u> ”.	To provide an explicit link in the first paragraph to where specific monitoring indicators are identified.	JPU Officer
PC003/M	17.0 Monitoring	Para. 17.2	Amend the first sentence as follows: “and finally the expected delivery rates of new homes, jobs and infrastructure referred to as <u>trajectories as specified in the JCS and its supporting documents</u> .”	To clarify that some schedules that are important for monitoring are set out in separate documents to the JCS (i.e. the IDP or evidence base). It is important that all of these are monitored and updated as necessary. They are not necessarily set out as trajectories in these documents as implied by the original text.	JPU Officer
PC005/M	17.0 Monitoring	Existing Para. 17.4 (New Para.	Add “and its associated schedule” to the end of the paragraph.	To clarify what is being monitored in terms of infrastructure provision in the JCS.	JPU Officer

Schedule of Minor Proposed Changes

Section 17.0 Monitoring and Review

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC006/M	17.0 Monitoring	Existing Para. 17.5 (New Para. 17.6)	Remove the first sentence "The IDP will be monitored as part of the JCS" from the start of the paragraph.	Monitoring arrangements are now clarified by further changes in the paragraph.	JPU Officer
PC007/M	17.0 Monitoring	Existing Para. 17.5 (New Para. 17.6)	Amend the second sentence of the paragraph as follows: "The improvements programmed in the IDP, and their required phasing to support development, are essential to ensure the objectives <u>and the developments set out in this of the JCS</u> are achieved."	As a consequence of the previous change to clarify the infrastructure delivery being monitored.	JPU Officer
PC008/M	17.0 Monitoring	Existing Para. 17.5 (New Para. 17.6)	In the third sentence add "in Table 7" after "projects highlighted".	To clarify what is being monitored in terms of infrastructure projects.	JPU Officer
PC009/M	17.0 Monitoring	Existing Para. 17.6 (New Para. 17.7)	In the fourth sentence amend "delivery plan" to read "Infrastructure Delivery Plan and its associated schedule".	To clarify the role and projects in the IDP and for consistency with other changes	JPU Officer
PC010/M	17.0 Monitoring	Existing Para. 17.7 (New Para. 17.8)	Amend "developers" to "developer".	Typographical correction.	JPU Officer
PC012/M	17.0	Existing	Amend the former second sentence as follows:	To reflect the fact that	JPU Officer and also

Schedule of Minor Proposed Changes

Section 17.0 Monitoring and Review

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
	Monitoring	Para. 17.8 (New Para. 17.9)	“In line with government <u>guidance policy</u> for achieving sustainable development in the National Planning Policy Framework “a systematic and dynamic monitoring system will help authorities <u>is essential</u> to understand the wider social, environmental and economic issues affecting <u>their an</u> areas and the key drivers of spatial change.”	the National Planning Policy Framework has replaced Planning Policy Statement 12.	4617921/JCS_Full/1002453 (South Northants Council) requesting previous quote be referenced.
PC013/M	17.0 Monitoring	Existing Para. 17.8 (New Para. 17.9)	Add a new sentence to the end of the paragraph: “The Monitoring Framework is set out in full in Appendix 6 of this document.”	To provide a more explicit link to the full indicator suite in Appendix 6 of the JCS (The Monitoring Framework).	JPU Officer
PC014/M	17.0 Monitoring	Existing Para. 17.9 (New Para. 17.10)	At the end of the third sentence of the paragraph add the following: “ <u>Section 4 above</u> ”.	To clarify the reference and redirect readers to Vision and Objectives.	JPU Officer
PC015/M	17.0 Monitoring	Existing Para. 17.9 Parts a and b (New Para. 17.10)	Amend Parts a and b of the paragraph as follows: a. <u>National Core Output Indicators – A statutory set of indicators required nationally from all Authorities reporting key tangible outputs in residential, commercial and environmental development. This includes monitoring the housing trajectory. There is already a time-series of core development outputs such as housing and employment floorspace completions covering many years. Reporting</u>	Update of text to reflect revocation of guidance on National Core Output Indicators. Re-wording of previous Core Output Indicators paragraph to reflect time-series of core data and requirements for continued statutory reporting duty on some	JPU Officer

Schedule of Minor Proposed Changes

Section 17.0 Monitoring and Review

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<p><u>these aspects is part of established monitoring practice across West Northamptonshire and will continue in the future. There is a statutory duty to report several output indicators to Government as part of the Single Data List¹.</u></p> <p><u>Other output indicators have been developed locally to record against specific targets set in Joint Core Strategy Policies. These cover matters like infrastructure delivery, creating more open space or meeting design standards. These are set out in more detail in The Monitoring Framework (Appendix 6) of this document.</u></p>	<p>indicators.</p> <p>Footnote to provide reference to the Single Data List as the new source for data where there remains a statutory duty to report to the Government.</p> <p>Also provides more explicit link to the full indicator suite in Appendix 6 (the Monitoring Framework)</p>	
PC016/M	17.0 Monitoring	Existing Para. 17.9 Parts c and (New	<p>Delete part b) "Local Output Indicators" and re-letter the subsequent parts.</p> <p>Insert the following footnote on "Single Data List" in the bullet point: "http://www.communities.gov.uk/localgovernment/decentralisation/tacklingburdens/singledatalist/"</p> <p>In the last sentence of the former part d of the paragraph (now part c) replace "Annual" with "Authorities".</p>	<p>Minor change to reflect new statutory name of AMRs.</p>	

Schedule of Minor Proposed Changes

Section 17.0 Monitoring and Review

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
		Para. 17.10)			
PC017/M	17.0 Monitoring	Existing Para. 17.10 (New Para. 17.11)	Amend the first sentence in the paragraph as follows: "Many of the indicators needed to monitor JCS Policies are important characteristics already picked up being actively recorded by our Partners Councils and key organisations."	To better reflect the duty to co-operate in the NPPF and the range of monitoring activity affecting the plan area.	JPU Officer
PC018/M	17.0 Monitoring	Existing Para. 17.10 (New Para. 17.11)	Delete the second sentence in the paragraph: "For example, the Northamptonshire Transportation Plan (NTP) and its suite of associated documents has a monitoring framework which deals with access to public transport from new development."	To reflect the change in the Northamptonshire Transportation Plan since publication of the PSJCS. The principle of jointly monitoring transportation indicators remains but there is a lack of specific indicators in the new suite of documents NTP documents at present.	JPU Officer
PC019/M	17.0 Monitoring	Existing Para. 17.10 (New Para. 17.11)	At the end of the last sentence in the paragraph replace "approach approved in government guidance" with "principle established in monitoring systems."	Removes previous reference to guidance that is now revoked.	JPU Officer
PC020/M	17.0 Monitoring	Existing Para.	Insert semi-colons after each bullet point in the list in the paragraph.	Consistency in the format of bulleted lists	JPU Officer

Schedule of Minor Proposed Changes

Section 17.0 Monitoring and Review

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
		17.11 (New Para. 17.12)	Add “, and” at the end of the bullet point reading: “Realistic”.	within Section 17.	
PC021/M	17.0 Monitoring	Existing Para. 17.12 (New Para. 17.13)	In the first sentence change ‘Annual Monitoring Report’ to ‘Monitoring Framework’.	Better reflects that indicators are contained within the Monitoring Framework.	JPU Officer
PC022/M	17.0 Monitoring	Existing Para. 17.13 (New Para. 17.14)	Amend the paragraph to read as follows: “The monitoring of the plan and monitoring framework will be reported in the Joint Annual Authorities’ Monitoring Report (AMR) for West Northamptonshire. Annual Monitoring Reports have been produced for West Northamptonshire in December 2010 and January 2012 to report on key development outputs and outcomes since March 2010 and provide a baseline for the development of this Joint Core Strategy. This report Future reports will cover all the indicators required in the monitoring framework as well as additional contextual indicators to provide a full portrait of West Northamptonshire. In addition, the AMR will allow the Joint Planning Unit and Partner Authorities to provide an update on the development and review of documents in the LDF Local Development Scheme (LDS) or activity in related areas such as the implementation of the Community Infrastructure Levy. The Partner	To reflect changes to the planning system as a reflect of the Localism Act including changes to AMRs and LDFs and Local Plans.	JPU Officer

Schedule of Minor Proposed Changes

Section 17.0 Monitoring and Review

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC023/M	17.0 Monitoring	New Para. 17.15	<p>Authorities of Daventry, Northampton Borough and South Northamptonshire Councils will also be able to add their own local information, including indicators for their own <u>Development Plan Local Plans</u> or updates on Sustainable Community Strategies, <u>Neighbourhood Plans</u> or Masterplans.”</p> <p>Insert a new Paragraph 17.5: “The Joint Authorities’ Monitoring Report does not need to be published at a fixed yearly deadline but must be updated within a period not longer than twelve months. To ensure relevant information is made available to the public as soon as possible, such as significant progress in the development of any Local Development Scheme document or substantial departures from adopted policy, the Joint Authorities’ Monitoring Report will be updated as appropriate and its publication duly advertised.”</p>	Reflect the new provisions to produce an AMR as required. Fits with the intention to produce a Joint AMR in October 2012 to support Submission of the JCS.	JPU Officer
PC024/M	17.0 Monitoring	Existing Para. 17.15 (New Para. 17.17)	<p>Amend the first sentence of the paragraph as follows: “As well as reporting the Monitoring Framework, the AMR will identify where policies need to be amended or replaced, allowing indicating whether the LDSF documents need to undergo review and alteration of necessary.”</p>	To reflect the 2012 Planning Regulations and for consistency with other changes to reference documents in the LDS. Also to clarify the purpose of the AMR by removing the word “allow” which was misleading.	JPU Officer

Schedule of Minor Proposed Changes

Section 17.0 Monitoring and Review

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC025/M	17.0 Monitoring	Existing Para. 17.16 (New Para. 17.18)	In the first sentence capitalise "Joint".	Typographical error.	JPU Officer
PC027/M	17.0 Monitoring	Existing Para. 17.16 (New Para. 17.18)	Add the following to the end of the paragraph: "The housing trajectory is synchronised with the Strategic Housing Land Availability Assessment (SHLAA) to a base-date of April 2011 to demonstrate the realistic supply of potential housing sites in West Northamptonshire to 2026. Detailed projections of supply on identified sites have been considered in a housing technical paper as part of the evidence base for this strategy. Updated versions of the housing trajectory are provided in each AMR."	Reflect the publication of the SHLAA in January 2012 to support the Joint Core Strategy, emphasise that the trajectory is frequently updated and provide reference to technical paper for detailed breakdown.	4633857/JCS_Full/1 062933 / 01 / 69 (Lucas Land and Planning) And 4617921/JCS_Full/1 002485 (South Northamptonshire District Council)

Schedule of Minor Possible Proposed Changes

Section 18.0 / Appendices – List of Appendices

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/A	List of Appendices		Delete the word “Schedule” and replace with “ <u>Delivery Plan Update 2012 – Schedule Extract</u> ”	To update in respect of the Updated IDP.	JPU Officer

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 1 – Plans and Other Strategies Taken into Account in the Preparation of the Joint Core Strategy

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/A1	Appendix 1	National	Add "Allowable Solutions for Zero Carbon Homes: towards a workable framework – Zero Carbon Hub (July 2011)" to the list.	To reflect recent changes to national policy.	JPU Officer
PC002/A1	Appendix 1	National	Add "Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)" to the list.	To reflect recent changes to national policy.	JPU Officer
PC003/A1	Appendix 1	National	Add "Guidance on Transport Assessments – Department for Transport (2007)" to the list.	To reflect recent changes to national policy.	JPU Officer
PC004/A1	Appendix 1	National	Add "Laying the Foundations – the Government's Housing Strategy for England (November 2011)" to the list.	To reflect recent changes to national policy.	JPU Officer
PC005/A1	Appendix 1	National	Add "National Planning Policy Framework (2012)" to the list.	To reflect recent changes to national policy.	JPU Officer
PC006/A1	Appendix 1	National	Add "Planning for Growth - Communities and Local Government: Ministerial statement (25/3/2011)" to the list.	To reflect recent changes to national policy.	JPU Officer
PC007/A1	Appendix 1	National	Add "Planning Policy for Traveller Sites (2012)" to the list.	To reflect recent changes to national policy.	JPU Officer
PC008/A1	Appendix 1	National	Add "The Natural Choice - Natural Environment White Paper (June 2011)" to the list.	To reflect recent changes to national policy.	JPU Officer
PC009/A1	Appendix 1	National	Add "Water for Life - Water White Paper (December 2011)" to the list.	To reflect recent changes to national policy.	JPU Officer
PC010/A1	Appendix 1	Local	Add "Enterprising Northamptonshire -	To reflect recent	JPU Officer

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 1 – Plans and Other Strategies Taken into Account in the Preparation of the Joint Core Strategy

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			Northamptonshire Enterprise Partnership (2011)” to the list.	changes to local policy.	
PC011/A1	Appendix 1	Local	Add “Getting Down to Business - South East Midlands Local Economic Partnership Business Plan April 2012- March 2013” to the list.	To reflect recent changes to local policy.	JPU Officer
PC012/A1	Appendix 1	Local	Add “High Performance Technologies: Northamptonshire - Northampton Enterprise Partnership (2011)” to the list.	To reflect recent changes to local information.	JPU Officer
PC013/A1	Appendix 1	Local	Add “Libraries Review and Strategy April 2012 to March 2015 – Northamptonshire County Council” to the list.	To reflect recent changes to local information.	JPU Officer
PC014/A1	Appendix 1	Local	Add “Memorandum of Understanding: Statement of Co-operation and Partnership South East Midlands Local Economic Partnership/ Northamptonshire Enterprise Partnership (December 2011)” to the list.	To reflect recent changes to local policy.	JPU Officer
PC015/A1	Appendix 1	Local	Add “Northampton Playing Fields Key Issues and Recommendations Report - Neil Allen Associates (2011)” to the list.	To reflect recent changes to local information.	JPU Officer
PC016/A1	Appendix 1	Local	Add “Northamptonshire Local Economic Assessment (2010)” into the list.	To reflect recent changes to local information.	JPU Officer
PC017/A1	Appendix 1	Local	Add “Northamptonshire Transportation Plan (2012)” into the list.	To reflect recent changes to local policy.	JPU Officer
PC018/A1	Appendix 1	Local	Add “SEMLEP Northampton Waterside Enterprise Zone FAQ's - Northampton Borough Council” (2011) to the list.	To reflect recent changes to local policy.	JPU Officer
PC019/A1	Appendix 1	Local	Add “SEMLEP Northampton Waterside Enterprise Zone/ Supporting a regional economy of national	To reflect recent changes to local policy.	JPU Officer

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 1 – Plans and Other Strategies Taken into Account in the Preparation of the Joint Core Strategy

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC020/A1	Appendix 1	Local	significance - South East Midlands Local Economic Partnership/ Northampton Borough Council (2011)” to the list. Add “St. James Employment Area Local Development Order - Northampton Borough Council (2012)” to the list.	To reflect recent changes to local policy.	JPU Officer

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 2 – Evidence Base for the Joint Core Strategy

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/A2	Appendix 2	General	Add "Village Services and Facilities Technical Paper (including 2008 Village Services Questionnaire returns) – Complete – 2011"	Factual update.	JPU Officer
PC002/A2	Appendix 2	General	Amend "West Northamptonshire Annual Monitoring Report 2009/10 – <u>Submitted Complete – 2010</u> "	Factual update.	JPU Officer
PC003/A2	Appendix 2	General	Add "West Northamptonshire Annual Monitoring Report 2010/11 – Complete – 2011"	Factual update.	JPU Officer
PC004/A2	Appendix 2	Transport Related	Add "Northamptonshire County Council: Northampton Corridor Review (including junctions) – Complete – 2012"	Factual update.	JPU Officer
PC005/A2	Appendix 2	Transport Related	Amend as follows: "Highways Agency A45/ M1 Corridor Study, Northampton Growth Management Scheme <u>delivery process, and Partner's A45/ M1 (J15) NGMS Memorandum of Understanding</u> " Replace "In progress" with "Complete - 2012".	Factual update.	JPU Officer
PC006/A2	Appendix 2	Transport Related	Add "Transport Spatial Portrait Paper – Complete – 2011"	Factual update.	JPU Officer
PC007/A2	Appendix 2	Transport Related	Add "Transport Technical Paper: Transport Options – Complete – 2011"	Factual update.	JPU Officer
PC008/A2	Appendix 2	Employment Related	Add "Employment Technical Paper – Complete – 2011"	Factual update.	JPU Officer
PC009/A2	Appendix 2	Employment Related	Add "Population, Households and Labour Force Technical Paper – Complete – 2011"	Factual update.	JPU Officer
PC010/A2	Appendix 2	Employment Related	Add "West Northamptonshire Employment Land Study (WNELS) Update" - "In progress" - "Due July 2012".	Factual update	JPU Officer
PC011/A2	Appendix 2	Employment	Add "West Northants Further Evidence	Factual update.	JPU Officer

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 2 – Evidence Base for the Joint Core Strategy

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
A2		Related	(Employment) – Complete – 2011”.		
PC012/ A2	Appendix 2	Housing Related	Add “Analysis of the Implications of Affordable Rents and Costs Associated with the Delivery of Different Standards of Zero Carbon Housing – Complete – 2012”.	Factual update.	JPU Officer
PC013/ A2	Appendix 2	Housing Related	Add “Housing Technical Paper – Complete – 2011”.	Factual update.	JPU Officer
PC014/ A2	Appendix 2	Housing Related	Add “Latest Linked Housing Trajectory – Complete – Dec 2010”.	Factual update.	JPU Officer
PC015/ A2	Appendix 2	Housing Related	Add “October 2010 Forecast – Complete – Oct 2010”.	Factual update.	JPU Officer
PC016/ A2	Appendix 2	Housing Related	Add “Population & Household Forecasts Methodology Review – Complete – 2011”.	Factual update.	JPU Officer
PC017/ A2	Appendix 2	Housing Related	Add “Population, Households and Labour Force Technical Paper – Complete – 2011”.	Factual update.	JPU Officer
PC018/ A2	Appendix 2	Housing Related	Add “Pre-Submission Joint Core Strategy Population Projections (Dwellings F) – Complete – 2011”.	Factual update.	JPU Officer
PC019/ A2	Appendix 2	Housing Related	Add “September 2010 Forecast – Complete – Sept 2010”.	Factual update.	JPU Officer
PC020/ A2	Appendix 2	Housing Related	Add “Viability Appraisal of Affordable Housing Provision and Developer Contributions in West Northamptonshire – Complete – 2010”.	To correct an omission from the original list.	JPU Officer
PC021/ A2	Appendix 2	Housing Related	Amend “West Northamptonshire Strategic Housing land Availability Assessment – 4 <u>Progress Complete – Due 2014 2012</u> ”	Factual update.	JPU Officer
PC022/ A2	Appendix 2	Housing Related	Add “West Northamptonshire Strategic Housing Market Assessment Update – Complete – 2011”.	Factual update.	JPU Officer
PC023/ A2	Appendix 2	Built and	Add “East Midlands Councils – Low Carbon	Factual update.	JPU Officer

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 2 – Evidence Base for the Joint Core Strategy

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
A2		Natural Environment	Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report – Complete – 2011”		
PC024/A2	Appendix 2	Built and Natural Environment Related	Add “Ground Instability Technical Paper – Complete - 2011”.	Factual update.	JPU Officer
PC025/A2	Appendix 2	Built and Natural Environment Related	Add: “Sequential & Exception Test Technical Note – Complete – March 2011”.	Factual update.	JPU Officer
PC026/A2	Appendix 2	Built and Natural Environment Related	For the West Northamptonshire Water Cycle Strategy (Phase 2 – Detailed Study) change the status to ‘Complete’ and delete the word ‘due’.	Factual update.	JPU Officer
PC027/A2	Appendix 2	Infrastructure Related	Amend as follows: “West Northamptonshire Infrastructure Delivery Plan – In Progress Complete – Due 2011”.	Factual update.	JPU Officer
PC028/A2	Appendix 2	Infrastructure Related	Add “West Northamptonshire Infrastructure Delivery Plan Update – Complete – 2012”	Factual update.	JPU Officer
PC029/A2	Appendix 2	Leisure and Retail Related	Amend “West Northamptonshire Retail Study Update – In Progress Complete – Due 2011”	Factual update.	JPU Officer
PC030/A2	Appendix 2	Leisure and Retail Related	Add “West Northamptonshire Retail Study Update – Complete – 2012”	Factual update.	JPU Officer
PC031/A2	Appendix 2	Daventry - Transport Related	Amend sentence as follows “Daventry to Northampton A45 Corridor Study <u>Note</u> ” in progress <u>June 2012</u> Due March 2014 ”	Factual update.	JPU Officer

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 2 – Evidence Base for the Joint Core Strategy

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC032/ A2	Appendix 2	Northampton - Transport Related	Amend as follows: "Northampton Multi Modal Study (Pre-Submission Joint Core Strategy) <u>Land Use Option Testing Results – Complete & Progress – Due February 2011</u> ".	Factual update.	JPU Officer
PC033/ A2	Appendix 2	Northampton – Housing Related	For Northampton Five Year Housing Land Supply Assessment delete "2009" and replace with "Annual"	Factual update.	JPU Officer
PC034/ A2	Appendix 2	South Northampton shire Council - General	For Towcester Masterplan replace "2010" with "2011"	Factual update.	JPU Officer
PC035/ A2	Appendix 2	South Northampton shire Council - General	For Brackley Masterplan replace "2010" with "2011".	Factual update.	JPU Officer
PC036/ A2	Appendix 2	South Northampton shire Council - General	Amend the completion date of the Roadie Masterplan from "2010" to "March 2011".	Factual update.	JPU Officer
PC037/ A2	Appendix 2	South Northampton shire Council – Transport Related	For the Towcester Transport Study change the status to "Complete" and delete the words "Due March".	Factual update.	JPU Officer
PC038/ A2	Appendix 2	South Northampton shire – Employment Related	Add "South Northamptonshire Economic Development Strategy – Complete – March 2010" to the list.	Factual update.	JPU Officer

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 2 – Evidence Base for the Joint Core Strategy

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC039/ A2	Appendix 2	South Northampton shire – Housing Related	For the Five Year Housing Land Supply Assessment delete “2008” and replace with “Annual”	Factual update.	JPU Officer

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 3 – West Northamptonshire Housing Trajectory

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/ A3	Appendix 3 – Housing Trajectory	Table – Actual Completions 2001/02 – 2009/10	A new column entitled 2010/2011 has been added. The Totals column has been updated to reflect the new column. Table relabelled “A. Completions 2001-2011 and Proposed Trajectory 2011-2026 by District”	The evidence base has been updated to 31/03/2011 to reflect the current plan base date.	JPU Officer
PC002/ A3	Appendix 3 – Housing Trajectory	Table – Projected Completions Trajectory	The first data column entitled 2010/10 has been removed, and the Totals column has been updated to reflect this removal	The evidence base has been updated to 31/03/2011 to reflect the current plan base date.	JPU Officer
PC003/ A3	Appendix 3 – Housing Trajectory	Table – Projected Completions Trajectory	The individual cell data has been updated to reflect the latest information available from developers, current market trends, and future prospects.	The evidence base has been updated to 31/03/2011 to reflect the current plan base date.	JPU Officer
PC004/ A3	Appendix 3 – Housing Trajectory	Add new table – “B. Completions 2001-2011 and Proposed Trajectory by Northampton Related Developm	New table – Completions (by Area) – 2001 - 2011 Subdivision of table A above by area	Request for breakdown from representations.	South Northamptonshire Council 4617921/JCS_Full/1 002485

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 3 – West Northamptonshire Housing Trajectory

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC005/ A3	Appendix 3 – Housing Trajectory	ent Area (NRDA) and Residuals for Daventry District and South Northamptonshire Council Areas” New table (part of B) – Projected Completions Trajectory	New table – Projected Completions (by Area) – 2011 - 2026 Subdivision of table A (part 2) above by area	Request for breakdown from representations.	South Northamptonshire Council 4617921/JCS_Full/1 002485
PC006/ A3	Appendix 3 – Housing Trajectory	Chart showing projected housing completions by Council area (2010-2026) replaced	Chart updated to show latest projections for the whole of West Northamptonshire	The evidence base has been updated to 31/03/2011 to reflect the current plan base date	South Northamptonshire Council 4617921/JCS_Full/1 002485

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 3 – West Northamptonshire Housing Trajectory

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC007/ A3	Appendix 3 – Housing Trajectory	with chart showing the period 2011-2026 New Chart showing projected housing completions by NRDA and residual Council area (2011-2026)	Chart added to allow better monitoring of the NRDA and the residual for Daventry and South Northamptonshire outside the NRDA	The evidence base has been updated to 31/03/2011 to reflect the current plan base date. To provide greater clarity of where the plan is proposing development should be located.	South Northamptonshire Council 4617921/JCS_Full/1 002485

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 3 – West Northamptonshire Housing Trajectory

Revised tables and charts referred to above

A. Completions 2001-2011 and Proposed Trajectory 2011-2026 by District Boundary

Completions
(by District)

	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	Totals
DDC	417	435	266	247	360	295	319	183	174	158	2854
NBC	935	581	753	1353	1554	1802	983	707	360	322	9350
SNC	647	993	431	595	310	257	248	219	258	207	4165
Total	1999	2009	1450	2195	2224	2354	1550	1109	792	687	16369

Projected Completions Trajectory

	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	Totals
DDC	149	203	213	472	550	590	745	855	865	875	845	770	645	665	585	9027
NBC	440	641	859	1024	1125	1170	1492	1555	1425	1436	1589	1417	1271	818	600	16862
SNC	295	305	380	430	485	668	760	760	690	585	540	560	530	540	365	7893
Total	884	1149	1452	1926	2160	2428	2997	3170	2980	2896	2974	2747	2446	2023	1500	33782

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 3 – West Northamptonshire Housing Trajectory

B. Completions 2001-2011 and Proposed Trajectory 2011-2026 by Northampton Related Development Area (NRDA) and Residuals for Daventry District and South Northamptonshire Council Areas

Completions (by Area)

	<u>2001/ 2002</u>	<u>2002/ 2003</u>	<u>2003/ 2004</u>	<u>2004/ 2005</u>	<u>2005/ 2006</u>	<u>2006/ 2007</u>	<u>2007/ 2008</u>	<u>2008/ 2009</u>	<u>2009/ 2010</u>	<u>2010/ 2011</u>	<u>Totals</u>
-											
DDC	417	435	266	247	360	295	319	183	174	158	2854
NRDA	1084	1208	1009	1623	1626	1824	1020	707	360	322	10783
SNC	498	366	175	325	238	235	211	219	258	207	2732
-											
Total	1999	2009	1450	2195	2224	2354	1550	1109	792	529	16369

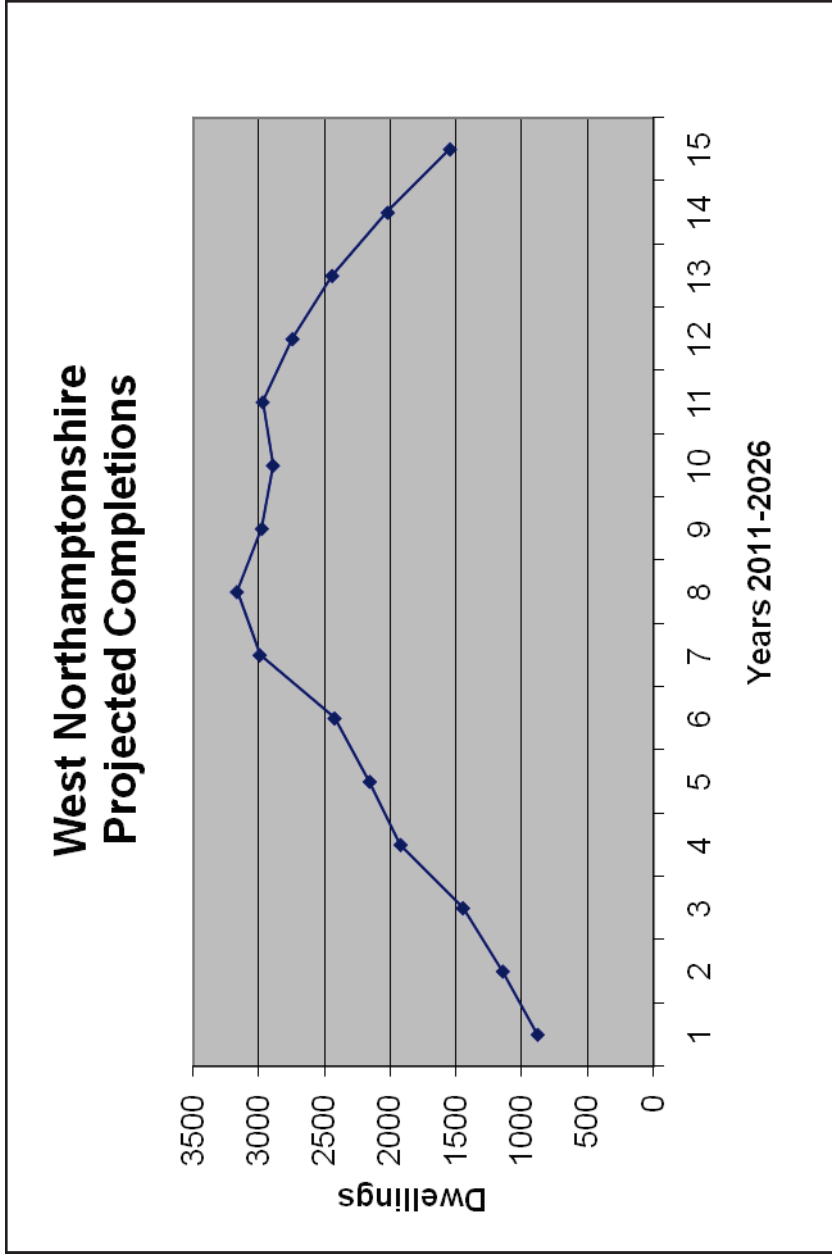
Projected Completions Trajectory

	<u>2011/ 2012</u>	<u>2012/ 2013</u>	<u>2013/ 2014</u>	<u>2014/ 2015</u>	<u>2015/ 2016</u>	<u>2016/ 2017</u>	<u>2017/ 2018</u>	<u>2018/ 2019</u>	<u>2019/ 2020</u>	<u>2020/ 2021</u>	<u>2021/ 2022</u>	<u>2022/ 2023</u>	<u>2023/ 2024</u>	<u>2024/ 2025</u>	<u>2025/ 2026</u>	<u>Totals</u>
-																
DDC	149	203	213	307	345	345	430	465	420	430	425	400	395	415	335	5277
NRDA	440	641	939	1329	1515	1690	2157	2285	2130	2031	2159	1937	1621	1168	850	22892
SNC	295	305	300	290	300	393	410	420	430	435	390	410	430	440	365	5613
-																
Total	884	1149	1452	1926	2160	2428	2997	3170	2980	2896	2974	2747	2446	2023	1550	33782

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 3 – West Northamptonshire Housing Trajectory

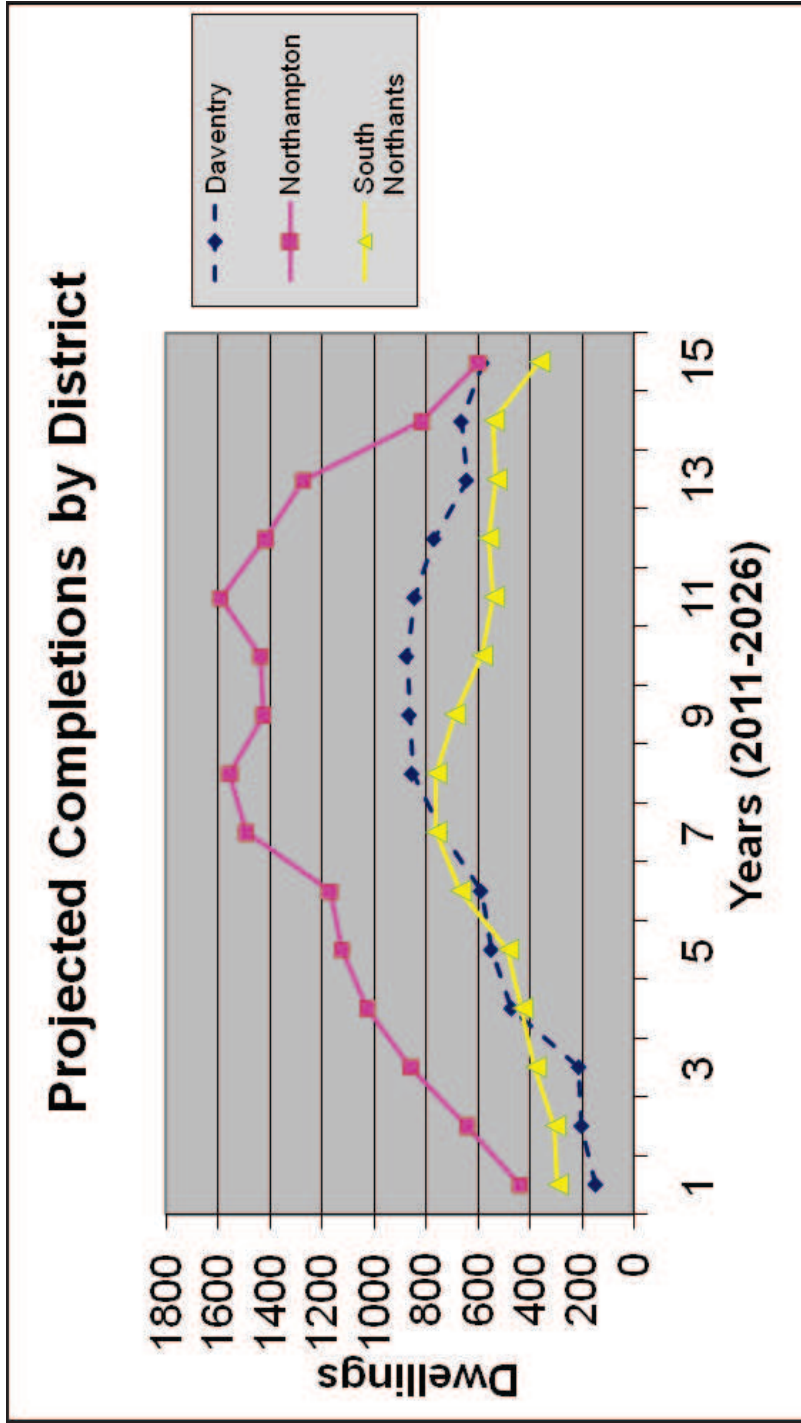
West Northamptonshire Proposed Trajectory



Schedule of Minor Proposed Changes

Section 18.0 / Appendix 3 – West Northamptonshire Housing Trajectory

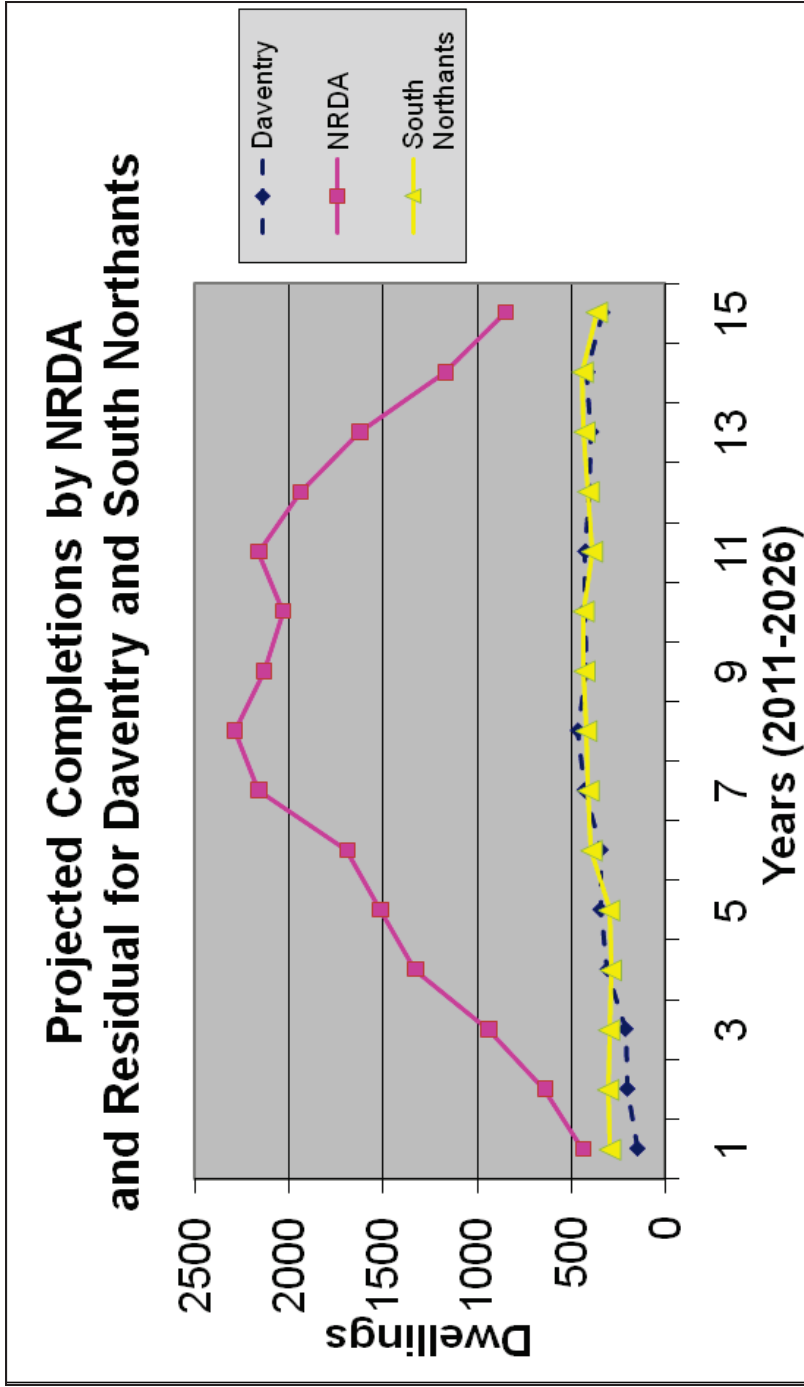
Trajectory based on District Boundaries



Schedule of Minor Proposed Changes

Section 18.0 / Appendix 3 – West Northamptonshire Housing Trajectory

Trajectory by NRDA and Residuals for Daventry and South Northants



Schedule of Minor Proposed Changes

Section 18.0 / Appendix 5 – Saved Local Plan Policies to be Replaced by Joint Core Strategy Policies

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/A5	Appendix 5	Pretext	Add "Northamptonshire County Council" to "The Relevant Development Plans for Northamptonshire County Council, Daventry District Council..."	Factual correction.	JPU Officer
PC002/A5	Appendix 5	Pretext	Add "Northamptonshire County Structure Plan (adopted March 2001)" to the bullet point list.	Factual correction.	JPU Officer
PC003/A5	Appendix 5	New Section	Add a new table to Appendix 5 listing the replacement of Policy SDA1 of the Northamptonshire County Structure Plan with Policy S1 (The Distribution of Development) and Policy S5 (Sustainable Urban Extensions) of the JCS.	Factual correction.	Northamptonshire County Council 4617921/JCS_Full/1 002645
PC004/A5	Appendix 5	Daventry (Policy HS2)	Add "Policy N8 (North of Whitehills SUE)" to the replacement Joint Core Strategy section.	Factual correction.	JPU Officer
PC005/A5	Appendix 5	Daventry (Policy HS25)	Add "Policy H3 (Rural Exception Sites)" to the replacement Joint Core Strategy section.	Factual correction.	JPU Officer
PC006/A5	Appendix 5	Daventry (Policy EM4)	Add "Policy EM4 – Changes of Use of Industrial Estates" to be replaced by "Policy E1 (Existing Employment Areas)".	Factual correction.	JPU Officer
PC007/A5	Appendix 5	Daventry (Policy CM8)	Add "Policy C2 (New Developments)" to the replacement Joint Core Strategy section.	Factual correction.	JPU Officer
PC008/A5	Appendix 5	Daventry (Policy RC2)	Add "Policy RC2 – Retention of Open Space" to be replaced by "Policy RC2 (Community Needs)".	Factual correction.	JPU Officer
PC009/	Appendix 5	Northampton	Add "Policy BN5 (The Historic Environment)" to	Factual correction.	JPU Officer

Schedule of Minor Proposed Changes

Section 18.0 / Appendix 5 – Saved Local Plan Policies to be Replaced by Joint Core Strategy Policies

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
A5		on (Policy E12)	the replacement Joint Core Strategy section.		
PC010/ A5	Appendix 5	Northampton (Policy B13)	Remove infrastructure related to business-use and insert 'Satisfactory residential environment'.	Factual correction.	JPU Officer
PC011/ A5	Appendix 5	Northampton (Policy T14)	Add "Policy C3 (Strategic Connections)" to the replacement Joint Core Strategy section.	Factual correction.	JPU Officer
PC012/ A5	Appendix 5	South Northamptonshire (Policy WFH1)	Remove "Policy WFH1" from Appendix 5.	Factual correction - this policy has yet to be implemented and will remain a Saved Policy.	JPU Officer

Schedule of Minor Proposed Changes

Section 19.0 – Glossary of Terms and Abbreviations

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/G	19.0 Glossary of Terms and Abbreviations	Affordable Housing	Amend the final sentence as follows: "It includes both socially rented, <u>affordable rented</u> and intermediate housing".	Changes in National Planning Policy.	JPU Officer
PC002/G	19.0 Glossary of Terms and Abbreviations	Ancient Woodlands	Amend text as follows: " Ancient Woodlands: <u>These</u> are defined as areas..."	Typographical error.	JPU Officer
PC003/G	19.0 Glossary of Terms and Abbreviations	Application Approved in Principle (AIP)	Delete "- after the title ' Application Approved in Principle (AIP) :- (Remove this dash).	Typographical error.	JPU Officer
PC004/G	19.0 Glossary of Terms and Abbreviations	D2 Assembly and leisure	Amend text as follows: "Town and Country Planning (USE Classes) Order 1987 (as amended) includes <u>Gcinemas</u> , music and concert halls, bingo and dance halls..."	Typographical error.	JPU Officer
PC005/G	19.0 Glossary of Terms and Abbreviations	Development Plan Document (DPD)	Add the following sentence at the end: "Current Local Planning Regulations no longer use the term DPD and refer to Local Development Documents (LDDs) instead."	To reflect changes in Local Planning Regulations	JPU Officer
PC006/G	19.0 Glossary of Terms and Abbreviations	District Centre	Amend text as follows: "A centre that provides a <u>broad diversity of retail</u> uses and a number of facilities to serve the community, such as a group of shops including supermarket or superstore and a range of non-retail services such as banks, building societies, and restaurants, <u>as well as</u> local public facilities	For clarity and to reflect changes in National Planning Policy Guidance.	JPU Officer

Schedule of Minor Proposed Changes

Section 19.0 – Glossary of Terms and Abbreviations

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC007/G	19.0 Glossary of Terms and Abbreviations	Environment Agency	such as a library and health care provision, as defined in PPS4.” Amend text as follows: “ Environment Agency: This is a Public Body that is responsible for protecting and improving the environment of England and Wales, and for protecting communities from the risk of flooding and managing water resources.”	Typographical error.	JPU Officer
PC008/G	19.0 Glossary of Terms and Abbreviations	Interchanges	Amend text as follows: “ Interchanges: Place where passengers or goods are exchanged/transported between two (or more) different types of transport”.	Typographical error.	JPU Officer
PC009/G	19.0 Glossary of Terms and Abbreviations	Local Centre	Amend text as follows: “ Local Centre: A centre that includes a range of small shops and services of a local nature, serving a small catchment. They might typically include a small supermarket, a newsagent, a sub-post office, a pharmacy and take-away, and laundrette as defined in PPS4.”	To reflect changes in National Planning Policy.	JPU Officer
PC010/G	19.0 Glossary of Terms and Abbreviations	Local Development Documents	Insert a definition of Local Development Documents as follows: “ Local Development Documents (LDDs): Any document prepared by a local planning authority individually or with other local planning authorities which deals one or more of the following: <ul style="list-style-type: none"> • the development and use of land; • the allocation of sites for a particular form of development or use; 	To reflect changes in Local Planning Regulations.	JPU Officer

Schedule of Minor Proposed Changes

Section 19.0 – Glossary of Terms and Abbreviations

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<ul style="list-style-type: none"> environmental, social, design and economic objectives relevant to the development and use of land; and development management and site allocations policies which guide the determination of planning applications.” 		
PC011/G	19.0 Glossary of Terms and Abbreviations	Local Development Framework (LDF)	<p>Insert the following sentence at the end of the definition: “The National Planning Policy Framework no longer refers to LDFs and uses the term ‘Local Plan’ instead.”</p>	To reflect changes in National Planning Policy Guidance.	
PC012/G	19.0 Glossary of Terms and Abbreviations	Local Development Orders	<p>Insert a definition of ‘Local Development Orders’ as follows: “Local Development Orders: Local Development Orders are statutory documents that define what land uses may be developed without planning permission.”</p>	To describe the role of Local Development Orders.	
PC013/G	19.0 Glossary of Terms and Abbreviations	Local Plan	<p>Insert a definition of ‘Local Plan’ as follows: “Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies and other planning policies which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which</p>	To describe the role of Local Plans.	

Schedule of Minor Proposed Changes

Section 19.0 – Glossary of Terms and Abbreviations

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC014/G	19.0 Glossary of Terms and Abbreviations	Local Strategic Partnership	have been saved under the 2004 Act.” Remove ‘a’ from the following sentence: “ Local Strategic Partnership: This is a partnership that brings together organizations <u>organisations</u> from public, private, community and voluntary sector in a local authority, ...”	Typographical error.	JPU Officer
PC015/G	19.0 Glossary of Terms and Abbreviations	Localism Act	Insert the following text in regards to the Localism Act: “ Localism Act: This is an Act of Parliament that changes the powers of local governments in England. The act includes provisions for local government finance, town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects.”	Factual update.	JPU Officer
PC016/G	19.0 Glossary of Terms and Abbreviations	National Planning Policy Framework (NPPF)	Insert a definition of the NPPF as follows: “ National Planning Policy Framework (NPPF): This document sets out the Government’s planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.”	Factual update.	JPU Officer
PC017/G	19.0 Glossary of Terms and Abbreviations	Northampton Enterprise Limited	Amend the text as follows: “ Northamptonshire Enterprise Limited Partnership (NELP): A partnership between the public, private and voluntary sectors. Its purpose is	Factual update.	JPU Officer

Schedule of Minor Proposed Changes

Section 19.0 – Glossary of Terms and Abbreviations

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC018/G	19.0 Glossary of Terms and Abbreviations	Open Book Approach	to develop the Northamptonshire economy and support job creation.” Amend the text as follows: “This is a term used to describe the process by which a Local Planning Authority can expect a developer to further submit evidence (i.e. Viability Assessment); when negotiating planning contributions such as Affordable Housing, Infrastructure; etc, in order to demonstrate that the development will be unviable if the contributions are provided.”	Grammatical error.	JPU Officer
PC019/G	19.0 Glossary of Terms and Abbreviations	Planning Policy Guidance Notes (PPGs)	Amend the text as follows: “ Planning Policy Guidance Notes (PPGs): Prepared by the government after public consultation to provide guidance to local authorities on planning policy. These are gradually being replaced by Planning Policy Statements. These documents have now been replaced by the National Planning Policy Framework ”	To reflect changes in National Planning Policy.	JPU Officer
PC020/G	19.0 Glossary of Terms and Abbreviations	Planning Policy Statements	Amend the text as follows: “ Planning Policy Statements (PPS): National planning policy produced by Government, gradually replacing Planning Policy Guidance Notes (PPGs). <u>With the exception of PPS 10 (Planning for Sustainable Waste Management) these documents have now been replaced by the National Planning Policy Framework</u> ”	To reflect changes in National Planning Policy.	JPU Officer
PC021/G	19.0	Strategic	Insert apostrophe at the end of the sentence:	Grammatical error.	JPU Officer

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Section 19.0 – Glossary of Terms and Abbreviations

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
	Glossary of Terms and Abbreviations	Environment Assessment	“The European ‘SEA Directive’ (2001/42/EC) requires a formal ‘environmental assessment of certain plans and programmes, including those in the field of planning and land use.’”		
PC022/G	19.0 Glossary of Terms and Abbreviations	Sustainable Urban Extensions (SUE’s)	Insert the following text in regards to a definition of Sustainable Urban Extensions (taken from Paragraph 5.30 of the JCS): “Sustainable Urban Extensions: These are defined as a planned expansion of a city or town that can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities and when developed at appropriate densities.”	To improve clarity.	JPU Officer
PC023/G	19.0 Glossary of Terms and Abbreviations	Water Cycle Study (Phase 1)	Insert the following text in regards to a definition of Phase 1 of the Water Cycle Study: “Water Cycle Study (WCS) Phase 1: This assessed the potential impacts and constraints associated with the proposed major development areas with regard to the key topics of flood risk, water resources and supply, foul sewerage, waste water treatment, water quality and water-related ecology.”	To improve clarity.	JPU Officer
PC024/G	19.0 Glossary of Terms and Abbreviations	Water Cycle Study (Phase 2)	Insert the following text in regards to a definition of Phase 2 of the Water Cycle Study: “Water Cycle Study (WCS) Phase 2: This is the final detailed water cycle study which updates and extends the Phase 1 outline study.”	To improve clarity.	JPU Officer

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Section 19.0 – Glossary of Terms and Abbreviations

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC025/G	19.0 Glossary of Terms and Abbreviations	West Northampton shire Employment Land Study (WNELS)	Insert the following text in regards to the West Northamptonshire Employment Land Study (WNELS): “West Northamptonshire Employment Land Study (WNELS): This is an assessment of the need and demand for employment land and premises in the West Northamptonshire area.”	To improve clarity.	JPU Officer

Schedule of Minor Proposed Changes

Section 20.0 – Maps and Key Diagram Index

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC001/M K	20 Maps and Key Diagram Index	Figure 2 and Figure 3	<ol style="list-style-type: none"> 1. Remove "Policy RC1" from the notation for "Northampton Town Centre". 2. Delete "Northampton" from the notation for "Existing and Proposed Local Centres Policy No. S2". 3. Remove the "s" from "Daventry Areas of Community Regeneration Policy No D4" 4. Under "Improvement to Road Infrastructure" replace "Daventry to Northampton A45 Corridor Improvement" with "Daventry Development Link". 5. Under "Improvement to Road Infrastructure" replace "Towcester South A5 Bypass" with "Towcester Relief Road". 6. Remove "Northampton Employment Site, Policy No N3 Technology Realm, Northampton North". 7. Move "Weedon Depot Policy No BN6" from "Strategic Employment Sites" to "Built & Natural Environment". 8. Remove "Potential" from "Upper Nene Valley Gravel Pits, Potential SPA Policy No BN4". 9. Remove "Unbuilt Development with planning approval in principle" under "Existing Features". 10. Add "Existing Canals" under "Existing Features". 11. Add the "A428" to the north west of Northampton. 	<ol style="list-style-type: none"> 1-3. Correction. 4-6. For consistency with the rest of the JCS. 7. Correction. 8. Factual update. 9. This notation is unnecessary on the Key Diagram. 10-12. For clarity. 	Daventry District Council 4623361/JCS_Full/1 106037

Schedule of Minor Proposed Changes

Section 20.0 – Maps and Key Diagram Index

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC002/M K	20 Maps and Key Diagram Index	New Figure 3-1	12. Add the "A508" to the north of Northampton. Inset a new enlargement of the Key Diagram as Figure 3-1 to enable the location of Daventry International Rail Freight Terminal to be more clearly seen.	To improve clarity.	Rugby Radio Station Limited Partnership 4641633/JCS_Full/1 097685
PC003/M K	20 Maps and Key Diagram Index	Figure 4	1. Amend the shading for the Sustainable Urban extensions to yellow from orange. 2. Amend the notation for Phase 2 of the Northampton North West Bypass to "Indicative alignment for improvements to Transport Infrastructure (Road)". 3. Amend the Green Space wording in the Legend to read "Indicative Structural Green Space associated with SUEs."	To improve clarity and ensure consistency of wording throughout the JCS.	Daventry District Council 4623361/JCS_Full/1 105941
PC004/M K	20 Maps and Key Diagram Index	Figure 5 and all Inset Maps	1. Add reference on the Proposals Map and all the inset maps to where further details are available about the Minerals Safeguarding Areas as follows: "Note: For further details about the Minerals Safeguarding Areas see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)." 2. Update the flood zones in accordance with updated Environment Agency flood zone maps.	1. To improve clarity. 2. Factual update.	Northamptonshire County Council 4639073/JCS_Full/1 090613
PC005/M K	20 Maps and Key Diagram Index	Inset Map 1	1. Amend the Green Space wording in the Legend to read "Indicative Structural Green Space associated with SUE." 2. Delete the following notations from the	1. To ensure consistency of wording throughout the JCS.	1. JPU Officer 2. Daventry District Council 4623361/JCS_Fu

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Section 20.0 – Maps and Key Diagram Index

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			Legend; District Boundary, Local Nature Reserve, Mineral Safeguarding Limestone, Flood Zone 2 and Flood Zone 3. 3. Show the boundary for Brackley East SUE (Policy B2).	2. The features listed do not appear on the Inset Map. 3. For clarity.	II/1105941
PC006/M K	20 Maps and Key Diagram	Inset Map 2	1. Amend the Green Space wording in the Legend to read “Indicative Structural Green Space associated with SUEs.” 2. Delete the following notations from the Legend: Sites of Special Scientific Interest, Local Nature Reserve, and Mineral Safeguarding Limestone. 3. Show the boundary for Brackley North SUE (Policy B3).	1. To ensure consistency of wording throughout the JCS. 2. The features listed do not appear on the Inset Map. 3. For clarity.	1. JPU Officer 2. Daventry District Council 4623361/JCS_Fu II/1105941
PC007/M K	20 Maps and Key Diagram	Inset Map 3	1. Amend the Green Space wording in the Legend to read “Indicative Structural Green Space associated with SUEs.” 2. Delete the following notations from the Legend: District Boundary, Sites of Special Scientific Interest, Local Nature Reserve, Mineral Safeguarding Limestone, and Area not covered by SUE Policy 3. Amend the SUE boundary to reflect the latest planning proposals for the Towcester South SUE and the conclusions of the Towcester Transport Study 4. Show the boundaries for Policies T2 and T5 on the Inset Map and include in the Legend.	1. To ensure consistency of wording throughout the JCS. 2. The features listed do not appear on the Inset Map. 3. To reflect the latest planning proposals for the Towcester South SUE and the conclusions of the Towcester Transport Study. 4. For completeness.	1. JPU Officer 2. Daventry District Council 4623361/JCS_Fu II/1105941 3. JPU Officer 4. JPU Officer

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Section 20.0 – Maps and Key Diagram Index

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC008/M K	20 Maps and Key Diagram	Inset Map 4	Delete the following notations from the Legend: District Boundary, Sites of Special Scientific Interest, Local Nature Reserve, and Mineral Safeguarding Limestone.	The features listed do not appear on the Inset Map.	Daventry District Council 4623361/JCS_Full/1 10594
PC009/M K	20 Maps and Key Diagram	Inset Map 5	Delete the following notations from the Legend: District Boundary, Sites of Special Scientific Interest, Local Nature Reserve, Potential Wildlife Sites and Mineral Safeguarding Limestone.	The features listed do not appear on the Inset Map.	Daventry District Council 4623361/JCS_Full/1 10594
PC010/M K	20 Maps and Key Diagram	Inset Map 6	<ol style="list-style-type: none"> Amend the Green Space wording in the Legend to read "Indicative Structural Green Space associated with SUE". Delete the following notations from the Legend: Sites of Special Scientific Interest and Mineral Safeguarding Limestone. Change colour of the Local Nature Reserve designation from brown to green and show on the Inset Map. Add a new notation to the Legend and Inset Map: "Local Nature Reserve & Mineral Safeguarding Sand and Gravel" Amend red line allocation to include access road along B4036 to A5. 	<ol style="list-style-type: none"> To ensure consistency of wording throughout the JCS. The features listed do not appear on the Inset Map. For clarity and to correct an omission. For clarity where these features overlap. For clarity regarding required road access upgrade 	<ol style="list-style-type: none"> JPU Officer Daventry District Council 4623361/JCS_Fu ll/1105941 Daventry District Council 4623361/JCS_Fu ll/1105941 JPU Officer JPU Officer
PC011/M K	20 Maps and Key Diagram	Inset Map 7	<ol style="list-style-type: none"> Amend the Green Space wording in the Legend to read "Indicative Structural Green Space associated with SUE." Delete the following notations from the Legend: Sites of Special Scientific Interest, and Mineral Safeguarding Limestone. 	<ol style="list-style-type: none"> To ensure consistency of wording throughout the JCS. The features listed do not appear on the Inset Map. 	<ol style="list-style-type: none"> JPU Officer Daventry District Council 4623361/JCS_Fu ll/1105941

Schedule of Minor Proposed Changes

Section 20.0 – Maps and Key Diagram Index

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC012/ MK	20 Maps and Key Diagram	Inset Map 8	<ol style="list-style-type: none"> Amend the Green Space wording in the Legend to read “Indicative Structural Green Space associated with SUEs.” Delete the following notations from the Legend: Sites of Special Scientific Interest and Mineral Safeguarding Limestone. Amend red line allocation to include access road along Hawksmoor Way to the A428. Add policy reference ‘N7’ and ‘N8’ with respective allocations and show redline allocation at N8 SUE. District boundary notation on inset map shown more clearly in relation to SUE. Show the boundary of Northampton North of Whitehills SUE. 	<ol style="list-style-type: none"> To ensure consistency of wording throughout the JCS. The features listed do not appear on the Inset Map. For clarity regarding required road access upgrade For clarity as two SUE allocations appear on one inset map, & 6. For clarity. 	<ol style="list-style-type: none"> JPU Officer Daventry District Council 4623361/JCS_Fu II/1105941 JPU Officer JPU Officer Daventry District Council 4623361/JCS_Fu II/1105941
PC013/ MK	20 Maps and Key Diagram	Inset Map 9	<ol style="list-style-type: none"> Amend the Green Space wording in the Legend to read “Indicative Structural Green Space associated with SUE.” Delete the following notations from the Legend: Sites of Special Scientific Interest, Local Nature Reserve, and Mineral Safeguarding Limestone. District boundary notation on inset map shown more clearly in relation to SUE. 	<ol style="list-style-type: none"> To ensure consistency of wording throughout the JCS. The features listed do not appear on the Inset Map. For clarity 	<ol style="list-style-type: none"> JPU Officer Daventry District Council 4623361/JCS_Fu II/1105941 Daventry District Council 4623361/JCS_Fu II/1105941
PC014/ MK	20 Maps and Key Diagram Index	Inset Map 10	<ol style="list-style-type: none"> Amend the Green Space wording in the Legend to read “Indicative Structural Green Space associated with SUE.” Delete the following notations from the Legend: Sites of Special Scientific Interest, and Mineral Safeguarding Limestone. 	<ol style="list-style-type: none"> To ensure consistency of wording throughout the JCS. The features listed do not appear on the 	<ol style="list-style-type: none"> JPU Officer Daventry District Council 4623361/JCS_Fu II/1105941 JPU Officer

Schedule of Minor Proposed Changes

Section 20.0 – Maps and Key Diagram Index

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<ol style="list-style-type: none"> 3. Change colour of the Local Nature Reserve designation from brown to green and show on the Inset Map. 4. Expand the Inset Map to show the full extent of the SUE boundary. 	<ol style="list-style-type: none"> 3. For clarity and to correct an omission 4. For completeness and clarity. 	<ol style="list-style-type: none"> 4. JPU Officer
PC015/ MK	20 Maps and Key Diagram Index	Inset Map 11	<ol style="list-style-type: none"> 1. Amend the Green Space wording in the Legend to read “Indicative Structural Green Space associated with SUEs.” 2. Delete the following notations from the Legend: Sites of Special Scientific Interest, Local Nature Reserve, Mineral Safeguarding Limestone, Flood Zone 2 and Flood Zone 3. 	<ol style="list-style-type: none"> 1. To ensure consistency of wording throughout the JCS. 2. The features listed do not appear on the Inset Map. 	<ol style="list-style-type: none"> 1. JPU Officer 2. Daventry District Council 4623361/JCS_Fu II/1105941
PC016/ MK	20 Maps and Key Diagram Index	Inset Map 12	<ol style="list-style-type: none"> 1. Amend the Green Space wording in the Legend to read “Indicative Structural Green Space associated with SUEs.” 2. Delete the following notations from the Legend: Sites of Special Scientific Interest, Local Nature Reserve, Mineral Safeguarding Limestone, and Area not covered by SUE Policy. 	<ol style="list-style-type: none"> 1. To ensure consistency of wording throughout the JCS. 2. The features listed do not appear on the Inset Map. 	<ol style="list-style-type: none"> 1. JPU Officer 2. Daventry District Council 4623361/JCS_Fu II/1105941
PC017/ MK	20 Maps and Key Diagram	Inset Map 13	<ol style="list-style-type: none"> 1. Amend the Green Space wording in the Legend to read “Indicative Structural Green Space associated with SUEs.” 2. Delete the following notations from the Legend: Sites of Special Scientific Interest, Local Nature Reserve, and Mineral Safeguarding Limestone. 3. Amend the northern boundary of the SUE to exclude land and buildings associated with Quinton House School. 	<ol style="list-style-type: none"> 1. To ensure consistency of wording throughout the JCS. 2. The features listed do not appear on the Inset Map. 3. Quinton House School is not part of the SUE proposal. 	<ol style="list-style-type: none"> 1. JPU Officer 2. Daventry District Council 4623361/JCS_Fu II/1105941 3. JPU Officer 4. JPU Officer 5. Multiple representations on the PSJCS

Schedule of Minor Proposed Changes

Section 20.0 – Maps and Key Diagram Index

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
			<ol style="list-style-type: none"> 4. Minor extension to the eastern boundary of the SUE. 5. Extend the Green Space designation eastwards up to the Cross Valley Link Road (CVLR). 6. Delete the Green Space designation from the northern boundary adjoining the A4500. 	<ol style="list-style-type: none"> 4. To be consistent with the planning application submitted by the Homes and Communities Agency. 5. To ensure that development does not extend beyond the CVLR in this location. 6. In recognition that this area does not perform a structural green space function. 	<ol style="list-style-type: none"> 6. JPU Officer
PC018/ MK	20 Maps and Key Diagram	Inset Map 14	<ol style="list-style-type: none"> 1. Delete the following notations from the Legend: District Boundary, Sites of Special Scientific Interest, Local Nature Reserve, Mineral Safeguarding Sand and Gravel and Mineral Safeguarding Limestone. 2. Include the boundary of Policy B1 Employment Area 	<ol style="list-style-type: none"> 1. The features listed do not appear on the Inset Map. 2. For clarity. 	<ol style="list-style-type: none"> 1. Daventry District Council 4623361/JCS_Fu II/1105941 2. JPU Officer
PC019/ MK	20 Maps and Key Diagram	Inset Map 15	<ol style="list-style-type: none"> 1. Delete the following notations from the Legend: District Boundary, Sites of Special Scientific Interest, Local Nature Reserve, Mineral Safeguarding Sand and Gravel and Mineral Safeguarding Limestone. 2. Include the boundary of Policy B1 Town Centre. 3. Show "Area not covered by this Joint Core Strategy" on the Inset Map and on the Legend. 	<ol style="list-style-type: none"> 1. The features listed do not appear on the Inset Map. 2. For clarity. 3. To reflect that the Map includes land which is outside South Northamptonshire's 	<ol style="list-style-type: none"> 1. Daventry District Council 4623361/JCS_Fu II/1105941 2. JPU Officer 3. JPU Officer

Schedule of Minor Proposed Changes

Section 20.0 – Maps and Key Diagram Index

Change ID	Section of the Pre-Submission JCS	Policy/ Paragraph	Proposed Change	Reason for Change	Source of Change (e.g. JPU Officer, Representation Number/ s)
PC020/ MK	20 Maps and Key Diagram	Figure 6	In the Figure title delete the “s” on “Networks”.	District Boundary. For clarity.	Daventry District Council 4623361/JCS_Full/1 106037
PC021/ MK	20 Maps and Key Diagram	New Figure 7	Inset a new Figure 7 in relation to the Upper Nene Valley Gravel Pits Special Protection Area (Policy BN4) to illustrate the 250 metres buffer zone where further assessment will be required in relation to bird sightlines.	To support and give clarity to the revised Policy BN4 to take account of the recommendations of the Habitats Regulations Assessment and the Sustainability Appraisal.	West Northamptonshire Pre-Submission Joint Core Strategy Habitats Regulations Assessment and the West Northamptonshire Pre-Submission Joint Core Strategy Sustainability Appraisal.

1.0 Foreword

The importance of "Strategic Planning" which shapes and makes the places in which people live, work and play cannot be underestimated. The alternative would, in all likelihood, result in an uncoordinated approach through speculative developer-led planning and related applications. This ~~Pre-Submission~~ West Northamptonshire Joint Core Strategy is a key document in ensuring places are shaped and made in a way which meets the needs of the people of today whilst ensuring the needs of future generations are safeguarded.

This document is the first one to be produced in the West Northamptonshire ~~Local Development Framework~~, a suite of planning policy and related documents that will, together, guide the evolution of Northampton, Daventry and South Northamptonshire in the years that lie ahead. It provides a long-term vision for the area with an overall framework in which more detailed plans will be drawn up and decisions made. It contains a broad planning strategy aimed at meeting that vision, and contains core strategic policies, which the Partner Councils - Daventry District, Northampton Borough, South Northamptonshire and Northamptonshire County Councils - believe will provide sound guidance in the years ahead. This ~~Pre-Submission~~ Joint Core Strategy has been prepared in such a way so as to enable it to be disaggregated into three separate local plans, one for each of the partner Borough and District Councils, if that is considered appropriate in the future. ~~The Pre-Submission Joint Core Strategy replaces the Emergent Joint Core Strategy that was published for consultation in July 2009.~~

The whole community has had a real opportunity to positively and collectively influence and improve the way we do things in the future - in the way we use land, we build, and how we shape our environment. ~~Further opportunity to get involved in the planning of our areas is now available through the publication of this Pre-Submission Joint Core Strategy.~~

The involvement of the local community and many other organisations and groups to date has helped the Partner Councils to shape the ~~this Pre-Submission~~ Joint Core Strategy document. All involved in the preparation of it are very grateful for these contributions that have been made throughout the lengthy period the document has been in the making ~~and here is a further opportunity for more input.~~

The Councils consider that the scale of development set out in this Plan to meet the local needs of the area is both realistic and deliverable. We recognise the importance of ensuring the appropriate levels of strategic and local community infrastructure requirements are delivered alongside any future housing growth.

The Localism ~~Bill~~ Act includes a duty to co-operate to ensure that local authorities and public bodies co-operate with each other. The duty is seen by Government as a key element of its proposals for strategic working once Regional Strategies are abolished. The dynamic partnership of Councils and other stakeholders that make up the West Northamptonshire planning partnership are delighted that we have reached this stage in order to protect our communities whilst at the same time meeting future local housing demand and encouraging future economic growth, which is so important to all of us. It strikes the right balance between ensuring the area is planned as a whole whilst also celebrating the diversity of the

distinctive places across the constituent Councils' areas. The Councils remain committed to this co-operative working and where appropriate this will extend to other local authority areas.



Councillor Chris Millar,
Chair of the West Northamptonshire
Joint Strategic Planning Committee

The Representation Arrangements

Table i: The Representations Arrangements

Topic of the representation period	The West Northamptonshire Joint Core Strategy sets out a spatial vision and spatial objectives. It is a spatial strategy to provide spatial policies to deliver sustainable development and to make strategic allocations to 2026.
Stage of plan making	Consultation has been on going from the start of the preparation process. The stages and methods adopted are stated in the partner Councils adopted Statements of Community Involvement.
Purpose and scope of the representation period	The purpose of the representations period is to gain views on the soundness or legal compliance of the Pre-Submission West Northamptonshire Joint Core Strategy under Regulation 27 of the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended 2008).
Consultation bodies	Statutory bodies, local authorities, Town and Parish Councils, strategic partners, utilities companies, other local groups and organisations and the general public have been invited to make representations.

Publication period	<p>The period of representations is for the statutory 6 weeks period commencing on 17 February 2011 to 31 March 2011.</p> <p>Representations using the representation form can be made electronically through the on-line consultation portal at:</p> <p>http://ldfconsultation.westnorthamptonshirejpu.org</p> <p>A link to the consultation portal is also available via the West Northamptonshire Joint Planning Unit website at:</p>
How to respond	<p>www.westnorthamptonshirejpu.org</p> <p>You can email us at:</p> <p>westnorthantsjpu@northampton.gov.uk</p> <p>Alternatively you can write to us at the address set out below.</p> <p>-</p> <p>West Northamptonshire Joint Planning Unit,</p> <p>PO Box 1022, Northampton, NN1 9EA.</p>
Contact	<p>Tel: 01604 837838</p> <p>Fax: 01604 838543</p>

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3.0 Introduction

3.1 This section sets out the introduction to the West Northamptonshire ~~Pre-Submission~~ Joint Core Strategy document. The section explains:

- What the West Northamptonshire Joint Core Strategy is;
- The format of the Joint Core Strategy; and
- The next stages in the Joint Core Strategy preparation process.

What is the West Northamptonshire Joint Core Strategy?

3.2 West Northamptonshire is the area covered by Daventry District, Northampton Borough and South Northamptonshire Councils. It includes the towns of Northampton, Daventry, Towcester and Brackley and all the villages and rural areas within the three Councils' administrative areas.

3.3 The West Northamptonshire Joint Strategic Planning Committee was established by Statutory Instrument[1] in 2008. The Committee is responsible for plan-making in West Northamptonshire. The Committee is supported by the West Northamptonshire Joint Planning Unit (JPU).

3.4 This Joint Core Strategy (JCS) has been prepared by the JPU on behalf of the three Councils of Daventry District, Northampton Borough and South Northamptonshire working together with Northamptonshire County Council.

3.5 The JCS sets out the long-term vision and objectives for the whole of the West Northamptonshire area for the plan period up to 2026, including strategic policies for steering and shaping development. It identifies specific locations for strategic new housing and employment and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development will be limited. It helps to ensure the co-ordination and delivery of other services and related strategies (these strategies are identified in Appendix 1).

3.6 In many areas existing infrastructure is at, or near capacity. The JCS is designed to deliver significant growth in housing and employment but this is dependent on necessary investment being available in a timely way to overcome the deficiencies in supporting infrastructure. The JCS cannot be delivered without key infrastructure as set out in section 11 of this Plan. Public sector finance is likely to be limited, at least in the early phases of the Plan period which means that the effectiveness of the approach to developer contributions set out in this JCS will be fundamental to the successful achievement of the spatial vision and objectives through the spatial strategy. The monitoring and implementation section (Section 17) of the JCS sets out how the JCS will be monitored and reviewed to ensure its objectives are met.

3.7 The Local Strategic Partnerships have identified the aspirations and needs of local people in their Sustainable Community Strategies[2], which together create a long-term vision for the area and set the agenda for the priorities in the Joint Core Strategy.

3.8 The Localism Act 2011 and the Town and Country Planning (Local Planning) (England) Regulations 2012 have introduced a range of changes to the planning system including provisions for the removal of Regional Spatial Strategies, the introduction of Neighbourhood Plans and changes to the former Local Development Framework system in favour of Local Plans. Consequently the Joint Core Strategy now becomes a Local Plan alongside a range of other Local Plans covering different locations or topics. The Joint Core Strategy forms part of the West Northamptonshire Local Development Framework (LDF): a folder of documents that will guide future development and use of land in West Northamptonshire for the Plan period up to 2026. Regard has been had in the preparation of this Joint Core Strategy to the recent planning system reforms and changes have been proposed, where appropriate, to reflect the planning reforms including the National Planning Policy Framework (NPPF). Consequently the Joint Core Strategy is now in full accordance with the policies in the NPPF.

~~3.9 The LDF will replace old style Local Plans and will be used to assess all planning applications. Some Local Plans~~ Subsequent parts of the LDF will provide more detailed development management policies and will also allocate smaller, non-strategic sites for new developments. The West Northamptonshire Local Development Scheme (LDS) [3] approved in June 2012 February 2010 sets out the full list of Local Plans or Local Development Documents (LDDs) that will be produced in West Northamptonshire, who will produce them and when. All Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) produced in West Northamptonshire will have to be in conformity with the JCS. In addition to the Local Plans listed in the West Northamptonshire Local Development Scheme Northamptonshire County Council are responsible for the preparation of the Northamptonshire Minerals and Waste Development Local Plan (previously known as the Minerals and Waste Development Framework or NMWDF). Regard has been had to the NMWDF in the preparation of this JCS. Both when promoters are preparing development proposals and when local planning authorities are considering planning applications regard should be had to the content and requirements of the NMWDF.

3.10 When considering development proposals the relevant Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development will be approved and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in other local plans and neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the appropriate Council will grant permission unless material considerations indicate otherwise - taking into account whether:

- o Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- o Specific policies in that Framework indicate that development should be restricted.

~~3.1140~~ European and national legislation requires local planning authorities to undertake a Sustainability Appraisal, a Strategic Environmental Assessment and a Habitats Regulations Assessment (also known as an Appropriate Assessment) of the JCS. These documents form part of the evidence base that supports this Plan. All the Sustainability Appraisal/ Strategic Environmental Assessment and Appropriate Assessment documents for West Northamptonshire are listed in Appendix 2 of this Joint Core Strategy.

~~3.1244~~ The JCS is required to comply with national and regional policies but should not repeat them. References are provided to Government policy documents, the evidence base, technical papers and the spatial objectives throughout the document. The list of Plans and Other Strategies Taken into Account in the Preparation of the Joint Core Strategy is included in Appendix 1 and the list of the Evidence Base for the Joint Core Strategy is included in Appendix 2 of this Joint Core Strategy.

~~3.1342~~ The JCS is a high level strategy and most of the policies in the currently adopted Local Plans[4] will continue to apply. However, some of the policies in these plans are of a

more strategic nature and will no longer be relevant following the adoption of this JCS. Although this strategy will have limited effect on the adopted Local Plans' proposals maps, there are a few instances where these maps will change. The superseded policies and the changes to proposals maps are listed in Appendix 5.

3.1413 As of 27 September 2007, some Adopted Local Plan policies ceased to be "saved" (see Appendix 5 for details). Eventually, all the policies of the Adopted Local Plans will be replaced by new Local Plans ~~the DPDs that make up the WN LDF~~. Policies will not be replaced all at once; ~~as there will be the WN LDF is a series of separate Local Plans DPDs~~. Thus, as each document is produced, further existing Adopted Local Plan policies will, if appropriate, be replaced and, therefore, will no longer be "saved". Planning decisions will continue to be made in accordance with "saved" Adopted Local Plan policies until such time as they are replaced or revoked, or they are not consistent with the National Planning Policy Framework.

1. The West Northamptonshire Joint Committee Order 2008 No 1572 [\[back\]](#)
2. Daventry District Local Strategic Partnership:2010. Sustainable Community Strategy for Daventry District 2010-2026 Northampton Local Strategic Partnership:2008. Northampton Sustainable Community Strategy 2008-11 South Northamptonshire Local Strategic Partnership: 2010. South Northamptonshire Sustainable communities Strategy 2010-2015. [\[back\]](#)
3. West Northamptonshire Local Development Scheme: ~~June 2012-February 2010~~ [\[back\]](#)
4. Daventry District Council: Adopted Daventry District Local Plan (June 1997) and Saved Policies (September 2007) Northampton Borough Council: Adopted Northampton local Plan (June 1997) and Saved Polices (September 2007) South Northamptonshire Council: Adopted South Northamptonshire Local Plan (October 1997) and Saved Policies (September 2007) [\[back\]](#)

The Format of the Joint Core Strategy

3.1514 The format of this JCS is as follows:

- Section 4 is the spatial portrait which gives an overview of West Northamptonshire's characteristics, the issues that arise from this and lead to the identification of the Vision and Objectives for this Plan.
- Section 5 sets out the Spatial Strategy for the Plan - the big picture of "where" and "when" we want activity, development and investment to be over the period to 2026. This includes the roles and relationships of the settlements, the hierarchy of centres and the distribution of development.
- Sections 6 - 11 set out the policies that apply to the whole of the plan area - the West Northamptonshire-wide policies. These policies cover: connections, regenerating and building communities, economic advantage, housing, built and natural environment, and, infrastructure and delivery.
- Sections 12 - 16 set out the policies and proposals for the places in West Northamptonshire. These policies cover: the towns of Northampton, Daventry, Towcester and Brackley; and the rural areas.
- Section 17 sets out the Implementation and Monitoring Framework - outlining "how" the plan will be monitored and reviewed to ensure that its objectives are met.
- The Context Map, Key Diagram and the Proposals Map are included in Section 20 of the JCS. The purpose of the Key Diagram is to present the spatial policies in the JCS

in a diagrammatic form. The purpose of the Proposals Map is to identify areas of protection, areas at risk of flooding and sites allocated for particular land use and development proposals to which specific policies apply.

3.1645 Every effort has been made to make the document as clear as possible with little reference to ~~planning guidance and national~~ policy statements. However, it does contain some technical language so there is a Glossary of Terms and Abbreviations in Section 19 to help readers with the range of new terms that have been introduced. Where appropriate footnotes are also included at the bottom of each page of the JCS.

3.1746 The JCS should be read as a whole. All policies are interrelated and must be read together to understand their combined effect as a strategy. Unless otherwise stated, they apply across the whole plan area and are designed to encourage, facilitate and manage development that makes a positive contribution to West Northamptonshire and its component areas.

The Next Stages in the Joint Core Strategy Preparation Process

3.1847 The outcome of ~~the Changes to the this~~ Pre-Submission JCS consultation will lead to the preparation of the Submission JCS by ~~November 2012 June 2014~~. The Submission JCS will be ~~published for comment at the same time as being~~ submitted to the Planning Inspectorate for consideration at a Public Examination. The independent Public Examination will test the "soundness" of the JCS and consider representations on the basis of whether the plan is sound. ~~Subject to the timing of the enactment of the Localism Bill which may change the nature of the Inspector's Report and the final stages of plan preparation, t~~ The Inspector appointed by the Secretary of State to conduct the Examination will produce a report with recommendations ~~which will be binding~~. Any changes recommended ~~required~~ by the Inspector will be incorporated and then the JCS will be adopted. The adoption of the JCS will be advertised. It is expected that the JCS will be adopted in October 2013 ~~May 2012~~ and published shortly afterwards.

4.0 Spatial Portrait, Vision and Objectives

4.1 This section sets out the spatial portrait of West Northamptonshire, the vision we have for the future of the area and the objectives we will follow to achieve that vision.

4.2 The spatial portrait describes where we are now - it gives an overview of West Northamptonshire's characteristics and the challenges that arise from those characteristics.

4.3 The vision describes what we want for the area in the future and how we see the area will develop and move forward. The objectives set out how we will achieve our vision and provide specific direction to the policies of this Joint Core Strategy (JCS).

Spatial Portrait - Where we are now

The Spatial Context

4.4 [Figure 1 in Section 20 at the end of this Plan shows the West Northamptonshire Context Map.](#)

4.5 West Northamptonshire is located within the southern part of central England. It covers a large geographical area and encompasses the administrative areas of Northampton Borough Council, Daventry District Council and South Northamptonshire Council in the County of Northamptonshire. The area includes four towns: Northampton, Daventry, Towcester and Brackley and the extensive rural areas within South Northamptonshire and Daventry Districts incorporating over 190 villages.

4.6 There are strong connections between Daventry, South Northamptonshire and Northampton areas, reflected in significant household and travel to work movements between the settlements in these areas. To the east, travel links to Kettering and Corby are weaker although Wellingborough has strong links with the Northampton area. There are also significant commuter flows into Milton Keynes from Northampton and South Northamptonshire.

4.7 West Northamptonshire has excellent connections to the rest of the country and to mainland Europe. The area benefits from key strategic transport infrastructure including linkages to the M1, M40, M6, the Haven Ports and the West Coast Mainline, Chiltern and Midland Mainline railways. The area is often described as being at the crossroads of the M1 north-south route and the A14/ M6 east-west route.

4.8 West Northamptonshire is within the influence of Greater London and Birmingham, the country's two largest cities. Travel times from Northampton to both London and Birmingham by train are only one hour. For air travel most passenger journeys by residents and businesses in West Northamptonshire are made from major gateway airports at London and smaller regional airports at East Midlands, London Luton or Birmingham International. Whilst both East Midlands Airport and London Luton Airport are accessible by car within one hour's journey time from Northampton there are limited rail connections to both destinations.

4.9 For shopping, Northampton town centre together with its retail parks is the main attractor for the majority of West Northamptonshire residents and for some residents of areas beyond. However, there is a pull from Milton Keynes in the southern part of the West Northamptonshire area for town centre shopping and likewise from Banbury and Rugby for the western parts of the West Northamptonshire area. Northampton, as the County town, is also the focus for major services and facilities for the surrounding towns including those beyond West Northamptonshire such as Wellingborough, Kettering and Rushden.

The West Northamptonshire Area

4.10 West Northamptonshire has an overall population of 377,900 people (Office of National Statistics 2009 mid-year estimate). Whilst the land area is predominately rural, 55% of this population live within the urban area of Northampton. The majority of residents from South Northamptonshire and Daventry districts live in the rural areas outside the market towns of Brackley, Daventry and Towcester.

4.11 The area presently has an above average youth population and a below average older population, however population projections indicate that the proportion of elderly people within the population is likely to rise.

Northampton

4.12 Northampton, as the County town for Northamptonshire, is the area's main employment, retail and cultural centre. It has a population of over 210,500 people (Office of National Statistics 2009 mid-year estimate). In 1965 Northampton was designated as a New Town and planned expansion was carried out between 1968 and 1985 by Northampton Development Corporation. Consequently the population of the town steadily grew from about 100,000 in the early 1960s.

4.13 The town is home to well known companies such as Carlsberg, Avon Products, Barclaycard, Nationwide Building Society and Panasonic. In August 2011 Northampton Waterside was awarded Enterprise Zone status following a bid submitted by the South East Midlands Enterprise Partnership (SEMLEP). Northampton is also the focus for learning in the area and is the home of University of Northampton and Northampton College, with Moulton College lying immediately to the north of the town. Northampton town centre provides the main services and facilities, health care and retail offer for the wider population of Northamptonshire.

Daventry

4.14 Daventry is a market town with a population of around 25,000. The town experienced significant expansion in the 1960s and 1970s as a result of its designation as an overspill town for Birmingham, although the level and speed of growth did not occur as expected in this period.

Towcester

4.15 Towcester is the oldest town in Northamptonshire with a population of about 10,000. The town experienced significant housing expansion in the 1980s. Towcester residents predominantly travel to either Northampton or Milton Keynes for work and shopping (other than food shopping). Towcester has an historic and attractive town centre but is adversely affected by congestion and poor air quality on the A5.

Brackley

4.16 Brackley is an attractive historic market town. It has a population of about 14,000 and has experienced extensive housing expansion over the last 20 years. Brackley residents are increasingly travelling to the neighbouring larger towns of Banbury, Oxford and Milton Keynes for employment and shopping and the town centre is declining. Brackley does however have major motorsport employment.

Jobs

4.17 West Northamptonshire, being a diverse area, has a broad economic base. Historically the economy of the area was agriculturally based with manufacturing predominantly at the towns, particularly Northampton. Whilst farming still accounts for much

of the land use it represents a very small percentage of the employed population. However, the agricultural sector remains an essential part of the local economy and it is important that farming and farmers are encouraged to be more competitive and more sustainable. Today manufacturing is in decline and jobs are largely in the office, technology, warehousing and service industries.

4.18 Outside the urban areas rural diversification is significant in supporting the economy of the rural communities, with small industrial units often containing high occupancy rates. The visitor and tourism economy is also a strong source of employment, particularly in South Northamptonshire District.

4.19 Northampton accounts for nearly 70% of jobs in West Northamptonshire, whilst Daventry town and its district account for a further 18%. The remaining 12% is generated from South Northamptonshire district. Silverstone Circuit plays an important role in South Northamptonshire's economy. Internationally renowned for motor racing it straddles the boundary with Aylesbury Vale and is both a year round tourist attraction and a significant employer with a focus on knowledge based research and high technology motorsport related industry. Motorsport and high performance engineering has broadly influenced the economy of the whole area.

4.20 Given West Northamptonshire's central position in the country and its excellent rail and road network (particularly north-south and less so east-west) there has been a strong growth in the warehouse sector. In particular Daventry International Rail Freight Terminal (DIRFT) serves as a strategic location for storage and distribution. Further demand for storage and distribution premises remains high.

4.21 Creation of office jobs in West Northamptonshire has been high in the last 10 years or so and has largely been associated with Northampton. Between 2001 and 2008 Northampton Borough added just over 3,000 new office sector jobs, South Northamptonshire 2,300 new office sector jobs (largely related to Grange Park which is located on the southern edge of Northampton) and Daventry District 1,300 new office sector jobs.

4.22 The growth in office jobs has mainly been through growth in the public sector rather than in the private commercial sector and much of this growth is centred on Northampton as the principal town for the area. Between 2001 and 2008 public sector office jobs in Northampton grew from just under 3,000 to 5,000. The anticipated reduction in public sector spending in 2010 could have a significant impact on the number of public sector office jobs within the local economy for the next few years.

Homes

4.23 The four main towns in West Northamptonshire have all experienced considerable housing growth over the years in order to support viable, sustainable and mixed communities. Housing stock varies greatly from older, traditional housing to modern, contemporary forms. Some specific neighbourhoods in Northampton and Daventry are in need of housing improvement.

4.24 Whilst there are some areas of high house prices within the West Northamptonshire area, affordability is relatively good in comparison with national house prices. Between April 2008 and March 2009 48.3% of all properties sold were priced between £125,000 and

£200,000^[1]. Average house prices in Northampton Borough are below the national average, peaking at around £175,000 in 2007 and dropping to £130,000 in 2009. Daventry and South Northamptonshire Districts have above the national average house prices with both areas peaking at around £270,000 in 2007 and dropping to £200,000 in Daventry District and £230,000 in South Northamptonshire in 2009.

4.25 The West Northamptonshire Strategic Housing Market Assessment 2009 identified that nearly 20,000 households across West Northamptonshire are unsuitably housed, amounting to 13.8% of all households (which compares closely to the national average). Unsuitably housed households occur more predominantly in the urban areas whereas the rural areas and villages show very low levels of unsuitably housed residents. In terms of overcrowding in 2001 4.8% of all households in West Northamptonshire were over-crowded^[2]. Although this was slightly higher than average for the East Midlands at around 4.4% it was lower than the average for England and Wales at 6.9%.

1. West Northamptonshire Strategic Housing Assessment, 2009 [\[back\]](#)
2. 2001 Census of Population (Office for National Statistics) [\[back\]](#)

Movement

4.26 In Northampton, 80% of people both live and work within the Borough, with the majority of trips being less than 5km. However, 61% of these journeys are made by car adding almost 59,000 trips on the road network. The trips made outside of the Borough are to a number of locations, including Milton Keynes, with public transport presently only making up 4% of these inter-urban trips.

4.27 In Daventry District 48% of residents live and work within the District. Whilst many residents commute to Northampton only 4% of these trips are made by bus.

4.28 Both South Northamptonshire and Daventry Districts are largely rural and the predominant mode of transport is by private car with public transport being limited in the rural areas. Almost 90% of trips generated from Daventry and Northampton are contained within the County of Northamptonshire, whereas 32% of people travel outside of the County from South Northamptonshire for either employment or other services and facilities. Key destinations include Banbury and Milton Keynes. Only 1% of trips to Milton Keynes are by public transport.

4.29 The West Northamptonshire area is one of generally high car ownership and residents appear to use the private car as the preferred mode of travel. This is reinforced by a poor public transport network in terms of destination choice, frequency, vehicle comfort, interchanges and signs. This over-reliance on the private car is leading to increased congestion on many of the area's roads.

Community Regeneration

4.30 The West Northamptonshire area is generally an affluent one; however, there are pockets of deprivation. Northampton Borough contains significant pockets of deprivation in central and eastern areas, with 16 wards that are among the most deprived 20% in the country. There is also a small pocket of deprivation in Daventry town. Consequently there are a number of social and economic issues facing some neighbourhoods and communities where

regeneration intervention is required. Towcester and Brackley do not have any localised areas of deprivation in their urban areas.

4.31 In the rural areas many traditional rural jobs no longer exist and residents are increasingly commuting long distances to urban areas for work. In addition, access by public transport to services and facilities in larger towns is often limited. House prices have risen dramatically in the last ten years, which has meant that many village properties are now unaffordable for local people. The overall appearance of wealth in the rural areas masks pockets of rural deprivation.

Town Centres

4.32 Northampton town centre has many good attributes, not least its historic buildings, but is in need of regeneration and new investment to improve the town centre experience. Regeneration of the Beckett's Park area is already underway with the creation of a recreation and leisure development to include a marina at the centre of two navigations, the River Nene and the Grand Union Canal. The project will bring access to the riverside environment close to the town centre and create a tourist attraction in its own right.

4.33 Redevelopment of the town centre and its increasingly out-dated Grosvenor Centre and Greyfriars Bus Station is seen as key to Northampton town centre's future performance as a regional destination of choice. The programme for the Grosvenor Centre redevelopment and expansion is underway and a planning application is anticipated in Autumn ~~2014~~ 2012.

4.34 Northampton town centre is the location for higher level services and facilities. There is a long held view that the provision of some services and facilities in West Northamptonshire has not kept pace with a growing population. Residents are concerned that new development should come hand in hand with the necessary supporting infrastructure.

4.35 Daventry town centre is in need of some regeneration but not on the same scale as Northampton. Daventry has seen recent investment and new buildings (such as the iCon) which have brought a renewed vitality, but continued improvement to the environment and the quality of its town centre experience is required so it can fully achieve its potential and compete more directly and successfully with the town centres of Rugby and Banbury. Daventry District Council is developing a Daventry Masterplan which will cover the whole town and facilitate the regeneration of the town centre.

4.36 Towcester and Brackley function as rural service centres for their large rural areas and operate well within this role. There are well advanced plans for the regeneration of the Moat Lane part of Towcester's town centre that will assist in enhancing its vitality and viability in the future. Town centre revitalisation for Brackley will be required to ensure the town's continued improvement as local service provider. Masterplans for both Towcester and Brackley town centres have been ~~are being~~ prepared by South Northamptonshire Council to direct regeneration proposals.

Sport and Leisure

4.37 As the hub of West Northamptonshire Northampton is home to a range of high quality professional sports clubs (including rugby union, football and county cricket) and cultural facilities (including two theatres, museums and gallery space). Northampton's

extensive network of parks and open spaces provides an important resource for both residents and visitors.

4.38 Daventry is proud of its country park and the greenspace at Borough Hill, whilst Towcester can boast the nationally protected Easton Neston Historic Park and Towcester Racecourse. Brackley has local facilities for leisure and recreation, but would benefit from additional open space, play areas and sports pitch provision.

4.39 The River Nene flows through West Northamptonshire and close to the southern edge of Northampton town centre. It provides a rich resource for water sports, nature conservation and informal recreation. The area also benefits from the historic Grand Union Canal as a cultural, recreational and wildlife asset. The countryside around the West Northamptonshire towns is itself a wider recreational resource.

4.40 Silverstone Circuit is a year round international sporting attraction and the home of Formula 1 until at least 2026. It draws motorsport enthusiasts from all over the country and beyond and reinforces the area's long tradition in the motor sports industry. It has potential to be a major economic driver through sport based tourism and high technology companies.

4.41 The towns and rural areas within West Northamptonshire have a rich heritage. There is a wealth of listed buildings and conservation areas within the towns and villages as well as numerous archaeological sites. The many historic houses and associated historic parks and gardens are a significant feature of the countryside and in many cases provide a valuable tourism asset.

Future Opportunities

4.42 West Northamptonshire clearly has much to commend it but there are regeneration opportunities for our town centres and the potential to create successful and sustainable communities and a high quality living environment fit for the 21st century and beyond.

4.43 The key policy directions and strategic development proposals within the JCS will be the drivers to focus new development to the best advantage of the area for its existing resident population and also for future residents, businesses and visitors.

Climate Change

4.44 Development that aims to secure sustainable communities is designed to minimise its impact on the environment and so combat climate change. A realistic and serious response to meeting climate change objectives must be made through the JCS direction on policies. Larger scale developments, including Sustainable Urban Extensions (SUEs), provide the opportunity to secure exemplary standards of design, renewable or low carbon energy generation and through the location of development reduce the need to travel. All development proposals will need to fully consider climate change adaption to meet the vision of sustainable development.

Infrastructure and Development

4.45 Historically the provision of infrastructure within West Northamptonshire has failed to keep pace with and fully support a growing population. Elements of the existing infrastructure in the area are already at or close to capacity.

4.46 Accommodating planned development in the area will require an increase in the capacity of the existing infrastructure. Significant investment is needed in public transport, new roads, utilities (including trunk sewer improvements and increasing the capacity of water treatment facilities), health, education and emergency services. There is also a requirement for investment in social infrastructure such as cultural and community facilities, children's play spaces and libraries, in order to build sustainable communities. It is critical that necessary infrastructure is provided in a timely manner.

Connections

4.47 It is important for economic prosperity and quality of life that people can easily reach important facilities such as education, employment, healthcare facilities, shops and leisure attractions. At present there are high numbers of car journeys within and between urban areas, leading to increasing road congestion.

4.48 Traffic congestion must be addressed and new developments must be well connected to towns and services by a choice of transport options, giving priority to public transport, walking and cycling. Connections between settlements in West Northamptonshire should also be reinforced.

Protecting and Building Communities

4.49 Within the rural areas sustainable communities must be maintained, enhanced and protected as vital places providing homes and jobs balanced against the need to protect the built and natural environments that are so highly valued.

4.50 In the larger urban areas the policies within the JCS must address issues of inadequate accessibility to employment and services as well as poor social environments.

Supporting Town Centres

4.51 The Central Area Action Plan, produced by Northampton Borough Council, together with the JCS must work together to ensure that planning policies for Northampton central area actively support regeneration projects. The Grosvenor Centre/ Greyfriars project in particular, amongst a range of redevelopment opportunities such as those provided by the designation of the Waterside Enterprise Zone, is key to Northampton town centre's regeneration and will ensure Northampton takes its place as the county town and destination of choice.

4.52 There are strong aspirations for Daventry's town centre to grow and develop to support regeneration allied to the town's growth and as supported through Daventry District Council. Town centre revitalisation at Towcester and Brackley are also firmly supported by South Northamptonshire Council to ensure they continue to develop as successful town centres delivering services and facilities to their communities and surrounding villages. These aims must be supported and policies within the JCS must ensure they can be delivered.

The Economy

4.53 The area is attractive to the warehouse and storage industry due to the excellent road and rail connections. However, it is important that the area does not become over-reliant on one employment sector and continues to provide diverse employment opportunities for its residents. The economic downturn has adversely affected jobs growth in West Northamptonshire. Provision must be made through the JCS to ensure a range of job opportunities can be delivered which takes account of job losses.

4.54 The economy of the rural areas must be supported and rural diversification encouraged whilst respecting the environmental quality and character of the rural areas. The JCS will help to secure a diverse and vibrant economy, with dynamic town centres that support rural economic development through a range of local employment opportunities to meet the needs of the existing and new population.

Educational Attainment

4.55 Northampton and Daventry anticipate a growing student population in their schools and colleges. The University of Northampton also anticipate more students.

4.56 Excellent educational provision for our resident population must be supported to encourage high educational attainment within our schools and allowing school leavers the opportunity to take advantage of higher learning at the University of Northampton and vocational colleges. In addition, it is noted that many graduates presently leave the West Northamptonshire area for jobs elsewhere. Job opportunities within West Northamptonshire must be provided to meet aspirations and retain graduates and those with higher qualifications as a vital part of our economy.

Housing

4.57 Quality and affordable housing must be delivered to create balanced communities and to meet the current and future needs of our communities, taking into account mix, size and tenure and including the requirements for specialised accommodation. Housing should be sustainable, flexible and well designed.

Green Infrastructure

4.58 West Northamptonshire has a large rural area and its urban areas have important parks and gardens and an existing green infrastructure including valuable wetlands. Policies within the JCS are required to protect and enhance the existing green infrastructure network and add to it wherever possible. A positive response to green infrastructure will improve levels of biodiversity and help to progressively reduce the impact of climate change.

Design

4.59 West Northamptonshire has a strong cultural heritage shown in its built form and its landscape context. There are numerous conservation areas and listed buildings in both the rural and urban areas.

4.60 This valued historic character must be protected without stifling new and innovative design. Our aim is to create an inspiring place to live and work in both urban and rural places. Design must also incorporate sustainable building techniques to help combat climate change and community safety principles to help reduce the opportunity for crime and make our places safer.

Spatial Vision - where we want to be

4.61 The Spatial Vision is a vision of where we want to be. Our vision for West Northamptonshire is to embrace new development and the benefits it can bring for regeneration, whilst retaining and improving what is good about the area.

The Joint Core Strategy Vision

In our vision of the future...

.....the area will form an outstanding UK location of choice for diverse employment opportunities, high academic and vocational educational attainment, high quality housing for all and a superb quality of life for its communities. The area will blend the best of modern cultural urban living with an enhanced network of green spaces and high quality parks and gardens. The rural areas will include vital and tranquil villages within its rolling landscapes. The area's proximity to London and connections to other parts of the UK and beyond will continue to be a great economic strength. The area will be a national example of low environmental impact development in response to climate change and high biodiversity and habitat protection.

With new development focused on the four towns of Northampton, Daventry, Towcester and Brackley regeneration initiatives and successful and expanded economies will flourish. Communities will be diverse and sustainable and social cohesion and integration will be strong. Services, facilities and infrastructure will support the communities adding to the quality of life, and supporting their residents and visitors.

Northampton as the principal urban area will be a beacon of high quality urban design with an outstanding public realm. It will successfully blend its distinctive historic character with innovative new development both of which will enhance its riverside setting. It will be repositioned as the key economic driver at the cultural heart of Northamptonshire. It will enhance its role as the leading retail, entertainment, employment, health and learning centre, based upon a thriving mixed economy and the services it offers, with continuing pride in its theatres, museums and professional sports teams. Northampton will provide the focus and heart for its well integrated neighbourhood communities. Northampton will be linked with the reinvigorated towns of Daventry, Towcester and Brackley.

Daventry will be a vibrant historic market town with a population approaching 40,000. It will offer a thriving town centre which values its historic assets, with attractive retail and leisure opportunities, high quality public realm and a robust commercial core moving strongly towards a well developed office sector. Local economic strengths in engineering and sustainable construction will have been developed. It will provide an

enhanced walking and cycling environment throughout the town and it will have strong connections with Northampton.

Towcester will have a successful historic town centre that is the focus of its rural catchment. The town will retain its visual and physical connections to the landscape through Easton Neston Park, nearby watermeadows and Towcester Racecourse. It will provide a diverse economy based on high technology, tourism and leisure.

Brackley will be the major service provider for the residents of the town and the surrounding countryside. It will provide knowledge based, research and high technology based jobs and leisure facilities as well as a distinctive and vibrant historic town centre which will offer both retail opportunities and community services and facilities.

Silverstone Circuit will continue to be at the pinnacle of international motor sport venues. It will foster high technology motor sport business at the forefront of technology with a motorsport cluster located nearby.

Daventry International Rail Freight Terminal (DIRFT) will maintain its role as an internationally significant centre for rail connected strategic distribution. It will be exemplary in the field of sustainable logistics with links to the University of Northampton. It will be well connected by public and sustainable transport to the surrounding workforce.

Our rural areas will support a network of vibrant rural communities. Villages will retain their local distinctiveness and character, providing affordable homes for local people set within a beautiful landscape. The countryside will support a diverse rural economy including leisure and tourism through its waterways, country houses, parks and woodlands.

Spatial Objectives - How we get there

4.62 To ensure our vision is achieved, the following 16 ~~15~~ Spatial Objectives have been identified and provide specific direction to the policies of the JCS.

4.63 To enable us to monitor how effectively the objectives (and therefore the vision) ~~is~~ are being achieved; specific targets have been set for each objective. More detail regarding the targets can be found in the Monitoring and Implementation Framework in section 17 of this JCS.

Objective 1 - Climate Change

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

- **Promoting sustainable design and construction in all new development;**
- **Ensuring strategic development allocations are located and designed so as to be resilient to future climate change and risk of flooding;**

- Encouraging renewable energy production in appropriate locations; and
- Ensuring new development promotes the use of sustainable travel modes.

Objective 2 - Infrastructure and Development

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

Objective 3 - Connections

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

Objective 4 - Protecting and Building Urban Communities

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

Objective 5 - Supporting Northampton Town Centre

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

Objective 6 - Supporting Daventry Town Centre

To support the regeneration of Daventry town centre through planned growth and infrastructure delivery.

Objective 7 - Supporting Towcester and Brackley's Town Centres

To support Towcester and Brackley in their rural service centre roles to ensure their communities are self-sufficient sustainable places and the towns are the focus of services and facilities for surrounding villages.

Objective 8 - Economic Advantage

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

Objective 9 - Specialist Business Development

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

Objective 10 - Educational Attainment

To raise educational achievement and the skills base of our communities through supporting the development of West Northamptonshire's learning infrastructure and strengthening the link between local businesses and local schools, Moulton and Northampton Colleges, ~~and~~ the University of Northampton and Daventry and Silverstone University Technology Colleges.

Objective 11 - Housing

To provide a range of housing in sustainable locations to ensure all residents have access to a home that they can afford and that meets their needs. Housing development will be focused at the most sustainable location of Northampton, supported by Daventry and Towcester and Brackley in their roles as rural service centres with limited development in the rural areas to provide for local needs and support local services.

Objective 12 - Protecting and Supporting Rural Communities

To protect and support rural communities to ensure they thrive and remain vital.

Objective 13 - Rural Diversification and Employment

To support rural diversification and rural employment opportunities, in particular those related to agriculture, horticulture and forestry.

Objective 14 - Green Infrastructure

To protect natural species present in West Northamptonshire and enhance the existing strategic green infrastructure network, including biodiversity corridors, by incorporating and designing these into Sustainable Urban Extensions (SUEs) at Northampton, Daventry, Towcester and Brackley.

Objective 15 - High Quality Design

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

Objective 16 - Heritage

To conserve and where possible enhance, through carefully managed change, the important heritage assets and their settings of Northampton, Daventry, Towcester and Brackley, and to recognise the role of rural heritage assets and their settings to support a sense of place and local distinctiveness.

4.64 The next ~~section~~ ~~chapter~~ sets out the Spatial Strategy and gives the scale and distribution of development across the West Northamptonshire area. Following sections of

the JCS refer to West Northamptonshire Wide Policies that apply to the whole plan area and Places Policies which set out policies and proposals for specific places within West Northamptonshire.

5.0 Spatial Strategy

Introduction

5.1 The spatial strategy flows from the spatial portrait, vision and objectives in Section 4 and provides the framework for the spatial policies in the rest of the Joint Core Strategy (JCS) and presented on the Key Diagram.

5.2 The spatial strategy outlines the hierarchy of places and centres within these places (i.e. the towns of Northampton, Daventry, Towcester and Brackley, and the rural areas) and the principles for the distribution of development between the places. This includes maximising the use of land and buildings within the existing urban areas of the towns as well as developing new sustainable urban extensions to the towns. The spatial strategy identifies how much new development will be provided and when, i.e. the overall phasing of development. The spatial strategy also sets out the principles of sustainable development that all development will follow in order to achieve the vision of West Northamptonshire, particularly in response to climate change.

5.3 The delivery mechanisms that will be used in order to fulfil the spatial strategy are set out in Section 11.

The Key Diagram

5.4 [Figure 2 in Section 20 at the end of this Joint Core Strategy shows the West Northamptonshire Joint Core Strategy Key Diagram](#) and [Figures 3 and 3-1 shows an enlargements of part of that Key Diagram.](#)

5.5 The Key Diagram for West Northamptonshire provides:

- a strategic picture of the distribution and scale of development within West Northamptonshire including regeneration priorities in the towns and the location of the sustainable urban extensions; and
- strategic transport improvements and road linkages.

Hierarchy of Places

5.6 Before determining the principles for the distribution of development between the places in West Northamptonshire it is important to establish the roles of the places and the relationship of those places to each other and other places outside the area. The spatial portrait in Section 4 of this JCS has already described the characteristics of the four towns and the rural areas in West Northamptonshire and their relationship to other areas. In the future the existing roles of the towns will continue as described below but in all cases the emphasis will be on enhancing and strengthening these roles to achieve the spatial vision set out in Section 4.

Northampton - Principal Urban Area

5.7 As the largest urban area and the main commercial, administrative, cultural and retail centre for Northamptonshire, Northampton has an important influence across the whole of the county and beyond. Northampton has a particular influence in the western half of the county. Due to its size, function and location in the national context, the town will continue to generate economic growth and attract in-migration. Northampton's Central Area, as the heart of the Northampton Principal Urban Area and the county of Northamptonshire, will enhance its existing role so that by 2026 it performs a regional city centre role.

Daventry - Sub-Regional Centre

5.8 As the second largest urban area in West Northamptonshire Daventry town provides a range of services to support its own needs as well as the rural areas around it. It also provides opportunities for economic growth and diversification. Daventry town will continue to provide this complimentary role to Northampton without prejudicing Northampton's role as the principal urban area.

Towcester and Brackley - Rural Service Centres

5.9 Both Towcester and Brackley towns' current roles are to provide local services and facilities for their own populations and the rural areas around them. These roles will continue and will be strengthened and enhanced.

The Rural Areas

5.10 It is recognised that many of the villages in the rural areas play an important role in providing local services and facilities, including employment opportunities, both for the village itself and the wider rural areas. Furthermore, some villages also provide facilities and services for the nearby urban population too. Clearly these roles will continue but the emphasis will be on providing for local needs and basic services and facilities rather than serving a higher order function that should be the role of the Rural Service Centres or even the Sub-Regional Centre or the Principal Urban Area.

Development in the Towns and Adjoining the Towns

5.11 The primary choices with respect to the distribution of development in West Northamptonshire must be made in the context of the challenges the area faces and with a view to capitalising upon its strengths. In order to deliver vibrant and vital towns, together with sustained rural areas, the pattern of development must be supportive of these objectives and have regard to the hierarchy of places. Piecemeal development spread around the edges of the urban areas would increase the load to the current road and utilities infrastructure, without bringing forward the economies of scale that would make the provision of further infrastructure cost effective and therefore deliverable. Such incremental development is more difficult to serve with the range of community facilities needed to support the increase in population. Consequently, the spatial strategy is one of concentrating additional development within the existing towns as far as possible and in a small number of large development areas, called sustainable urban extensions. This will maximise the use of previously developed land and vacant and under-used buildings within West Northamptonshire's urban areas, whilst also enabling managed greenfield land releases where they meet the Plan's objectives. In all

circumstances high quality design will be required that reflects the local character. Policy S1 below sets out the strategy for the broad distribution of development across West Northamptonshire.

Making the Best Use of Previously-Developed Land and Vacant and Under-Used Buildings

5.12 In meeting development needs opportunities to reuse suitable previously developed land and vacant and under-used buildings within the existing urban areas and other sustainable locations should be maximised without undermining the quality of the environment within the urban areas and having regard to the nature of previous uses, such as contamination, which can restrict re-use. Significant progress has already been made in the plan area to identify and re-use previously-developed land and vacant and under-used buildings for housing and other uses including leisure, retail and offices. Northampton, in particular, has already successfully brought substantial areas of previously developed land and buildings back into use in recent years including the Northampton Cattlemarket, Simpson Barracks and Manfield Hospital. Opportunities to re-use previously-developed land and vacant and under-used buildings will continue to be supported in West Northamptonshire, particularly in the town centres including Northampton's Central Area. Specific policies that promote regeneration and revitalisation of the urban areas, particularly the town centres, are included in each of the town sections in the Places part of this JCS. High quality design, including higher densities where appropriate, can also contribute to making efficient use of greenfield land as well as previously developed land and vacant and under-used buildings. Policy H1 in the Housing section of this JCS provides more guidance on housing density and mix and type of dwellings.

5.13 Analysis of past development and potential sources of housing land suggests that between 2001 and 2026 around 30% of new housing in West Northamptonshire could be built on previously-developed land. This target will be annually reviewed.

Development in Rural Areas

5.14 The JCS recognises that there is a need for limited development in the rural areas, but aims to ensure that the scale of this development is consistent with the objective of meeting local needs and supporting local services. To this end the overall housing provision set out in Policies S3 and S6 in this Spatial Strategy includes an allowance for development in the rural areas. Section 16 of this JCS provides the framework for a rural settlement hierarchy which will enable the provision of new homes, jobs and services needed in rural areas, whilst ensuring that new development is focused in sustainable settlements whilst protecting the overall rural character of the area including the tranquillity of areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason [1].

1. Campaign to Protect Rural England (2007) - Tranquillity Map for Northamptonshire [\[back\]](#)
POLICY S1 - The Distribution of Development

DEVELOPMENT AND ECONOMIC ACTIVITY WILL BE DISTRIBUTED ON THE FOLLOWING BASIS:

A) DEVELOPMENT WILL BE CONCENTRATED PRIMARILY IN AND ADJOINING THE PRINCIPAL URBAN AREA OF NORTHAMPTON

B) APPROPRIATE DEVELOPMENT OF A LESSER SCALE WILL BE LOCATED IN AND ADJOINING THE SUB-REGIONAL CENTRE OF DAVENTRY TOWN

C) THE DEVELOPMENT NEEDS OF THE RURAL SERVICE CENTRES OF TOWCESTER AND BRACKLEY AND THE RURAL AREAS WILL ALSO BE PROVIDED FOR

D) NEW DEVELOPMENT IN THE RURAL AREAS WILL BE LIMITED WITH THE EMPHASIS BEING ON:

- **ENHANCING AND MAINTAINING THE DISTINCTIVE CHARACTER AND VITALITY OF RURAL COMMUNITIES;**
- **SHORTENING JOURNEYS AND FACILITATING ACCESS TO JOBS AND SERVICES;**
- **STRENGTHENING RURAL ENTERPRISE AND LINKAGES BETWEEN SETTLEMENTS AND THEIR HINTERLANDS; AND**
- **RESPECTING THE QUALITY OF TRANQUILITY.**

IN ASSESSING THE SUITABILITY OF SITES FOR DEVELOPMENT PRIORITY WILL BE GIVEN TO MAKING BEST USE OF PREVIOUSLY DEVELOPED LAND AND VACANT AND UNDER-USED BUILDINGS IN URBAN OR OTHER SUSTAINABLE LOCATIONS CONTRIBUTING TO THE ACHIEVEMENT OF A WEST NORTHAMPTONSHIRE TARGET OF 30% OF ADDITIONAL DWELLINGS ON PREVIOUSLY DEVELOPED LAND OR THROUGH CONVERSIONS.

The Hierarchy of Centres within the Places

5.15 ~~Planning Policy Statement 4~~⁴¹¹ The National Planning Policy Framework requires local planning authorities to define a network and hierarchy of centres that are resilient to anticipated future economic changes and that meet the needs of their catchment population. Within the West Northamptonshire area there is already a clear hierarchy of centres at the upper tiers with Northampton town centre as the largest, followed by Daventry town centre, and then Towcester and Brackley as smaller town centres.

5.16 The scale of retail, leisure and office development within the centres must be appropriate to the role and function of the centre and the catchment area it serves. District and local centres serve more local needs and consequently their catchment areas will be much smaller than that of a town centre. District and local centres should only support a scale of development that serves an appropriate catchment area, and should not have a detrimental impact on other centres. ~~PPS4 gives a definition of district and local centres.~~

5.17 Northampton town centre has suffered greatly from a decentralisation of retail, leisure and employment uses and there is a need to redress this imbalance as a critical strategic issue for the JCS to ensure the vision for Northampton is not jeopardized. Policy S2 seeks to focus new town centre development firmly back to Northampton town centre and the central area and Policy S9 seeks to focus retail development on the town centre.

5.18 Town centre, district centre and local centre boundaries will be provided in subsequent ~~Development Plan Documents (DPDs)~~ Local Plans. The Northampton Central Area Action Plan proposals map will identify the town centre boundary for Northampton, the Daventry District Settlements and Countryside Local Plan~~Town DPD~~ proposals map will identify the town centre boundary for Daventry and the South Northamptonshire Settlements and Countryside Local Plan ~~West Northamptonshire Site Allocations DPD~~ proposals map will identify town centre boundaries for Towcester, and Brackley. District and Local Centre boundaries for Northampton will be identified in the Northampton Related Development Area Local Plan ~~West Northamptonshire Site Allocations DPD~~. ~~District and Local Centre identification for Daventry, Towcester and Brackley will be made in the West Northamptonshire Site Allocations DPD.~~

5.19 Whilst town centres must be the focus for new retail, office, leisure and cultural development there is also a need to ensure that local convenience shopping, services and facilities are met within the wider urban areas to deliver sustainable patterns of development, reduce the need to travel by car, shorten distances travelled and so respond positively to climate change.

5.20 Policy R1 in Section 16 sets out a spatial strategy for the rural areas where development will be guided by a rural settlement hierarchy with the specific villages in each level of the hierarchy determined in future ~~DPDs~~ Local Plans. Policy R1 advises that the detailed hierarchy must consider existing service provision and any opportunities to improve service provision to enhance the sustainability of the settlement.

POLICY S2 - Hierarchy Of Centres

THE FOLLOWING HIERARCHY OF CENTRES IS IDENTIFIED:

REGIONAL TOWN CENTRE	NORTHAMPTON
SUB REGIONAL TOWN CENTRE	DAVENTRY
RURAL SERVICE TOWN CENTRES	TOWCESTER, BRACKLEY <u>NORTHAMPTON</u>
DISTRICT CENTRES	WESTON FAVELL, <u>NORTHAMPTON</u> KINGSTHORPE, <u>NORTHAMPTON</u> <u>NORTHAMPTON</u>
LOCAL CENTRES	ST JAMES END, <u>NORTHAMPTON</u> FAR COTTON, <u>NORTHAMPTON</u> WELLINGBOROUGH ROAD (ABINGTON),

NORTHAMPTON

KETTERING ROAD (KINGSLEY) NORTHAMPTON, AND

LOCAL CENTRES TO BE PROVIDED WITHIN SUSTAINABLE URBAN EXTENSIONS WEST NORTHAMPTONSHIRE WIDE

THE VITALITY AND VIABILITY OF THESE CENTRES ~~SHOULD~~ MUST BE MAINTAINED AND ENHANCED COMMENSURATE WITH THEIR ROLE AND FUNCTION.

THE SCALE OF NEW DEVELOPMENT AT CENTRES BELOW NORTHAMPTON TOWN CENTRE IN THE HIERARCHY MUST NOT HAVE AN ADVERSE IMPACT ON THE LONG TERM FUTURE VITALITY AND VIABILITY OF THE CENTRE OR PUT AT RISK FUTURE INVESTMENT IN NORTHAMPTON TOWN CENTRE. ~~OR THE IMPLEMENTATION OF THE NORTHAMPTON CENTRAL AREA ACTION PLAN.~~

1. PPS4 - Planning for Sustainable Economic Growth 2009 [\[back\]](#)

The Amount of Housing Required

5.21 The East Midlands Regional Spatial Strategy (RSS) sets out a housing provision for West Northamptonshire of 62,125 dwellings to be provided between 2001-2026. Even before the economic downturn in 2008 the RSS targets were challenging. Housing completions compared with the RSS targets were approximately 4,500 dwellings less than the RSS targets for the period 2001-2010. Furthermore, the RSS target ~~is due to~~ increases by 325 per annum from 2011. The current economic situation has rendered the achievement of the RSS housing rates unattainable despite on-going endeavours locally to increase the housing supply. Even the meeting of predicted housing "need" based on the natural increase of the existing population will be extremely challenging, and will be dependent upon the development of new funding and delivery mechanisms nationally. In preparing this Plan it has been assumed that such new funding and delivery mechanisms will come forward, even though at this time it is not possible to say what form they will take. In this context work has been undertaken to establish an achievable and reasonable level of housing provision. Full details of the methodology used are set out in the housing provision technical paper. As a result of this work the housing provision total of ~~50,153~~ 50,150 dwellings for West Northamptonshire has been identified.

5.22 Table 1 below sets out the housing requirement by Borough/ District, the housing completions between 2001 and 2011 ~~2010~~, outstanding planning permissions and approvals in principle at 1 April 2011 ~~2010~~ and the remaining requirement between 2011 ~~2010~~ and the end of the Plan period, 2026. Table 1 shows the housing requirement rounded to the nearest 10 dwellings.

Table 1 - Housing Requirement 2001-2026 (Rounded)

Borough/ District	Total Housing Requirement 2001-2026	Completion s 2001-2006	Completion s 2006-<u>2011</u> 2010	Outstandin g Planning Permission s and Approvals in Principle at 1 April <u>2011</u> 2010	Remaining Requireme nt <u>2011</u> 2010-2026
Daventry District	<u>11,900</u> 11,880	1,720	<u>1,130</u> 970	<u>1,770</u> 1,830	<u>7,280</u> 7,360
Northampton Borough	<u>26,200</u> 26,220	5,180	<u>4,170</u> 3,850	<u>9,380</u> 9,190	<u>7,470</u> 8,000
South Northamptonshi re District	12,050	2,980	<u>1,190</u> 980	<u>2,820</u> 2,080	<u>5,060</u> 6,010
Total	50,150	9,880	<u>6,490</u> 5,800	<u>13,970</u> 13,100	<u>19,810</u> 21,370

5.23 Of the new housing provision requirement of ~~50,153~~ 50,150 dwellings, ~~32.6%~~ 31.3% was completed between 2001 and 2011 2010; ~~26.1%~~ 27.9% is already committed through planning consents, or "Approved in principle" and ~~42.6%~~ 39.5% remains to be provided - this is shown as the remaining requirement.

5.24 Overall, the annualised housing completion for 2001-~~2011~~ 2010 was 1,637 ~~1,743~~ dwellings, and the requirement for the remainder of the Plan period is 2,252 ~~2,154~~ dwellings per year.

5.25 Northampton Borough is unable to physically accommodate its own housing needs. This has been identified since January 1992 when the Northamptonshire County Structure Plan Alteration No 1 was approved. This showed 1,000 dwellings to be provided in both Daventry District and South Northamptonshire related to the growth of Northampton. Significant levels of development have continued to be provided for and built within Northampton Borough's administrative area. However, the Borough's housing needs are being, and will increasingly be, met outside its administrative area with the development of Grange Park in South Northamptonshire, the allocation in Daventry District's Adopted Local Plan (now a Saved policy) of North of Whitehills (also known as Buckton Fields) and the planning consents at Wootton Fields Extension and Norwood Farm in South Northamptonshire district. The housing requirement for Northampton shown in Table 1 above is essentially the minimum housing requirement needed. This means that there is a clear need for Northampton Borough Council and its neighbouring authorities to work together to ensure Northampton's housing needs can be planned and provided in a sustainable way for all. This joint approach is also important as the residents of those areas adjoining Northampton will be largely reliant on Northampton's services placing an extra burden on it.

5.26 Since 2001 ~~9,350~~ ~~9,030~~ dwellings have been built in Northampton Borough administrative area and at 1 April ~~2011~~ ~~2010~~ a further ~~9,380~~ ~~9,190~~ dwellings had an outstanding planning permission or were approved in principle. Evidence shows that a further 1,500 dwellings can be provided using previously-developed land and buildings, sometimes referred to as urban capacity. This means that over 20,000~~18,220~~ dwellings are already built or identified for development in Northampton Borough. In addition a further 2,963 dwellings have been built since 2001 or have outstanding planning permission or approval in principle at 1 April ~~2011~~ ~~2010~~ in South Northamptonshire District to meet the needs of Northampton. In addition this JCS allocates four Sustainable Urban Extensions within Northampton Borough providing a total of ~~6,000~~ ~~6,500~~ dwellings. In total Northampton Borough can provide ~~26,200~~ ~~26,220~~ dwellings of its total requirement which along with the already built or consented 2,963 dwellings in South Northamptonshire leaves a shortfall of 4,500 dwellings that needs to be provided outside the Borough boundary. This JCS has allocated three Sustainable Urban Extensions adjoining Northampton's urban area but in Daventry and South Northamptonshire Districts to meet this requirement. In recognition of the importance of ensuring that Northampton's housing needs are provided in a sustainable way the extent of the area in which Northampton's housing needs, including affordable housing, will be accommodated is identified in this JCS as the Northampton Related Development Area.

5.27 The Northampton Related Development Area is defined as:

- the whole of Northampton Borough Council's administrative area;
- those neighbouring parts of Daventry District and South Northamptonshire Councils' administrative areas where development 'related to the growth of Northampton' has already been completed or has planning permission or an approval in principle; and
- those neighbouring parts of Daventry District and South Northamptonshire Councils' administrative areas that are allocated for Sustainable Urban Extensions. It is recognised that some essential infrastructure, for example parts of the North-West Bypass, will take place outside the Northampton Related Development Area.

5.28 The Northampton Related Development Area is identified on the Proposals Map, Figure 5 in Section 20 of this JCS. It is also illustrated on Figure 4 in Section 20. Policy S4 sets out the scale of housing development to be provided in the Northampton Related Development Area.

5.29 Policy S3 below sets out the scale of housing development to be provided in West Northamptonshire by district and below district level over the Plan period 2001-2026.

POLICY S3 - Scale and Distribution Of Housing Development

Provision will be made for 50,150 net additional dwellings in the plan area during the plan period to 2026.

This provision will be distributed BETWEEN THE BOROUGH AND DISTRICT COUNCILS as follows:

DAVENTRY DISTRICT 11,880-11,900*

NORTHAMPTON BOROUGH 26,220 26,200

SOUTH NORTHAMPTONSHIRE DISTRICT 12,050

BELOW THE BOROUGH AND DISTRICT LEVEL HOUSING DEVELOPMENT
WILL BE DISTRIBUTED IN THE FOLLOWING WAY:

DISTRICT /BOROUGH	SETTLEMENT/ARE A	NET ADDITIONAL HOUSING REQUIREME NT 2001- 2026	OF WHICH HOUSING COMPLETIO NS 2001-2010 2011
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DAVENTRY

TOWNS	DAVENTRY	<u>5,330</u> 5,820	<u>1,405</u> 1,310
RURAL AREAS	DAVENTRY RURAL	<u>2,800</u> 2,310	<u>1,445</u> 1,380
NORTHAMPTON RELATED DEVELOPMENT	NORTHAMPTON	3,750	-
DAVENTRY TOTAL		<u>11,900*</u> 11,880	<u>2,850</u> 2,690

NORTHAMPTON

TOWNS	NORTHAMPTON	<u>26,200</u> 26,220	<u>9,350</u> 9,030
NORTHAMPTON TOTAL		<u>26,200</u> 26,220	<u>9,350</u> 9,030

**SOUTH
NORTHAMPTONSHIRE**

TOWNS	BRACKLEY	<u>2,510</u> 2,460	<u>430</u> 420
	TOWCESTER	<u>2,225</u> 2,260	490
SOUTH NORTHANTS RURAL AREAS	SOUTH NORTHANTS	<u>3,605</u> 3,620	<u>1,815</u> 1,630
NORTHAMPTON RELATED DEVELOPMENT	NORTHAMPTON	<u>3,715</u> 3,710	<u>1,435</u> 1,430
SOUTH NORTHANTS TOTAL		12,050*	<u>4,170</u> 3,960

**WEST
NORTHAMPTONSHIRE**

WEST NORTHANTS		50,150	<u>16,370</u> 15,680
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TOTAL			
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* Difference due to rounding

POLICY S4 - Northampton Related Development Area

Provision will be made for ~~33,665~~ **33,680** net additional dwellings within the Northampton RELATED DEVELOPMENT area in the period 2001 to 2026. No further development beyond the Northampton RELATED DEVELOPMENT AREA will be permitted in the plan PERIOD THAT RELATES TO NORTHAMPTON'S HOUSING NEEDS.

THE NORTHAMPTON RELATED DEVELOPMENT AREA WILL BE REVIEWED AS PART OF ANY REVIEW OF THE HOUSING REQUIREMENT FOR WEST NORTHAMPTONSHIRE OR ANY OF ITS CONSTITUENT ADMINISTRATIVE AREAS.

THE NORTHAMPTON RELATED DEVELOPMENT AREA IS SHOWN ON THE PROPOSALS MAP (FIGURE 5).

Sustainable Urban Extensions

5.30 It is not physically possible or appropriate to accommodate all of West Northamptonshire's needs within the existing urban areas of the four towns of Northampton, Daventry, Towcester and Brackley. Dispersing significant development to the rural areas would also not be appropriate as it would increase pressure on the rural environment overall and particularly as a result of the increased need to travel, usually by car, without addressing the needs of the towns themselves. Consequently the JCS focuses development that cannot be accommodated within the existing urban areas or towns in sustainable urban extensions. Sustainable urban extensions are defined as planned expansion of a city or town that can contribute to creating more sustainable patterns of development when located in the right place, with well-planned infrastructure including access to a range of facilities and when developed at appropriate densities. Full details of the locations, form and requirements for the 11 Sustainable Urban Extensions allocated in this Plan are set out in the Places section of this JCS. The full list of the 11 Sustainable Urban Extensions is set out in Policy S5 below. The planned amount of housing and employment provision is also set out in Policy S5.

POLICY S5 - Sustainable Urban Extensions

OUTSIDE THE EXISTING URBAN AREAS DEVELOPMENT WILL BE FOCUSED ON SUSTAINABLE URBAN EXTENSIONS TO THE URBAN AREAS.

SUSTAINABLE URBAN EXTENSIONS WILL BE PROVIDED AT:

NORTHAMPTON

- NORTHAMPTON KINGS HEATH (~~3,500~~ 3,000 DWELLINGS, 10 HA EMPLOYMENT)
- NORTHAMPTON NORTH (2,000 DWELLINGS, ~~7-HA~~ LOCAL EMPLOYMENT OPPORTUNITIES)
- NORTHAMPTON NORTH OF WHITEHILLS (1,000 DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES)
- NORTHAMPTON SOUTH (1,000 DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES)
- NORTHAMPTON SOUTH OF BRACKMILLS (1,000 DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES)
- NORTHAMPTON UPTON PARK (1,000 DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES)
- NORTHAMPTON WEST (1,500 DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES)

DAVENTRY

- DAVENTRY NORTH EAST (~~2,500~~ 2,000 DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES)

TOWCESTER

- TOWCESTER SOUTH (1,500 DWELLINGS, ~~1,500~~ JOBS 15.5 HA EMPLOYMENT)

BRACKLEY

- BRACKLEY EAST (~~380~~ 350 DWELLINGS, ~~1,000~~ JOBS 9.4 HA EMPLOYMENT)
- BRACKLEY NORTH (1,380 DWELLINGS, LOCAL EMPLOYMENT OPPORTUNITIES)

THE BROAD LOCATION OF EACH SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE KEY DIAGRAM (FIGURES 2 AND 3). THE BOUNDARY OF EACH SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5).

Delivery and Contingency

5.31 Achievement of the housing provision is dependent ~~dependant~~ upon necessary supporting infrastructure coming forward in a timely manner. Again, some of this will be challenging in the current economic climate, and the anticipated phasing has been set out in the housing trajectory for each district and the Northampton Related Development Area below in Policy S6 which will permit this to happen providing the economy improves as the Government expects. The housing trajectory in Appendix 3 of this JCS sets out the phasing of the housing development identified in this Plan on an annual basis over the period

2011 2010-2026. This trajectory will be updated annually as a part of the Authorities Monitoring Report.

5.32 The principles of monitoring and review run throughout the JCS to aid the effective implementation and delivery of individual policies and associated infrastructure. This is essential to ensure that the JCS achieves its aims and objectives leading to sustainable development overall.

5.33 The implementation of policies in the JCS is designed to achieve a range of outputs and outcomes. How an individual policy is delivered depends on the specific elements of the plan objectives that it seeks to address. Some policies are designed to be implemented through specific actions such as house building (referred to as ‘outputs’) while others aim to support improved ‘outcomes’ such as safeguarding social and environmental assets through development management decisions. Delivering the combination of both is important to support the full range of social, environmental and economic objectives in the JCS.

5.34 Policies in the JCS have been prepared in a way that enables progress on delivery to be actively measured. Targets have been set where appropriate and relevant indicators have been selected that best reflect required outputs or outcomes. Mechanisms for review are provided through a system of triggers. These highlight levels of outputs or outcomes that if observed would indicate delivery has varied significantly from that intended in the implementation strategy. A range of contingency measures are set out in this policy that provide a starting point for how remedial action will be taken where considered necessary. The type of contingency considered depends on both the type of outcome or output not being observed as anticipated and the level of significance of this divergence.

5.35 In the first instance where the output of development is significantly different from that intended:

- Identify the reasons/ causes and relevance of output targets and discuss with partners and stakeholders;
- Review evidence base (including SHLAA and WNELS) for availability and deliverability of housing / employment land);
- Work with developer and landowners of existing committed or allocated sites to produce a viable and suitable scheme; and
- Identify the problem and barriers / causes preventing infrastructure delivery. Seek to identify additional sources of finance or alternative programme for delivery.

Where the wider outcomes from development appear significantly different from those intended:

- Identify barriers preventing achievement;
- Review implementation of policy and monitoring mechanisms with Development Management;
- Assist with identifying sources of finance to address the situation (to aid the viability of including improvements as part of specific schemes); and
- Discuss with partners and service providers potential solutions to better address issues within the design of schemes e.g. crime.

5.36 If these actions fail to re-align delivery of outputs and outcomes, then the more significant actions specified in the policy below would be implemented.

5.37 Full details of how the Monitoring and Implementation Framework of the Joint Core Strategy has been developed are considered in Section 17. This should be read in conjunction with Appendix 6 ('The Monitoring Framework') where specific indicators are identified.

POLICY S6 - Monitoring and Review

Policies in the Joint Core Strategy will be monitored to support implementation and the delivery on the plan's aims and objectives. Contingency for policies in the Joint Core Strategy is provided through the Monitoring Framework. Appropriate targets are established through the objectives of each policy and relevant indicators are set out in detail under 'Appendix 6: The Monitoring Framework'.

The principal mechanism for reporting delivery will be through the Joint Authorities' Monitoring Report. The critical areas that will be monitored include:

- **The completion of serviced employment floorspace, the creation of jobs and the availability of land for employment use in the future;**
- **Housing completions by location and type and the availability of land for housing in the future;**
- **The delivery of floorspace to support retail, community and healthcare land-use;**
- **The delivery of major infrastructure projects and provision of financial contributions towards such schemes; and**
- **The protection, enhancement and creation of assets in the natural environment.**

If policies remain ineffective after the initial measures set out in the supporting text above are implemented then the following may apply:

- **Consider a review of targets;**
- **Consider Area Action Plans or alternative Local Plans;**
- **Consider changes to the allocation of employment / housing land; AND**
- **Consider a review of policy or strategy.**

Policy S6— Phasing Of Housing Development

AS AN AID TO THE MONITORING OF THE HOUSING DEVELOPMENT PROPOSED, THE TABLE BELOW SHOWS THE CURRENT EXPECTED ~~Provision~~ will be made for the following total requirement and ~~rates~~ phasing of housing development (TO BE UPDATED ANNUALLY IN THE AUTHORITIES MONITORING REPORT):

TABLE S6A DISTRICT TOTALS

District	2010-11	2011-2016	2016-2021	2021-2026
Daventry	200	1,590-1,410	<u>3,930</u> <u>3,950</u>	<u>3,510</u> <u>3,630</u>
Northampton	510	4,090-4,800	<u>7,080</u>	<u>5,695</u> <u>5,270</u>

			6,610	
South	200	<u>1,8952,000</u>	<u>3,465</u> 3,640	<u>2,5352,260</u>
Northants				
Total	910	<u>7,575-8,210</u>	<u>14,475</u> 14,200	<u>11,740</u> 11,160

TABLE S6B NORTHAMPTON RELATED DEVELOPMENT AREA (NRDA)

<u>PLAN AREA</u>	<u>2011-2016</u>	<u>2016-2021</u>	<u>2021-2026</u>
<u>Daventry (EX NRDA)</u>	<u>1,220</u>	<u>2,090</u>	<u>1,970</u>
<u>NRDA</u>	<u>4,865</u>	<u>10,295</u>	<u>7,735</u>
<u>South</u>	<u>1,490</u>	<u>2,090</u>	<u>2,035</u>
<u>Northants (EX NRDA)</u>			
<u>Total</u>	<u>7,575</u>	<u>14,475</u>	<u>11,740</u>

The Number of Jobs Required

5.382 The East Midlands Regional Spatial Strategy (RSS)[East Midlands Regional Plan, March 2009]sets out a 'reference value' for jobs growth of 37,200 jobs for the period from 2001 to 2021. This figure is to be used for monitoring and review and not as a jobs target. The reference value for jobs was provided to support the level of housing growth as set out in the RSS ~~for the same period~~ and complement regeneration in North Northamptonshire.

5.393 For the period 2001 to 2008 West Northamptonshire showed strong employment growth against the RSS reference value. This reflected a picture of strong economic trends nationally at that time. The area delivered jobs slightly in excess of this annualised target largely in the B1 office sector and the B8 warehouse/distribution sector both of which made up for job losses in the B2 manufacturing sector, again mirroring the national decline in this sector.

5.340 The housing provision of 50,150 dwellings for the period 2001 to 2026 allows for a more limited housing growth than that suggested in the RSS based on an achievable delivery of housing within the plan period. The housing provision accounts largely for the natural growth of the existing resident population. As a consequence the economically active element of the population will ~~not be as extensive less as anticipated if the~~ compared to the full delivery of the RSS housing requirement ~~be delivered.~~ With a reduced housing provision the labour force associated with the population to 2026 will be reduced and consequently the number of jobs required will be reduced from the RSS reference value.

5.3541 In order to maintain a broad balance between the provision of homes and jobs a new level of jobs increase has been calculated based on the basis of the level of population increase and ~~the its likely profile of that population the details of which are included as set out~~ in the Updated Employment Technical Paper (June 2012) entitled 'Labour Force and Job Numbers for West Northamptonshire'. The paper identifies a ~~A~~ jobs reference value of 169,000 net new jobs to be delivered across the West Northamptonshire area ~~has been~~

~~identified~~ for the period ~~2010~~ 2008 to 2026. It is considered that this reference value, if used as a guide for monitoring and review purposes, will provide a sustainable balance in relation to the proposed housing delivery and jobs provision. However, with anticipated job losses due to the economic recession, in the short term, provision of additional jobs over and above this target is likely to be required to make up for jobs lost. The JCS is committed to make good any such losses, with a corresponding increase to the 19,000 jobs reference value.

5.3642 The Councils within the plan area are working closely with a variety of organisations such as West Northamptonshire Development Corporation, (WNDC), Northamptonshire Enterprise ~~Limited Partnership~~(NELP) and with the South East Midlands Local Enterprise Partnership (SEMLEP) to support the growth of new and existing businesses and the creation of new jobs.

5.3743 West Northamptonshire has an existing potential supply of employment provision in the form of planning applications and available sites to cover the first five years of the plan period following adoption and ~~probably~~ beyond (West Northamptonshire Employment Land Study - July 2010). In addition to which sites of national importance such as Daventry International Rail Freight Terminal (DIRFT) and Silverstone Circuit have the potential to bring forward further jobs growth over the plan period to 2026 but which are related to a wider as well as local area for employment catchment.

5.3844 For the period 2016 to 2026 jobs are likely to be created through renewal and regeneration of existing employment areas for B use , and jobs growth in the office and non-B sector jobs (such as health within the central areas of Northampton and Daventry). In addition DIRFT Phase 2 extension will commence delivery of jobs (approximately 2,000) as will Silverstone Circuit (approximately 2,500 jobs). It is anticipated that the first five years of the plan from adoption (2010 to 2016) will still be in a recessionary mode but leading in to economic recovery. Housing provision is likely to be subdued in this period and therefore jobs growth will similarly be suppressed.

POLICY S7 - Provision of Jobs

PROVISION WILL BE MADE FOR A MINIMUM NET INCREASE OF 19,000 ~~16,000~~ JOBS IN THE PERIOD ~~2010~~ 2008 - 2026 IN ORDER TO MAINTAIN A BROAD BALANCE ~~OVER TIME~~ BETWEEN HOMES AND JOBS AND TO MAINTAIN A DIVERSE ECONOMIC BASE.

The Distribution of Jobs

5.3945 West Northamptonshire incorporates contrasting districts in terms of employment. Northampton is a key employment location which attracts workers from the surrounding districts of South Northamptonshire, Daventry, Kettering, Wellingborough and beyond. However, the creation of large out-of-town employment areas has left Northampton town centre with fewer employment opportunities, especially in the office sector. The policies within this JCS and the Northampton Central Area Action Plan are focused on securing new office, retail and leisure development within Northampton town centre and its central area in order to boost its economy, vitality and vibrancy. The SEMLEP Northampton Waterside Enterprise Zone commenced in April 2012 bringing financial incentives and a simplified planning system to business within it. The SEMLEP Northampton Waterside Enterprise Zone

will drive the delivery of 120 hectares of employment land in town-centre, edge of centre, and urban locations providing skilled jobs in manufacturing, research and development, and office sectors of the West Northamptonshire economy including High Performance Technology. Jobs created in the SEMLEP Northampton Waterside Enterprise Zone are incorporated within the minimum jobs requirement for West Northamptonshire.

5.460 Daventry has traditionally attracted the manufacturing and warehouse employment sectors and has remained ~~reasonably~~ resilient to the economic down-turn. Daventry District Council is seeking a step change in its town centre and central area offer in order to support housing growth, reverse some of the out commuting, boost the town centre and widen the office sector job opportunities. Through the Daventry Masterplan and Daventry Vision proposals Daventry District Council envisage a revitalisation of office, retail and leisure uses within Daventry town's central area. A University Technical College is proposed for Daventry committed to careers in sustainable and related new technologies.

5.474 South Northamptonshire, like Daventry, is a largely rural district and struggles with the level of out commuting and has a low job density. South Northamptonshire ~~has~~ state in their Economic Development Strategy that they wish to address the issue of out commuting and the impact this has on the sustainability of its urban and rural settlements. South Northamptonshire therefore needs to address the level of out commuting by providing employment opportunities which meet the professional profile of their resident workforce.

5.482 With Northampton as the key economic driver for West Northamptonshire and beyond the town is rightly the focus for jobs growth. ~~These will be generated primarily through town centre development;~~ Jobs will be generated primarily through the SEMLEP Northampton Waterside Enterprise Zone supporting Northampton town centre and through local employment provision at the Sustainable Urban Extensions (SUEs) and through a new Technology Realm allocation. Initiatives such as the Technology Realm will further help to facilitate and stimulate high quality employment spaces and skilled jobs in Northamptonshire. Northampton's large business areas such as Swan Valley, Westgate, Lodge Farm, Moulton Park, Round Spinney, Crow Lane, and Brackmills, will continue to provide new jobs. The proposed Northampton North West Bypass will benefit business areas in the north west of Northampton linking those areas to the Strategic Road Network.

5.493 Daventry will experience growth within the plan period although growth is dependent on infrastructure provision. Housing growth for Daventry will come forward primarily through the Daventry North East Sustainable Urban Extension allocated for ~~2,500~~ 2,000 dwellings within the plan period. Employment provision will take place through town centre regeneration and for local employment at Monksmoor and Daventry North East SUE.

5.5044 South Northamptonshire will experience a fall in its labour force due to an aging population and therefore its job requirements are likewise affected. However, to reverse trends of out commuting the district is seeking to support its existing high performance engineering technologies and motor sport clusters and support further growth in home working and leisure and tourism supported by a University Technical College.

POLICY S8 - Distribution of Jobs

THE MAJORITY OF NEW JOB GROWTH WILL BE CONCENTRATED WITHIN THE PRINCIPAL URBAN AREA OF NORTHAMPTON THROUGH:

- RENEWAL AND REGENERATION OF EXISTING EMPLOYMENT SITES AS SET OUT IN POLICY E1;
- INDUSTRIAL/MIXED/OFFICE LAND (120HA) WITHIN THE SEMLEP NORTHAMPTON WATERSIDE ENTERPRISE ZONE INCLUDING;
 - OFFICE AND LEISURE DEVELOPMENT IN THE CENTRAL AREA FOLLOWING A SEQUENTIAL APPROACH AS SET OUT IN POLICY E2;
 - INDUSTRIAL LAND (INCLUDING RESEARCH/LIGHT INDUSTRY/GENERAL INDUSTRY)
 - ~~PROVISION OF A TECHNOLOGY REALM AS SET OUT IN POLICY E3; AND~~
- LOCAL EMPLOYMENT PROVISION WITHIN SUSTAINABLE URBAN EXTENSIONS AS SET OUT IN THE NORTHAMPTON SUSTAINABLE URBAN EXTENSION POLICIES
- DEVELOPMENT WITHIN EXISTING BUSINESS AREAS INCLUDING SWAN VALLEY, LODGE FARM, MOULTON PARK AND BRACKMILLS

EMPLOYMENT OPPORTUNITIES IN DAVENTRY WILL BE BROADENED BY PROVISION OF:

- RENEWAL AND REGENERATION OF EXISTING EMPLOYMENT SITES AS SET OUT IN POLICY E1;
- OFFICE AND LEISURE DEVELOPMENT IN THE CENTRAL AREA AS SET OUT IN POLICY E2; AND
- LOCAL EMPLOYMENT PROVISION WITHIN DAVENTRY NORTH EAST SUSTAINABLE URBAN EXTENSION

EMPLOYMENT PROVISION WITHIN SOUTH NORTHAMPTONSHIRE DISTRICT COMPRISING:

- RENEWAL AND REGENERATION OF EXISTING EMPLOYMENT SITES AS SET OUT IN POLICY E1;
- HIGH PERFORMANCE TECHNOLOGY MOTORSPORT CLUSTER AT SILVERSTONE CIRCUIT AS SET OUT IN POLICY E5;
- LOCAL EMPLOYMENT PROVISION WITHIN SUSTAINABLE URBAN EXTENSIONS AS SET OUT IN THE SUSTAINABLE URBAN EXTENSION POLICIES; AND
- TOURISM AND VISITOR DEVELOPMENT IN THE RURAL AREAS AS SET OUT IN POLICIES E7 AND R2.

Jobs Growth by Sector

5.451 Given the uncertainty inherent in the economic position at present it is considered impractical to give individual targets for job growth by sector. For the early years of the JCS from adoption (expected in 2013 2012) jobs growth is likely to be challenging as the economy emerges from recession. For the later stages of the JCS the impact of the SEMLEP Northampton Waterside Enterprise Zone and the town centre regeneration proposals will begin to impact significantly on jobs growth. The SEMLEP Northampton Waterside

Enterprise Zone aims to be a centre of excellence for advanced technologies, precision/high performance engineering, low carbon technology, and sustainable construction. The Technology Realm framework will assist in this process.

Offices

5.4652 There is sufficient land already committed for office development to last the whole plan period of this JCS to 2026; ~~however this depends upon regeneration within is primarily focused on the regeneration of Northampton's Central Area~~ and for qualitative reasons additional office development in Daventry central area. Towcester and Brackley will need to maintain, renew and replace their stock of office development. On a quantitative basis no new office development sites are required to be allocated at a strategic level through the JCS.

Manufacturing

5.4753 The jobs growth in the manufacturing sector is in decline, however this does not necessarily mean that less land is required for this sector. Some elements of manufacturing related to the high performance technologies sector are growing ~~the sector continues to manufacture but often with a lower number of~~ fewer employees due to successful mechanisation. Land requirements remain and may even require expansion. The land reservoir of existing and available employment land across the West Northamptonshire area will accommodate the needs of this sector over the plan period through the 'churn' (reuse, redevelopment and renewal) of employment land and development.

Warehousing

5.4854 The area remains attractive to the warehouse industry and indications are that it is likely to remain so for the life time of the plan. However, delivering new space to cater for the warehousing sector on a trend based trajectory would not be desirable nor sustainable in the long term in order to achieve a balanced economy.

5.4955 West Northamptonshire already has a large supply of warehouse development with planning consent in the pipeline including Swan Valley, Bedford Road (Former Cattle Market), and DIRFT. No new warehousing sites are allocated in this JCS, and any new warehousing will be accommodated on existing employment sites through the employment land supply pipeline and churn of employment land.

5.560 DIRFT is a logistics site of national importance and is covered in the Economic Advantage Section 8 of this JCS under Policy E4.

Research and Development

5.574 The SEMELP Northampton Waterside Enterprise Zone will open up land for research and development and associated industry in the Northampton Central Area. The Technology Realm framework can assist this process. The Northamptonshire Technology Realm Strategy^[1] seeks to focus high growth business innovation and development within Northamptonshire with Northampton at the hub and at "spokes" within the three growth towns of Corby, Kettering and Wellingborough in North Northamptonshire and high performance technology clusters in South Northamptonshire, Daventry and Northampton. Its

ethos is to provide a ladder of high quality connected and flexible work places founded on collaboration with learning and skills partners to create a highly skilled and knowledge based workforce.

5.582 West Northamptonshire is driving up its educational standards across all of its towns and seeking new partnerships between higher educational providers and established businesses sectors for example at Silverstone Circuit.

5.593 A new ~~strategic land allocation at~~ policy to nurture a range of starter and grow-on business units is proposed in the SEMLEP Northampton Waterside Enterprise Zone is proposed (Policy E3 refers) for a. A Technology Realm framework will provide a the hub for business development and flexible workplaces to foster innovation and entrepreneurship.

Non B Class Jobs

5.5460 Non B Class jobs include those jobs in health care, retail, leisure, tourism, sport, education and cultural development. The non B jobs sector has grown in West Northamptonshire and the focus on town centres to provide more retail and service development to cater for the growing population will see this sector grow further. In addition the tourism and leisure industries are important to both the rural and urban economies.

Green Economy

5.5561 The theme of sustainable development and addressing climate change to secure a lower carbon live/work area runs throughout the JCS' policy approach. These objectives are supported by the development of high technology networking through the use of superfast broadband, increasing accessibility and use of public transport. Supporting innovation and working with industry in the use and development of alternative energy sources and through design and build to ensure effective and efficient sustainable workplaces are also important initiatives.

1. Northamptonshire Technology Ream: Forward Strategy 2007 [\[back\]](#)

Distribution of Retail Development

5.562 A key theme and critical issue for the JCS is the regeneration of Northampton town centre in order for it to fully secure its influence and function towards a regional city centre role. Retail development is an important town centre function and its quality and attractiveness will strengthen, support and encourage further town centre regeneration. Northampton has suffered from a decentralisation of retail and other town centre uses which has over time adversely affected the vitality and viability of the town centre. Further inappropriate retail development ahead of town centre regeneration proposals would further harm the town centre, undermine its necessary role and put at serious risk new investment.

5.5763 Policies within the JCS direct the retail requirement to be accommodated at the most appropriate centres. Policy N2 in the Northampton Section of this JCS, Section 12, sets out the retail floorspace requirement to be accommodated firstly in Northampton town centre and then within the Central Area. The Northampton Central Area Action Plan (NCAAP) identifies available, achievable and deliverable sites to accommodate 45,000sqm net of

comparison (non-food) retail development to meet identified future floorspace capacity, first within the town centre through the Grosvenor Centre redevelopment, a key investment in the town centre Primary Shopping Area boundary and followed by identified edge of town centre sites in accordance with a sequential approach set out in Policy S9 below.

~~5.58— The comparison retail requirement for Northampton is for the period 2010 to 2021. During this period it is anticipated that the Grosvenor Centre redevelopment, a key investment in the town centre Primary Shopping Area, will be delivered. Other town centre retail proposals and leisure and office development in the central area will also come forward in this period. Further capacity for comparison retail development beyond 2021 will be assessed following the commencement of these key town centre regeneration schemes.~~

~~5.59— Regeneration proposals are expected to lead to the transformation of the town centre and central area and will have a positive impact on economic recovery for Northampton and the wider area. Seeking to identify the amount and location of comparison floorspace beyond 2021 in advance of the regeneration proposals would not be appropriate. Reinvestment in the town centre once secured may lead to potential new redevelopment sites within the central area coming forward to which new retail development should be directed under PPS4. In addition any further comparison retailing at out of town locations will further exacerbate the present decentralisation and is likely to severely jeopardise the town centre retail investment. Further guidance will be issued on the comparison retail requirement for Northampton for the period for the final five years of the plan 2021 to 2026.~~

5.604 Policy S9 also applies an impact assessment for retail development. The lower threshold for impact assessment for retail proposals outside the Northampton town centres is a reflection of the need to ensure town centre development is not put at risk by out of town centre development. This is critical to rebalance the retail position in Northampton from dispersed to town centre focused and to protect the smaller town centres of Daventry, Towcester and Brackley.

5.645 For Northampton's convenience (food) retailing there is a requirement for a more significant convenience retailing presence within the town centre together with a spread of convenience retailing provision within the urban area associated with new areas of housing growth. Specific Sustainable Urban Extension (SUE) policies give a requirement for local centre provision and a quantum of convenience retailing floorspace to be provided in each SUE.

5.626 For Daventry retailing provision follows a similar picture with the focus of Daventry's new floorspace requirement directed to within Daventry's town centre and central area. Whilst Daventry has not suffered from decentralisation as Northampton has, the town centre is subject to strong competition from other town centres such as Banbury and Rugby. In addition the town has a lack of appropriate floorspace configured to meet modern retailing format requirements. Consequently, Daventry is under represented by national retailers in comparison with other towns.

5.637 To meet a growing population and to secure an increased market share by drawing back trade leakage ~~to the west~~, Daventry needs to improve the quality of its retail offer both as a niche retailing destination and for larger high street stores. With the town centre and central area regeneration proposals identified in the Daventry Master Plan^[1] and Daventry Town Centre Vision^[2] the town is set to transform its retail offer.

5.684 Policy D2 in the Daventry section, Section 13 of this JCS, sets out floorspace requirements for retail development to be located in Daventry town centre and edge of centre sites and retail development will be required to follow the sequential approach set out in Policy S9.

5.695 The towns of Towcester and Brackley operate at a local level providing for the service and convenience retailing needs of the residents of the towns and surrounding villages. There is limited floorspace capacity for both towns for retailing needs in either the convenience or comparison sectors.

5.6670 For comparison retailing the South Northamptonshire Retail Study[3] advises that there is scope for both Towcester and Brackley to improve their vitality and viability. The study sets a range of environmental improvements and other actions suggesting how this can be achieved. Even with the new housing growth within Towcester and Brackley there is only a modest increase in the requirement for comparison floorspace and this can be accommodated within the existing town centres and which could be accommodated as extensions to existing stores. The extent of the floorspace requirement would not fundamentally alter the nature of the towns in retail terms.

5.671 For convenience retailing there is a relatively limited amount comprising some 750 sqm net convenience retailing to 2026[4] for Towcester which will be accommodated within the Towcester South Sustainable Urban Extension (Policy T3 - Towcester South Sustainable Urban Extension refers). For Brackley a small convenience store of up to 500 sqm net floorspace associated with housing growth would accommodate Brackley's retail needs to 2026 (Policy B3 - Brackley North Sustainable Urban Extension refers).

5.6872 South Northamptonshire Council is preparing master plans for both Towcester and Brackley town centres and which will provide the detailed strategy to improve their service centre roles. The Towcester and Brackley sections in this JCS, Sections 14 and 15, set out the scope of the master plans for these towns.

Table 2 - Retail Requirement to 2001-2026 (Rounded)

Town	Comparison (sqm net)	Convenience (sqm net)
Northampton	37,500 45,000 (to 2021)	7,800 7,000
Daventry	5,100 7,600	2,900 2,000
Towcester	Limited town centre provision	750
Brackley	Limited town centre provision	500

POLICY S9 - Distribution of Retail Development

RETAIL FLOORSPACE ~~WILL~~ SHOULD BE ACCOMMODATED FIRSTLY WITHIN THE TOWN CENTRES.

~~THEREAFTER UNLESS IDENTIFIED BY FLOORSPACE IN SUSTAINABLE URBAN EXTENSIONS PROPOSALS FOR NEW RETAIL DEVELOPMENT FOR WHICH THERE IS AN IDENTIFIED NEED AND WHICH CANNOT BE ACCOMMODATED WITHIN THE TOWN CENTRES~~ WILL BE:

- **SUBJECT TO SEQUENTIAL APPROACH WHERE FIRST PREFERENCE IS GIVEN TO WELL CONNECTED EDGE OF TOWN CENTRE SITES, THEN**

DISTRICT/ LOCAL CENTRES WITH PREFERENCE GIVEN TO THOSE THAT ARE WELL SERVED BY LOCAL TRANSPORT. ONLY IF SEQUENTIALLY PREFERABLE SITES ARE NOT AVAILABLE SHOULD OUT OF CENTRE SITES BE CONSIDERED; AND

- **SUBJECT TO IMPACT ASSESSMENT FOR PROPOSALS OVER 1,000SQM GROSS IN ORDER TO DEMONSTRATE THAT THEY DO NOT HAVE AN ADVERSE IMPACT ON THE VITALITY AND VIABILITY OF THE IDENTIFIED TOWN CENTRES.**

1. Daventry Master Plan - Interim Draft December 2006 [\[back\]](#)
2. Daventry Town Centre Vision - 2004 [\[back\]](#)
3. South Northamptonshire Retail Study March 2010 Chase and Partners [\[back\]](#)
4. South Northamptonshire Retail Study March 2010 Chase and Partners [\[back\]](#)

Climate Change and Sustainable Development Principles

5.6973 The overall aim of this JCS is to deliver sustainable development. Sustainable development ensures that the economic, social and environmental needs of the area are delivered in a balanced way. Fundamental to achieving this aim is the contribution West Northamptonshire can make to addressing the local causes and potential impacts of climate change. This will be undertaken through a combination of measures that, taken together, will enable the area to adapt to the challenges it will face through the plan period brought about by climate change. Such measures will also ensure mitigation measures, such as measures to reduce our of greenhouse gas emissions are put in placeto minimise the area's future contribution to climate change.

5.740 The effects of climate change can take a variety of forms, including:

- More regular longer, hotter, a rise in temperatures drier summers, warmer wetter winters;
- More extreme weather events of increasing frequency and severity leading to more flooding, stormier weather and higher wind speeds; and
- Unfamiliar seasonal patterns in the wider environment.

5.754 Such effects can have serious consequences, which may take diverse forms including;

- surface water flooding;
- damage to property;
- risk to people; and
- damage to the economy.

5.762 Climate change adaptation and mitigation, together with wider sustainability goals are fundamentally integrated into this Joint Core Strategy. They inform:

- locations for new development;
- the way we will travel in the future;
- new employment opportunities; and

- ~~strategies for the adaptation and enhancement of our built , historic and natural environment; and~~
- provision of low carbon and renewable energy

5.773 It is recognised that a response to climate change is something that runs through all areas of policy. It is therefore important to reiterate that all new development will need to take account of all the relevant policies within the JCS, for example Connections Policies to help reduce carbon emissions from travel; Flood Risk, Water Quality in the Built and Natural Environment section in terms of adaptation and mitigation; Biodiversity policies to protect flora and fauna and reduce fragmentation; policies to enhance the opportunities from the historic environment in terms of the re-use of existing buildings, in addition to the overall strategy that seeks to direct new development to the most sustainable locations.

5.784 Achieving sustainability is a core objective in all proposals for development and this approach will underpin the commitments made by partner Councils to tackling climate change (for example, as outlined in the Northamptonshire Climate Change Strategy [1] the South Northamptonshire Climate Change Strategy[2] and the Sustainable Community Strategies). This JCS sets out the strategic spatial planning policy framework needed to:

- make the places where we live, shop and work more accessible by means that minimise the environmental burden of travel;
- make such places resilient to future flood events;
- protect ~~and~~, enhance and reconnect natural habitats;
- minimise the use of energy and water;
- manage the water environment; and
- ensure natural resources are used prudently - including those used in construction.

5.795 The scale of development planned across the area will place pressure on the environment. It is therefore important to ~~ensure prudent~~ protect, conserve and enhance the natural and local environment, protecting valued landscapes, minimising impacts on biodiversity, and enhancing green networks. This will include the efficient use ~~is made~~ of natural resources and that buildings are constructed to the highest standards possible, both in terms of the materials used in their construction and their overall performance during their lifetime leading to zero carbon housing from 2016 and zero carbon non -domestic buildings from 2019. This includes the re-use of materials during construction as part of the maximisation of recycling, as well as minimising any waste either during the construction or the lifetime of the building, as set out within the Development and Implementation Principles SPD[3], prepared by Northamptonshire County Council. Development viability testing for the area[4] has demonstrated that sites can deliver the standards set out in Code for Sustainable Homes Level 4(or equivalent) at present with some areas, particularly within South Northamptonshire, able to exceed this level. Code Level 4 is, therefore, a minimum policy standard for residential developments until 2016, with the requirements increasing throughout the plan period in line with national policy. Non-residential developments, over 500m² gross internal floorspace, will achieve a rating of at least BREEAM (BRE Environmental Assessment Method Very Good (or equivalent)).

5.8076 Proposals for new developments and regeneration opportunities, should consider ways of enabling energy to be generated at source and in ways that both minimise the carbon emissions and ensure on-going energy security. In line with national policy objectives[5] , the JCS encourages the adoption of ~~there is a requirement to increase~~ the use of decentralised,

renewable, low or zero-carbon technologies wherever viable. ~~Where viable and feasible, these technologies should provide a minimum of 10% of the predicted energy demand of the total development.~~ In the event that providing such technologies proves unviable, as demonstrated through open book analysis carried out by the relevant local planning authority, contributions ~~will~~ may be sought towards the delivery of off-site carbon reduction opportunities: examples of such opportunities are set out within the Planning Obligations Strategy and will be included within the Developer Contributions SPD.

5.8177 Other factors that will need to be considered in ensuring ~~developments are~~ sustainable design of new development include:

- ensuring the layout and orientation of dwellings to maximise solar gain;
- ensuring development densities that are high enough to support local services, facilities and sustainable transport;
- ~~creating layouts~~ designing neighbourhoods that reduce the need to travel and that maximise opportunities for walking and cycling;
- locating new development close to services, such as education and retail; and
- the creation of attractive, usable and durable places, and improvement of the historic environment, including high quality and inclusive design of development, open spaces and green infrastructure that support community health and well being.

5.8278 In addition to climate change, another important aspect of sustainable design development that the JCS will need to consider is community safety and cohesion. Community safety, including crime reduction relates to different aspects of the plan and has been considered alongside the criteria set out within the Safer Places guidance[6]. Measures to assist with counter terrorism, community safety and security will need to be incorporated into the design of buildings and spaces, particularly public spaces that are likely to attract crowds.

5.8379 Further information and advice on how to design sustainable developments in both the rural and urban areas will be provided within a Sustainable Development Principles Supplementary Planning Document and Urban Design Frameworks as prepared by the relevant local planning authorities. ~~All new development will be expected to conform to the principles of Building for Life.~~ In order to maximise community safety there will also be the requirement to seek to adhere to the guidelines set out in the Safer Places and Secured by Design[7] documents as well as the Planning out Crime in Northamptonshire Supplementary Planning Guidance[8].

POLICY S10 - Sustainable Development Principles

~~In order to achieve the overarching goals of Sustainability~~ **DEVELOPMENT WILL:**

- **ACHIEVE THE HIGHEST STANDARDS OF SUSTAINABLE DESIGN Including in relation to INCORPORATING SAFETY AND SECURITY CONSIDERATIONS AND A STRONG SENSE OF PLACE;**
- **BE DESIGNED TO IMPROVE ENVIRONMENTAL PERFORMANCE, ENERGY EFFICIENCY AND ADAPT TO changes of use and A CHANGING CLIMATE OVER ITS LIFETIME;**
- **MAKE USE OF SUSTAINABLY SOURCED MATERIALS;**

- **MINIMISE RESOURCE DEMAND AND THE GENERATION OF WASTE AND MAXIMISE opportunities FOR REUSE AND RECYCLING;**
- **BE LOCATED WHERE SERVICES AND FACILITIES CAN BE EASILY ACCESSEd by walking, cycling or PUBLIC TRANSPORT;**
- **MAXIMISE USE OF SOLAR GAIN, PASSIVE HEATING AND COOLING, NATURAL LIGHT AND VENTILATION USING SITE LAYOUT AND BUILDING DESIGN;**
- **AIM TO MAXIMISE THE generation GENERATE A MINIMUM OF 10% OF its ENERGY NEEDS FROM DECENTRALISED AND RENEWABLE OR LOW CARBON SOURCES;**
- **MAXIMISE WATER EFFICIENCY AND PROMOTE SUSTAINABLE DRAINAGE;**
- **PROTECT, CONSERVE AND ENHANCE NATURAL AND BUILT ENVIRONMENT AND HERITAGE ASSETS;**
- **PROMOTE THE CREATION OF GREEN INFRASTRUCTURE NETWORKS, ENHANCE BIODIVERSITY AND REDUCE THE FRAGMENTATION OF HABITATS; AND**
- **MINIMISE POLLUTION FROM NOISE, AIR AND RUN OFF.**

~~UNLESS IT CAN BE DEMONSTRATED THAT IT WOULD NOT BE VIABLE, The minimum CODE for SUSTAINABLE Homes Level for all residential developments will be:~~

- ~~2011 to 2016: Level 4~~
- ~~2016 to 2021: Level 5~~
- ~~2021 to 2026: Level 6~~

~~Non-residential developments in west northamptonshire over 500m² gross internal floorspace will be required to achieve a rating of at least BREEAM (BRE Environmental Assessment Method) Very Good (or equivalent).~~

1. Northamptonshire County Council (2010) Climate Change Strategy 2010-2014 [\[back\]](#)
2. South Northamptonshire (2010) South Northamptonshire Climate Change Strategy 2010-2014 [\[back\]](#)
3. Northamptonshire County Council - Development Implementation Principles DPD (Adopted March 2007) [\[back\]](#)
4. Three Dragons (2010) Viability Appraisal of Affordable Housing Provision and Developer Contributions in West Northamptonshire [\[back\]](#)
5. DCLG (2009) Supplement to Planning Policy Statement 1: Climate Change] [\[back\]](#)
6. Office of the Deputy Prime Minister/Home Office - Safer Places: The Planning System and Crime Prevention (April 2004) [\[back\]](#)
7. Association of Chief Police Officers - Secured by Design Initiative (www.securedbydesign.com) [\[back\]](#)
8. Northamptonshire County Council, Northamptonshire Police, Northamptonshire Borough and District Councils - Planning out Crime in Northamptonshire Supplementary Planning Guidance (2004) [\[back\]](#)

5.84 A key part of the government's commitment to meet climate change targets is to reduce carbon emissions through greater use of energy efficiency in building construction and by increased use of low or zero carbon and renewable energy. The use of low carbon and

renewable energy represents a significant opportunity over the plan period to reduce carbon emissions, help reduce fuel poverty and contribute to energy security. The Government has been working towards a target to achieve 15% of its total energy to be generated by renewable sources by 2020 and therefore, supports low carbon and renewable energy development across the UK, where the technology is viable and environmental, economic and social impacts are addressed satisfactorily.

~~5.805 To minimise the demand for resources and mitigate and adapt to climate change Objective 1 of this JCS states that the JCS should encourage renewable energy production in appropriate locations. The Government has been working towards a target of 20% of electricity in the UK coming from renewable sources by 2020, though the recent Renewable Energy Strategy (2009) has suggested that this figure should rise to around 30%. The Government therefore promotes rather than restricts such development, and it encourages renewable energy development across England where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily. The use of low carbon and renewable energy and sustainable design approaches enable adaptation to the effects of climate change over the lifetime of the development. This can be done through incorporating in buildings, low carbon "fabric first" approaches to energy efficiency, and then optimised on site or near site energy generation in appropriate locations. The use of low carbon sustainable building design and site planning of development also has a key role in optimising layouts to increase passive solar energy gain, providing woodlands and trees and green infrastructure to act as windbreaks and carbon sinks and securing the integration of micro-generation technologies, such as solar thermal and/or photovoltaic panels.~~

~~5.81 As a consequence, both offshore and inshore wind turbines are being promoted as a method of generating low carbon generation in the UK. This has led to considerable recent interest in proposing wind turbines in and around the rural areas of West Northamptonshire.~~

~~5.862 A study[9] has assessed the potential for the full range of renewable energy technologies in West Northamptonshire. With the exception of Northampton, onshore wind energy forms the largest potential renewable resource for West Northamptonshire. At the micro scale, combinations of solar /photo voltaic and heat pumps also have significant potential, especially when combined with fabric improvements to improve the energy efficiency of buildings sought through the Code for Sustainable Homes and Breeam (BRE Environmental Assessment Method) for non domestic buildings.~~

~~5.87 In the central areas of Northampton and Daventry, the greatest heat demand was identified, which could have potential for the development of decentralised energy networks. Daventry and South Northamptonshire were also identified as having potential for the generation of energy from biomass, in particular from energy crops and plant biomass. Northampton, as an urban area also has potential for the use of energy from waste, sewage gas and waste wood.~~

~~5.82 Wind energy and other renewable energy development could have a range of positive or negative effects on nearby communities. They could provide landowners with the opportunity for rural diversification, local jobs and opportunities for community based schemes and benefits. However, such schemes can raise a range of concerns including landscape and visual effects, noise, shadow flicker and effects on the local economy. Although the negative effects may be localised in nature or could be mitigated against, local planning authorities~~

need to consider both positive and negative impacts of such schemes in reaching development management decisions.

5.88 The deployment of larger scale low carbon and renewable energy schemes can have a range of positive or negative effects on nearby communities. They could provide landowners with the opportunity for rural diversification, deliver local jobs and opportunities for community based schemes and benefits. However, proposals can have a range of impacts that will vary depending on the scale of development, type of area where the development is proposed and type of low carbon and renewable energy technology deployed.

5.89 When considering planning applications for low carbon and renewable energy, an assessment will need to take account of impacts on landscape, townscape, natural, historical and cultural features and areas and nature conservation interests. Proposals should also use high quality design to minimise impacts on the amenity of the area, in respect of visual intrusion, noise, dust, and odour and traffic generation.

5.90 Low carbon and renewable energy provision to achieve Level 4 of the Code for Sustainable Homes is more viable than meeting higher Code levels and can be achieved through more stringent fabric standards and integrated dwelling level micro generation technologies. At higher levels of the Code for Sustainable Homes energy system options, include combinations of fabric improvements with a range of low carbon technologies, either at the building or at the neighbourhood scale.

5.91 For edge of town development, such as Sustainable Urban Extensions, there are a range of energy system options, using combinations of technologies both at the building and neighbourhood scales. In addition to building fabric and energy efficiency improvements on major development sites and in Sustainable Urban Extensions, opportunities for the deployment of combined Heat and Power and district level heating and cooling networks, should be taken where viable and appropriate.

5.92 From 2016, the Government proposes that all housing will need to meet the zero carbon homes standard when adopted, with potential on site, near site or off site low carbon and renewable energy schemes provided through a Community or Private Energy Fund. From 2019, it is also proposed that non-domestic buildings should meet the adopted zero carbon standard.

S11 - Low Carbon and Renewable Energy

~~APPLICATIONS FOR PROPOSALS TO GENERATE ENERGY FROM RENEWABLE SOURCES (INCLUDING ANY ASSOCIATED TRANSMISSION LINES, BUILDINGS AND ACCESS ROADS) WILL BE EXPECTED TO:~~

- ~~BRING WIDER ENVIRONMENTAL, ECONOMIC AND SOCIAL BENEFITS AND CONTRIBUTE TO NATIONAL RENEWABLE ENERGY PRODUCTION TARGETS IN TERMS OF ADDRESSING CLIMATE CHANGE;~~**
- ~~HAVE NO SIGNIFICANT ADVERSE IMPACT ON THE HISTORIC AND NATURAL LANDSCAPE, LANDSCAPE CHARACTER, TOWNSCAPE OR NATURE CONSERVATION INTERESTS;~~**

- ~~HAVE NO SIGNIFICANT ADVERSE IMPACT ON THE AMENITY OF THE AREA IN RESPECT OF FLICKER, GLARE, NOISE, DUST, ODOUR AND TRAFFIC GENERATION; AND~~
- ~~PROVIDE FOR THE REMOVAL OF THE FACILITIES AND REINSTATEMENT OF THE SITE, SHOULD THEY CEASE TO BE OPERATIONAL.~~

MAJOR DEVELOPMENT AND SUSTAINABLE URBAN EXTENSIONS SHOULD CONTRIBUTE TO REDUCTIONS IN CARBON EMISSIONS AND ADAPT TO THE EFFECTS OF CLIMATE CHANGE THROUGH THE SUSTAINABLE DEVELOPMENT PRINCIPLES (POLICY S10), SO AS TO MINIMISE ENERGY USING SUSTAINABLE DESIGN AND CONSTRUCTION, MAXIMISE ENERGY EFFICIENCY AND THE PROVISION OF LOW CARBON AND RENEWABLE ENERGY, INCLUDING WHERE FEASIBLE AND APPROPRIATE, PROVISION OF DECENTRALISED ENERGY.

PROPOSALS SHOULD BE SENSITIVELY LOCATED AND DESIGNED TO MINIMISE POTENTIAL ADVERSE IMPACTS ON PEOPLE, THE NATURAL ENVIRONMENT, BIODIVERSITY, HISTORIC ASSETS AND SHOULD MITIGATE POLLUTION. IN ADDITION, THE LOCATION OF WIND ENERGY PROPOSALS SHOULD HAVE NO SIGNIFICANT ADVERSE IMPACT ON AMENITY, LANDSCAPE CHARACTER AND ACCESS AND PROVIDE FOR THE REMOVAL OF THE FACILITIES AND REINSTATEMENT AT THE END OF OPERATIONS.

ALL NEW RESIDENTIAL DEVELOPMENTS (INCLUDING MIXED USE) ARE REQUIRED TO ACHIEVE A MINIMUM OF LEVEL 4 STANDARD IN THE CODE FOR SUSTAINABLE HOMES AND TO ACHIEVE THE ZERO CARBON STANDARD FROM 2016 OR NATIONAL EQUIVALENT STANDARD, INCLUDING WHERE APPROPRIATE A CONTRIBUTION TO COMMUNITY OR PRIVATE ENERGY FUNDS.

ALL NEW NON-RESIDENTIAL DEVELOPMENTS OVER 500M² GROSS INTERNAL FLOORSPACE ARE REQUIRED TO ACHIEVE A MINIMUM RATING OF AT LEAST BREEAM (BRE ENVIRONMENTAL ASSESSMENT METHOD) VERY GOOD STANDARD (OR EQUIVALENT) OR ANY FUTURE NATIONAL EQUIVALENT ZERO CARBON STANDARD FROM 2019.

THESE REQUIREMENTS WILL APPLY UNLESS IT CAN BE DEMONSTRATED THAT THEY WOULD MAKE THE DEVELOPMENT UNVIABLE.

9. Land Use Consultants (2011) Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report [\[back\]](#)

West Northamptonshire Wide Policies

Introduction

The following sections set out the policies that apply to the whole of the plan area. These policies cover:

- Connections;
- Regenerating and Developing Communities;
- Economic Advantage;
- Housing;
- Built and Natural Environment; and
- Infrastructure and Delivery.

6.0 Connections

Introduction

6.1 Transport links and connections between places are vital. They allow people to access healthcare, education, retail and leisure facilities; they assist in opening up new opportunities for employment and economic growth; and, as a result of increased access, encourage regeneration and revitalisation of towns, villages and neighbourhoods. Connections operate at different levels that interact with each other:

- **Strategic Connections** - connecting West Northamptonshire to key regional centres and transport gateways of international or national importance, e.g. road and rail connections to London and Birmingham, rail connections for freight to Europe, and road connections to airports such as London Luton or Birmingham International;
- **Area Connectivity** - connecting the towns and villages within West Northamptonshire and connecting key locations within towns e.g. residential areas to town centres and principal employment areas, and;
- **Local and Neighbourhood Connectivity** - connecting rural and urban neighbourhoods to key facilities, such as healthcare or local retail services, and improving movement around neighbourhoods, particularly by public transport, walking or cycling.

6.2 West Northamptonshire is often described as having "good connectivity" especially by road. This is due to its location at the heart of the country and its access to nationally significant routes including the M1 motorway and the A14 that link it to sea ports and airports. The central location, together with connectivity to strategic transport networks, has brought significant economic benefits to the area, particularly from the distribution industry, including Daventry International Rail Freight Terminal (DIRFT).

6.3 However, it is the easy access to the road network together with the interdependencies of the rural hinterlands, the towns within Northamptonshire (such as Northampton, Wellingborough and Kettering) and surrounding centres, such as Milton Keynes, which has created challenges that this Joint Core Strategy will need to address including:

- How to provide effective services that cross administrative boundaries;
- Congestion on our local and strategic transport networks;
- Reducing the distances we travel, particularly for work;
- The reliance on private cars, even for short trips;

- Economic and regeneration issues, where transport factors may act as a barrier to investment;
- Air Quality and other environmental issues, particularly around congested junctions in the towns and routes with high traffic volumes;
- Health issues, such as increasing obesity as a result of less active lifestyles;
- Increasing social exclusion faced by those without a car, within urban and rural areas especially in light of rising fuel costs.

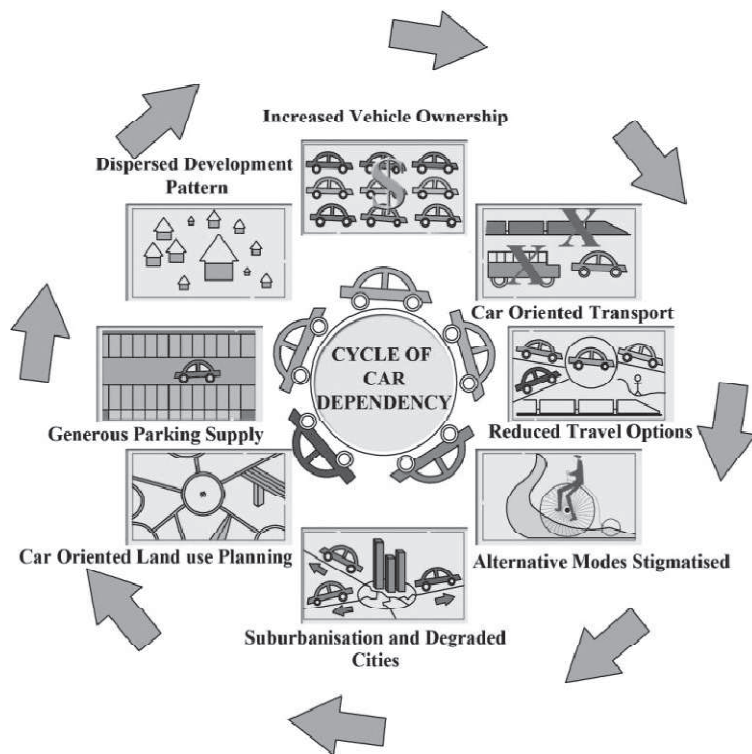
6.4 Some of these issues are much wider than "transport" and creating more self-contained communities, both rural and urban, with the right levels of housing, employment and easy access to essential services, for example, will be vital.

6.5 There is no single reason why West Northamptonshire has higher than average levels of car use or ownership, or why traffic growth has been higher than the national average. The area's existing travel behaviour is a result of a number of different factors including:

- Social changes such as greater affluence and greater numbers of families moving to the rural areas;
- Investment in national road infrastructure around the urban areas that has not been matched with investment in public transport; and
- Land use choices, particularly in Northampton itself, such as the dispersal of employment and retail development around the edges of the towns, and new developments that do not make walking and cycling easy.

6.6 As a result, many communities within West Northamptonshire have entered into a "cycle of car dependency", which makes it difficult to change behaviour. This is shown on Diagram 1: Cycle of Car Dependency below.

Diagram 1: Cycle of Car Dependency



6.7 Since the early 1990s there have been on-going attempts, both nationally and locally, to break the cycle of dependency and to alter the way that we travel so development becomes more sustainable. The changes required will take a long time and may not be fully realised in the life of this plan. However, it is vital to increase the emphasis on achieving more sustainable travel through:

- Improvements to public transport, cycling and walking infrastructure;
- Locating development where people can access facilities such as retail, education and employment without using the car;
- Ensuring that developments are well designed to minimise the need to use cars for shorter trips;
- Reducing the need to travel, for example through home working;
- Restricting unnecessary car usage, by providing necessary measures such as limited car parking, where appropriate;
- Managing the demand for travel, such as introducing charging;
- Managing traffic access to strategic routes;
- Managing road space to give priority to public transport or cycling and to reduce environmental impacts of traffic, and;
- Encouraging cycling and walking for short journeys.

6.8 As well as addressing wider emerging issues for the area, such as:

- Rising fuel and energy costs;
- Supporting regeneration initiatives, both community and economic regeneration; and
- The desire to protect the historic character of our towns and villages from traffic.

6.9 Effective local transport policies can help to tackle these issues, whilst ensuring that transport infrastructure retains and continues to benefit West Northamptonshire's economic competitiveness. The Regional Transport Strategy (RTS)[\[1\]](#), which is included within the East Midlands Regional Spatial Strategy, contains a clear set of over-arching objectives and policies to achieve the step-change in behaviour required to meet the changing needs of the area. Whilst it is the intention of the Government to abolish the regional plan tier, the framework helps to demonstrate that, particularly for transport, a co-ordinated approach across larger areas is required and that many of the issues require co-ordination between different authorities to deliver.

6.10 This section of the JCS sets out ways that the changes required can be delivered. It firstly deals with how we will go about changing the way we travel, before dealing with the improvements to connections at a strategic, sub-regional, local and individual development level. It is recognised that there is not a "one size fits all" when defining the issues or for dealing with the traffic and travel problems and so specific policies relating to each of the towns and the rural areas are set out within the Places Policies section of this JCS. Large infrastructure projects, such as the Northampton North West Bypass for Northampton are also set out within the Infrastructure and Delivery section, Section 11, and in the Infrastructure Schedule in Appendix 4 of this Plan.

1. East Midlands Regional Plan, March 2009 [\[back\]](#)

Changing the way we travel

6.11 The transport evidence base shows that there are significant parts of the road network, especially around the four towns of Northampton, Daventry, Towcester and Brackley which cannot cope with the expected number of trips as a result of traffic growth from the existing residents, or new development, if travel behaviour does not alter. It also demonstrates that there are areas, both rural and urban, that are unable to access key services by public transport, such as health facilities, education and employment centres.

6.12 In order to achieve wider sustainability goals and meet future travel needs of visitors and residents, this JCS recognises that a change in travel behaviour will be required. This is sometimes known as "Modal Shift". This approach does not mean that people will be prevented from using their cars altogether; it encourages people to use alternatives to the car where this is possible and seeks to provide a viable alternative. It is acknowledged that for some residents, the car is seen to be the only option and will be for the foreseeable future. Public transport, particularly in the rural areas, is incomplete, infrequent or unreliable. Cycling networks vary significantly in quality and the walking environment can be perceived as unsafe. However, there are also solutions to altering our travel behaviour that are focused on reducing our need to travel, for example superfast broadband access to enable people to work from home where possible. All of these elements must be improved as part of the overall strategy.

6.13 This plan is based on the Modal Shift Targets set out in Northamptonshire County Council's Transport Strategy for Growth (NTSG)[\[1\]](#). These are: 5% Modal Shift away from Private Car Trips across existing developments and a 20% shift away from Private Car Trips from all new development. Our analysis shows that it may be possible to achieve more. These targets are, therefore, viewed as minima in this plan, and all travel interventions should be

designed to achieve the highest modal shift possible, with some new developments, particularly the Sustainable Urban Extensions, aspiring to achieve a modal split of no more than 40% of trips being made by car. This target, and progress towards it, will be reviewed jointly as part of the monitoring and implementation of this JCS and the Local Transport Plan.

6.14 In addition to the provision of "physical infrastructure[2]", measures such as improvements to ticketing and the pricing of public transport, promotion of public transport and provision of travel information services will play an essential part in the development of future strategies; these measures are often known as "soft measures" or "smarter choices". The formation of quality partnerships between the relevant local authorities, public transport operators and other key stakeholders will be supported to ensure that the necessary improvements to the services can be delivered.

6.15 The Northamptonshire vision is for the County to be at the leading edge of the digital economy. This requires new development, both housing and commercial, to be directly served by high quality fibre networks. Access to these networks will make working from home, and operating businesses, easier and therefore reduce the need to travel. Such access will enable e-learning and access to an increasing number of on-line applications and services provided by the public and private sector, including tele-health, and can help to reduce the challenge of social exclusion.

POLICY C1 - Changing Behaviour and Achieving Modal Shift

PRIORITY will be given to Proposed transport schemes that will BE Required to demonstrate how they will contribute to behavioural change by:

- **PROVIDING ACCESS BY WALKING, CYCLING AND PUBLIC TRANSPORT TO KEY FACILITIES AND SERVICES;**
- **promoting the use of walking, cycling and public transport over and above private car trips;**
- **maximising the use of existing capacity within transport infrastructure; AND**
- **Managing The demand for car-based travel within urban areas.**

ANY CAPACITY IMPROVEMENTS SHOULD SUPPORT ECONOMIC GROWTH AND/OR SAFEGUARD STRATEGIC ROUTES And/or reduce transport Energy use

IN ORDER To achieve behavioural change THE FOLLOWING MEASURES WILL BE INTRODUCED across West Northamptonshire:

- **The Delivery of a Comprehensive Public Transport Network.**
- **The formation of formal Partnerships to deliver improvements to through ticketing and public transport information.**
- **the provision of effective Cycling Networks across the Existing urban and rural area linked to key transport Interchanges.**
- **New development should be accessed by fibre to the premises (FTTP) technology enabling access to superfast broadband and speeds of at least 30 megabits per second.**

INFORMATION COMMUNICATION NETWORKS, SUCH AS SUPERFAST BROADBAND, WILL BE SUPPORTED ACROSS THE WHOLE OF WEST NORTHAMPTONSHIRE TO REDUCE THE NEED TO TRAVEL AND BE A REQUIREMENT FOR NEW DEVELOPMENTS.

1. Northamptonshire County Council: Transport Strategy for Growth (September 2007)

[\[back\]](#)

2. See the Glossary for further information [\[back\]](#)

New Developments

6.165 The location of housing, employment, retail, education, health and other facilities, is one of the most important influences on travel behaviour in terms of the distance, where and how people chose to travel. The Northamptonshire Transport Strategy for Growth modal shift targets will be expected to be delivered as part of Policy C1 above. The JCS plans for modal shift combining incentives, information, and public transport improvements with new development influencing behaviour before car dependency becomes a habit. A range of soft and hard measures will be phased in over the build-out of development sites. New development will be required to mitigate its effects on the highway network.

6.176- The design of new developments is an important factor in influencing travel behaviour. New developments should be legible, safe and provide an attractive, healthy environment. The design, density and location of services within new developments should maximise the opportunity for trips by non-car modes.

6.187- There is growing evidence to support the success of travel plan measures, such as personalised travel plans and dedicated travel centres as an integral part of the development. In order to alter travel behaviour, new public transport services need to be made available as soon as new developments are being inhabited. Further guidance on the production of travel plans will be provided by a A separate Supplementary Planning Document will provide further guidance on the production of travel plans including thresholds for different forms of development. Thresholds will define what constitutes significant traffic movements taking opportunities to maximise modal shift outlined in the NTSG and the Northamptonshire Transportation Plan.

POLICY C2 - New Developments

~~all~~-new housing, Employment, commercial AND retail development in the Four Towns of Northampton, Daventry, Towcester and Brackley and PRIMARY SERVICE VILLAGES will be expected to ACHIEVE the MODAL shift targets (IN PARAGRAPH 6.13) by maximising travel choice from non-car modes.

Development will be required to MITIGATE ITS EFFECTS ON THE HIGHWAY NETWORK AND be supported by a transport assessment and travel Plan prepared in accordance with current best practice guidelines as issued by the department for transport or the relevAnt local Authority.

Sustainable Urban Extensions, as allocated within this plan, will additionally BE required to:

- provide access via walking, cycling and public transport routes to a mix of uses including local employment, housing and retail facilities;
- Ensure that New or enhanced public transport services are secured on occupation of THE first dwelling WHEN THIS IS APPROPRIATE;
- Secure the most efficient networks for walking, cycling and public transport within the development;
- Ensure sufficient density across the site in order to sustain public transport and other local services.

Strategic Connections

6.198 West Northamptonshire's strategic road and rail connections have made the area economically attractive for distribution and other industries which rely on national and, increasingly, international connections. However, these connections are attractive for more local trips and an increasing number of people are using the national road network (such as the M1) for local journeys around urban areas. This increases congestion particularly around the junctions on the strategic road network and compromises its ability to function efficiently.

6.2019 In order to ensure that the road network remains efficient and can serve the strategic demand, it will be important to make improvements to carefully manage more local movements (see Area Connections) to enhance capacity. At the strategic level the Government has plans to introduce Managed Motorways including Hard Shoulder Running on a number of sections of the national Motorway network. This has included the M1 between J14 and J19 and, although this scheme is not currently programmed, it may come forward during the plan period. In the case of the A45 and A43 trunk roads in the area, the Highways Agency are proposing to ~~implement~~ secure the implementation of traffic management measures and related junction modifications in conjunction with development coming forward in these corridors. The Northampton Growth Management Scheme (NGMS) for the M1/A45 sets out necessary mitigation measures on the A45 between the M1 Junction 15 and Great Billing Junction required to support the growth of Northampton. The WNJPU and partners have agreed a Memorandum of Understanding (MoU) with the Highways Agency on the delivery of NGMS. The MoU provides a mechanism for using S106 planning obligations (prior to the introduction of CIL and then CIL funding) to secure contributions to enable delivery of the NGMS. The NGMS also considers the staging of developer contributions to support the viability of developments. The specific developer funded measures on the A45 and A43 are set out in the Infrastructure Schedule in Appendix 4 of this Plan.

6.210 The West Coast Mainline provides the key north-south rail link, but is particularly congested around Northampton where freight and passenger services share the same lines. As both passenger and freight demands on the line increase there may be a conflict between users. Whilst the area benefits from this strategic rail link, via the West Coast Mainline, the range of destinations available, the frequency and speed of connections is weaker than nearby towns such as Coventry, Rugby and Milton Keynes and journey times to London are less from Kings Sutton, a smaller station on the Chilterns line, which serves the more rural areas in the west of the plan area. This places Northampton at a disadvantage, in terms of rail access to major centres, as it is further away in terms of journey time from key cities and towns. This may prove to be a hindrance to its future economic development.

6.224- The business case put forward by the Department for Transport for the High Speed 2 rail link between London and Birmingham, states that one of the key advantages for West Northamptonshire will be the relief to the capacity of the existing lines through the removal of some of the long distance trains and opening up lines for enhanced passenger services from the stations on the West Coast Line within West Northamptonshire. It will be vital to ensure that any release in capacity is capitalised upon in order to improve the area's connections to major transport interchanges and that the area is not left at a disadvantage. These benefits will also have to be balanced against the environmental costs of the High Speed Rail proposal and this section contains a specific policy (Policy C6) to ensure that the most affected communities are protected, particularly during construction. If HS2 proceeds it is expected to reduce future pressures on the M1.

6.23 The North Northamptonshire Core Spatial Strategy (2008) Policy 2 (Connecting North Northamptonshire with surrounding Areas) states that "North Northamptonshire's connections with surrounding areas will be strengthened and enhanced to ensure that these are to the standard necessary to fulfil the role expected of them. This JCS supports this policy and in particular includes reference to A43 Kettering to Northampton improvements under the Road section in Policy C3 below.

POLICY C3 - Strategic Connections

THE PRIORITIES TO RETAIN AND ENHANCE WEST NORTHAMPTONSHIRE'S STRATEGIC CONNECTIONS FOR ECONOMIC ADVANTAGE ARE TO WORK IN PARTNERSHIP WITH, AND SUPPORT THE RELEVANT TRANSPORT PROVIDERS IN ORDER TO SECURE THE FOLLOWING INITIATIVES:

RAIL

- **AN ENHANCED SERVICE IN TERMS OF JOURNEY TIME AND FREQUENCY OF PASSENGER RAIL SERVICES BETWEEN LONDON AND BIRMINGHAM (VIA NORTHAMPTON CASTLE STATION);**
- **THE INTRODUCTION OF ADDITIONAL RAIL SERVICES TO THE WIDER NORTH WEST FOR PASSENGER AND FREIGHT MOVEMENTS ALONG THE M6 CORRIDOR TO RELIEVE CONGESTION ON THE ROAD NETWORK;**
- **IMPLEMENTATION OF AN INTER-URBAN COACH SERVICE TO CONNECT TO THE MIDLAND MAINLINE ALLOWING PASSENGERS TO ACCESS THE EAST MIDLANDS AIRPORT AND IMPROVED JOURNEY TIMES/CONNECTIONS TO ACCESS EAST MIDLANDS AIRPORT;**
- **THE ENHANCEMENT OF RAIL CONNECTIONS TO THE DAVENTRY INTERNATIONAL RAIL FREIGHT TERMINAL TO ENCOURAGE THE MOVEMENT OF GOODS BY RAIL.**

ROAD

THE NECESSARY ROAD IMPROVEMENTS TO SUPPORT STRATEGIC CONNECTIVITY ARE THE IMPLEMENTATION OF-:

- **M1 JUNCTION 14-19 MANAGED MOTORWAY INCLUDING HARF SHOULDER RUNNING**

- **TRAFFIC MANAGEMENT MEASURES AND ~~RELATED~~ JUNCTION MODIFICATIONS ON THE A45 AND A43 TRUNK ROADS IN CONJUNCTION WITH DEVELOPMENT COMING FORWARD IN THE CORRIDORS INCLUDING THE M1/A45 NORTHAMPTON GROWTH MANAGEMENT Scheme**
- **A43 Kettering to Northampton improvementS**

WATER

SUPPORT WILL BE GIVEN TO PROPOSALS TO USE THE CANAL NETWORK FOR FREIGHT MOVEMENTS.

Connecting Urban Areas

6.242- Journeys between the towns in West Northamptonshire and to surrounding centres, such as Milton Keynes, Rugby and Banbury are dominated by the private car, particularly for trips to work. The inter-urban bus network does not currently provide an attractive alternative to the private car for many journeys, with services operating at 30 minute intervals during the peak period and less frequent in the early mornings and evenings. The Rural Service Centres of Towcester and Brackley will be expected to form a vital part of the rural public transport network, providing key inceptors to allow passengers to change to faster inter-urban routes.

6.253- As indicated in the spatial portrait in section 4, a significant proportion of commuting is within Northamptonshire with residents in neighbouring towns such as Wellingborough travelling to Northampton to work. The Northamptonshire Arc Report,^[1] prepared by the County Council, indicates that there is significant potential for improvements to the inter-urban bus network within Northamptonshire. One of the biggest challenges is to overcome the negative perception of road based public transport and ensure that it is seen as a reliable and efficient alternative to the car. The Arc Report proposes the development of a high quality Northamptonshire Arc Transit (NAT) network to provide mass transit links between the main urban centres which could be extended to other important centres such as Milton Keynes.

6.264 There are presently three rail stations within the plan area: Northampton Castle Station and Long Buckby Station, which are both on the West Coast line, and Kings Sutton station which is on the Chilterns line. All of the stations in the plan area have services to London and Birmingham, providing important services for commuters to both these cities and intermediate stations. For Northampton and Long Buckby this includes towns such as Milton Keynes to the south and Rugby to the north, whereas Kings Sutton serves towns such as Bicester. However, for shorter journeys to neighbouring areas the train is not always seen as a practical option due to issues such as the accessibility of the station, waiting facilities and the costs associated with travel particularly at peak times.

6.275- Whilst walking and cycling will play an important role for shorter trips, road improvements will be required to connect new development into the network and also to relieve some existing congestion issues. In addition to our strategic priorities, additional improvements are required to ensure West Northamptonshire's continued economic prosperity include the effective management of junctions on the A45 around Northampton, which are an integral part of the town's road network. Other road improvements may be

required where they will help to deliver improvements to air quality or relieve villages of unsuitable amounts of traffic. These improvements will need to be carefully managed to ensure that they also help to prioritise public transport, walking and cycling and meet the principles set out in Policy C1. These improvements are set out within the Places sections and the Infrastructure Schedule in Appendix 4 of this plan along with additional physical infrastructure requirements, such as A45 ~~Northampton to~~ Daventry Development Link corridor improvements, which are required to support the development of the area.

POLICY C4 - Connecting Urban Areas

A: PUBLIC TRANSPORT CORRIDORS

An Effective, Reliable Inter-urban Public transport Network linking Major Towns and Cities, including the development of a high Quality Northamptonshire Arc Transit network, will be prioritised on THE FOLLOWING PRINCIPAL journey to work corridors:

- A508 Northampton to Milton Keynes
- A45 Northampton to Wellingborough
- A5 Towcester to Milton Keynes
- A45/A4500 Daventry to Northampton
- A45 Daventry to Rugby
- A43 Brackley to Northampton
- A43/ A361 Brackley DAVENTRY to Cherwell district (Banbury/Bicester)
- A43/A422 BRACKLEY TO CHERWELL DISTRICT (BANBURY/BICESTER)
- a43 Northampton to Kettering

improvements will be required to:

- Increase the accessibility of inter-urban public transport;
- reduce journey times By public transport;
- Improve the Frequency of services between key centres; and
- provide mechanisms to enable more flexible ticketing options across modes and administrative boundaries.

B: public transport interchanges

To complement an increased frequency in service provision, improvements will be made to Key public transport interchanges in ORDER TO Raise the profile of Public transport.

Priority interchanges are Identified as follows:

Northampton

- Central Northampton bus Interchange
- northampton Castle Rail Station

Daventry

- Daventry Bus Interchange

- **Long Buckby Rail Station**

South Northamptonshire

- **Towcester Bus interchange**
- **Brackley bus interchange**
- **Kings Sutton Rail Station**

interchanges will provide a safe and attractive environment including:

- **Secure cycle parking;**
- **sheltered and Safe waiting facilities;**
- **safe and convenient pedestrian access; and**
- **information including Signposting, timetables and ticketing.**

Rail interchanges will also be required to provide taxi waiting areas and long stay parking at a locally determined level.

1. Northamptonshire County Council - Northamptonshire Arc Report (2010) [\[back\]](#)

Enhancing Local and Neighbourhood Connections

6.286- Improved local and neighbourhood connectivity is required to ensure that the places within West Northamptonshire, both rural and urban, can become more sustainable; this includes the creation and enhancement of local bus, cycle and walking routes within the towns as well as and access to facilities. Without these changes the amount of traffic will continue to grow and we will not secure the changes in behaviour required. Neighbourhood connectivity for new developments, including the ability to access services, is addressed within the overall transport strategy (see Policies C1 and C2) and the Places sections of the JCS.

6.297 For the rural areas in particular there are challenges that will need to be addressed to enhance the range of facilities available to communities, such as access to health care, education and retail. The rural areas section, Section 16, sets out the over-arching policies for securing future services for these areas including measures for enhancing rural accessibility.

POLICY C5 - Enhancing local and neighbourhood connections

The connections within urban areas, between neighbourhoods and town and district centres, ~~or~~ AND the rural hinterlands of West Northamptonshire with their most accessible service centre, will be strengthened by the following measures:

- **Improvements to the strategic and local bus networks including upgrades to local Interchanges, service frequency, reliability and quality;**
- **Personalised Travel Planning and voluntary travel plans;**
- **Improvements to cycling networks and cycle parking;**
- **Securing and enhancing urban and rural walking networks;**

- Sustaining or improving existing demand responsive transport, particularly in rural areas, to fill key gaps to the scheduled network and Enhancing the network where gaps presently exist; and
- Promoting park and ride facilities for Northampton.

High Speed Rail 2 - London to Birmingham

6.3028 In December 2010 the Government announced a preferred route option for the proposed High Speed Rail link between London and Birmingham, known as High Speed 2 (HS2). The preferred route passes through South Northamptonshire district, close to Brackley, and will have a major impact on the environment and local communities in the plan area. A revised alignment has been incorporated in the confirmed line of route for phase one of HS2 which was announced in January 2012.

6.3129 HS2 is a national infrastructure project and as such the key planning decisions will be taken by the Secretary of State. However the local authorities, in particular Northamptonshire County and South Northamptonshire Councils, will be key consultees seeking to influence the detailed design and construction of the route. Given the significance of the proposal for the plan area it is appropriate to include a policy within the JCS which seeks to minimise the adverse impacts on the environment and communities in the area and maximise the benefits that could arise from the proposal such as improved journey times and services from Northampton to Birmingham and London.

POLICY C6 - High Speed Rail 2

THE DESIGN AND CONSTRUCTION OF THE HIGH SPEED 2 RAIL LINK MUST MINIMISE ADVERSE IMPACTS ON THE ENVIRONMENT, THE LOCAL ECONOMY AND LOCAL COMMUNITIES AND MAXIMISE ANY BENEFITS THAT ARISE FROM THE PROPOSAL. THE IMPLEMENTATION OF HS2 WILL ALSO BE EXPECTED TO:

- DELIVER HIGH QUALITY DESIGN TO PROTECT COMMUNITIES AND THE ENVIRONMENT FROM NOISE AND VISUAL INTRUSION
- MANAGE THE CONSTRUCTION TO MINIMISE THE IMPACT ON COMMUNITIES AND THE ENVIRONMENT
- ADOPT SUSTAINABLE PROCUREMENT AND CONSTRUCTION METHODS
- MINIMISE ADVERSE SOCIAL AND ECONOMIC IMPACTS, BY MAINTAINING ACCESSIBILITY AND AVOIDING THE SEVERANCE OF COMMUNITIES AND AGRICULTURAL HOLDINGS
- ENSURE THAT COMMUNITY AND OTHER BENEFITS, SUCH AS IMPROVED SERVICES ON THE WEST COAST MAIN LINE, ARE FULLY REALISED

7.0 Regenerating and Developing Communities

Introduction

7.1 Alongside the regeneration of town centres, a key objective of the strategy is to reduce disparity between communities by improving opportunities for some of the most deprived areas in West Northamptonshire. Developing the social and community infrastructure offer of communities is an essential part of providing for future sustainability across the plan area.

Community Regeneration

7.2 Community regeneration comprises a set of activities designed to reverse economic, social and physical decline in areas where market forces will not do this without the support from public sector intervention.

7.3 Councils have powers to promote the social, economic and environmental wellbeing of their areas. In achieving this role regeneration will need to consider four key attributes:

- **Economic attributes** - relating to employment rates, economic opportunities/ skills;
- **Social attributes** - quality of life, health, crime, community engagement;
- **Physical attributes** - connectivity, housing condition, neighbourhood centres, public realm; and
- **Environmental attributes** - loss of biodiversity, low energy efficiency, localised pollution, poor visual appearance.

7.4 Community regeneration is a key theme for the JCS, focusing on reducing disparities between neighbourhoods and creating sustainable places where people choose to live and work.

7.5 Regeneration is considered in a wider context within the place sections of the JCS, both in terms of the spatial depiction of community regeneration schemes and in addressing commercial investment within the town centres of Northampton and the supporting towns of West Northamptonshire. It is recognised that investing in such opportunities will also create wealth and regeneration benefits for residents.

7.6 There will be a need throughout the plan period not only to support both existing and new communities through, for example, the provision of education, health, community leisure, cultural and social facilities, but also to manage change in communities. This will be considered through the development of more detailed strategies and intervention measures which will identify how communities or neighbourhoods can be regenerated, to improve outcomes for local residents. Such outcomes will be proposed either to sustain an existing purpose or to create a new purpose involving more substantial change and reflect local aspirations expressed, for example, through Sustainable Community Strategies.

7.7 A key aim of local spatial planning is to create a framework for private investment and regeneration that promotes economic, environmental and social well being for an area,

which in turn provides a robust basis for making bids for public funds and for assembling land for projects.

7.8 There is a need for the JCS to set out an overall approach to development which includes the regeneration of areas that are showing the highest indicators of deprivation as well as ensuring the strategy does not contribute to further decline elsewhere.

7.9 Not all regeneration investment needs to be in areas of decline. Factors influencing deprivation are often driven by external factors for example infrastructure, which improves the strength of the economy and access to facilities, or commercial investment in town centres.

7.10 In maximising investment and providing the right climate for development, the public sector will be required to provide a clear delivery role, particularly where economic viability or land ownership constraints may provide a challenge to regeneration. Further, addressing issues of low accessibility to employment and services as well as poor social environments will be seen as a priority.

7.11 In addressing regeneration the JCS encompasses a generic approach, referring to specific locations as examples of places which can benefit from regeneration initiatives. This approach will provide the opportunity for a more detailed implementation of projects and initiatives through accompanying ~~Development Plan Documents~~ Local Plans and strategies. It is envisaged that these accompanying documents will address, in more detail, how the regeneration of an area can bring benefits to the local population, seeking to reduce economic, social and physical disparity, through for example, improved connectivity, access to jobs and services, urban renewal and physical enhancement.

7.12 This approach provides a baseline for developing strategy, complementing the direction of growth and taking forward an approach to regeneration that builds capacity and promotes community engagement.

Context

7.13 The vast majority of new housing and employment development will be centred in and around the main urban areas of West Northamptonshire. This new development will be used to bring benefits to existing local communities.

7.14 The area incorporates pockets of high deprivation, especially within its larger urban areas of Northampton and Daventry, which impacts on life chances including access to employment and service provision, such as healthcare, as well as a poor physical environment. By recognising the importance that accessible services and facilities have on the quality of people's lives, the strategy will look to consider favourably proposals that support and strengthen local services across West Northamptonshire. In particular, encouraging development that can help to improve existing deficiencies in services or facilities in deprived communities, will require a range of agencies to work together and with developers. Partners will be expected to work together with local communities to attract and secure funding and to provide a focus for objectives and resources. This will require attention

to the key principles introduced in Table 3 below. Developers will also need to demonstrate how they are working within these expectations.

The Regeneration Strategy for West Northamptonshire

7.15 It is important that regeneration is delivered in a targeted manner that delivers measurable outcomes over a set period of time, and that it addresses each of the attributes highlighted in paragraph 7.3 above. It is also important that issues can be addressed at the right level, which allows action to be targeted - investing where it will have the most impact - and provided as close to identified communities as possible.

7.16 In taking forward these aspirations three key data sets have been considered in order to identify the most deprived communities for regeneration in West Northamptonshire. These datasets are:

- **Indices of Multiple Deprivation (2007)**[\[1\]](#) which captures disparities in living standards and covers levels of deprivation based on barriers to housing and services, living environment, crime and disorder, education training and skills, health and disability, employment rates and income;
- **Decent Homes Standard and Stock Condition Assessments**[\[2\]](#) which has identified key areas where social housing will not meet the decent homes standard; and
- **Strategic Assessment** information compiled by the Safer Partnerships to identify and tackle areas where there are more frequent indices of crime and anti-social behaviour.

7.17 In addition to the above datasets there is a clear need to consider deliverability, from both funding and community engagement perspectives. So the following factor has also been considered:

- **Areas where funding initiatives and local empowerment may assist regeneration;** to consider both financial and physical resources available to the Councils and other public sector organisations within West Northamptonshire that provide a catalyst for the delivery of regeneration and change.

7.18 This data has been reviewed at ward level across West Northamptonshire to identify the most deprived areas where intervention is required. These wards represent the most deprived communities in West Northamptonshire and share a number of commonalities for example high levels of crime, poor housing standard and low skills attainment.

7.19 The key aims for taking forward a strategy for community regeneration are detailed in the policies under the Places section of the JCS for each of the respective towns. These aims will be developed through accompanying Local Development Plan Documents (such as the Northampton Central Area Action Plan) and reflect the spatial objectives of the JCS.

7.20 The key principles set out in Table 3 below will also apply in providing the approach to regeneration priority areas within West Northamptonshire.

Table 3: West Northamptonshire Regeneration Priority Areas - Key Principles

Key Principles	Approach
Embedding community engagement ensuring effective and inclusive mechanisms in decision making.	Through working with local communities encourage active participation of residents, to influence local agency future decision-making. Devolve decision making to neighbourhood level where practicable and appropriate.
Ensuring a multi-disciplinary partnership approach to pooling assets and allocating resources. Focus on collective investment from agencies/voluntary sector including faith groups.	Develop strategies and provide joined up services and outcomes. Agencies pooling resources to ensure capital assets are used for the benefit of the community. This will include school sites, shops, community centres, <u>church halls</u> , land and other capital assets.
Using design codes and principles to ensure high quality safe, sustainable homes and communities through partnership working.	Ensures decent home standards, sustainable communities and homes for all/ life. Includes designing out crime, access to public realm, sustainable technology in homes and businesses, decent home standards. Quality design, material, maintenance regimes, improve quality of green space and public realm. Also creating opportunities for modal shift and improved connectivity.
Promoting mixed housing types and tenures.	Ensure policy approach is flexible to adapt to changing local needs and circumstances. Ensuring a sustainable, balanced, social mix and tenure within neighbourhoods.
Promoting social and economic enterprise, employment opportunities and lifelong learning.	Encourage inward investment, job creation, education and skills programmes.

7.21 In providing a strategy for community regeneration, opportunities will need to be considered in line with the likely availability of resources. Proposals will need to be focused; otherwise there is the risk of taking forward too many initiatives without achieving targets.

7.22 Policy RC1, below, sets out the strategic approach for community regeneration activity to be undertaken throughout the plan period. Progress on those schemes identified through the Places policies in this JCS will continue to be monitored, along with the potential for other opportunities to be addressed as they arise.

7.23 It is recognised that regeneration activity will partly be driven by community initiatives, the scope for attracting investment and the availability of sites. Additional or alternative schemes proposed for community regeneration further to those listed in the Places policies will be supported where they can be shown to address the principles outlined in Policy RC1 below.

EXISTING LEVELS OF SOCIAL AND ECONOMIC DEPRIVATION WITHIN WEST NORTHAMPTONSHIRE WILL BE REDUCED BY ENCOURAGING PARTNERSHIP WORKING WITH STAKEHOLDERS AND BY CO-ORDINATING PLANNING AND REGENERATION STRATEGIES TO ENSURE THAT IMPROVED SERVICES, COMMUNITY FACILITIES AND INFRASTRUCTURE ARE PROVIDED, PARTICULARLY IN THOSE AREAS WHERE INDICES OF DEPRIVATION REQUIRE TARGETED IMPROVEMENTS.

PROPOSED COMMUNITY REGENERATION SCHEMES WILL BE EXPECTED TO SHOW HOW THEY TAKE INTO ACCOUNT:

- **THE KEY PRINCIPLES OUTLINED IN TABLE 3, WEST NORTHAMPTONSHIRE REGENERATION PRIORITY AREAS; AND**
- **THE KEY DATA SETS RELATING TO: INDICES OF MULTIPLE DEPRIVATION, DECENT HOMES STANDARDS AND STOCK CONDITION ASSESSMENTS, SAFER PARTNERSHIPS' STRATEGIC ASSESSMENT INFORMATION**

SCHEMES THAT CAN BE DEMONSTRATED TO EMBRACE THESE PRINCIPLES AND SEEK TO REVERSE ECONOMIC, SOCIAL AND PHYSICAL DECLINE IN AREAS WHERE MARKET FORCES REQUIRE PUBLIC SECTOR INTERVENTION WILL PROVIDE THE FOCUS FOR COMMUNITY REGENERATION ACTIVITY WITHIN THE PLAN PERIOD UP TO 2026.

1. Indices of Multiple Deprivation: Information collated by the Office of National Statistics that measure an areas deprivation relative to the rest of the UK. The seven criteria are: housing and services, living environment, crime and disorder, education and training, health, disability, employment and income. [\[back\]](#)
2. The Decent Homes Standard forms part of legislation. The guidance can be found here <http://www.communities.gov.uk/documents/housing/pdf/138355.pdf> [\[back\]](#)

Developing Communities

7.24 Social and community infrastructure provides a vital element in creating sustainable places where people want to live. Social and community infrastructure to meet the needs of new developments (including the Sustainable Urban Extensions) as well as existing communities are set out in the West Northamptonshire Infrastructure Delivery Plan and the relevant policies within the Places sections in this JCS. However, community needs extend beyond physical infrastructure and buildings.

Culture

7.25 Culture plays a critical role in making communities sustainable. It brings people together through shared interests, helps to develop identity and a sense of place. It can also contribute to attractive, well-designed environments that incorporate accessible, greenspaces and a distinctive public realm.

7.26 West Northamptonshire provides a distinctive cultural offer, which ranges from its archaeological heritage, extensive canal and inland waterway network and heritage assets through to its places of worship, sporting facilities, art galleries, theatres, museums, public houses and restaurants. A Cultural Mapping Report has been produced for West Northamptonshire[1], which sets out the role of culture and an assessment of cultural infrastructure based on the following typology:

- **Heritage:** historic houses and gardens, heritage sites and museums;
- **Arts venues:** galleries, theatres, live music venues and cinemas;
- **Other creative space:** creative workspace and commercial exhibition spaces;
- **Community facilities:** libraries, schools and leisure centres;
- **Community assets:** other community spaces used for cultural activity, village halls, church halls, community centres, pubs and cafes;
- **Parks and Open Spaces:** urban, sub urban and rural open spaces, both designated parks and public open spaces such as town squares and waterways: and
- **Festivals and events:** festivals, events and fairs.

7.27 The Cultural Mapping Report has informed the preparation of A Cultural Investment Plan for West Northamptonshire[2], which identifies a number of investment areas. The key elements of this Investment Plan have been included in the Infrastructure Delivery Plan (IDP) which accompanies the JCS.

1. Creative Consultancy (2008) Cultural Mapping Document for West Northamptonshire [\[back\]](#)
2. Creative Consultancy (2008) West Northamptonshire Cultural Investment Plan [\[back\]](#)

Arts and Entertainment

7.28 The development of arts and entertainment facilities form part of the Cultural Investment Plan. Despite the rich cultural offer, other than the Royal and Derngate Theatres and live music venues, like the Roadmender, there are relatively few large centres for the arts and entertainment. The current level of provision does not reflect the active arts community and the desire for additional, diverse entertainment facilities, particularly as part of developing the evening economy.

7.29 The Central Area Action Plan contains proposals for an enhanced cultural offer within Northampton's town centre. There are additional plans prepared by each of the local authorities, Northamptonshire County Council and the Northamptonshire Enterprise Partnership, which aim to develop new facilities, and to enhance facilities, for arts and entertainment in order to diversify the existing offer.

Social and Community Infrastructure

7.30 The provision of social and community infrastructure, including the provision of facilities for worship, is fundamental to the creation of strong neighbourhoods and local

identity. Facilities, such as libraries, adult and children's services, emergency services, health centres, community centres and space for the voluntary sector services, together with local amenities such as retail, are vital to the well-being of residents.

7.31 The JCS, ~~as part of the LDF~~, is prepared alongside the Sustainable Community Strategies which helps to ensure that these matters are adequately addressed.

7.32 The Infrastructure and Delivery section of this plan, Section 11, sets out policy that determines that needs generated directly from development should be met through the provision of financial contributions from developers. (~~Circular 5/05~~[\[3\]](#)). This will include future management and maintenance costs. It may, in some circumstances, be more appropriate to co-locate facilities within local centres in order to improve overall accessibility, whilst also reducing the numbers of trips that are needed, particularly those undertaken by private vehicle.

7.33 In the rural areas, services should be provided where they can be accessed by public transport, both for reasons of sustainability and to ensure that residents are not excluded if they do not have access to a private vehicle.

3. ~~Department for Communities and Local Government (2005) Planning Circular 5/05 – Planning Obligations~~ [\[back\]](#)

Sport, Recreation and Open Space

7.34 Sport, recreation and open space are vital to the community and the local identity of an area. The plan area contains a wide variety of high-quality public open spaces, whilst further new spaces will be incorporated into the Sustainable Urban Extensions, providing residents with good quality access.

7.35 Each of the three Borough and District Councils in West Northamptonshire have produced Open Space, Sport and Recreation studies^[4] which are compliant with the former Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (PPG17)^[5]. The studies provide detailed background information and recommendations for local standards of provision for both open space and recreation as well specific built facilities. The standards establish the minimum amount of space required together with the desired distance for accessing different types of facilities for all users. These standards should be incorporated into all new development.

7.36 Northampton Borough Council has reviewed ~~are presently in the process of reviewing their it's~~ Playing Pitch Strategy and published the Northampton Playing Fields Key Issues and Recommendations Report^[6] which has updated the Northampton Open Space, Sport and Recreation Assessment, including the ~~which will set out~~ local standards for the provision of recreational open space. Additional local work may also be required to identify facilities required for young people, such as playgrounds and multi-use games areas.

7.37 Local facilities are important community assets and play a key role in ensuring that the residents of the area can lead healthy and active lifestyles. The West Northamptonshire Sports Facilities Strategy^[7] provides details relating to the current provision of sports facilities, such as tennis courts, cricket pitches and swimming pools and identifies deficiencies in both existing and future levels of provision.

7.38 The report highlights that there will need to be improvements to sports facilities over the plan period to meet the needs of both the existing and future population levels, and must be located where it is accessible to all, including by public transport, walking and cycling.

7.39 The key improvements identified have been incorporated into the Infrastructure Delivery Plan as follows:

- New swimming facilities within western and northern Northampton;
- Rugby pitches and facilities across the plan area;
- New sports hall with ancillary facilities such as netball courts in each of the authority areas; and
- Synthetic turf pitches in each of the towns.

7.40 Mechanisms for achieving improvements in the provision of open space, sport, recreation and cultural facilities will be detailed in the Developer Contributions Supplementary Planning Document.

4. Northampton:PMP (2009) Open Space, Sport and Recreation Needs Assessment and Audit. Daventry District Council: PMP (2009) Open Space, Sport and Recreation Needs Assesment South Northamptonshire: South Northamptonshire Council (2007) Open Space Strategy 2007-2021 [\[back\]](#)

5. Communities and Local Government (2002): Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation now cancelled by the NPPF (2012). [\[back\]](#)

6. Neil Allen Associates (2011) Northampton Playing Fields Key Issues and Recommendations Report [\[back\]](#)

7. Syzergy (2009) Sports Facilities Strategy for West Northamptonshire [\[back\]](#)

Existing Facilities

7.41 Within the plan area there are many assets that provide recreational and leisure opportunities that are highly valued by residents, where possible these assets should be retained. The loss of such facilities, many of which do not operate commercially, is a particular concern, as they often provide vital voluntary services for disadvantaged sectors of the community. Meeting community needs may therefore require contributions from new development to assist in refurbishing, adapting or extending vital community assets; details of this approach will be provided within the Developer Contributions SPD, which will also specify facilities that are considered to be "at risk".

7.42 Where proposals for development would result in the loss of a facility, the policy approach should be determined by; the availability of alternative or replacement facilities nearby (as derived from the relevant former PPG17 assessment or relevant assessment for other community facilities), whether the facility is still required, or whether there may be wider community benefits associated with the new proposal.

7.43 As the area changes through new growth, the demand for cultural and community facilities will increase. Some new facilities may be provided locally, aimed at meeting the needs of local residents. Others may serve a wider area and will need to be delivered more comprehensively serving towns or even the whole of the plan area and beyond. New

developments will be required to meet their own demands in terms of sporting, recreation, cultural and community facilities and to meet this demand either through on-site provision or through contributions as set out in the Infrastructure Delivery section of this plan, Section 11. Development will also be required to contribute towards the provision of larger scale facilities through a Community Infrastructure Levy, as outlined in the Infrastructure and Delivery section of this plan, where it renders existing deficiencies more severe.

POLICY RC2 - Community Needs

NEW RESIDENTIAL AND COMMERCIAL DEVELOPMENT WILL BE REQUIRED TO MAKE PROVISION FOR COMMUNITY FACILITIES AND PUBLIC OPEN SPACE IN ACCORDANCE WITH THE STANDARDS SET OUT IN ~~THE PLANNING POLICY GUIDANCE 17~~ open space/recreation STUDIES AND IDENTIFIED WITHIN THE WEST NORTHAMPTONSHIRE SPORTS FACILITY STRATEGY AND THE CULTURAL INVESTMENT PLAN.

The loss of existing COMMUNITY FACILITIES INCLUDING BUILT SPORT FACILITIES AND AREAS OF OPEN SPACE will be resisted unless IT CAN BE DEMONSTRATED THAT:

- **there is evidence that improvements can be made through the provision of a replacement facility of equal or better quality TAKING INTO ACCOUNT ACCESSIBILITY; or**
- **the proposal will bring ABOUT ~~significant~~ SIGNIFICANT community benefits that outweigh the loss of the facility; OR**
- **HAVING REGARD TO THE RELEVANT OPEN SPACE STUDY, THE SPACE IS SURPLUS OR IS LITTLE USED**

PROPOSALS FOR NEW FACILITIES WILL NEED TO BE SUPPORTED BY A LONG TERM MAINTENANCE AND MANAGEMENT PLAN.

FINANCIAL CONTRIBUTIONS TOWARDS THE PROVISION OR ENHANCEMENT OF, EXISTING COMMUNITY FACILITIES WILL NEED TO BE PROVIDED BY NEW DEVELOPMENT. THE EXACT NATURE OF THE PROVISION AND TIMING WILL BE SET OUT WITHIN THE ~~DEVELOPMENT MANAGEMENT AND SITE ALLOCATION DPD'S~~ DAVENTRY DISTRICT SETTLEMENTS AND COUNTRYSIDE LOCAL PLAN AND SOUTH NORTHAMPTONSHIRE SETTLEMENTS AND COUNTRYSIDE LOCAL PLAN AND SUPPORTED BY THE DEVELOPER CONTRIBUTIONS SPD.

8.0 Economic Advantage

8.1 A central theme of our vision for West Northamptonshire is to secure economic stability and prosperity which itself is a key element to improving the quality of life for our residents. We need to ensure there are a variety of job opportunities for local people and that people have access to locally based educational facilities that can improve their employment prospects. A vibrant economy will strengthen our communities, support sustainable development objectives and help reverse areas of decline.

8.2 The Spatial Portrait sets out the background to the existing employment framework in West Northamptonshire and the Spatial Strategy sets out the number of jobs required to be delivered across the plan.

8.3 The following section (and part of the Places sections) includes policies relating to specific employment types and allocations.

Existing Employment Areas

8.4 The West Northamptonshire Employment Land Study (WNELS) undertook a comprehensive review of employment land and industrial estates in the main urban areas of West Northamptonshire. It found that the vast majority of employment sites and industrial estates that were assessed were fit for purpose, suitably located and viable and should be safeguarded for employment development within B class uses.

8.5 The plan area already has a considerable amount of employment floorspace in the planning pipeline in sustainable locations already consented through planning applications. Many existing employment sites are undergoing redevelopment to modern standards and are making efficient use of previously developed land, for example Royal Oak industrial estate in Daventry. Much of West Northamptonshire's employment is provided on large purpose built estates with corresponding infrastructure, often badly suited to non-employment uses. Losses of employment land in West Northamptonshire for the last five years have been low. Where it can be shown that vacant employment land is no longer viable a mix of employment uses including, exceptionally, Non-B class employment uses (as mentioned in WNELS) may be considered where shown to be essential to viability and compliant with the sequential test in Policy E2. While employment land will be protected WNELS does not require B class employment land to be protected for Strategic B8 use given the amount available over the plan period, comparatively low jobs densities, sustainability impacts, and the need for a balanced economy. WNELS does require the protection of small B8 uses in order to provide necessary support for other employment uses. Non Strategic B8 use typically has higher job densities of 1 worker per 50 sqm or better and will be protected.

POLICY E1 - Existing Employment Areas

EXISTING AND ALLOCATED EMPLOYMENT SITES AND INDUSTRIAL ESTATES ACROSS WEST NORTHAMPTONSHIRE WILL BE RETAINED FOR USES WITHIN USE CLASSES B1, B2 AND NON STRATEGIC B8.

CHANGE OF USE TO OTHER USES WILL BE RESISTED UNLESS IT CAN BE DEMONSTRATED THAT THE SITE IS NO LONGER ECONOMICALLY VIABLE FOR EMPLOYMENT PURPOSES IN THE LONG TERM, THERE IS A CLEAR CONFLICT WITH ADJOINING USES, OR ITS RELEASE WOULD OFFER SIGNIFICANT BENEFITS TO THE LOCAL AREA.

NEW COMMERCIAL FLOORSPACE AT THE RURAL SERVICE CENTRES OF TOWCESTER AND BRACKLEY AND OTHER SMALLER SETTLEMENTS WILL BE OF A SCALE THAT IS COMMENSURATE WITH THEIR FUNCTION.

Office Development

8.6 Traditionally a manufacturing area, West Northamptonshire is in the process of transition from manufacturing, where job opportunities are in decline, to knowledge based industries. However, there is still a need to retain manufacturing and supporting warehousing jobs as part of a mixed economy that offers a diverse range of employment opportunities.

8.7 The JCS in partnership with other-~~DPD's~~ Local Plans will shift the ~~office~~ focus of major office development to Northampton town centre and central area. The Northampton Central Area Action Plan (NCAAP) identifies a range of strategic office development sites to reinvigorate the economy within the central area to support its regeneration.

8.8 Office development will also be directed to Daventry central area to support Daventry's regeneration objectives ~~and to supporting~~ the transition of its ~~their~~ economy from predominantly manufacturing and warehousing to provide more diverse employment opportunities.

8.9 Towcester and Brackley provide service centre roles and are not sustainable locations for strategic scale office development as they do not have the extent of resident population to support employment growth on a large scale, resulting in in-commuting and unsustainable patterns of travel. However, new office development of an appropriate scale will support their economies and help alleviate out-commuting to larger centres.

POLICY E2 - New Office Floorspace

MAJOR OFFICE DEVELOPMENT WILL BE LOCATED IN NORTHAMPTON FOLLOWING A SEQUENTIAL APPROACH COMPRISING:

- **WITHIN THE TOWN CENTRE BOUNDARY; THEN**
- **EDGE OF TOWN CENTRE; FOLLOWED BY**
- **OTHER SUITABLE OFFICE SITES AS ALLOCATED IN THE NORTHAMPTON CENTRAL AREA ACTION PLAN.**

OTHER MAJOR OFFICE DEVELOPMENT WILL BE LOCATED IN DAVENTRY CENTRAL AREA.

NEW OFFICE FLOORSPACE AT THE RURAL SERVICE CENTRES OF BRACKLEY AND TOWCESTER AND OTHER SMALLER SETTLEMENTS WILL BE OF A SCALE THAT IS COMMENSURATE WITH THEIR FUNCTION.

Technology Realm

8.10 The Northampton Technology Realm framework ~~at Northampton North Sustainable Urban Extension is a selected and targeted allocation~~ aims to nurture the growth of value added jobs in West Northamptonshire and in the County ~~The site is located near to the University of Northampton and other key Higher and Further Education partners. The concept of the Technology Realm in this location is to provide, through collaboration with learning and skills partners~~ such as the Northamptonshire Enterprise Partnership, the South East Midlands Local Enterprise Partnership (SEMLEP), the University of Northampton alongside businesses and other partners across Northamptonshire. The concept of the Technology Realm is to enable the development of a highly skilled and knowledge

based workforce that is capable of meeting the needs of targeted employers supported by a range of employment floorspace/unit size solutions to provide appropriate workplaces. The Technology Realm will support the promotion of industry-university led collaboration in partnership, stimulating innovation in products, processes and services. Work in partnership with these education institutions to promote university industry collaboration will ensure the skilled workforce created has the opportunity to use those skills in an appropriate workplace within Northampton creating—The Technology Realm will also support inward investment activities and enable high value added employment and with opportunities for innovative business development.

8.11 The Technology Realm framework will provide support the development of start-up and grow-on premises which should be designed to allow for expansion as start up firms grow. The Developments should be designed to maximise formal and informal interaction within a high design and landscaped environment. with high standards of environmental sustainability will be expected.

8.12 A key feature driver of the sustainability and long term success of the Northampton Technology Realm will be the provision of effective and well-resourced enterprise support services The enterprise support services which will focus on assisting pre-start, start-up/emerging and established businesses across identified sectors.

POLICY E3 - Technology Realm, SEMLEP Northampton North Waterside Enterprise Zone

~~**A 7 HECTARE SITE FOR A TECHNOLOGY REALM IS ALLOCATED AS PART OF THE NORTH NORTHAMPTON SUSTAINABLE URBAN EXTENSION. THE SITE WILL MAKE PROVISION FOR:**~~

- ~~• **START UP UNITS WITHIN THE RANGE OF 125-500 SQM B1 (OFFICE, RESEARCH AND DEVELOPMENT, LIGHT INDUSTRY) AND 200-1,000 SQM B2 (INDUSTRIAL)**~~
- ~~• **HIGH QUALITY AND INNOVATIVE DESIGN AND LANDSCAPING INCLUDING A GATEWAY FEATURE ON THE A43 FRONTAGE**~~

~~**DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.**~~

~~**THE LOCAL PLANNING AUTHORITY WILL SEEK TO NEGOTIATE A RANGE OF BUSINESS UNIT SIZES WITHIN THE SEMLEP NORTHAMPTON WATERSIDE ENTERPRISE ZONE TO ENABLE AND ENCOURAGE THE START-UP AND GROW-ON OF BUSINESSES.**~~

Daventry International Rail Freight Terminal (DIRFT) - Strategic Distribution

8.13 Daventry International Rail Freight Terminal (DIRFT) is a storage and distribution centre of national significance. Although DIRFT is within Daventry District it lies immediately east of Rugby and adjoins Rugby Radio Station Urban Extension which is proposed for major development in the Submission Rugby Borough Council Core Strategy (2011).

8.14 The first unit at DIRFT opened in 1997 and comprised business and distribution uses in various scales, some are directly rail-linked and others use the Intermodal Railport located in what is known as DIRFT South. In January 2005, outline planning permission was granted for the westward expansion of DIRFT (known as DIRFT 2) to provide some 180,000sqm of additional rail linked warehouse distribution and manufacturing buildings. The floorspace to be provided at DIRFT 2 is counted as part of the 2010 to 2021 supply of warehouse and distribution provision for the West Northamptonshire area.

8.15 National policy ~~At a national level both Planning Policy Statement 4 'Planning for Sustainable Economic Growth' and Planning Policy Guidance Note 13 'Transport'~~ strongly supports the movement of freight by rail which enables ~~supports~~, the modal shift away from road based transport.

8.16 The East Midlands Strategic Distribution Study (EMSDS)[1] provides a technical study of logistics and the regional economy. It identifies that in the East Midlands logistics accounts for a higher share of jobs and output than in any other region in England. In identifying sites for further strategic distribution development regional advice is that priority should be given to sites that can be served by rail freight and operate as intermodal terminals. At the regional level there is strong support for further rail related strategic distribution development and that further provision should be made in the West Northamptonshire area.

8.17 The Regional Freight Strategy has set a target of an additional 30 freight trains per day which will require around an additional 308 hectares of rail connected strategic distribution land to be brought forward in the East Midlands region by 2026. Network Rail is a close consultee on the DIRFT proposals and is fully supportive of rail connected freight at this location.

8.18 In locating strategic distribution priority consideration should therefore be given to sites that can be served by rail freight and that can operate an intermodal terminal. As an existing location for rail freight DIRFT has a significant investment in ~~rail~~ existing rail freight infrastructure in place and DIRFT 2 proposals will further enhance these intermodal facilities in transferring freight from road to rail.

8.19 Further consolidation of the rail freight facility via expansion at DIRFT, will clearly have more than local significance and its labour force catchment area will cross the local authority areas of Daventry, Rugby and Northampton and extend into Harborough and Coventry. As such the JCS recognises that the DIRFT site has a national and regional context rather than only a local significance.

POLICY E4 - Daventry International Rail Freight Terminal (DIRFT)

FURTHER RAIL CONNECTED STORAGE AND DISTRIBUTION USES AND ASSOCIATED RAIL AND ROAD INFRASTRUCTURE IS SUPPORTED IN PRINCIPLE AT DIRFT. A HIGH STANDARD OF LAYOUT, LANDSCAPING, BUILDING DESIGN AND MATERIALS WILL BE REQUIRED.

1. East Midlands Development Agency - East Midlands Strategic Distribution Study (November 2006) [\[back\]](#)

Silverstone Circuit - Knowledge Based Cluster

8.20 Silverstone is the home of the British Grand Prix and the British motor sport industry. It has become a popular and important motorsport venue and its reputation has become synonymous with excellence, not only in motorsport, but also in education, employment, ~~and~~ high performance, technology, and engineering skills. As an iconic destination, it attracts visitors from across the world. This level of recognition sets it apart from other sporting facilities within West Northamptonshire. The primary aim of the planned expansion of activities at the Circuit is to build on the regular events that currently take place on an annual and regular basis including the F1 Grand Prix, to maximise its wider economic role, local expenditure and its local and national significance.

8.21 Silverstone Circuit is the heart of a motorsport cluster and lies midway between Brackley and Towcester. It acts as a lynchpin for high value and high skill enterprises in motor sport and automotive development, which extends across West Northamptonshire and into Aylesbury Vale in Buckinghamshire. As such it makes an important contribution to the national and local economy.

8.22 Businesses associated with the motorsport industry are noted for their relatively small land requirements, high added value and propensity to network only with their immediate suppliers and customers. Many of the businesses are small or medium sized businesses with highly skilled, mobile workers. The proposed development at the Circuit is considered complimentary to that proposed for both Towcester and Brackley.

8.23 Increasing overseas competition within the motorsport industry and intense global economic pressures threaten Silverstone Circuit's dominant position. Only by investing in the economic future of the Circuit and its facilities will Silverstone retain its leading role and retain the wider cluster located around it.

8.24 In February 2009 South Northamptonshire and Aylesbury District Councils published a joint Development Brief for Silverstone Circuit. This Brief provides guidance on the future development of Silverstone Circuit and adjacent areas within the ownership of the circuit. It covers land lying in both South Northamptonshire and Aylesbury Vale Districts. The Brief proposes a number of uses including employment and education and others which will add to the attraction of the circuit as a venue for recreation and leisure focused on motorsport.

8.25 The Brief sets out the "Vision for the Circuit" and aims to strengthen Silverstone's international role as a world class motorsport venue and facility to ensure it can continue to offer a first class motor racing venue capable of hosting international events including grand prix racing. It is based on the principles of sustainable development to maximise the social and economic benefits for the local and regional area and minimise the impact on the environment.

8.26 The fundamental objectives for Silverstone Circuit are as follows:

- The improvement of track related facilities to modern grand prix standards and the promotion of Silverstone as the home of British motorsport and racing, as well as the development of the land portfolio;

- Enhance and strengthen Silverstone Circuit as the centre of automotive and high technology excellence for the UK;
- Creation of opportunities for the development of employment and sustainable economic growth by attracting businesses, education and high quality active outdoor tourism;
- Providing an attractive venue for leisure and hotel activities to create sustainable development in both construction and operation;
- Creation of a development which integrates well into its local environment and provides an attractive countryside setting to locate and develop high value enterprises. This includes both cultural and physical landscape;
- Developing sustainable transport proposals; and
- Proposing development which will be complementary to the growth plans for Towcester and the future growth of Brackley;

8.27 A new employment park is proposed adjoining the Circuit (in Aylesbury Vale) which will be developed as a natural extension of the existing development in the circuit. The expansion area is around 25ha. This provides for a mix of uses, predominantly B8, but with a mix of B1, thus complementing the range of uses to be developed in the existing Advanced Technology Park within South Northamptonshire Council's area.

8.28 Other proposed land uses at the Circuit include a new pit and paddock complex, new grandstands, higher education facilities, exhibition, brand centre, hotel and function facilities, conference facilities, employment development in the form of the business park and advanced technology park and the retention of existing motorsport track facilities on the circuit. The proposals include enhancement of the tourism and leisure activities at the circuit with woodland and outdoor pursuits, public arena facilities, outdoor four wheel drive facilities and education campus-related activities. The proposals will include the creation of new woodland and nature conservation areas, contributing to wider green infrastructure and environmental character initiatives.

8.29 Policy E5 below provides a framework for the development of Silverstone Circuit and is consistent with the Silverstone Circuit Development Brief (~~January~~ February 2009). The Development Brief and the framework policy below take a holistic view of the Circuit's development and therefore it should be noted that some of the development elements set out in the policy are within the Aylesbury Vale District Council area. South Northamptonshire Council granted outline planning permission for the expansion of Silverstone Circuit in 2011.

POLICY E5 - Silverstone Circuit

TO SUPPORT THE CIRCUIT AS AN INTERNATIONAL VENUE FOR MOTORSPORT FURTHER EMPLOYMENT, TOURISM, EDUCATION AND LEISURE DEVELOPMENT AT SILVERSTONE CIRCUIT WILL MAKE PROVISION FOR:

- **40 HA ADVANCED TECHNOLOGY PARK COMPRISING B1/ B2 AND B8 USES (~~APPROXIMATELY 50% IN AYLESBURY VALE DISTRICT~~);**
- **25 HA OF ADDITIONAL B1 - B8 EMPLOYMENT (ENTIRELY IN AYLESBURY VALE DISTRICT);**
- **8 HA OF TOURISM USES COMPRISING UP TO 3 HOTELS; (2 HOTELS IN AYLESBURY VALE DISTRICT)**

- **35 HA LEISURE/ CONFERENCING/ EXHIBITION/ SPORTS SPACE COMPRISING D1/ D2/ A3/ A1/ B1 AND SUI GENERIS USES; (10 HA IN AYLESBURY VALE DISTRICT) AND**
- **14 HA EDUCATION CAMPUS (ENTIRELY IN AYLESBURY VALE DISTRICT).**
- **A 600 PLACE SILVERSTONE UNIVERSITY TECHNICAL COLLEGE (WITHIN SOUTH NORTHAMPTONSHIRE DISTRICT)**

ALL PROPOSALS WILL NEED TO DEMONSTRATE FUNCTIONAL LINKS TO THE TOWNS OF TOWCESTER AND BRACKLEY IN PARTICULAR BY STRENGTHENING SUSTAINABLE TRANSPORT LINKS BETWEEN THE CIRCUIT AND THE TOWNS.

PROPOSALS MUST BE IN ACCORDANCE WITH THE APPROVED DEVELOPMENT BRIEF FOR SILVERSTONE CIRCUIT (JANUARY 2009) DEVELOPMENT AND WILL INCLUDE THE FOLLOWING STUDIES:-

- **LANDSCAPE AND VISUAL ASSESSMENT**
- **DRAINAGE AND FLOOD STUDIES**
- **TRANSPORT STUDIES**
- **ECOLOGICAL SURVEYS**
- **ARCHAEOLOGICAL AND HISTORIC ASSESSMENT**

Education Skills and Training

8.30 Having the right skills is crucial to sustained economic growth and for the economy to be able to adapt to change. Raising student attainment and school performance is also critical in attracting prospective employers. New housing development will bring with it opportunities for new schools and investment in existing schools. As well as investment in schools, a new approach and relationship is needed where trade associations and employer representatives work with education providers to help give a business edge to training and help make our young people ready for the work place.

8.31 The contribution that the University of Northampton, Colleges and other higher education institutes make to the economy of the area, and Northampton in particular, should not be underplayed. These institutions will provide highly trained individuals to support the higher quality jobs growth the area seeks to attract. Silverstone Circuit as the hub of the motorsport industry has also played a key contribution in vocational learning in partnership with further and higher education providers in the county and through their campus plans aim to increase this role. A University Technical College is proposed at Silverstone. The Daventry Learning Partnership (Moulton College, Northampton College, Daventry William Parker and Dantree Schools) are supporting higher education achievement in Daventry and have aspirations to construct a new University Technical College within the Daventry town central area as part of the redevelopment proposals.

8.32 In addition to their value as institutes of learning, education facilities and their associated accommodation, when located in town centres, help to improve the vitality and viability of town centres. It is important that the skills of the graduates from these centres of learning are retained within the area to foster inward investment and economic growth. If the

area is to generate more innovation, attract new businesses and retain existing businesses employees with the right skills and qualification levels are required.

POLICY E6 - Education, Skills and Training

THE ROLE OF THE UNIVERSITY OF NORTHAMPTON, MOULTON COLLEGE, NORTHAMPTON COLLEGE, TRESHAM COLLEGE, AND OTHER EDUCATIONAL INSTITUTIONS WILL BE SUPPORTED. NEW EDUCATIONAL FACILITIES WILL BE ENCOURAGED AND SHOULD BE DEVELOPED AT SITES WHICH ARE ACCESSIBLE BY SUSTAINABLE TRANSPORT MODES.

TRAINING AND EMPLOYMENT AGREEMENTS WILL BE SUPPORTED TO SECURE EMPLOYMENT AND SKILLS DEVELOPMENT FOR THE LOCAL WORKFORCE.

Tourism, Visitor and Cultural Industries

8.33 Tourism, visitor and cultural industries form an important part of the economy for both urban and rural areas. The visitor economy in West Northamptonshire is bringing in around £500 million in to the economy every year and there are opportunities to develop this investment further. The visitor economy can benefit the area by drawing people into it which then supports local economy and investment opportunities.

8.34 In the town centres tourism and leisure attractions can be represented by museums, theatres and arts and cultural quarters. The Northampton Central Area Action Plan identifies a number of significant sites to accommodate leisure and cultural uses largely focused around the River Nene and waterside development, as well as a range of sites to accommodate hotels. Leisure and tourism development is another key element that will support the regeneration of Northampton town centre and Northampton as the key economic driver of the area.

8.35 Daventry District Council's Town Centre Vision^[1] includes raising the visitor attraction and tourism potential of Daventry through the creation of a mixed use waterside development associated with the Grand Union Canal that runs to the north Daventry. A site for a hotel is also indicated within Daventry's central area.

8.36 Tourism is a key sector to South Northamptonshire employing 14% of its workforce. Its tourism is focused around Silverstone Circuit (Policy E5 refers) and Towcester Racecourse (Policy T5 refers) and its historic town centres. Increasing the number of hotel bedspaces would enhance the District's opportunity as being identified as an established overnight destination.

8.37 The local economy of villages within the rural areas can be benefited by rural tourism associated with countryside recreation including the network of canals and historic visitor sites. There is a need to increase opportunities for overnight stays in the rural area of an appropriate scale.

8.38 Silverstone Circuit as referred to in Policy E5 above is a tourism and leisure destination of national and international significance and sits outwith Policy E7 below.

POLICY E7 - Tourism, Visitor and Cultural Industries

TOURISM, VISITOR AND CULTURAL DEVELOPMENT PROPOSALS WILL BE SUPPORTED WHERE:

- **THEY CONTRIBUTE TO THE ACHIEVEMENT OF REGENERATION AIMS AND OBJECTIVES;**
- **THEY STRENGTHEN THE OVERALL TOURISM OFFER;**
- **THEY BENEFIT LOCAL COMMUNITIES AND BUSINESSES; AND**
- **DEVELOPMENT IS OF A USE, FORM AND SCALE WHICH DOES NOT HARM THE QUALITY OF THE NATURAL OR BUILT ENVIRONMENT.**

ATTRACTIONS AND FACILITIES OF A SIGNIFICANT SCALE SHOULD BE LOCATED FIRSTLY WITHIN TOWN CENTRES, THEN ON THE EDGE OF TOWN CENTRES, AND THEN AT OTHER ACCESSIBLE LOCATIONS.

RURAL VISITOR ATTRACTIONS SHOULD CONFORM TO POLICY R2.

1. Daventry Civic Trust (2004) Daventry Town Centre Vision 2021 [\[back\]](#)

9.0 Housing

9.1 A key objective of this strategy is to provide a range of housing in sustainable locations to ensure all residents have access to a home that they can afford and that meets their needs. Housing development will be directed to the most sustainable locations in and ~~around~~ adjoining Northampton, Daventry, Towcester and Brackley with more limited development in the rural areas to provide for local needs and support local services.

9.2 In delivering the planned development it is essential that quality housing is provided to meet the current and future needs of our communities. The mix, size and tenure of the housing delivered by the JCS will contribute to meeting the full range of housing needs that exist in West Northamptonshire, including those who may have specialised needs such as older people and people with disabilities. The housing delivered through the JCS will be sustainable, flexible and well designed.

9.3 The level of housing growth required and where the housing will be provided is dealt with in Section 5 in the Spatial Strategy. This section therefore deals with the type of housing that is required such as the split between market and affordable housing, the mix of dwelling types and sizes and the need for specialised accommodation to meet the needs of specific sectors of the community. The design of new housing is also included to ensure that it is sustainable, flexible and meets the requirements of the people who will occupy it.

9.4 A Strategic Housing Market Assessment^[1] (SHMA) was undertaken for West Northamptonshire based on the housing requirement set out in the East Midlands Regional Plan. The findings of the SHMA have been reassessed in the light of the Joint Core Strategy's planned housing delivery of 50,150 additional homes for the period 2001-2026 and have been updated to reflect the 2008 based household projections. The revised SHMA assessment concludes that the residual housing requirement should be broken down as set out in Table 4 below. The residual requirement for the Northampton Related Development Area includes

those sites which are being allocated for Northampton related development, but are located in Daventry and/ or South Northamptonshire districts. The percentage requirements for affordable housing specified in Policy H2 below ~~reflect~~ have regard to the estimated requirements for intermediate and social rented housing set out in Table 4, together with the results of a series of sensitivity tests.^[2]

Table 4: Housing Requirement by Area 2010-2026 (Note: Figures may not sum due to rounding. Source: ORS Housing Market Model)

Housing Type	Daventry ^[3]	Northampton Related Development Area	South Northants ^[4]
Housing Requirement 2010-2026			
Market housing	38004100	1570016600	36003000
Intermediate affordable housing	0	0	1300
Social rented/ <u>Affordable rented housing</u>	17001200	75006300	9001300
Total Housing Requirement	54005300	2320022900	58005600
Market housing	69.277.4%	67.672.5%	61.953.6%
Intermediate affordable housing	0.0%	0.0%	21.823.2%
Social rented/ <u>Affordable rented housing</u>	30.822.6%	32.427.5%	16.223.2%

9.5 In October 2010 the Government announced its new Affordable Rent model which allows Registered Providers of affordable housing to charge rents which are up to 80% of market rents for the area on new build developments and relets. The Affordable Rent tenure has now been included within the definition of affordable housing set out in the *National Planning Policy Framework*.

9.6 A further update of the SHMA [5] was undertaken to consider the possible impact of the introduction of Affordable Rents on the housing requirements in the area. The study concludes that although affordable rent represents a change in tenure it will still be used to meet the needs of households who require affordable housing. If allocation policies remain constant and households who cannot afford to meet the costs of Affordable Rent receive housing benefit to cover the costs then Affordable Rent will be the equivalent of social rent. It follows therefore that the findings of the revised SHMA assessment are still valid for the affordable housing requirements in the area.

9.57 Previous policies in West Northamptonshire required sites of 15 dwellings or more to provide affordable housing contributions. The SHMA highlights that in recent years only 30% of sites developed in Daventry District and 50% of sites developed in South Northamptonshire have contained 15 dwellings or more. In order to meet the requirements for affordable housing it will therefore be necessary to reduce the site size thresholds or set the affordable housing targets on qualifying sites at higher levels than those identified in Table 4 above.

9.68 The SHMA also provides evidence on the size mix requirements for new housing based on the types of household that are likely to need accommodation over the plan period. These requirements vary by tenure and area. The SHMA estimates that an increasing number of smaller households will need affordable housing, but this should not automatically be translated into the provision of 1 bedroom units as many of these households will value the flexibility provided by an additional bedroom. The provision of 2 bedroom units rather than 1 bedroom units makes them more flexible for allocation purposes and as such are favoured by Registered Providers. For market housing there is a significant requirement for larger 3, 4 and 5 bedroom homes.

9.79 A Viability Appraisal[6] has been undertaken to inform the proposed thresholds and affordable housing targets. It must be understood that viability is sensitive to changes in market trends, such as house prices and development costs. These market trends will be monitored and the policy reviewed as necessary. In terms of viability the study suggests that the following are reasonable policy options:

- In the rural areas of **Daventry District** an affordable housing target of 40% is reasonable and could be set as high as 50%. In Daventry town, a target of 25% is appropriate and could be higher with social housing grant.
- In **Northampton**, a 40% affordable housing target could be sought in the SUEs and the Southern Fringe. A lower target of 25% is proposed for Suburban, Older Urban Areas and Northampton East.
- In **South Northamptonshire**, 50% affordable housing is achievable in the rural areas, whereas a target of 40% is reasonable for Towcester and Brackley.

9.810 The study recommends a site size threshold of 15 dwellings for Northampton, where small sites do not play such a significant role in housing provision. In Daventry and South Northamptonshire a lower threshold is justified.

9.11 A further update of the Viability Appraisal (EVA) was published in March 2012.[7] This presents an analysis of the implications of the new Affordable Rent tenure and the costs associated with the delivery of different standards of Zero Carbon Housing. The update shows that viability has not changed significantly since the main report was produced. As such the conclusions of the main report remain valid.

1. Opinion Research Services (2010). West Northamptonshire Strategic Housing Market Assessment 2009 - Final Report [back]
2. Details of the sensitivity tests undertaken as part of the SHMA update are set out in a separate technical paper. [back]
3. Excluding the Northampton Related Development Area [back]
4. Excluding the Northampton Related Development Area [back]
5. Opinion Research Services (2011) West Northamptonshire Strategic Housing Market Assessment Update [back]
6. Three Dragons (2010) - Viability Appraisal of Affordable Housing Provision and Developer Contributions in West Northamptonshire [back]
7. [Three Dragons (2012), Analysis of the Implications of Affordable Rents and Costs Associated With The Delivery of Different Standards of Zero Carbon Housing.] [back]

Housing Density and Mix and Type of Dwellings

9.912 Different households require different types and sizes of housing. Policy H1 below seeks to ensure that an appropriate mix of housing is provided which reflects the needs of existing and future households having regard to the evidence provided by the SHMA. Whilst the SHMA provides the starting point for the consideration of size mix, it will also be necessary to have regard to specific local circumstances and needs.

9.103 The efficient use of land remains a key principle of national planning policy, but current guidance no longer specifies national minimum densities. Policy H1 adopts a design-led approach to determine densities on a site by site basis having regard to the objective of securing the efficient use of land and the particular characteristics of a site and the area in which it is located. It is ultimately good design that should determine the densities that are adopted for a particular site. Notwithstanding this design led approach, it is important that minimum densities are achieved within the proposed strategic urban extensions to reduce the amount of greenfield land that needs to be released for development. For this reason Policy H1 expects the allocated SUEs to achieve average minimum densities of 35 dwellings per hectare. The calculation of minimum average densities will be based on the net developable area of the allocated SUE site.

POLICY H1 - Housing Density and Mix and Type of Dwellings

ACROSS WEST NORTHAMPTONSHIRE NEW HOUSING DEVELOPMENT WILL PROVIDE A MIX OF HOUSE TYPES, SIZES AND TENURES TO CATER FOR DIFFERENT ACCOMMODATION NEEDS.

HOUSING DEVELOPMENTS WILL BE EXPECTED TO MAKE THE MOST EFFICIENT USE OF LAND HAVING REGARD TO THE FOLLOWING CONSIDERATIONS:

- THE LOCATION AND SETTING OF THE SITE;**
- THE EXISTING CHARACTER AND DENSITY OF THE LOCAL AREA;**
- ACCESSIBILITY TO SERVICES AND FACILITIES;**
- PROXIMITY TO PUBLIC TRANSPORT ROUTES;**
- THE IMPLICATIONS OF DENSITY FOR AFFORDABILITY AND VIABILITY;**
- THE LIVING CONDITIONS PROVIDED FOR FUTURE RESIDENTS; AND**
- THE IMPACT ON THE AMENITIES OF OCCUPIERS OF NEIGHBOURING PROPERTIES.**

DEVELOPMENT WITHIN THE PROPOSED SUSTAINABLE URBAN EXTENSIONS WILL BE EXPECTED TO ACHIEVE MINIMUM AVERAGE DENSITIES OF 35 DWELLINGS PER HECTARE.

Affordable Housing

9.144 Policy H2 below sets out the percentage requirements and site size thresholds for the on site provision of affordable housing based on the findings of the SHMA and the Viability Appraisal.[1] Whilst there is a clear preference for on site provision it is recognised that in

the case of very small sites on site provision may not be practicable. In these cases financial contributions in lieu of on site provision should ensure that at least an equivalent amount of affordable housing can be built off site. Further guidance on the operation of the affordable housing policy, including where financial contributions in lieu of onsite affordable housing will be considered appropriate, will be provided in the Affordable Housing through Supplementary Planning Document(s).

9.125 The findings of the Viability Assessment have informed the percentage affordable housing requirements, but it is acknowledged that viability will have to be considered on a site by site basis. The thresholds for affordable housing proposed in Policy H2 have also been informed by the Viability Assessment together with an assessment of the likely contribution that small sites will make to overall housing provision. An analysis of the five-year land supply and the housing trajectory indicates that almost 15% of housing provision in Daventry District and at least 13% of housing provision in South Northamptonshire will be on sites of 15 dwellings or less. Within the Northampton Related Development Area less than 6% of housing provision is anticipated on sites below 15 dwellings. For South Northamptonshire the Viability Assessment concluded that the actual threshold for seeking affordable housing could be set at zero, but in practice for sites of 4 dwellings or fewer a commuted sum would be sought in lieu of on site provision.

9.16 The full proportion of affordable housing, as set out in Policy H2, will be expected to be delivered on each site unless a viability assessment that is prepared in conjunction with the relevant local planning authority, clearly demonstrates that it cannot be delivered. In exceptional circumstances and when agreed with the local planning authority, an off site financial contribution of equivalent value will be appropriate on sites between 5 and 14 dwellings within the rural areas of Daventry District and South Northamptonshire to meet identified needs within the locality.[2]

9.137 Within the Northampton Related Development Area, as defined at paragraph 5.27 in the Spatial Strategy of this JCS and shown on the Proposals Map, the local housing authorities will need to agree a mechanism for the allocation of affordable housing to ensure that it meets locally derived needs within the plan area. The allocation mechanism will need to take account of up to date local housing need and viability issues. It is recognised that three sites within the Northampton Related Development Area (namely Wootton Fields, Saxon Avenue at Grange Park and Norwood Farm) are already at an advanced stage in the planning process and it will not be able to apply nomination agreements. If any of these three sites are not implemented as approved and revised applications need to be considered then this policy approach will be applicable.

9.14 — Affordability is a key issue in the rural areas of West Northamptonshire where average house prices are significantly higher than the urban areas. For this reason Policy H3 below makes provision for rural exception sites to come forward where they can be justified by evidence of local needs. In accordance with national policy rural exception sites should be small in scale. They must also be developed solely for affordable housing, located on land that would not normally be released for housing and the homes must remain affordable in perpetuity. The SHLAA has identified a number of potential sites that could be suitable to meet the needs for affordable housing in rural areas. However the suitability of these sites can only be confirmed as specific needs are identified and confirmed through local housing needs surveys.

AFFORDABLE HOUSING WILL BE PROVIDED AS A PROPORTION OF THE TOTAL NUMBER OF DWELLINGS TO BE DELIVERED ON INDIVIDUAL SITES AS FOLLOWS:

Location	Proportion of affordable housing	site size threshold
<u>daventry district</u> [3]		5 or more dwellings
<u>daventry town</u>	25%	
<u>rural areas</u>	40%	
<u>Northampton related development area</u>	35%	15 or more dwellings
<u>south northamptonshire</u> [4]		5 or more dwellings
<u>brackley and towcester</u>	40%	
<u>rural areas</u>	50%	

- ~~daventry District (excluding the northampton related development area): 31% affordable housing will be required on all sites of 5 or more dwellings~~
- ~~Northampton related development area: 35% affordable housing will be required on all sites of 15 dwellings or more~~
- ~~south northamptonshire (excluding the northampton related development area): 38% affordable housing will be required on all sites~~

IN ALL CASES THE PERCENTAGE REQUIREMENTS IDENTIFIED ABOVE ARE SUBJECT TO THE ASSESSMENT OF VIABILITY ON A SITE BY SITE BASIS.

AFFORDABLE HOUSING SHOULD BE PROVIDED ON THE APPLICATION SITE AS AN INTEGRAL PART OF THE DEVELOPMENT.

IN EXCEPTIONAL CIRCUMSTANCES, OFF SITE PROVISION AND/ OR COMMUTED PAYMENTS IN LIEU OF ON SITE PROVISION MAY BE SUPPORTED WHERE THIS WOULD OFFER AN EQUIVALENT OR ENHANCED PROVISION OF AFFORDABLE HOUSING.

NORTHAMPTON RELATED DEVELOPMENT AREA NEEDS FOR AFFORDABLE HOUSING WILL BE SECURED THROUGH NOMINATION AGREEMENTS ON SITES WITHIN THE NORTHAMPTON RELATED DEVELOPMENT AREA.

WITHIN SOUTH NORTHAMPTONSHIRE DISTRICT THE PROVISION OF COMMUTED SUMS WILL BE PREFERRED ON SITES OF 4 OR FEWER DWELLINGS.

THE TENURE MIX OF AFFORDABLE HOUSING SHOULD REFLECT LOCAL HOUSING NEED AND VIABILITY ON INDIVIDUAL SITES.

1. Details of how the SHMA and Viability Appraisal have informed the affordable housing requirements are set out in a separate technical paper. [back]
2. For the purposes of this policy a locality is defined as the ward within which the development is proposed or any adjoining wards. [back]
3. Excluding the Northampton Related Development Area. [back]
4. Excluding the Northampton Related Development Area. [back]

Local Housing Needs in Rural Areas

9.18 Affordability is a key issue in the rural areas of West Northamptonshire where average house prices are significantly higher than the urban areas. For this reason Policy H3 below seeks to support the provision of affordable housing through rural exception sites and also through mixed tenure schemes where an element of market housing is necessary to deliver the identified need for affordable housing. It is expected that rural exception sites will be small in scale and normally be developed solely for affordable housing. In those cases where an element of market housing is required the scale should be the minimum required to secure the delivery of the affordable housing. The market housing itself may also meet local needs such as accommodation for older people who wish to remain within their local community, or live/work units for activities which are particularly suited to a rural area. Where affordable housing is provided under the provisions of Policy H3 this must remain affordable in perpetuity.

9.19 The SHLAA has identified a number of potential sites that could be suitable to meet the needs for affordable housing in rural areas. However the suitability of these sites can only be confirmed as specific needs are identified and confirmed through local housing needs surveys. The effective involvement of local communities is an essential prerequisite for the consideration of schemes to meet local housing needs, especially where the provision of market housing is proposed. Local communities may themselves take the opportunity to identify and plan for local housing needs through Neighbourhood planning or other community planning documents.

POLICY H3 - Rural Exception Sites

PERMISSION WILL BE GRANTED FOR THE PROVISION OF AFFORDABLE HOUSING ON SMALL RURAL EXCEPTION SITES WHERE THE FOLLOWING CRITERIA ARE MET:

- **THE SITE IS WITHIN OR IMMEDIATELY ADJOINS THE MAIN BUILT UP AREA OF A RURAL SETTLEMENT;**
- **THE DEVELOPMENT CONSISTS ENTIRELY OF AFFORDABLE HOUSING, THE TYPE AND SCALE OF WHICH IS JUSTIFIED BY EVIDENCE OF NEED FROM A LOCAL HOUSING NEEDS SURVEY;**

- ARRANGEMENTS FOR THE MANAGEMENT AND OCCUPATION OF THE HOUSING MUST ENSURE THAT THE HOUSING WILL BE AVAILABLE AND AFFORDABLE IN PERPETUITY FOR LOCAL PEOPLE IN LOCAL HOUSING NEED.

THE PROVISION OF AFFORDABLE HOUSING TO MEET IDENTIFIED LOCAL NEEDS IN RURAL AREAS ON 'EXCEPTION SITES' WILL BE SUPPORTED

SCHEMES MUST EITHER BE PURELY AFFORDABLE HOUSING OR MIXED TENURE SCHEMES INCLUDING AN ELEMENT OF MARKET HOUSING WHERE THIS IS ESSENTIAL TO THE DELIVERY OF THE AFFORDABLE HOUSING. IT WILL BE A REQUIREMENT THAT THE MARKET HOUSING:

- IS THE MINIMUM NECESSARY TO MAKE THE SCHEME VIABLE, AND
- MEETS SPECIFIC LOCALLY IDENTIFIED HOUSING NEEDS.

IN ALL CASES THE FOLLOWING CRITERIA MUST BE MET:

- THE SITE IS WITHIN OR IMMEDIATELY ADJOINS THE MAIN BUILT-UP AREA OF A RURAL SETTLEMENT;
- THE FORM AND SCALE OF DEVELOPMENT SHOULD BE CLEARLY JUSTIFIED BY EVIDENCE OF NEED THROUGH A LOCAL HOUSING NEEDS SURVEY; AND
- ARRANGEMENTS FOR THE MANAGEMENT AND OCCUPATION OF AFFORDABLE HOUSING MUST ENSURE THAT IT WILL BE AVAILABLE AND AFFORDABLE IN PERPETUITY FOR PEOPLE IN LOCAL HOUSING NEED.

Specialised Housing

9.1520 The JCS seeks to meet the range of housing needs which exist in our communities. Some groups such as older people or those with disabilities may require specialised housing. These vary from traditional nursing homes to schemes which support independent living, but also offer care packages. The Sustainable Urban Extensions, in particular, are of a scale which provides the scope to meet the full range of housing needs which exist. All schemes which provide self contained units, including sheltered and assisted living housing schemes, are expected to provide affordable accommodation in accordance with Policy H2 above. Where on site provision is not practicable then an off site contribution of equivalent value will be acceptable.

POLICY H4 - Specialised Accomodation

HOUSING TO CATER FOR THE NEEDS OF OLDER PEOPLE AND VULNERABLE GROUPS WILL BE REQUIRED WHERE THERE IS A PROVEN NEED IN A LOCAL COMMUNITY. REGARDLESS OF TENURE, DEVELOPMENTS COMPRISING MARKET SPECIALIST HOUSING WILL ALSO

BE REQUIRED TO INCLUDE AFFORDABLE HOUSING IN ACCORDANCE WITH POLICY H2.

Sustainable Housing

9.1621 In order to be sustainable in the long term new housing should be designed and built to a standard that ensures that they can cater for changing household needs. The Joseph Rowntree Foundation's 'Lifetime Homes' standard is a recognised benchmark for accessibility and flexibility. The Lifetime Homes standard has been incorporated into the Code for Sustainable Homes and new housing development should achieve the code levels specified in Policy S11 S10 in the Spatial Strategy in Section 5 of this JCS. Consideration should also be given to designing homes which provide the flexibility to work from home and those which provide both the internal space and external garden space to meet the needs of families. For the purposes of this policy residential development refers to development falling within Class C3 'Dwellinghouses' of the Town and Country Planning (Use Classes) Order 1987 (as amended).

POLICY H5 - Sustainable Housing

RESIDENTIAL DEVELOPMENT MUST BE DESIGNED TO PROVIDE ACCOMMODATION THAT MEETS THE REQUIREMENTS OF THE LIFETIME HOMES STANDARD SUBJECT TO THE ASSESSMENT OF VIABILITY ON A SITE BY SITE BASIS. NEW HOUSING MUST ALSO MEET THE SUSTAINABLE DEVELOPMENT PRINCIPLES AND STANDARDS SET OUT IN POLICIES S10 AND S11 IN THE SPATIAL STRATEGY.

Existing Housing Stock

9.1722 The new dwellings that will be constructed over the course of the plan period represent only a small proportion of the overall housing stock in the plan area. The majority of households will be accommodated in the existing housing stock. Effective management of the existing housing stock can play a significant role in meeting the housing needs of the area. Policy H6 below seeks to ensure that existing dwellings are not lost to other uses unless there is an overriding justification and recognises the scope to bring empty homes back into use. The Policy also aims to ensure that existing neighbourhoods and individual homes are attractive places to live by protecting and enhancing their amenities.

9.1823 The Town & Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2010 (2010 No. 2134) gave permitted development rights for buildings used as dwelling houses, to be used as small scale Houses in Multiple Occupation (HiMOs) shared by three to six people without the need for a specific planning application. Where there is a local need to control the spread of HiMOs the local authorities are able to use existing powers, in the form of Article 4 directions, to require planning applications in their area.

POLICY H6 - Managing the Existing Housing Stock

THE EXISTING HOUSING STOCK WILL BE MANAGED AND SAFEGUARDED BY:

- **RESTRICTING THE LOSS OF EXISTING DWELLINGS TO OTHER USES**
- **SECURING THE RE-USE OF EMPTY DWELLINGS FOR RESIDENTIAL USE**
- **ALLOWING HOUSES IN MULTIPLE OCCUPATION (HiMOs) WHERE THEY WOULD NOT ADVERSELY AFFECT THE CHARACTER AND AMENITY OF EXISTING RESIDENTIAL AREAS.**

WHERE REQUIRED THE ENVIRONMENT OF EXISTING RESIDENTIAL AREAS WILL BE ENHANCED, INCLUDING THE RENOVATION AND REPLACEMENT OF EXISTING HOUSING THROUGH AREA BASED RENEWAL.

Accommodation for Gypsies, Travellers and Travelling Show People

9.1924 The Local Development Framework is Local Planning Authorities are required by national planning policy (ODPM Circular 01/2006 and CLG Circular 04/2007) to set pitch and plot targets provide sufficient sites to meet address identified accommodation needs for gypsies, travellers and travelling showpeople. National policy also emphasises the importance of a robust evidence base to establish need and inform development plan preparation, assessing needs at a sub-regional level, and to identify and make provision for the resultant land and accommodation requirements.

9.205 The most recent sub-regional assessment of need is provided by the Northamptonshire Gypsy and Traveller Accommodation Assessment (GTAA)(2008)[1]. The GTAA identifies a need for 51 residential pitches, 10 transit pitches and 4 travelling showpeople plots for the period 2007-2017 in West Northamptonshire. A district breakdown of this requirement taken directly from the GTAA is provided in Table 5 below.

Table 5: Accommodation Requirements for Gypsies, Travellers and Travelling Showpeople - District Breakdown 2007-2017

Area	Residential Pitches	Transit Pitches	Travelling Showpeople Plots
Daventry	9	3	2
Northampton	32	5	0
South Northants	10	2	2
Total	51	10	4

9.216 Specific sites to meet the needs specified in Policy H7 below will be allocated in the West Northamptonshire Site Allocations Development Plan Document a joint Local Plan in accordance with the criteria set out in the policy below. The provision of small sites which are integral to and planned alongside the Sustainable Urban Extensions will be considered where they meet the criteria. These criteria should also be applied to the consideration of planning applications for sites to meet unexpected demand.

9.227 Since 2007 one residential pitch for gypsies and travellers, and two plots for travelling showpeople have been provided in Daventry District. This provision has been discounted from the requirements specified in Policy H7 below.

9.238 Whilst all sites should be reasonably accessible to services and facilities, the location of transit sites and temporary stopping places could be more remote. A key priority for these sites is the ease of access to the primary road network. Consideration will be given to the allocation of sites which are suitable for mixed residential and business use in recognition of the benefits that such sites offer in terms of supporting traditional lifestyles and reducing the need for travel to work journeys.

9.249 Policy H7 does not seek to set a specific limit on the size of individual sites, as this would be an arbitrary approach. However, it is noted that government guidance [2] suggests that a maximum of 15 pitches is conducive with providing a comfortable environment which is easy to manage. This reflects the preference of residents and site managers and larger sites should be avoided unless there is a clear need and preference expressed through local community consultation including with the gypsy and traveller community.

9.2530 The identification of new sites will require effective consultation with the settled and the gypsy and traveller communities, addressing issues such as the fear of crime.

9.2631 The GTAA for Northamptonshire only identifies pitch requirements up to 2017. A joint Local Plan will be prepared which will review the need for accommodation in West Northamptonshire up to and beyond 2017 and identify sites to meet this need in accordance with national policy. ~~Clearly it will be necessary to review and update the GTAA and any revised requirements beyond 2017 will need to be addressed through a future review of the JCS.~~

POLICY H7 - Gypsies, Travellers And Travelling Showpeople

THE FOLLOWING PROVISION WILL BE MADE FOR ACCOMMODATION OF GYPSIES, TRAVELLERS AND TRAVELLING SHOWPEOPLE IN THE PERIOD UP TO 2017:

- **WITHIN DAVENTRY DISTRICT : 8 RESIDENTIAL PITCHES AND 3 TRANSIT PITCHES;**
- **WITHIN NORTHAMPTON BOROUGH: 32 RESIDENTIAL PITCHES AND 5 TRANSIT PITCHES; AND**
- **WITHIN SOUTH NORTHAMPTONSHIRE: 10 RESIDENTIAL PITCHES, 2 TRANSIT PITCHES AND 2 TRAVELLING SHOWPEOPLE PLOTS.**

consideration will be given to the allocation of sites suitable for mixed residential and business use.

sITE ALLOCATIONS AND APPLICATIONS FOR PLANNING PERMISSION MUST MEET THE FOLLOWING CRITERIA:

- **(+) THE SITE HAS SAFE AND CONVENIENT VEHICULAR ACCESS FROM THE PUBLIC HIGHWAY, AND PROVIDES ADEQUATE SPACE FOR PARKING, TURNING AND SERVICING ON SITE.**
- **(H) THE SITE IS REASONABLY ACCESSIBLE TO A RANGE OF SERVICES SET OUT IN NATIONAL POLICY, I.E. SHOPS, PUBLIC TRANSPORT, PRIMARY HEALTH CARE AND SCHOOLS.**

- (H) THE SITE WILL PROVIDE AN ACCEPTABLE STANDARD OF AMENITY FOR THE PROPOSED RESIDENTS. SITES WHICH ARE EXPOSED TO HIGH LEVELS OF FLOOD RISK AND NOISE AND AIR POLLUTION ARE NOT ACCEPTABLE.
- (IV) THE SITE WILL BE CAPABLE OF PROVIDING ADEQUATE ON SITE SERVICES FOR WATER SUPPLY, POWER, DRAINAGE, SEWAGE DISPOSAL, WASTE DISPOSAL, COMPOSTING AND RECYCLING FACILITIES.
- (V) THE SCALE AND LOCATION OF THE SITE WILL NOT HAVE AN UNACCEPTABLE IMPACT ON THE LANDSCAPE, LOCAL INFRASTRUCTURE AND EXISTING COMMUNITIES.
- (VI) IN THE CASE OF SITES FOR TRAVELLING SHOWPEOPLE THERE WILL BE SUFFICIENT SPACE FOR THE STORAGE AND MAINTENANCE OF EQUIPMENT AND THE PARKING AND MANOEUVERING OF ALL VEHICLES ASSOCIATED WITH THE OCCUPIERS. ADDITIONAL SCREENING MAY BE REQUIRED HAVING REGARD TO THE NATURE OF THE EQUIPMENT THAT IS BEING STORED.

1. Fordham Research (2008) Gypsy and Traveller Accommodation Assessment in Northamptonshire. Prepared for the County, Borough and District Councils in Northamptonshire [back]

2. Communities and Local Government (2008) - Designing Gypsy and Traveller Sites: Good Practice Guide [back]

10.0 Built and Natural Environment

Introduction

10.1 West Northamptonshire's landscape is influenced by the unique combination of natural and man-made historical features found in the area, for example the underlying geology, biodiversity, agricultural landscapes, buildings, structures, and transport connections.

10.2 These landscapes, both man-made and natural, are what makes the area distinctive and there is a pressing need to preserve and enhance many of the features, such as the biodiversity, ancient woodlands, heritage assets, buildings of interest, townscapes and rural settings.

10.3 In order to help understand Northamptonshire's landscape the River Nene Regional Park Partnership has produced a Landscape Character Assessment [1] covering the whole of the county. The Assessment considers the different elements that influence the landscape, including:

- Environmental Character;
- Historic Landscape Character;
- Biodiversity Character Assessment; and
- Green Infrastructure

10.4 The Landscape Character Assessment identifies the following 35 character areas in West Northamptonshire:

- Guilsborough Ironstone Uplands
- Spratton and Creaton Ironstone Uplands
- Eydon Hills
- Staverton Hills
- Harlestone Heath and the Bramptons
- Moulton Slopes
- Hanging Houghton
- Pitsford Water
- Naseby Plateau
- Sywell Plateau
- The Tove Catchment
- Hackleton Claylands
- Whittlewood Plateau
- Salcey Forest and Yardley Chase
- Croughton, Aynho and Farthinghoe Plateau
- Middleton Cheney and Woodland Halse
- Bugbrooke and Daventry
- Long Buckby
- Cottesbrooke and Arthingworth
- Newbold Grounds
- Hothorpe Hills to Great Oxendon
- Boddington Hills
- River Cherwell Floodplain
- River Tove Floodplain
- Brampton Valley Floodplain
- The Nene - Long Buckby to Weedon Bec
- The Nene - Weedon Bec to Duston Mill
- The Nene - Duston Mill to Billing Wharf
- The Nene - Billing Wharf to Woodford Mill
- Boddington Vale Farmland
- Vale of Rugby
- Brackley
- Towcester
- Daventry
- Northampton

10.5 This unique landscape contains significant nationally protected built and natural assets, including:

- Sites of Special Scientific Interest (SSSIs) and Regionally Important Geological and Geomorphological Sites (RIGS);
- Green infrastructure networks;
- Archaeological sites of national, regional and local significance;remains;
- Historic buildings and structures;
- Scheduled monuments and registered battlefields;

- Significant historic designated landscapes such as parks and gardens; and
- Internationally recognised habitats for wetland birds.

10.6 The quality of the environment presents a number of challenges that the JCS must address when delivering new development such as:

- How to minimise the loss of natural habitats and preserve the integrity and significance of designated sites;
- The management of water so as to minimise the risk of flooding either from river or from surface water; and
- The conservation and management of heritagehistoric assets.

10.7 Further Landscape Sensitivity and Green Infrastructure Studies have also been carried out for the towns in West Northamptonshire. These studies provide additional broad advice on the overall sensitivity of an area, including historic character, green infrastructure, biodiversity and overall landscape sensitivity. These studies have informed the selection of the areas for development identified in this plan. The development of areas highlighted as having High Landscape Sensitivity in the study is not precluded, but it does mean that additional care and appropriate mitigation will be required when planning for new development, including the major proposals for High Speed Rail 2, which could have considerable effects on the landscape character, natural environment and heritage assets, such as key conservation areas.

10.8 The establishment of the Northamptonshire Local Nature Partnership will strengthen local leadership on landscape and other natural environmental matters and will raise awareness about the services and benefits of a healthy natural environment to the green economy and wellbeing of people and wildlife. The designation of the Nene Nature Improvement Area will also help develop the next phase of environmental improvements along the Nene Valley landscape, enhancing and reconnecting nature on a significant scale.

1. River Nene Regional Park (2008) Northamptonshire Environmental Character and Green Infrastructure Suite v 2.2 <http://www.rnrpenvironmentalcharacter.org.uk> [back]

Green Infrastructure

10.89 Green Infrastructure (GI) is a network comprising the broadest range of multi-functional green spaces, and their connections and other environmental features including but not limited to parks, private green spaces, woodlands, wetlands, open and running water, wastelands and disturbed grounds, rivers and canals and their banks, roads and rail corridors, public rights of way, allotments, cemeteries and churchyards.[1]. GI is an asset that enables the environment to support and maintain ecological processes whilst sustaining land, air and water resources and is important within and beyond urban areas. This particular section looks at the connections between different spaces, which includes: registered parks and gardens, historic battlefields, woodlands, meadows and other amenity spaces.

10.910 Figure 6 in Section 20 at the end of the JCS shows the sub-regional and local green infrastructure corridors in West Northamptonshire.

10.101 The sub-regional green infrastructure corridors are the corridors that provide the link between the major areas of population within Northamptonshire and beyond into neighbouring counties. The function of these corridors is to connect areas of natural heritage, green space, biodiversity or other environmental interest. Local green infrastructure corridors provide links between the sub-regional corridors.

10.142 Green infrastructure has economic benefits[2] and is an essential element in helping to manage the environmental impact of continued economic growth. The Northamptonshire-wide approach to Green Infrastructure is set out within the Landscape Character Assessment,[3] which is supported by a prioritisation and management strategy for the network as well as identifying areas for future enhancement. Further work on the economic benefits of green infrastructure is currently being undertaken by Northamptonshire County Council. The Landscape Sensitivity and Green Infrastructure Studies[4] for each of the four towns within West Northamptonshire identify green infrastructure assets and opportunities. These documents provide a more detailed framework for planning green infrastructure at the site specific level, particularly advising how development can enhance our green infrastructure networks.

10.123 There is an on-going requirement for funding to protect, create, enhance and manage our natural and historic assets. The Developer Contributions Supplementary Planning Document will set out the detailed requirements for the creation, enhancement and management of green infrastructure corridors and associated facilities, including the mechanisms for offsite delivery, if appropriate.

POLICY BN1 - Green Infrastructure Connections

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Green Infrastructure Corridors of sub-regional AND LOCAL importance as set out in figure 6 of the joint core strategy will be Recognised for their important contribution to sense of place and CONSERVED, MANAGED and enhanced by:

- **incorporating existing and identified future networks into new development proposals;**
- **securing contributions from development or other sources for the CREATION OF AND future management of the green Infrastructure networks;**
- **delivering long term management strategies for the sub-regional and Local network.**

MEASURES TO ENHANCE EXISTING AND PROVIDE new green infrastructure provision will:

- **1. Be Designed and delivered sustainably with prudent use of natural resources;**
- **2. Mitigate and adapt to the effects of climate change including through improved flood risk management and as a carbon store;**
- **3. be Designed to the highest quality in terms of appearance, access provision and BIODIVERSITY ENHANCEMENT AND PROTECTION wildlife provision;**

- 4. reflect local character through the planting of native AND OTHER CLIMATE APPROPRIATE species and consideration of natural and cultural heritage features;
- 5. be Supported by a long-term management strategy

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see: www.naturalengland.org.uk/ourwork/planningtransportlocalgov/greeninfrastructure/default.aspx [back]

2. Green spaces are a 'magnet for the highly educated'. Green cities attract skilled workers. (Kahn, 2006). Significant economic benefits will accrue from having a higher skilled workforce (green growth, the economics of green cities) (Kahn 2006). Green Infrastructure for the East Midlands, (EMGIN, 2009) [back]

3. River Nene Regional Park (2008) Northamptonshire Environmental Character and Green Infrastructure Suite v 2.2 <http://www.rnrpenvironmentalcharacter.org.uk> [back]

4. Living Landscapes: Northampton Landscape Sensitivity and Green Infrastructure Study (2009). Quartet Design: Towcester and Brackley Landscape Sensitivity and Green Infrasctructre Study (2009). West Northamptonshire Development Corporation: Daventry Infrastructure Study (2008) [back]

Biodiversity

10.134 West Northamptonshire has a range of sites that are recognised for their important contribution to the diversity of species and important habitats, there are presently 22 Sites of Special Scientific Interest across the area and over 139 hectares of land designated as Local Nature Reserves. There are also a number of other sites, such as local wildlife sites, and other open space designations which provide habitats for wildlife. These range from sites that have been designated for their local importance to those that are internationally recognised.

10.145 Increasing pressure is being placed on natural habitats, both as a result of new development, and the wider impacts of climate change and the introduction of non-native species. There is a pressing need to not only protect, enhance and manage the adaptation of existing sites, but also to restore and create habitats at a landscape scale, especially those that are also important to the wider green infrastructure network to enable wildlife to freely move. Functioning and resilient ecosystems networks provide significant beneficial effects such as:

- flood risk management,
- carbon stores; and
- crop pollination.

10.156 New development must take into account existing biodiversity resources on individual sites and contribute to the links between them.

10.167 Within the existing policy hierarchy some ~~individual wildlife~~ sites designated for their biodiversity or geodiversity value are recognised as being of importance at an international or national level, e.g. Special Protection Areas (SPA), ~~Regionally Important~~

Geological and Geomorphologic Sites (RIGGs) and Sites of Special Scientific Interest (SSSI), while others are valued as being of regional or local significance e.g. Regionally Important Geological and Geomorphologic Sites (RIGGs) and protected road verges. Some designations receive statutory protection (under specific existing legislation) whilst other sites particularly those designated at a local level receive less protection e.g. Local Wildlife Sites, potential wildlife sites and pocket parks. Within the plan area there are a number of designations ranging from International, National, Regional and Local level.

10.178 Designated sites form a significant and important part of West Northamptonshire's natural resource by contributing to the connectivity and resilience of ecological assets, biodiversity linkages and the landscape as a whole. In the future these sites will help habitats and species adapt to the effects of climate change.

10.189 Plant and animal species recognised by the Wildlife and Countryside Act 1981 (as amended) should receive appropriate protection and must be fully considered ~~should be taken into consideration~~ in any proposal which is likely to affect them.

10.1920 The Northamptonshire Biodiversity Action Plan (BAP)[1] sets out Northamptonshire's targets for the protection and creation of a range of habitats and species that have been identified as being important in Northamptonshire. These include important habitats such as wet woodlands and acid grasslands and protected species such as otters and water voles. The BAP describes areas where the identified habitats already exist and those areas likely to be most suitable for re-creation.

POLICY BN2 - Biodiversity

Development that will MAINTAIN and enhance existing designations and assets or deliver a net gain in biodiversity will be supported.

Development That has the potential to harm sites of ecological importance will be subject to an ecological assessment and required to demonstrate:

- **The methods used to conserve biodiversity in its design and construction and operation implementation**
- **How habitat conservation, enhancement and creation can be achieved through linking habitats**
- **How designated sites, protected species and priority habitats will be safeguarded**

DEVELOPMENT MANAGEMENT DECISIONS WILL REFLECT THE HIERARCHY OF BIODIVERSITY AND GEODIVERSITY DESIGNATIONS ATTACHING APPROPRIATE WEIGHT TO THE STATUS OF THE SITE WHICH WOULD BE AFFECTED. In cases where it can be shown that there is no reasonable alternative to development that is likely to prejudice the integrity of an existing wildlife site or protected habitat APPROPRIATE MITIGATION measures INCLUDING COMPENSATION will be expected in proportion to the asset that will be lost. Where mitigation OR, compensation or other measures can not be agreed with the relevant authority development will not be permitted.

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Woodland Enhancement and Creation

10.201 Woodlands provide a wide range of social, environmental and economic benefits. Sustainable and positive woodland management is the key to securing these benefits over the long term. West Northamptonshire has a relatively poor level of tree cover. Creation of new woodlands, particularly with native species can stimulate the economy through tourism, business diversification and forestry employment. Woodlands also deliver benefits through the creation of diverse habitats by providing recreation opportunities, alleviating flood risk and have the potential to contribute to wider climate change issues such as creating carbon sinks or providing fuel for renewable energy. Opportunities to enhance and create woodlands in West Northamptonshire as a whole will be supported particularly as part of the green infrastructure network referred to in the green infrastructure section above and as part of the biodiversity network in the plan area. Ancient Woodlands are defined by Natural England as areas where there is believed to have been continuous woodland cover since at least 1600 AD. These woodlands can be either ancient semi-natural or ancient replanted woodland. They are irreplaceable habitats which contribute towards local distinctiveness, amenity and biodiversity and will be protected.

10.242 The following ancient woodlands are all located within South Northamptonshire district: Salcey, Whittlewood and Yardley Chase. Daventry district also contains some remnant ancient woodland. These woodlands provide the opportunity for woodland enhancement and creation linking and extending the existing blocks of woodland and other habitats of high biodiversity value. The creation of new woodland should not be at the expense of existing areas of high biodiversity value and should not compromise the creation of geographically related habitats such as acid grassland and heath land. The conservation of these woodlands and continued efforts for habitat restoration will apply regardless or ownership and proposals for development that may prejudice the integrity and value of these sites, such as golf courses, will be resisted. Further advice relating to the consideration of biodiversity in the development management process will be provided in the ~~Development Management DPD~~ Daventry District Settlements and Countryside Local Plan, Northampton Related Development Area Local Plan and South Northamptonshire Settlements and Countryside Local Plan.

POLICY BN3 - Woodland Enhancement And Creation

MEASURES TO ENHANCE AND MANAGE EXISTING WOODLANDS AND CREATE NEW WOODLANDS IN WEST NORTHAMPTONSHIRE WILL BE SUPPORTED. OPPORTUNITIES WILL BE SOUGHT TO CREATE NEW WOODLAND TO BUFFER, EXTEND AND RELINK AREAS OF ANCIENT WOODLAND WHICH HAVE BECOME FRAGMENTED. THE PROTECTION OF AGED OR VETERAN TREES OUTSIDE ANCIENT WOODLANDS WILL ALSO BE SUPPORTED. DEVELOPMENT THAT WOULD LEAD TO FURTHER FRAGMENTATION OR RESULT IN A LOSS OF ANCIENT WOODLAND WILL NOT BE PERMITTED.

WOODLAND ENHANCEMENT AND CREATION ALONG THE YARDLEY WHITTLEWOOD RIDGE FROM THE VILLAGE OF YARDLEY HASTINGS TOWARDS TOWCESTER AND BRACKLEY WILL BE PRIORITISED IN RECOGNITION OF ITS IMPORTANCE TO THE CHARACTER AND BIODIVERSITY OF WEST NORTHAMPTONSHIRE. DEVELOPMENT THAT WOULD LEAD TO FURTHER FRAGMENTATION OR RESULT IN A LOSS OF ANCIENT WOODLAND WILL NOT BE PERMITTED.

Upper Nene Valley Gravel Pits Potential Special Protection Area (pSPA)

10.223 The Upper Nene Valley Gravel Pits Site of Special Scientific Interest (SSSI) has been designated as a potential European Special Protection Area (pSPA) because of its international importance as a wetland habitat for non-breeding waterbirds. The site has also been included on the list of wetland sites of international importance - Ramsar sites. It is also a rare example of wet floodplain woodland.

10.24 The Special Protection Area is important for its populations of Bittern, Gadwall and Golden Plover and is also used regularly by over 20,000 waterbirds each year, including key populations of Wigeon, Gadwall, Mallard, Shoveler, Pochard, Tufted Duck, Great-Crested Grebe, Cormorant, Mute Swan, Bittern, Golden Plover, Lapwing and Coot.

10.235 Due to the site's international importance, a Habitats Regulations Assessment, often referred to as an Appropriate Assessment, is required under European Directive (92/43/EEC) on the conservation of natural habitats and wild fauna and flora for plans that are likely to have a significant effect on European Sites (Natura 2000). A Habitats Regulations Assessment considers the impacts of plans or projects and use planning against the conservation objectives of the European site to ascertain whether it would adversely affect the integrity of the site. Assessments[1] undertaken to inform the Joint Core Strategy have identified any potential effects arising from the plan and have identified measures to avoid and mitigate these effects, including a buffer zone around the site of 900 metres.

10.26 The compartment of the Special Protection Area within the plan area, known as Clifford Hill Gravel Pits or Northamptonshire Washlands, is used by large numbers of Golden Plover, Lapwing and Wigeon.

10.27 These species, along with other waterbirds are susceptible to recreational disturbance. Assessments have identified that birds using the Northamptonshire Washlands are already suffering from significant levels of disturbance which will increase with future development and recreational usage.

10.28 In order to minimise disturbance to protected species when planning new development, dialogue will be encouraged between Northampton Borough Council, Natural England, developers, the SPA owners, Wildlife Trust and Environment Agency in order to utilise developer contributions to establish suitable site and access management plans.

10.29 The Northamptonshire Washlands continue to support waterbirds due to its open nature and good sightlines. It is important to maintain an unobstructed line of sight for Golden Plover and Lapwing in particular, to enable predator detection which is important

while feeding, resting and roosting. Development close to habitat used by these species can reduce sight-lines and therefore the habitats suitability for feeding and roosting.

10.30 During the winter period Golden Plover and Lapwing use the Northamptonshire Washlands for resting and roosting; however they rely on supporting habitat including arable and pasture land outside of the Special Protection Area for feeding habitat and it is important that sufficient areas are maintained to support the populations of Golden Plover and Lapwing.

10.2431 The sensitive nature of some wetland habitats, particularly the Upper Nene Gravel Pits Special Protection area, means that it is essential to ensure that new development has effective ways of managing water and that this does not impact on water levels in the River Nene. The Phase 1 (Outline) and the emerging Phase 2 (Detailed) Water Cycle Strategies for West Northamptonshire[2] specifically looked at the impacts of the water cycle on the Upper Nene Valley Gravel Pits Site of SSSI and the pSPA. The findings of these reports justify the requirement for all new development within certain areas to be built to specific standards to conserve water usage, as detailed within the Sustainable Development Principles section in the Spatial Strategy of this plan. The implications of development on the water network as a whole, including the potential need for new infrastructure, water quality and water related ecology has been addressed in the Phase 1 (Outline) Water Cycle Strategy (WCS) and the emerging Phase 2 WCS for West Northamptonshire.

POLICY BN4 - Upper Nene Valley Gravel Pits Potential Special Protection Area

NEW DEVELOPMENT WILL NEED TO DEMONSTRATE THROUGH THE DEVELOPMENT MANAGEMENT PROCESS THAT THERE WILL BE NO SIGNIFICANT ADVERSE IMPACTS Effects upon the integrity Of THE POTENTIAL SPECIAL PROTECTION AREA AND RAMSAR SITE AND THE SPECIES FOR WHICH THE LAND IS DESIGNATED including the loss of supporting habitat AND IMPACTS NO SIGNIFICANT ADVERSE IMPACTS ON ASSOCIATED EUROPEAN PROTECTED SPECIES DUE TO WATER RUNOFF, WATER ABSTRACTION OR DISCHARGES FROM THE FOUL DRAINAGE SYSTEM EITHER AS A DIRECT RESULT OF THE DEVELOPMENT alone or in combination.

NEW DEVELOPMENT WILL NEED TO DEMONSTRATE THAT THE IMPACT OF ANY INCREASED RECREATIONAL ACTIVITY (INDIRECT OR DIRECT) ON THE NENE VALLEY POTENTIAL SPECIAL PROTECTION AREA AND RAMSAR SITE WILL NOT HAVE A DETRIMENTAL IMPACT. AND THAT ALL NECESSARY MITIGATION INCLUDING RETENTION OF SUPPORTING HABITAT WILL BE INCORPORATED. ANY DEVELOPMENT THAT WILL LEAD TO AN INCREASE IN RECREATIONAL ACTIVITY ON THE SPECIAL PROTECTION AREA WILL BE REQUIRED TO INCLUDE NECESSARY MITIGATION INCLUDING DEVELOPMENT OF AND IMPLEMENTATION OF HABITAT AND ACCESS MANAGEMENT PLANS.

IN ORDER TO PROTECT SIGHTLINES for birds included within the special protection area and ramsar site designations, NEW DEVELOPMENT WITHIN A 250M zone of the special protection area shown in figure 7 of the Joint Core Strategy must undertake an assesement to demonstrate that it will not have a significant adverse effect on birds within the clifford hill basin or, if directly adjacent to existing buildings, SHOULD REFLECT SURROUNDING BUILDING HEIGHTS.

NO NEW DEVELOPMENT (RESULTING IN A NET GAIN OF UNITS) WILL BE PERMITTED WITHIN 900METRES OF THE POTENTIAL SPECIAL PROTECTION AREA BOUNDARY.

1. Environ: West Northamptonshire Habitats Regulation Assessment (Appropriate Assessment) (2009 and 2010). Environ:Additional work to inform the Appropriate Assessment of the West Northamptonshire Joint Core Strategy (2009 and 2010) [back]

2. Halcrow: West Northamptonshire Development Corporation Water Cycle Strategy Phase 1 Outline Study 2009). Halcrow: West Northamptonshire Phase 2 Water Cycle Strategy (Expected March 2010) [back]

Historic Environment and Landscape

10.2532 In addition to natural features, such as green infrastructure networks and habitats, the historic environment is an important element of the landscape and reflects the human interaction relationship with geology, topography and the natural environment over time.

10.2633 There are a variety of different landscapes which have been shaped by a range of influences, for example:

- the Grand Union Canal;
- the current and past railway or road networks;
- the historical relationship with agricultural, leather related industries; and
- The area's position at the heart of the country.

10.2734 These varying influences mean that settlements across the area are very different. For example, the growth of the villages and towns on the railway lines compared to those more isolated hamlets. The area's rich history has resulted in excess of 3,900 designated heritage assets spread across the rural and the urban landscapes of West Northamptonshire as well as many more non-designated assets of national importance or local interest.

10.2835 The historic built-environment is one of the plan area's most valued assets. This includes buildings and structures, parks and gardens, and archaeological remains that are an important aspect of the area's past. There is statutory protection of designated historic heritage assets, including scheduled ancient monuments, listed buildings and conservation areas, through legislation. However, there are still assets which are at risk from the impact of major change through development or the cumulative loss of smaller features and structures, which make the area distinctive. Many assets are not covered by statutory designations; the improvement of our understanding of the significance of these non-designated assets, both their historical importance and their contribution to the place, together with designated assets is a process that will need to continue throughout the plan period to prevent further loss.

10.2936 Whilst protection of historic designated heritage assets is generally good, with relatively few "at risk", there are some larger sites that are of particular importance including Weedon Depot and Delapre Abbey. Weedon Depot, a Grade II listed example of a planned military complex, is the subject of a specific policy (Policy BN6) in this Joint Core Strategy due to its size, location and historical importance. Delapre Abbey is a Grade II* Listed building in Northampton and its parkland is a designated registered battlefield in Northampton. Northampton Borough Council is currently preparing a management plan for

the site. Often however the historic assets most at risk are those that are "non-designated". Although assets may be of national importance action to protect these assets is often taken locally including developing an understanding of their significance importance. Action is presently being taken by the Councils in West Northamptonshire and partner organisations to better understand the issues relating to their own assets; such as the retention of "local lists" and the surveying of ridge and furrow and the appraisal of the terraced streets and former factories that are related to Northampton's Boot and Shoe industry. Mechanisms to protect specific heritage assets, including non-designated assets, will be strengthened through policies in the respective Local Plans. Development Management Development Plan Document and management strategies where appropriate.

10.307 The relationship between new development and the existing built form is one that requires careful consideration. New development, when designed well, can help to enforce the character of an area which makes it unique. Whilst there are individual examples of good design, both in the rural and urban setting, which take account of local distinctiveness (for example, architectural styles, materials, density, scale, hierarchy, massing and layout) the majority of recent housing developments or edge of town retailing and leisure complexes have compromised the area's character resulting in areas that are "placeless".

POLICY BN5 - The Historic Environment

Designated and non-designated HERITAGE ASSETS and THEIR settings 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.

In environments WHERE VALUED HERITAGE assets are at risk, the asset and its setting will be APPROPRIATELY CONSERVED AND managed. In proportion to the significance of the asset.

IN ORDER TO secure and ENHANCE retain the significance of THE AREA'S heritage ASSETS and their settings DEVELOPMENT in areas of known historic OR HERITAGE SIGNIFICANCE Importance will be required to:

1. Sustain AND ENHANCE THE FEATURES WHICH CONTRIBUTE TO THE CHARACTER OF THE Area including:

- Conservation areas;**
- SIGNIFICANT Historical Landscapes including historic parkland, BATTLEFIELDS and ridge and furrow;**
- The skyline and settings of towns and villages;**
- SITES OF KNOWN OR POTENTIAL HERITAGE OR historical SIGNIFICANCE;**
- Locally and nationally IMPORTANT significant buildings, and structures and monuments.**

2. DEMONSTRATE AN APPRECIATION AND UNDERSTANDING OF THE IMPACT OF DEVELOPMENT ON SURROUNDING Heritage Assets and their setting IN ORDER TO MINIMISE HARM TO THESE ASSETS; where loss of historic

features or archaeological remains is unavoidable and justified, provision should be made for recording and the production of a suitable archive and report;

3. BE SYMPATHETIC TO LOCALLY DISTINCTIVE landscape FEATURES, Design STYLES AND MATERIALS IN ORDER TO CONTRIBUTE TO A SENSE OF PLACE.

THE retention and sensitive RE-USE OF DISUSED OR UNDERUSED HERITAGE HISTORIC assets and structures is encouraged in order to retain and reflect the distinctiveness of the environment, contribute to the sense of place and promote the sustainable and prudent use of Natural RESOURCES;

proposals TO Sustain and ENHANCE THE AREA'S understanding of hERITAGE ASSETS, FOR TOURISM AND HISTORIC INTEREST AS PART OF cultural, LEISURE AND GREEN NETWORKS will be supported

Weedon Depot

10.348 The former Royal Ordnance Depot lies on the north western edge of the village of Weedon near the junction of the A45 and A5, between Daventry to the west and Northampton to the east. The site extends to approximately 7.4 hectares and contains a number of existing buildings with a potential floor space of approximately 18,000 sq metres.

10.329 Whilst this site is of relatively modest scale, it is appropriate for inclusion in the JCS for two principal reasons. Firstly, its significant heritage value, recognised in its Grade II* listing allied to, secondly, the significant challenges in achieving viable, and sustainable and uses for the site in the context of its condition, location and limited access options.

10.3340 The former Weedon Barracks Depot is a unique UK example of a planned military industrial complex dating mainly from the early 19th century, consisting of 27 listed structures. and The main depot buildings were listed as Grade II* in 1999. Of the Depot's original component parts, the storehouse enclosure, magazine enclosure, their buildings and a section of the Ordnance Canal survive today. The significance of the site stems from the combination of the individual listed buildings and structures, their spatial arrangement, including the spaces between them and the wider setting within the village of Weedon.

10.341 The site has been largely unused since 1984 and some of the original component parts and elements are in poor condition and feature in the national English Heritage's Buildings at Risk Register. It is important that viable alternative uses are found for the site which will ensure that the listed buildings and their setting are restored and then secured for future generations.

10.3542 Whilst there are strong heritage reasons to support the re-use of the site, it is also important to ensure that the scale and nature of the uses on the site is sustainable, particularly in relation to the capacity of the local highway network and the need to avoid any adverse impacts on the vitality of existing nearby town centres and plans to invest in and revitalise these centres.

10.3643 The purpose of Policy BN6 is to actively encourage ~~enable~~ a viable re-use of the Weedon Depot which secures the long term future of this important cultural heritage site. A Conservation Plan [1] for the site was adopted by Daventry District Council in 2005, and any proposals for the site would be expected to meet the requirements of the Conservation Plan, or any subsequent updates.

10.3744 Retail is a potential use, but a balance needs to be struck between enabling a viable re-use whilst ensuring that the scale and nature of retail uses would not undermine the existing town centres of Northampton, Daventry and Towcester. The West Northamptonshire Retail Study 2008-2026[2] concluded that a Factory Outlet Centre would be a potential use for Weedon Depot, as this form of development would have less impact on the town centres in the area than other retail formats. If retail development forms a significant part of the proposal then this should be accompanied by a Retail Impact Assessment to gauge the effect on the vitality and viability of existing town centres. Similar impact assessments would be required for significant volumes of office or leisure uses.

10.3845 Residential uses, whilst challenging to achieve in terms of the conservation importance of the site, are likely to generate value assisting with the restoration and long-term maintenance of the site. As such, these are included as potentially suitable uses for parts of the complex.

10.3946 Having regard to the location of the site in close proximity to the junction of the A45/ A5, it is important that the impact of additional traffic associated with the development of the site is carefully considered, including consideration of the impact of increased traffic on local amenity. A transport assessment will therefore be a key requirement of any proposal to identify and secure the implementation of mitigation measures.

POLICY BN6 - Weedon Depot

THE RE-USE OF THE FORMER ORDNANCE DEPOT AT WEEDON WILL BE SUPPORTED IN ORDER TO ACHIEVE THE RESTORATION OF THIS IMPORTANT CULTURAL AND HERITAGE SITE. A MIX OF THE USES WILL BE THE MOST APPROPRIATE SOLUTION FOR THE SITE. THE FOLLOWING USES WILL BE CONSIDERED:

- **MUSEUM (CLASS D1)**
- **EMPLOYMENT (CLASS B1)**
- **RETAIL (CLASS A1)**
- **RESTAURANT / CAFÉ / DRINKING ESTABLISHMENT (CLASS A3, A4 and A5)**
- **OTHER LEISURE, TOURISM, AND RECREATION USES**
- **RESIDENTIAL**

A MIX OF THE ABOVE USES WILL BE THE MOST APPROPRIATE SOLUTION FOR THE SITE. FOR ALL FORMS OF DEVELOPMENT PROPOSED IN RESPECT OF THE SITE THE FOLLOWING FACTORS WILL NEED TO BE ADDRESSED IN ASSESSING THE IMPACT OF A PARTICULAR PROPOSAL:

- THE NEED TO PRESERVE AND ENHANCE THE CULTURAL AND HERITAGE VALUE OF THE SITE AND ITS SETTING BY ENSURING THAT THE RE-USE OF EXISTING BUILDINGS AND ANY NEW BUILDING IS UNDERTAKEN IN ACCORDANCE WITH AN AGREED CONSERVATION PLAN.
- AN IMPACT ASSESSMENT TO DEMONSTRATE THAT THE NATURE AND SCALE OF LEISURE, RETAIL AND/ OR EMPLOYMENT DEVELOPMENT IS APPROPRIATE FOR THE LOCATION AND WOULD NOT ADVERSELY AFFECT THE VITALITY AND VIABILITY OF EXISTING TOWN CENTRES OR THE ABILITY TO SECURE INVESTMENT AND REVITALISATION IN THEM.
- A TRANSPORT ASSESSMENT TO ENSURE THAT SUFFICIENT CAPACITY EXISTS ON THE STRATEGIC AND LOCAL HIGHWAY NETWORKS AND THAT FULL OPPORTUNITIES ARE TAKEN TO ACCESS THE SITE BY NON-CAR MODES.

DEVELOPMENT PROPOSALS SHOULD BE ACCOMPANIED BY A MASTERPLAN PREPARED IN CONSULTATION WITH THE DISTRICT PLANNING AUTHORITY, LOCAL COMMUNITY AND OTHER INTERESTED PARTIES INCLUDING THE HIGHWAY AUTHORITIES FOR THE NEARBY ROADS.

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1. Liv Gibbs, The Historic Environment Consultancy (2005): Weedon Depot Conservation Plan. Adopted by Daventry District Council [back]
2. CACI (2009) West Northamptonshire Retail Study 2008 - 2026 [back]

Water Resources, Water Quality and Flood Risk Management

10.407 Development can have a significant impact on water resources, from putting additional strain on existing supplies, to affecting flood patterns by changing both the way that water flows across and percolates into land. It is essential to protect and enhance the quality and quantity of both ground and surface water, ensure necessary service provision, conserve water supplies and manage flood risk.

10.478 New developments will need to have the necessary means of water supply but this must not affect the water levels at the Upper Nene Valley Gravel Pits ~~Potential~~ Special Protection Area (pSPA) or overall water quality. In conformity with the Water Framework Directive, specific standards for new development in respect of water resources and quality are detailed in the Sustainable Development Principles Policy in the Spatial Strategy in Section 5 of this JCS and are reflected within the Infrastructure Schedule in Appendix 4; these are essential in ensuring sustainable development and protecting the area's high water quality.

10.49 Due to the potential effects of climate change there is an increasing need for local authorities to appraise, manage and reduce flood risk from all sources. In accordance with the sequential test and principles of the National Planning Policy Framework and Technical

Guidance for Flood Risk, development will be steered away from areas of greatest risk and, where this is not possible, flood risk management will be required to make development safe.

Flood Risk Management and Water Quality

10.4250 Flood risk and water quality are significant concerns for West Northamptonshire. The Rivers Nene, Tove and Ouse and their tributaries as well as the canal network and reservoirs are prominent features of the landscape and important to wider biodiversity and leisure networks. Yet due to these water bodies and historic patterns of development there are a number of areas which are at risk of flooding. In addition to fluvial flooding there is also an increased risk of surface water flooding following periods of heavy rainfall, more intense storms and/ or where wastewater drainage is ineffective.

10.43 Due to the potential effects of climate change there is an increasing need for local authorities to appraise, manage and reduce flood risk from all sources. In accordance with the sequential test and principles of national Planning Policy Statement 25: Development and Flood Risk (PPS25) development will be steered away from areas of greatest risk and, where this is not possible, flood risk management will be required.

10.51 The Flood and Water Management Act (2010) gives Northamptonshire County Council (NCC) a lead responsibility in relation to all local flooding issues. NCC is also the SuDs Approval Body (SAB) that has responsibility for the assessment and approval of all surface water drainage systems. The Water Cycle Study[1] (WCS) gives guidance on the likely suitability of different SuDs methods.

10.4452 All new developments will need to demonstrate that they have regard to existing and future flood patterns and that the need for effective protection and flood risk management measures from all sources, such as sustainable drainage systems and opportunities for strategic flood storage have been considered, this is particularly important in areas that are vulnerable to flooding. All SUEs will require site specific flood risk assessments and the WCS contains guidance to inform these assessments

10.4553 Some development has historically also had a negative impact on water quality, due to run-off from hard surfaces or other changes to the water cycle. In order to meet the requirements of the new Water Framework Directive[2], a statutory duty has been placed on local authorities to ensure that development creates no detriment to the water quality and in some cases can improve water quality as well as providing benefits such as flood risk management and to biodiversity. Given this requirement it is vital that this plan ensures that new development is sustainable. Policy S10 Sustainable Development Principles in the Spatial Strategy sets out how it is expected that development will meet this objective.

10.54 Most of West's Northamptonshire's water bodies achieve good ecological status. The WCS has identified the impacts of the proposed new development on water quality and concluded that although there are still water quality issues, these issues remain even without the new development proposed in the JCS and in most cases, it is not possible to maintain good status, even if wastewater treatment works were upgraded to the best that can be achieved with current technology.

10.55 Given these issues, that are widespread across the UK, and would be an issue even without any development, various initiatives are underway to address the problem, including

a new River Nene Partnership Project. It is vital that the JCS ensures that all new development reduces the risk of impacts on water quality and removes or mitigates as much as possible the risk of non-compliance with the Water Framework Directive. Policy S10 Sustainable Development Principles together with Policy BN7a sets out how it is expected that development will have regard to these risks and to propose a combination of effective wastewater infrastructure, extensive use of SuDs and high standards of water efficiency in the Code for Sustainable Homes to address water quality issues.

10.4656 A Level 1 Strategic Flood Risk Assessment (SFRA) has been undertaken for the plan area. This describes and analyses how the area is affected by flood risk and the nature of that risk. More detailed Level 2 Strategic Flood Risk Assessments for Northampton,[3] South Northamptonshire and Daventry District[4] have also been completed and provides additional information for areas at risk of flooding where development pressures exist or may exist in the future. Sitting alongside these documents is the West Northamptonshire Water Cycle Strategy for the whole area, which provides the evidence of the impact of development on water quality and supply, in addition to a specific drainage plan for the Central Area of Northampton, which has particular issues due to the age and construction of the infrastructure.

10.4757 In order to assist in the area's resilience to future flooding events new development should help achieve the long-term flood management goals set out in the River Nene,[5] the River Ouse[6] and the River Thames[7] Catchment Flood Management Plans (CFMPs), produced by the Environment Agency. This includes constructing defences to the appropriate standard as required by the Environment Agency, which may be greater than the minimum requirements, and where appropriate, secured in perpetuity.

10.4858 Development will be required to take account of the Sequential and Exception Tests as set out in the NPPF and the national Technical Guidance for flood risk. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Table 6, below, details the approach that will need to be taken for each flood zone. A fuller explanation of what constitutes essential infrastructure, water compatible, highly vulnerable, more vulnerable, and less vulnerable is set out within the national Technical Guidance to the NPPF.

Table 6: Exception Test

NB This table does not show the application of the Sequential Test which guides development to Flood Zone 1 first, then Flood Zone 2 and then Flood Zone 3; Flood Risk Assessment requirements; or policy aims for each Flood Zone

Flood Risk Vulnerability		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	Development is appropriate	Development is appropriate	Development is appropriate	Development is appropriate	Development is appropriate
	Zone 2	Development is appropriate	Development is appropriate	Exception Test required	Development is appropriate	Development is appropriate
	Zone	Exception	Development	Development	Exception	Development

	e 3a	Test required	t is appropriate	t should not be permitted	Test required	t is appropriate
	Zon e 3b	Exception Test required	Development is appropriate	Development should not be permitted	Development should not be permitted	Development should not be permitted

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POLICY BN7a - Water Supply, Quality and Wastewater Infrastructure

NEW DEVELOPMENT PROPOSALS WILL ENSURE THAT ADEQUATE AND APPROPRIATE WATER SUPPLY AND WASTEWATER INFRASTRUCTURE IS AVAILABLE TO MEET THE ADDITIONAL REQUIREMENTS PLACED UPON IT AND TO ENSURE THAT WATER QUALITY, AS FAR AS IS PRACTICABLE, IS PROTECTED OR IMPROVED.

DEVELOPMENT PROPOSALS WILL ENSURE THAT ADEQUATE WASTEWATER TREATMENT CAPACITY IS AVAILABLE TO ADDRESS CAPACITY AND ENVIRONMENTAL CONSTRAINTS.

DEVELOPMENT SHOULD USE SUSTAINABLE DRAINAGE SYSTEMS, WHEREVER PRACTICABLE, TO IMPROVE WATER QUALITY, REDUCE FLOOD RISK AND PROVIDE ENVIRONMENTAL AND ADAPTATION BENEFITS.

TO ENSURE ALL NEW HOUSING IS WATER EFFICIENT ALL NEW DEVELOPMENT WILL BE REQUIRED TO ACHIEVE THE EQUIVALENT OF MINIMUM LEVEL 4 STANDARDS FOR WATER CONSERVATION IN THE CODE FOR SUSTAINABLE HOMES OR ANY NATIONAL EQUIVALENT STANDARD FROM 2016.

1. West Northamptonshire Water Cycle Study Pre-Submission Joint Core Strategy Detailed WCS Final report September 2011 [back]
2. Directive 2000/60/EC of the European Parliament and of the Council establishing a framework for the Community action in the field of water policy (known as the Water Framework Directive) [back]
3. Scott Wilson (2010) Northampton Level 2 Strategic Flood Risk Assessment [back]
4. Scott Wilson (2009), Daventry and South Northamptonshire Level 2 Strategic Flood Risk Assessment [back]
5. Environment Agency (2009, River Nene Catchment Flood Management Plan Summary Report: Peterborough [back]
6. Environment Agency (2010), River Ouse Catchment Flood Management Plan Summary Report:Leeds [back]
7. Environment Agency (2009), River Thames catchment Flood Management Plan Summary Report: Reading [back]

POLICY BN7 - Flood Risk

DEVELOPMENT PROPOSALS WILL COMPLY WITH FLOOD RISK ASSESSMENT AND MANAGEMENT REQUIREMENTS SET OUT IN THE NPPF AND TECHNICAL GUIDANCE TO THE NPPF TO ADDRESS CURRENT AND FUTURE FLOOD RISKS WITH APPROPRIATE CLIMATE CHANGE ALLOWANCES

A sequential approach will be applied to all proposals for development in order to direct development to areas at the lowest probability of flooding unless it has met the requirements of the sequential TEST and THE exception test as set out within TABLE 6.

All new development, including regeneration proposals, will need to demonstrate that there is no increased risk of flooding to existing properties, PROPOSED DEVELOPMENT IS (OR CAN BE) SAFE and shall seek to improve existing flood risk management.

All proposals for development OF 1 HECTARE OR above in flood zone 1 and for development in 2, 3a or 3b must be accompanied by a Flood Risk Assessment that sets out the mitigation measures for the site and agreed with the RELEVANT authority.

A FLOOD RISK ASSESSMENT MUST ALSO ACCOMPANY PROPOSALS WHERE IT MAY BE SUBJECT TO OTHER SOURCES, AND FORMS, OF FLOODING OR WHERE OTHER BODIES HAVE INDICATED THAT THERE MAY BE DRAINAGE PROBLEMS.

In order to meet the exception test Development must:

- **Demonstrate that the development provides wider sustainability benefits to the community that outweigh the flood risk;**
- **be located on previously developed land; and**
- **be Accompanied by a SITE SPECIFIC Flood Risk Assessment that must demonstrates that the development will be safe for its lifetime without increasing flood risk elsewhere and where possible, reduce flood risk overall**

Where flood risk management requires the use of Sustainable Drainage Techniques systems to manage surface water run off, These should:

- **Separate surface water from foul and combined sewers; and**
- **Be accompanied by a long term management and maintenance plan.**
- **Protect and enhance water Quality**

THE DESIGN STANDARD FOR THE UPPER NENE CATCHMENT (THROUGH NORTHAMPTON AND WITHIN THE NENE CATCHMENT UPSTREAM OF NORTHAMPTON) IS THE 0.5% PROBABILITY (1 IN 200 CHANCE OF OCCURRING IN ANY YEAR) EVENT PLUS CLIMATE CHANGE. SURFACE WATER ATTENUATION SHOULD BE PROVIDED UP TO THIS STANDARD.

River Nene Strategic River Corridor

10.459 All river environments are an important resource for wildlife, leisure and recreation and are also an important link to the area's past. The river Nene is a strategic river that provides an important navigable function, connecting the East of England to the rest of the waterway network. The River Nene contributes heavily to the area's sense of place and the banks of the Nene are rich in heritage assets. The Nene offers opportunities to restore enhance and create wetland landscapes and other natural habitats. It also provides a focus for regeneration and the provision of accessible open space and green infrastructure as it passes through Northampton.

10.560 Across the plan area, there is significant potential to enhance the setting of the River Nene, both within the urban and rural context. Within the town of Northampton itself, the river provides opportunities for sport, leisure and recreation such as canoeing and rafting, the Northampton Marina facilities at the River Nene's junction with the Grand Union Canal, and access to walks and cycle routes.

10.561 As the river opens up into the broad floodplains to the east of Northampton, and particularly in the areas that have previously been exploited for gravel extraction, there are increased opportunities for habitat creation and enhancement, especially those linked to the internationally designated potential Special Protection Area and Biodiversity Action Plan (BAP) priority habitats, such as wet grasslands. These areas also help to meet some of the flood risk management requirements, as set out above, by making space for water and providing an important resource for helping to provide the area with ways to adapt to climate change.

POLICY BN8 - The River Nene Strategic River Corridor

The natural and cultural environment of the Nene corridor through The plan area, including its tributaries, will be enhanced and protected in recognition of its important contribution to the area's green infrastructure network, landscape, townscapes, regeneration, recreation and historic environment.

Proposals for new development and habitat enhancement should demonstrate an understanding of the importance of the River Nene for biodiversity WITHIN AND beyond The plan area.

Environmental Quality

10.562 New development can have a negative impact on the environment and property through its potential to pollute. Furthermore, opportunities for new development, particularly on previously developed land, can be constrained by existing pollution issues. The overall aim of planning and pollution control policies is to ensure the sustainable and beneficial use of land. Within this aim, polluting activities that are necessary for society and the economy should be positioned minimised and subject to appropriate controls in order to minimise reduce their adverse effects and contain them within acceptable limits. Policy BN7a addresses the need to protect water resources, water quality and water efficiency in relation to the design of development.

10.563 There is already legislation and policy in place to help control pollution, including the Environment Act (1995), which gives local authorities' powers to control pollution, and

address contaminated land including ways to deal with the cumulative impacts of development.

10.564 Air quality, in particular, is a pressing concern for many places within the plan area, but is particularly focused on urban areas where there are heavy flows of traffic. There are presently ~~twelve~~ eight designated Air Quality Management Areas: ~~ten~~ six within the urban area of Northampton, one along the M1 corridor between junctions 15 and 15a and another located within Towcester. ~~When planning for new development, Planning Policy Statement 23: Planning and Pollution Control, plays a key role in directing development away from areas that may give rise to pollution either directly or indirectly and ensuring that other uses and development are not, as far as possible, affected by major existing or potential sources of pollution.~~

10.65 The issues associated with the provision of outdoor lighting are a recognised source of pollution. Obtrusive lighting can be both an environmental and intrusive nuisance, predominantly from glare and light spillage. Poor lighting can have a impact on dark skies required for viewing the night sky and altering ecological and wildlife patterns which can affect the appreciation of the rural landscape.

POLICY BN9 - Planning for Pollution Control

PROPOSALS FOR NEW DEVELOPMENT which are likely to cause pollution or likely to result in exposure to sources of pollution or risks to safety WILL need to demonstrate that they provide opportunities TO minimise and where possible reduce POLLUTION ISSUES THAT ARE A BARRIER TO ACHIEVING SUSTAINABLE DEVELOPMENT AND HEALTHY COMMUNITIES including:

- maintaining and improving ~~DETERIORATION OF AIR QUALITY,~~ particularly in poor air quality areas, in accordance with national air quality standards and best practice;**
- protecting and improving surface and groundwater ~~WATER QUALITY;~~**
- minimising light pollution;**
- ensuring remediation of ~~CONTAMINATED LAND~~ so as not to pose a risk to health and the environment; and**
- reducing the adverse impacts of noise.**

~~Development should be of the highest environmental and design quality incorporating the best available techniques. development that would result in a deterioration of environmental quality, either individually or cumulatively will not be permitted.~~

development that is likely to cause pollution, either individually or cumulatively, will only be permitted if measures can be implemented to minimise pollution to a level which provides a high standard of protection for health and environmental quality.

Ground Instability

10.5566 There are areas across the Plan area that are prone to ground instability issues due to their underlying geological and geomorphological makeup. Northampton Sand occasionally overlays Upper Lias Clay and this combination can cause the formation of

landslides particularly where slopes have angles greater than seven degrees. A number of the ground stability issues encountered in this geological setting formed during the end of the last ice age and are considered to be in a state or near to a state of equilibrium. If however these slopes are disturbed, by human activities or the ingress of water, these features could be reactivated.

10.5667 The risk of landsliding is increased by the following:

- Local geology;
- Natural springs in the area;
- Slopes of over seven degrees; and
- Human activity (e.g. building or diversion of water into slope)

10.5768 Unfavourable slope conditions can practically be accommodated through engineering design.

10.5869 The areas in West Northamptonshire where instability is suspected have been identified using data available from the British Geological Survey (BGS). This data identifies land on gradients that are greater than seven degrees.

10.5970 When preparing planning applications the developer will be required to establish if their proposal is in an area of known or potential ground instability using the data available from the BGS. If the proposal is in an area of known or potential ground instability the developer will be required to submit a ground stability report describing and analysing the issues relevant to ground instability and indicating how any issues will be mitigated against including remedial works. The ground stability report will be required to accompany the submission of the planning application.

10.60 Further detailed guidance on development affecting unstable land can be found in Planning Policy Guidance Note 14 – Development on Unstable Land (1990):

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POLICY BN10 - Ground Instability

Development will be permitted on sites of unstable or potentially unstable land provided that:

the ground stability report will be required to demonstrate that:

- **The nature of the ground stability of the site has been assessed to the satisfaction of the determining planning authority and a ground stability report has been provided and agreed before the application is determined;**
- **The development does not add to the instability of the site or surrounding land;**
- **Any required remedial works are implemented prior to OCCUPATION OF development; and**
- **The development of any required stabilisation measures are environmentally acceptable TO THE SATISFACTION OF THE determining authority.**

the ground stability report will be required to demonstrate that:

- The degree of instability has been assessed;
- Measures to mitigate against the risk identified in 1 (above) have been identified;
- a schedule of mitigation measures is in place;
- a programme for routine monitoring is in place; and
- any need for formal environmental assessment arising from any stabilisation works has been identified.

11.0 Infrastructure and Delivery

Introduction

11.1 As outlined in the spatial strategy in Section 5 of this JCS West Northamptonshire will accommodate significant development over the period to 2026. This development will generate its own infrastructure requirements whilst also increasing pressure on the existing infrastructure which is already at, or close to, capacity in certain instances, for example the transport network.

11.2 This section of the JCS defines: the term infrastructure; explains the approach that will be taken to deliver infrastructure including the use of contributions from developers in different ways; and introduces the West Northamptonshire Infrastructure Delivery Plan (IDP) and sets out the key primary infrastructure projects identified in the IDP.

What is infrastructure?

11.3 Infrastructure can be defined as the facilities and services that allow communities to function and develop. It can be split into three types:

1) **Physical Infrastructure** - This type of infrastructure includes utilities (gas, electricity, telecommunications, water supply, sewerage network, drainage), transport services (roads, railways, airports, freight terminals, ports, buses and trains, etc); and waste collection and disposal including recycling facilities. These are the services and facilities necessary to ensure that homes and workplaces are connected to the wider environment and have sufficient facilities to ensure that essential day to day services can be met.

2) **Green Infrastructure** - This type of infrastructure is the network of multi-functional green spaces and their connections that enable the environment to support and maintain ecological processes, whilst sustaining land, air and water resources and is important within, and beyond urban spaces.

3) **Community or Social Infrastructure** - This type of infrastructure provides the essential support for communities to function effectively. It is wide ranging including all types of education, healthcare and cultural services and facilities such as places of worship, community centres, village halls, libraries, play facilities, etc.

Approach to Infrastructure Delivery

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11.4 It is recognised that various elements of the existing infrastructure in the plan area are already at, or close to, capacity. Meeting the level of growth proposed will require the provision of new physical, green and social infrastructure to ensure future development is implemented in a sustainable and timely manner to support both new and existing communities.

11.5 In promoting sustainability the JCS does not seek to provide additional capacity by extending or providing new infrastructure without a thorough understanding of whether existing infrastructure could be used more efficiently and by reducing demand through promoting behavioural change. For example achieving modal shift targets from car use to other forms of transport to enable more efficient use of the road network.

11.6 Future growth will also bring benefits to local communities, such as increased economic investment, new and improved infrastructure, and access to a range of housing provision. The timely provision of infrastructure, maximising efficiency, reducing demand and ensuring there is adequate investment in services and facilities will provide a key component in meeting the spatial objectives of the JCS as well as assisting in delivering a sound core strategy.

11.7 The phasing and delivery of the necessary infrastructure, in co ordination with the proposed growth for the area, is essential to achieving sustainable communities where people will want to live and work. It will be fundamental that infrastructure is provided to mitigate any adverse environmental impact. For example, appropriate transport infrastructure and services will play a key role in creating sustainable travel patterns within the area.

11.8 It is clear that a major concern of local communities is to ensure that facilities and services are provided to meet future growth. A key requirement of the JCS is to secure appropriate levels of funding to ensure that supporting infrastructure is provided at an appropriate scale where planning permission for development is granted. ~~It will seek to maximise all~~ Opportunities to secure funding both through public and private means must be maximised.

11.9 Implementation of the JCS will require a co-ordinated approach to the activities of agencies and other service providers to ensure that new development will be supported by the necessary infrastructure provision. An IDP has been prepared to provide evidence to address these issues and is considered in further detail later in this section. The broad timing of the infrastructure provision will be informed through the IDP and its subsequent monitoring and review mechanisms, which will identify the range of infrastructure required to deliver the proposed development in West Northamptonshire up to 2026.

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POLICY INF1 - Approach To Infrastructure Delivery

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NEW DEVELOPMENT WILL BE SUPPORTED BY, AND PROVIDE GOOD ACCESS TO, INFRASTRUCTURE, INCLUDING PHYSICAL, GREEN AND SOCIAL ELEMENTS. IT ~~will SHOULD SEEK TO~~ INTEGRATE WITH AND COMPLEMENT ADJOINING COMMUNITIES.

WHERE DEVELOPMENT GENERATES A NEED FOR NEW INFRASTRUCTURE DEVELOPERS WILL NEED TO DEMONSTRATE THAT ADEQUATE CAPACITY EXISTS, OR THAT PROVISION WILL BE MADE, TO MEET THE NECESSARY REQUIREMENTS ARISING FROM THAT DEVELOPMENT WITHIN AN APPROPRIATE TIMESCALE.

IN ASSESSING CAPACITY, DEVELOPERS WILL BE EXPECTED TO PROVIDE EVIDENCE AS TO WHETHER EXISTING INFRASTRUCTURE CAN BE USED MORE EFFICIENTLY, OR WHETHER THE IMPACT OF DEVELOPMENT CAN BE REDUCED THROUGH PROMOTING BEHAVIOURAL CHANGE.

IMPLEMENTATION OF THE JOINT CORE STRATEGY WILL REQUIRE A CO-ORDINATED APPROACH TO THE ACTIVITIES OF AGENCIES AND OTHER SERVICE PROVIDERS TO ENSURE THAT NEW DEVELOPMENT WILL BE SUPPORTED BY THE NECESSARY INFRASTRUCTURE PROVISION.

THE PRECISE TIMING OF INFRASTRUCTURE PROVISION WILL BE INFORMED THROUGH THE INFRASTRUCTURE DELIVERY PLAN, AND ITS SUBSEQUENT MONITORING AND REVIEW MECHANISMS, WHICH WILL IDENTIFY THE RANGE OF INFRASTRUCTURE REQUIRED TO DELIVER THE PROPOSED DEVELOPMENT IN WEST NORTHAMPTONSHIRE UP TO 2026.

Developer Contributions

11.10 Ensuring that all new development proposals address their impact appropriately and deliver solutions that allow West Northamptonshire to grow in a sustainable manner is essential to the proper planning of the area.

11.11 All forms of development, whether large or small, contribute to demands on the existing infrastructure, services and facilities for an area. In identifying infrastructure delivery funding, there is a need to provide an overall approach outlining how contributions are to be obtained through development.

11.12 When determining planning applications the Local Planning Authorities (including West Northamptonshire Development Corporation) will need to be assured that existing infrastructure provision can support proposals that come forward. If this is not the case then the necessary additional infrastructure should be provided in a timely and sustainable manner. This could be made either through direct provision or through arrangements with the relevant Local Planning Authority. Such arrangements could include the payment of financial contributions.

11.13 To ensure thriving sustainable communities reliable mechanisms must be established to maintain infrastructure so that it can continue to operate effectively.

11.14 Current legislation provides two primary approaches for providing financial contributions from new development. Firstly planning obligations, which are largely provided on-site for non-strategic items of infrastructure required to mitigate the impact of a particular

development through Section 106 of the Town and Country Planning Act 1990. Secondly, the Community Infrastructure Levy, which came into force in April 2010 and allows local authorities to raise funds from developers, through the pooling of contributions, to provide for a wide range of infrastructure projects.

11.15 Where new development creates a need for new or enhanced infrastructure it will need to be provided either directly or by a financial contribution towards its delivery, depending on both the scale of the development and the level of the infrastructure required.

11.16 Delivering the new development proposed in the JCS has implications on infrastructure provision, not just on a site-by-site basis but also in terms of the overall cumulative impact across West Northamptonshire. All developments will be required to contribute towards this need in a fair and equitable way.

11.17 The types of infrastructure and services that developments may be required to provide, or contribute towards, during the plan period may include, but are not limited to, the following those set out in the appendices to the West Northamptonshire IDP. The broad types of infrastructure required to service new development will include:

- Transport
- Health
- Education
- Community and Leisure Facilities
- Open space and Green Infrastructure
- Utilities
- Energy and climate change
- Faith and Places of Worship

Strategic Contributions – Community Infrastructure Levy

11.18 The Community Infrastructure Levy (CIL) provides Councils with an opportunity to raise funds from developers to assist the provision of infrastructure investment within an area, including projects such as new schools, green infrastructure, community facilities and improvements to the transport system needed to cater for future growth.

11.19 Charging authorities are required to apply CIL monies to funding infrastructure in order to support new development in the plan area. The range of infrastructure required to deliver the growth proposed in the JCS is outlined in the accompanying IDP, which will be subject to regular monitoring and updating.

11.20 CIL introduces a standard charge of development, which for applicable development, is charged in pounds per square metre on net additional increase on floorspace. It allows local authorities to raise funds from developers undertaking new development within their area by aggregating infrastructure costs and averaging them out across the range of strategic projects required to deliver the new development is identified in the JCS. These projects are listed in the accompanying IDP.

11.2024 The JCS will require significant investment in infrastructure provision to ensure that a full range of services and facilities supports major housing and commercial

developments. Developer contributions will be sought through the application of CIL, by the West Northamptonshire local authorities.

11.22 The approach to, and application of, a CIL for West Northamptonshire will be set out in a detailed approach to funding, which will also address non strategic planning obligations, through a Supplementary Planning Document.

11.2123 The approach to strategic funding will apply to both residential and commercial development. It is the intention that CIL will be progressed through partnership working by will be undertaken with the local authorities within West Northamptonshire to ensure this approach is successful, whilst reflecting the needs of each administrative area. Each of the West Northamptonshire local authorities will be individual charging and collecting authorities and will determine individually and in partnership priority infrastructure spending. However, it will be for individual authorities to take forward and set out their charging schedules.

11.24 The IDP will provide the mechanism for monitoring and reviewing the infrastructure needs of the provisions of the JCS, together with the evidence to update the charging schedule as necessary.

Planning Obligations

11.2225 CIL, as outlined above, is intended to support infrastructure projects relating to the wider development of an area, rather than to mitigate the impact of individual planning applications. Therefore, the ability to enter into a negotiated planning obligation, using Section 106 of the 1990 Town and Country Planning Act will remain.

11.2326 Planning obligations will also continue to be used to secure affordable housing. However, where development contributions are to be sought via planning obligations there is a need to meet the statutory tests set out in Regulation 122 of the CIL Regulations (2010), and the National Planning Policy Framework which state that a planning obligation must be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the proposed development.

11.2427 Prior to the implementation of CIL coming into effect the provision and implementation of infrastructure proposals will be controlled through the imposition of conditions on planning permissions, or, alternatively, through the use of planning obligation agreements.

11.2528 A Developer Contributions Supplementary Planning Document will be produced for West Northamptonshire, to enable further, detailed guidance and greater consistency on the operation of the approach to securing developer contributions. The approach will need to acknowledge the future implications of CIL when it is introduced.

11.2629 It is intended that this guidance will build on existing planning obligations strategies produced within West Northamptonshire by providing a comprehensive approach to developer contributions based on emerging guidance in respect of the future introduction

of CIL, evidence of infrastructure requirements borne out of the IDP and up to date evidence of site viability.

POLICY INF2 - Contributions To Infrastructure Requirements

NEW DEVELOPMENT WILL ONLY BE PERMITTED IF THE NECESSARY ON AND OFF-SITE INFRASTRUCTURE THAT IS REQUIRED TO SUPPORT IT, AND MITIGATE ITS IMPACT, IS EITHER ALREADY IN PLACE, OR THERE IS A RELIABLE MECHANISM IN PLACE TO ENSURE THAT IT WILL BE DELIVERED.

WHERE IDENTIFIED INFRASTRUCTURE IS REQUIRED PROVISION WILL BE ACHIEVED THROUGH CONTRIBUTIONS FROM ALL RESIDENTIAL AND COMMERCIAL DEVELOPMENT.

PROVISION MADE THROUGH PLANNING OBLIGATIONS MAY SEEK POOLED CONTRIBUTIONS WHERE THE COMBINED IMPACT OF A NUMBER OF DEVELOPMENTS CREATES THE NEED FOR INFRASTRUCTURE AND WHERE A DIRECT RELATIONSHIP BETWEEN THE DEVELOPMENT AND THE INFRASTRUCTURE HAS BEEN DEMONSTRATED. IN SUCH INSTANCES, ANY SPARE CAPACITY IN EXISTING PROVISION WILL NOT BE CREDITED TO EARLIER DEVELOPMENT.

STRATEGIC INFRASTRUCTURE WILL BE PROVIDED THROUGH THE IMPLEMENTATION OF A COMMUNITY INFRASTRUCTURE LEVY.

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FOR OTHER SITE SPECIFIC NEEDS WHICH ARE NOT PROVIDED FOR BY CIL, OR THROUGH ANY POOLING OF CONTRIBUTIONS, DIRECT PROVISION WILL NEED TO BE MADE, EITHER THROUGH THE IMPOSITION OF PLANNING CONDITIONS OR SECURED THROUGH A PLANNING OBLIGATION, WITH THE RELEVANT LOCAL PLANNING AUTHORITY.

FURTHER GUIDANCE ON THE DETAIL OF ANY FINANCIAL OR OTHER CONTRIBUTIONS FROM DEVELOPERS TOWARDS THE PROVISION OF INFRASTRUCTURE WILL BE SET OUT IN THE WEST NORTHAMPTONSHIRE DEVELOPER CONTRIBUTIONS SUPPLEMENTARY PLANNING DOCUMENT.

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West Northamptonshire Infrastructure Delivery Plan

11.2730 To ensure that development is delivered in a sustainable manner and supports the area's future needs the JCS is required to identify the range and type of infrastructure that is needed to support the Spatial Strategy and how that infrastructure will be delivered.

11.2834 A range of commercial and public organisations are responsible for providing infrastructure through differing funding and delivery mechanisms. West Northamptonshire's

approach to the funding, phasing and delivery of infrastructure, required to support the direction and scale of development outlined in the JCS, is set out in the West Northamptonshire IDP.

11.2932 A West Northamptonshire The IDP was commissioned in Spring 2010[1]. It refreshes and supersedes previous work undertaken by West Northamptonshire Development Corporation in 2008. In 2012 the IDP was further up-dated with regard to the identification of strategic priorities for infrastructure. The IDP provides the basis for determining:

- the specific local and strategic infrastructure requirements, identified on a phased basis;
- costing for this provision;
- the likely scale of public sector funding required for these works;
- the level of contribution from private sector development required;
- any likely funding gaps between infrastructure requirements and the availability of funding sources; and
- the future monitoring and review process.

11.3033 The IDP has been produced with the close involvement of the bodies responsible for infrastructure delivery and provides a clear statement of the existing state of infrastructure as well as requirements needed to accommodate future development.

11.3134 The IDP identifies 12 key primary infrastructure projects that are required to ensure the delivery of this JCS by 2026. These projects are listed in Table 7 below along with the reason why that specific infrastructure is required and the broad phasing of when that specific infrastructure is required. Further detail, including the costs, funding source and who is responsible for providing the infrastructure is set out in the IDP.

Table 7 - Key Primary Infrastructure Projects

Infrastructure Required	Reason for Requirement	Broad Phasing
Improvements to the Waste Water Network - Northampton Town Centre	To provide capacity to the main sewer allowing for increases in waste water flows.	Scale and type of solution to be informed by Northampton Central Area Drainage Assessment (May 2011)
Waste Water Treatment Works - Great Billing, Northampton	Increased capacity required for development in Northampton beyond 2015	Works to commence in 2015 2019 and complete by mid 2016 2021
Northern Relief Road (A428-A5199) - North West Bypass -Northampton	Required to serve the Sustainable Urban Extensions of: North of Whitehills, and King's Heath and Northampton West.	Requires completion within the first 3 years of initial dwelling completions at King's Heath <u>Phase 1 (A428 to Grange Farm) to commence by 2016. Phase 2 (Grange Farm to A5199) to commence by 2021.</u>
Sandy Lane Relief	Required to serve the	Completion required by 2013/ 14

Road - Northampton	developments of Norwood Farm and the Sustainable Urban Extensions of: Northampton West, North of Whitehills and King's Heath	<u>2016</u>
A45 Brackmills Interchange Northampton Growth Management Scheme - Northampton	To enable significant occupation of Wootton Fields Extension and Saxon Avenue at Grange Park <u>Improvements are required to the A45 between M1 J15 and the Great Billing Interchange to support growth in Northampton and to ensure access and egress onto the Strategic Road Network is managed effectively.</u>	<u>Phased programme (see Appendix 4 of the JCS for details) with commencement in 2012/13, 2014.</u>
Waste Water Treatment Works - Towcester	Capacity impacts on development in Towcester beyond 2018/19	Work to extend capacity is programmed to be completed in 2020/21
Waste Water Treatment Works - Brackley	Capacity impacts on development in Brackley beyond 2018/19	Work to extend capacity is programmed to be completed in 2020/21
Waste Water Treatment Works - Daventry	Whilton Waste Water Treatment Works requires upgrading to allow long term development to take place	Three year scheme due to <u>Work commenced</u> in 2012
A45 Northampton-Daventry Corridor Improvements <u>Daventry Development Link</u>	Required to enable strategic growth at Daventry. North East Sustainable Urban Extension	Improvements required to be completed by 2017/18 <u>2021</u>
A5/ A45 Weedon Crossroads	Required to <u>improve capacity of junction ahead of Daventry Development Link enable delivery of Monksmoor</u>	Work requires completion by 2012
Grosvenor Centre, Northampton Bus Interchange - Northampton	Required as a key part of modal shift measures within the town centre	Two year project commencing 2012
Castle Station Public Transport Interchange - Northampton	Required as a key part of modal shift measures within the town centre	Three year project commencing 2012

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11.3235 The IDP provides evidence that the level of housing growth proposed in the JCS can be delivered within the plan period up to 2026, provided that the key primary infrastructure requirements outlined in the above table are delivered within the broad phasing timelines prescribed.

11.3336 Flexibility exists within the overall housing trajectory that allows for development to be brought forward to mitigate the impact of delays caused by the key primary infrastructure items.

11.3437 More detailed work on the provision of infrastructure has been undertaken through the IDP which provides an accompanying evidence base to the JCS. The infrastructure schedule is set out in Appendix 4 of this plan. Priorities for strategic infrastructure are identified at Appendix 4.

11.3538 The nature of infrastructure provision means that it will be subject to refinement throughout the plan period as providers evolve new ways of meeting needs and additional requirements may be identified. The infrastructure schedule will be updated on a regular basis, as part of the annual monitoring review, to reflect changes to investment programmes, and new projects. Ongoing monitoring will continue to give consideration to the level of risk that some of the required infrastructure will not be forthcoming and consider ways that this might be mitigated.

11.3639 In preparing the IDP the investment and operational plans of relevant infrastructure and public service providers have been taken into consideration, ensuring that these bodies recognise their contributions and that the resources required to deliver the infrastructure to support the level of development proposed in the JCS have been given careful consideration and are realistically deliverable within the plan period.

1. Halcrow (2011) West Northamptonshire Infrastructure Delivery Plan [back]

Places Policies

Introduction

The following sections set out the policies and proposals for the places in West Northamptonshire. These policies cover:

- Northampton town;
- Daventry town;
- Towcester;
- Brackley; and
- The Rural Areas.

12.0 Northampton

Introduction

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12.1 Northampton traditionally served an extensive rural population as a large market town and was a focus for the rural community. In the 19th century Northampton became more industrialised and was dominated by shoe manufacture with nearly half of the male population employed in this industry.

Northampton Today

12.2 Northampton as the County town is the main centre for employment, housing, retail, leisure and services.

12.3 The town is home to a number of large multi-national companies and the University of Northampton which is also a major employer. Northampton General Hospital provides specialist healthcare for the whole of Northamptonshire and caters for patients from north Buckinghamshire and north Bedfordshire.

12.4 Job losses in manufacturing in the town have been compensated by an increase in office and service jobs, where growth has mainly been in the financial services, public administration, education and health sectors in Northampton. There has been a long term levelling off of the unemployment rate in West Northamptonshire at about 4%; however the most-recent figures reflect the economic downturn and unemployment rates have increased to 5.2%.

12.5 Northampton has a higher proportion of terraced houses and flats, a higher proportion of social rented housing and more single person households than other towns within West Northamptonshire. There is a higher proportion of younger residents but also a higher incidence of social inequality.

12.6 One of Northampton's unique features is its rich variety of natural and built environmental assets. It has an important historic town centre reflecting its long history from its Saxon origins through to the legacy of the boot and shoe industry. Northampton has many listed buildings and conservation area designations throughout the town and wider urban area. Northampton has many different types of open space including private estates (current and former); large public open spaces such as the Racecourse; nature reserves and pocket parks which are designated as having high landscape sensitivity in the Northampton Landscape Sensitivity and Green Infrastructure Study. The distinctive landform, which provides views from/ to Northampton including: the Limestone ridge to the south-east between Whiston and Hunsbury; the Ecton Ridge; Brampton Valley and the rolling hills to the West, are all also areas of high sensitivity. The Express Lift Tower is particularly noted as a prominent landmark in the town providing for clear orientation.

12.7 Immediately surrounding the town are important areas of woodland, valued landscape and sites of historical importance, all of which are major contributors to people's quality of life. The rural character setting and the valley of the River Nene are distinct environmental features[1].

12.8 Movement within Northampton and between the town and surrounding settlements is predominately undertaken by car. Past planning decisions for Northampton, particularly the town's designation as a New Town, have led to a decentralisation of key destinations such as retail, employment and leisure. Consequently fewer trips are focused on the town centre and opportunities for an effective and efficient public transport are reduced.

The Regeneration of Northampton

12.9 Whilst the country is presently suffering the economic effects of a down turn in the economy the JCS is a long term strategic plan that looks to the future. Northampton has one of the country's leading track records for jobs growth and is well placed to thrive. Economic growth will return and Northampton will play its part in that economic recovery.

12.10 Northampton will be a major regional and cultural economic driver for the wider area with a diverse and competitive economic base and a well housed population. It will have a cultural quarter, riverside development, and will be known nationally as a centre for education, with diverse employment opportunities, excellent sustainable transport and a tourist destination of choice.

12.11 The Northampton Central Area Action Plan (NCAAP) identifies a number of sites in the central area for redevelopment to accommodate a variety of town centre uses such as offices, retail and leisure as well as identifying capacity for 3,400 homes. The SEMLEP Northampton Waterside Enterprise Zone will act as a catalyst to accelerate growth and regeneration opportunities. The Enterprise Zone covers 120 hectares of mostly disused land along the River Nene, and includes sites identified in the Northampton Central Area Action Plan including Castle Station and parts of Waterside and the Avon/ Nunn Mills site. The Zone aims to build on local strengths in advanced technologies and engineering. Further regeneration opportunities in addition to those already identified could arise in the longer term through rationalisation of sites that are acknowledged to not make efficient use of land, such as Northampton General Hospital.

12.12 Hand in hand with regeneration and previously developed land reuse new quality development through integrated and sustainable urban extensions will add high calibre housing, local services and facilities and sustainable transport connections to the town centre, supporting the town centre office, retail, leisure and service economies.

12.13 The JCS through its vision, objectives and policies together with the NCAAP provides the mechanism for this vision of Northampton to be realised.

POLICY N1 - The Regeneration of northampton

THE REGENERATION OF NORTHAMPTON WILL BE SUPPORTED BY THE FOLLOWING MEASURES:

- **A FOCUS ON NORTHAMPTON'S TOWN CENTRE AND CENTRAL AREA FOR OFFICE, RETAIL, LEISURE AND SERVICE DEVELOPMENT PROVIDING HIGH QUALITY URBAN DESIGN AND PUBLIC REALM AND RETAINING PROTECTING ITS HERITAGE ATTRIBUTES ASSETS AND HISTORIC CHARACTER THROUGH MANAGED CHANGE (POLICY N2 REFERS);**
- **HOUSING DEVELOPMENT WITHIN THE EXISTING URBAN AREA THROUGH URBAN CAPACITY INFILL, AND SUSTAINABLE URBAN EXTENSIONS AT NORTHAMPTON NORTH, NORTHAMPTON WEST,**

NORTHAMPTON SOUTH, NORTHAMPTON SOUTH OF BRACKMILLS, NORTHAMPTON KINGS HEATH, NORTHAMPTON NORTH OF WHITEHILLS AND NORTHAMPTON UPTON PARK (POLICIES N3 TO N9 REFER);

- EMPLOYMENT DEVELOPMENT BY REGENERATION AND REDEVELOPMENT AT EXISTING EMPLOYMENT SITES AND SEMLEP NORTHAMPTON WATERSIDE ENTERPRISE ZONE, WITH MAJOR OFFICE AND SERVICE DEVELOPMENT FOCUSED ON THE CENTRAL AREA AND THE ALLOCATION OF A TECHNOLOGY REALM SITE (POLICIES E1, E3 AND N2 REFER);
- PROVISION OF LOCAL SHOPPING, SERVICES AND SUPPORTING FACILITIES AT WITHIN IDENTIFIED SUSTAINABLE URBAN EXTENSIONS (POLICIES S9, N3 TO N9 REFER);
- ADDRESSING FACTORS OF DEPRIVATION AT WITHIN THE COMMUNITIES OF SPRING BOROUGHS, KINGS HEATH/ SPENCER, EASTFIELD AND NORTHAMPTON EAST (POLICY N11 REFERS); AND
- IMPROVEMENTS TO THE TRANSPORT NETWORK, PUBLIC TRANSPORT, CYCLING, AND WALKING FACILITIES WITHIN THE TOWN NORTHAMPTON TO IMPROVE CONNECTIVITY, SAFETY AND JOURNEY RELIABILITY (POLICY N12 REFERS).

Northampton Central Area

12.14 The town centre and central area will successfully mix traditional architecture with high quality new urban design. Key projects will shape Northampton in the future and will create the infrastructure for all the town's residents. These include:-

The Grosvenor Expansion - Major expansion of the retail offer in Northampton Town Centre doubling the retail space of the Grosvenor Shopping Centre.

Angel St/ St Johns - The creation of a major civic hub bringing thousands of new and existing workers back into the town centre.

Development at Castle Railway Station - Creating an iconic new gateway to Northampton providing better facilities, capacity and service.

Avon/ Nunn Mills/ Ransome Road - A flagship mixed use development, providing up to 2,000 homes and major commercial development.

Waterside - A long neglected asset, revitalised as a destination for employment, living and leisure.

12.15 The NCAAP will define the Town Centre Boundary and the Primary Shopping Area for Northampton and will set out a clear vision for the future of the Northampton Central Area, in line with the vision for West Northamptonshire set out within the JCS.

Retail Development

12.16 Northampton has an average retail offer but considering it is the largest town in the county the offer should be much better. Most of the top 20 high street retailers are present in the town but the size and level of the stores is disappointing. With Northampton's historic streetscapes there is the opportunity to create a distinctive and attractive retail environment to attract people in and to make a visit to the town centre a more enriching experience.

12.17 As referred to in the Spatial Portrait and Spatial Strategy Northampton town centre has suffered from the decentralisation of retailing activities. The strength of the town's outer retail parks and Weston Favell District Centre provide strong competition for spending on comparison goods displacing spending from the town centre. Similarly for convenience spending research[1] identifies that four large out-of-town centre superstores dominate this area of retailing with convenience retailing within the town centre under-represented. Northampton needs to deliver a step change in its retailing performance and attractiveness as a higher order comparison shopping destination.

12.18 The Grosvenor Centre constitutes a significant part of the retail frontage within the Northampton Central Area and is one of the biggest and most important development sites in the prime shopping area. Its expansion and improvement is vital to the regeneration of the town centre and Northampton's competitiveness as a retail destination. The site is large enough to accommodate a range of other town centre uses to reinforce the role of the Town Centre as well as offering potential for significant improvements to the townscape. The importance of the Grosvenor Centre redevelopment and the focus particularly on comparison retailing within the town centre as a priority within Northampton Central Area requires that comparison retail outside the town centre must be carefully assessed and subject to detailed analysis against the requirements of the National Planning Policy Framework. ~~heavily restricted to ensure that town centre proposals are not jeopardised.~~

1. West Northamptonshire Retail Study Update Roger Tym and Partners 2011 [back]

Office Development

12.19 Office development in the central area has been suppressed due to lack of available, flexible and modern office space to suit the larger office market. A step change in the provision of office space within the centre is underway. Northampton Borough Council is working with a range of partners to bring forward significant sites to meet modern office requirements for quality premises, such as the St Johns, Angel Street and Bridge Street sites. Provision of office space within the central area will bring more employment into the town centre boosting the lunchtime and evening economy. Office development is a key element of the regeneration of the town and its role as the economic driver for the wider area.

POLICY N2 - Northampton Central Area

THE NORTHAMPTON TOWN CENTRE BOUNDARY AND PRIMARY SHOPPING AREA WILL BE IDENTIFIED ON THE NORTHAMPTON CENTRAL AREA ACTION PLAN PROPOSALS MAP.

MAJOR OFFICE, LEISURE AND CULTURAL DEVELOPMENT WILL TAKE PLACE IN THE NORTHAMPTON CENTRAL AREA. RETAIL PROVISION WILL BE ACCOMMODATED FIRSTLY WITHIN THE TOWN CENTRE FOCUSED PRIMARILY ON THE REDEVELOPMENT OF THE GROSVENOR CENTRE AND

TOWN CENTRE SITES AS SET OUT IN THE NORTHAMPTON CENTRAL AREA ACTION PLAN AND THEN ON OTHER IDENTIFIED CENTRAL AREA SITES IDENTIFIED IN THE CENTRAL AREA ACTION PLAN.

THE NORTHAMPTON CENTRAL AREA ACTION PLAN WILL MAKE PROVISION FOR A NET INCREASE OF:

- **A MINIMUM OF ~~45,000SQM~~ 37,500SQM (net) COMPARISON (NON-FOOD) SHOPPING FLOORSPACE FOR THE PERIOD 2010 TO 2026 2021;**
- **IN THE REGION OF 3,000SQM (NET) CONVENIENCE (FOOD) SHOPPING FLOORSPACE FOR THE PERIOD 2010 TO 2026; AND**
- **OFFICE DEVELOPMENT IN THE REGION OF 100,000SQM OF FLOORSPACE**

DEVELOPMENT OF ADDITIONAL RETAIL FLOORSPACE WITHIN THE TOWN CENTRE IN EXCESS OF THE ABOVE FIGURES WILL BE ACCEPTABLE WHERE IT IS DEMONSTRATED THAT THERE WILL BE NO UNACCEPTABLE ADVERSE IMPACT ON THE VITALITY OR VIABILITY OF OTHER TOWN CENTRES.

CENTRAL AREA PROPOSALS MUST INCLUDE APPROPRIATE FLOOD RISK MANAGEMENT SOLUTIONS AND SEEK TO DELIVER A REDUCTION IN FLOOD RISK WHERE POSSIBLE.

Northampton Related Sustainable Urban Extensions (SUEs)

12.20 The SUEs identified at Northampton represent the most sustainable and sequentially preferable location for new development beyond the existing urban area. There are seven SUEs identified for Northampton which are set out in the policies below. Not all of these SUEs are located within the Northampton Borough boundary however they are contiguous with the urban area of Northampton and serve Northampton's housing needs.

Northampton North SUE

12.21 The Northampton North Sustainable Urban Extension (SUE) is situated on the northern edge of Northampton and on the eastern side of the A43. The SUE is within Daventry District and lies approximately 4 miles 3.5km from Northampton town centre. The village of Moulton lies immediately to the west, and the village of Overstone and Overstone Park lie to the east. Adjoining the southern boundary of the SUE is the urban edge of Northampton and in particular Round Spinney Industrial Estate and Southfields residential area.

12.22 The area is presently intensively farmed arable land and the Northampton Sensitivity and Green Infrastructure Study identifies the landscape in the area as being of low to medium sensitivity and therefore less sensitive to change.

12.23 Cowpasture Spinney a tree belt some 50m to 60m wide borders the north eastern edge of the SUE and to the south east is a second tree belt approximately 35m wide known as Coleman Leys. Billing Brook watercourse flows along the eastern and southern boundaries of

the SUE passing through Cowpasture Spinney and flowing into Overstone Park Lake. Due to the landscape features and topography the SUE has a high level of visual containment although this diminishes to the north of the site.

12.24 To the west of the SUE and to the rear of houses fronting Ashley Lane lies Crowfields Common Local Nature Reserve and within the SUE itself Cowpasture Spinney forms a Local Wildlife Site and running along the southern boundary encompassing Coleman Leys is a Potential Wildlife Site. Whilst large parts of the SUE are considered to be of low ecological interest there are ecological constraints that must be taken into account including the recorded presence of protected species. The Proposals Map (Figure 5) at the end of the JCS) shows structural green space areas to be provided within the development. These areas will allow the built form to be assimilated into the landscape, as well as providing for and protecting biodiversity and habitat corridors from the rural areas into the urban areas.

12.25 The historic villages of Moulton and Overstone lie either side of the Northampton North SUE and their setting and character must not be adversely affected by the proposed development. A full archaeological assessment of the site will also be required prior to development taking place.

12.26 The Northampton North SUE is well located in terms of access to existing employment areas of Round Spinney and Moulton Park Business Centre. The SUE is also well related to centres of learning, namely Moulton College, the University of Northampton and Northampton College.

12.27 The Northampton North SUE can capitalise on its position to create high value jobs in the technology and research and development sector. The Proposals Map (Figure 5 at the end of the JCS) indicates an area within the SUE of about 7ha which will be retained for a Northampton Technology Realm located in the northern part of the SUE. It will provide a 'gateway' feature into the town from the approach along the A43. (See Policy E3, Economic Advantage, in Section 8 of this JCS). The allocated site will provide for a mixed use development of homes, jobs, community facilities including school provision, retail and leisure and green open space. Employment uses within the SUE must be of an appropriate scale to ensure that major office expansion and leisure development within Northampton Central Area is not prejudged.

12.28 The development of the Northampton North SUE provides the opportunity to deliver a comprehensively integrated sustainable transport system. A focus of the development should be the provision of a Local Multi Modal Interchange co-located with a local centre providing a high quality bus service (connecting to the town centre and westward towards Moulton and Moulton Park employment area) together with car and cycle parking provision. Off-site highway improvements will be required locally, including at Round Spinney roundabout, and improvements to the A43 Northampton to Kettering corridor.

12.29 It is anticipated that the Northampton North SUE can commence delivery early in the plan 2016 to 2024 period. Policy N3 below details the required elements of development. A masterplan will be required to be submitted alongside any proposal to demonstrate how the land use elements positively respond to context, design issues, connectivity and sustainable planning requirements.

POLICY N3 - Northampton North SUE

THE BOUNDARY OF THE NORTHAMPTON NORTH SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:

- **IN THE REGION OF 2,000 DWELLINGS;**
- **7HA OF EMPLOYMENT LAND IN THE FORM OF A TECHNOLOGY REALM, INCORPORATING A GATEWAY FEATURE (POLICY E3 REFERS);**
- **TWO 420 PLACE PRIMARY SCHOOLS-PROVISION TO CATER FOR THE NEEDS OF THE DEVELOPMENT;**
- **LOCAL EMPLOYMENT OPPORTUNITIES;**
- **AT LEAST ONE LOCAL CENTRE TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE (INCLUDING A CONVENIENCE STORE NOT EXCEEDING 1,200 SQM TRADING FLOORSPACE), HEALTH CARE SERVICES AND COMMUNITY FACILITIES INCLUDING A LIBRARY;**
- **A CONTRIBUTION TOWARDS THE PROVISION OF A HIGH QUALITY PUBLIC TRANSPORT CORRIDOR TO NORTHAMPTON TOWN CENTRE;**
- **A 3HA PARK AND RIDE SITE; A LOCAL MULTI MODAL INTERCHANGE;**
- **A43 CORRIDOR MITIGATION MEASURES AND PROVISION OF REQUIRED HIGHWAY INFRASTRUCTURE including a new road through the SUE from round spinney roundabout to overstone road, AND INCLUDING IMPROVEMENTS TO ROUND SPINNEY ROUNDABOUT;**
- **AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES, INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO ADJOINING NEIGHBOURHOODS, EMPLOYMENT AREAS AND THE TOWN CENTRE;**
- **STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS (INCORPORATING COWPASTURE SPINNEY AND COLEMAN LEYS), AS INDICATED ON THE PROPOSALS MAP (FIGURE 5);**
- **SPORT AND LEISURE PROVISION;**
- **ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION AND;**
- **FLOOD RISK SURFACE WATER MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT AND FROM ALL OTHER SOURCES. AND FLOOD ATTENUATION SCHEMES; AND**
- **FLOOD MITIGATION FROM ALL SOURCES.**

NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.

DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.

Northampton West SUE

12.30 The Northampton West Sustainable Urban Extension (SUE) is situated on the western side of Northampton. It adjoins the existing neighbourhoods of Duston and New Duston and whilst it adjoins the urban edge of Northampton the SUE occurs within both Daventry District and South Northamptonshire. To the north of the SUE lies Harlestone Firs Plantation and the village of Harlestone. To the east west is open countryside and to the south is the village of Harpole.

12.31 The Northampton Landscape Sensitivity Study identifies this part of the landscape as being of low to medium sensitivity and therefore less sensitive to change. The SUE is contained within the lower parts of the topography and its development must preserve key landmark views, such as that to St Crispin's Tower to the east. Areas of structural green space to be incorporated within the development are indicatively shown on the Proposals Map (Figure 5 at the end of the JCS) and an ecological assessment should identify how these areas of structural green space will positively address the enhancement of biodiversity within the area of the SUE.

12.32 Within the SUE area there are no identified heritage constraints and no areas of strategic flood plain. The diversity of ecology within the site can be improved through appropriate structural landscaping, open space and creation of habitat corridors. Of particular importance is the protection of the villages of Harlestone and Harpole in their countryside settings.

12.33 Part of the North West Bypass (also known as the Sandy Lane Improvement North) has been constructed along the eastern edge of the site for Northampton is presently under construction on the western edge of the town. The road will be brought forward in its entirety by both public funding and developer contributions. The Northampton West SUE will be required to make an appropriate and relative contribution to the construction of the remaining elements of the bypass. Financial contribution will be required for other highway infrastructure improvements as identified in Policy N4 and through detailed transport assessments.

12.34 Of importance to the rate of delivery of this SUE is the extent of allocated land and existing consents for housing in the western area of the Northampton. Saturation of the housing market in the west of Northampton may impact on the rate of delivery of the SUE.

12.35 On the basis of the extent of potential housing development occurring within the area a slower build out rate is expected for these developments due to the extent of potential housing supply to the west of Northampton.

12.36 Policy N4 below details the required elements of development. A masterplan will be required to be submitted alongside any proposal to demonstrate how the land use elements positively respond to context, design issues, connectivity and sustainable planning requirements.

POLICY N4 - Northampton West SUE

THE BOUNDARY OF THE NORTHAMPTON WEST SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:

- IN THE REGION OF 1,500 DWELLINGS;
- ONE A PRIMARY SCHOOL TO 420 PLACES;
- A LOCAL CENTRE TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE (INCLUDING A SMALL CONVENIENCE STORE NOT EXCEEDING 500 SQM TRADING FLOORSPACE), HEALTH CARE SERVICES, AND COMMUNITY FACILITIES;
- LAND PROVISION FOR THE SANDY LANE IMPROVEMENT (NORTH) FORMING PART OF THE OVERALL NORTH WEST BYPASS;
- NECESSARY HIGHWAYS WORKS TO MITIGATE THE IMPACT OF THE DEVELOPMENT INCLUDING A FINANCIAL CONTRIBUTION TO THE NORTH WEST BYPASS AND THE A FINANCIAL CONTRIBUTION TO IMPROVEMENTS TO THE KINGSTHORPE CORRIDOR (A508) INCLUDING THE COCK HOTEL JUNCTION;
- AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES, INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO ADJOINING NEIGHBOURHOODS, EMPLOYMENT AREAS AND THE TOWN CENTRE;
- STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS INDICATED SHOWN ON THE PROPOSALS MAP (FIGURE 5);
- ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION;
- SPORT AND RECREATION PROVISION AND;
- FLOOD RISK SURFACE WATER MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT AND FROM ALL OTHER SOURCES. AND FLOOD ATTENUATION SCHEMES; AND
- FLOOD MITIGATION FROM ALL SOURCES.

NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.

DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.

Northampton South SUE

12.37 The Northampton South SUE is situated between the existing urban edge of Northampton to the north and the M1 motorway to the south. The village of Collingtree and the residential area at Collingtree Park lie to the east of the site whilst the western edge is formed by strong field boundaries.

12.38 The allocated site includes the existing Collingtree Park Golf Club which will be reconfigured and retained as part of the proposal. Most of the remainder of the allocation is agricultural land under pasture and arable cultivation. Within the site the land slopes gently down from the south west to the flood plain of the Wootton Brook. In terms of landscape the site is well contained and is of relatively low landscape and visual sensitivity.

12.39 Properties in close proximity to the Wootton Brook currently experience problems associated with flooding during large storm events. Through the reconfiguration of the golf course (a compatible use within a flood plain area[Planning Policy Statement 25 – Development and Flood Risk March 2010]) the development of the SUE will provide a

positive environmental impact to flood alleviation from the Wootton Brook on the surrounding area.

12.40 An area of the site is designated as a County Wildlife Site, which includes Wootton Brook and associated water bodies. The site contains a number of mature hedgerows and trees, together with areas of rough and wet grassland. These key habitat features, together with the protected species they support, should be preserved within the development.

12.41 Due to the proximity of the site to the M1 itself, Junction 15 of the M1 and the associated Air Quality Management Areas, mitigation measures will be required to address the issues of noise and air pollution.

12.42 There are no designated or known non-designated cultural heritage sites that are likely to place constraints on the development of the site. There are known remains of prehistoric and Roman date in the vicinity of Wootton Brook which indicates that there is a medium to high risk of archaeological remains being present in the site. Further assessment of the archaeological potential of the site will be required.

12.43 The SUE will provide a contribution towards a two form entry primary school of 420 places to enable educational needs to be addressed in an area where there are additional pressures from further residential developments.

12.443 Policy N5 below details the required elements of development. A masterplan will be required to be submitted alongside any proposal to demonstrate how the land use elements positively respond to context, design issues, connectivity and sustainable planning requirements.

POLICY N5 - Northampton South SUE

THE BOUNDARY OF THE NORTHAMPTON SOUTH SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:

- IN THE REGION OF 1,000 DWELLINGS;**
- CONTRIBUTION TOWARDS ONE A PRIMARY SCHOOL TO 420 PLACES;**
- A LOCAL CENTRE TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE (INCLUDING A SMALL CONVENIENCE STORE NOT EXCEEDING 500 SQM TRADING FLOORSPACE), HEALTH CARE, SERVICES AND COMMUNITY FACILITIES;**
- AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO ADJOINING NEIGHBOURHOODS, EMPLOYMENT AREAS AND THE TOWN CENTRE;**
- STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS SHOWN INDICATED ON THE PROPOSALS MAP (FIGURE 5);**
- OPEN SPACE AND LEISURE PROVISION;**
- ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION; and**

- FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT, AND FROM ALL OTHER SOURCES.SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES; AND
- FLOOD MITIGATION FROM ALL SOURCES.

NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.

DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.

Northampton South of Brackmills SUE

12.4445– This SUE is situated to the south of Brackmills employment area adjoining the existing neighbourhoods of Hardingstone and Wootton to the south and west. The site itself comprises largely arable land sloping generally from north to south, occupying part of a limestone ridge which forms a bold and prominent feature on the south western side of Northampton.

12.4546 Much of the northern boundary is formed by the intermittent grassland and broad leafed woodland planting, known as Brackmills Woods, which in part provides a landscape buffer mitigating the employment land to the north.

12.4647– The creation of a green corridor running from north-west to south-east across the northern site boundary will help protect existing habitats to the north as well as providing for a new greenway linking existing and proposed urban areas to the wider countryside. The potential for development within the SUE to impact on the skyline when viewed from the north must be taken into account and addressed within the master plan for the site. Along part of the southern and western boundaries of the site a landscaped buffer will be required to provide screening between existing residential development and the proposed SUE.

12.4748 There are no identified heritage constraints or areas of strategic flood plain impacting on the site. The Northampton Landscape Sensitivity and Green Infrastructure Study indicates that the majority of the site is of medium sensitivity in respect of biodiversity and development potential.

12.4849 A public footpath and Landimore Road (providing an access into Brackmills) run through the site and should be incorporated into future development.

12.50 – The SUE will provide a contribution towards a two form entry primary school of 420 places to enable educational needs to be addressed in an area where there are additional pressures from further residential developments.

12.4951– Policy N6 below details the required elements of development. A masterplan will be required to be submitted alongside any proposal to demonstrate how the land use elements positively respond to context, design issues, connectivity and sustainable planning requirements.

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THE BOUNDARY OF THE NORTHAMPTON SOUTH OF BRACKMILLS SUE IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:

- **IN THE REGION OF 1,000 DWELLINGS;**
- **CONTRIBUTION TOWARDS ONE A PRIMARY SCHOOL OF 420 PLACES;**
- **A LOCAL CENTRE TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE (INCLUDING A SMALL CONVENIENCE STORE NOT EXCEEDING 500 SQM TRADING FLOORSPACE), HEALTH CARE, SERVICES AND COMMUNITY FACILITIES;**
- **AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO ADJOINING NEIGHBOURHOODS, EMPLOYMENT AREAS AND THE TOWN CENTRE;**
- **STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS INDICATED SHOWN ON THE PROPOSALS MAP (FIGURE 5);**
- **THE CREATION OF A LANDSCAPE BUFFER TO THE SOUTH WEST OF THE SITE AS indicated SHOWN ON THE PROPOSALS MAP (FIGURE 5);**
- **ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION;**
- **OPEN SPACE AND LEISURE PROVISION; AND**
- **FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT, AND FROM ALL OTHER SOURCES.SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES; AND**
- **FLOOD MITIGATION FROM ALL SOURCES.**

NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.

DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.

Northampton Kings Heath SUE

12.5052 The King's Heath SUE, also known as Dallington Grange, is located to the north of the existing King's Heath housing development. It is bounded by Lodge Farm employment and Spring Park residential areas to the west, the Brampton Branch of the River Nene to the east and the Harlestone Firs plantation and arable land to the north.

12.5153- The site has for the most part previously been identified for development in the Northampton Local Plan 1997. Work on a masterplan is being progressed and once agreed, this will inform the subsequent development of the site. The SUE extends from adjacent to the valley floor to more elevated positions that are relatively high compared to the rest of the town. The position adjacent to the river valley and the topography offer opportunities for a development that complements the valley edge and provides interest up the hill from the valley and to its northern boundary in terms of landscape treatment. Structural landscaping greenspace as shown indicatively on the Proposals Map (Figure 5-at the end of the JCS) will be provided between the development and the Harlestone Firs.

12.5254 Access to the site will be through a mixture of routes such as King's Heath, land to the south of Spring Park, Mill Lane and also from the proposed North West Bypass. The SUE has the ability to assist in the regeneration of King's Heath and adjoining areas, in particular through the provision of infrastructure such as a local centre incorporating a wider range of facilities than currently exist in the area, additional local employment opportunities and improved public transport services to the town centre.

12.5355 An area of acknowledged archaeological importance lies to north west of the site and further investigation of this area, and any mitigation required, must form part of any application submission.

12.5456 The development will incorporate part of the proposed North West Bypass within its boundary, with land provision and a relative proportional financial contribution as part of pooled contributions with other north-west and western development allocations. Financial contribution will be required for other highway infrastructure improvements as identified in Policy N7 and through detailed transport assessments. ~~The allocation extends to the west to accommodate land for a park and ride site as part of the transport strategy which provides for park and ride sites around the town (Policy C5).~~

12.5557 It is anticipated that the development will provide ~~up to 3,500~~ in the region of 3,000 dwellings, in addition to a dedicated employment area adjacent to Lodge Farm, with additional smaller scale employment focused around the local centre and primary routes within the development. It will also include local retail and community facilities, such as schools and doctors' surgeries consistent with a development of this size.

12.5658 The Northampton Kings Heath SUE proposals are well advanced and it is anticipated that the site can commence delivery in the 2016 to 2021 period. Policy N7 below details the required elements of development. A masterplan will be required to be submitted alongside any proposal to demonstrate how the land use elements positively respond to context, design issues, connectivity and sustainable planning requirements.

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POLICY N7 - Northampton Kings Heath SUE

THE BOUNDARY OF NORTHAMPTON KINGS HEATH SUE IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:

- 3,500 IN THE REGION OF 3,000 DWELLINGS;**
- TWO 420 PLACE PRIMARY SCHOOLS;**
- 10HA SITE FOR A SECONDARY SCHOOL;**
- A LOCAL CENTRE (APPROXIMATELY 4HA) TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE (INCLUDING A CONVENIENCE STORE NOT EXCEEDING 1,200 SQM TRADING FLOORSPACE), HEALTH CARE, SERVICES AND COMMUNITY FACILITIES;**
- A TOTAL OF APPROXIMATELY 10HA OF LAND FOR LOCAL EMPLOYMENT OPPORTUNITIES;**

- LAND PROVISION FOR PART OF, AND A FINANCIAL CONTRIBUTION TO, THE NORTH WESTERN BYPASS;
- A FINANCIAL CONTRIBUTION TO OFF-SITE HIGHWAY WORKS TO MITIGATE THE IMPACT OF THE DEVELOPMENT ON THE HIGHWAY NETWORK INCLUDING IMPROVEMENTS TO THE KINGSTHORPE CORRIDOR (A508) and INCLUDING THE COCK HOTEL JUNCTION;
- AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO THE ADJOINING NEIGHBOURHOOD OF KINGS HEATH, EMPLOYMENT AREAS AND THE TOWN CENTRE;
- A 5HA PARK AND RIDE SITE;
- STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS SHOWN INDICATED ON THE PROPOSALS MAP (FIGURE 5) (TO INCLUDE PROVISION OF A COUNTRY PARK AREA);
- SPORT AND LEISURE PROVISION;
- ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION; AND
- FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT AND FROM ALL OTHER SOURCES FLOOD ATTENUATION SCHEMES; AND
- FLOOD MITIGATION FROM ALL SOURCES.

NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.

DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.

Northampton North of Whitehills SUE

12.5759 Northampton North of Whitehills SUE forms a contiguous extension to the Northampton urban area northwards and occurs within Daventry District. To the north of the SUE lies open countryside and to the north east is the historic village of Boughton. The SUE is carried over as an allocation from the Daventry District Local Plan. Proposals for the development of Northampton North of Whitehills, also known as Buckton Fields, are well advanced and it is anticipated that the site can commence delivery in the 2016 to 2021 period.

12.5860 The site comprises a rectangular area of agricultural and former agricultural land and covers an area of approximately 50 hectares. It is contained by residential development to the south and east, with countryside to the north and west.

12.5964 The site straddles the side of a valley rising in an easterly direction from the Brampton valley floor to a plateau. Consequently there is a change of levels across the site which will need to be fully addressed in the development proposal. There are no significant water bodies or water courses within the SUE and the site lies outside any flood plain.

12.6062 The Northampton Landscape Sensitivity Study identifies this part of the landscape as being of low to medium sensitivity and therefore less sensitive to change. There are known archaeological remains both within and beyond SUE boundary. Investigation of the known

archaeology and any mitigation will be required. Field surveys have established the presence of protected animal species including grass snakes, foraging bats and birds and measures will be required to protect these species habitats within the development proposals.

12.6163 The development will be required to make a contribution to the North West bypass. Part of this bypass is presently under construction on the western edge of the town. The road will be brought forward in its entirety by both public funding and developer contributions. The Northampton North of Whitehills SUE will be required to make an appropriate and relative contribution to the construction of the remaining elements of the bypass. Financial contribution will be required for other highway infrastructure improvements as identified in Policy N8 and through detailed transport assessments.

12.6264 A masterplan will be required to be submitted alongside any proposal to demonstrate how the land use elements positively respond to context, design issues, connectivity and sustainable planning requirements.

POLICY N8 - Northampton North Of Whitehills SUE

THE BOUNDARY OF NORTHAMPTON NORTH OF WHITEHILLS SUE IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:

- IN THE REGION OF 1,000 DWELLINGS;**
- ~~ONE 420 PLACE~~ A PRIMARY SCHOOL;**
- A LOCAL CENTRE (~~APPROXIMATELY 1HA~~) TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE (INCLUDING A SMALL CONVENIENCE STORE NOT EXCEEDING 500 SQM TRADING FLOORSPACE), HEALTH CARE, SERVICES AND COMMUNITY FACILITIES;**
- LOCAL EMPLOYMENT OPPORTUNITIES;**
- A FINANCIAL CONTRIBUTIONS TO OFF SITE HIGHWAY WORKS TO MITIGATE THE IMPACT OF THE DEVELOPMENT ON THE HIGHWAY NETWORK INCLUDING IMPROVEMENTS TO THE KINGSTHORPE CORRIDOR (A508), ~~INCLUDING THE COCK HOTEL JUNCTION AND THE NORTH WEST BYPASS;~~**
- AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO THE ADJOINING NEIGHBOURHOODS, EMPLOYMENT AREAS AND THE TOWN CENTRE;**
- ~~LAND PROVISION FOR PART OF AND A FINANCIAL CONTRIBUTION TO THE NORTH WESTERN BYPASS;~~**
- ~~A 1.5HA PARK AND RIDE SITE;~~**
- STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS INDICATED ~~SHOWN~~ ON THE PROPOSALS MAP (FIGURE 5);**
- OPEN SPACE AND RECREATION PROVISION;**
- ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION;**
- ~~SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES; AND~~**

- **FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT AND FROM ALL OTHER SOURCES FLOOD MITIGATION FROM ALL SOURCES.**

NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.

DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.

Northampton Upton Park SUE

12.6365 The Northampton Upton Park SUE comprises the remaining part of a much wider urban extension known as the South West District which covers 670 hectares of mixed use development comprising 5,800 homes employment land and a large area of country park straddling the River Nene to the south west of Northampton. All of the development associated with the South West District has either been built or has planning approval in principle except for a remaining area of land to the south of the A45 Weedon Road and to the north of the River Nene and its flood plain, known as Upton Park. This land is still partly in arable production and grazing land.

12.6466 The large area of the South West District is divided into several development parcels. The Upton Park area of development lies to the west of Upton. The design award winning Upton development is already partly built. Land to the north of the A4500 A45 Weedon Road opposite Upton Park is sub divided into a number of parcels of land including Upton Lodge, Princes Marina and St Crispin's. In the South West Strategic Planning Review (2004) Upton Park was intended to be commenced in the later phases of the development of the South West District, commencing around 2013.

12.6567 The Northampton Upton Park SUE development has an important role to play in linking the emerging communities to the north of the A4500 A45 Weedon Road and the new communities at Upton. Connectivity through the site particularly by sustainable means must be thoroughly considered in the master planning of the site. In addition links within the SUE through adjoining developments to employment areas and areas of services and facilities must also be fully addressed.

12.6668- The Northampton Upton Park SUE adjoins the Nene Valley Country Park to the south and sympathetic treatment of development at the Country Park edge will be required to be demonstrated in any development brief accompanying proposals. To the north east of the SUE is the historic Upton Hall parkland, the deserted medieval village of Upton and Quinton House School. ~~an additional area of Country Park. This area of Country Park is bounded by Upton development to the east, the Upton Park SUE to the south and west and the Weedon Road and areas of further development to the north.~~ The Country Park This area includes listed buildings, a Scheduled Ancient Monument and a County Wildlife Site. Development at Upton Park must take account of these important heritage and ecological designations and their setting and this must be demonstrated through a development brief. Green links through the Upton Park SUE connecting the Country Park area to the wider Nene Valley Country Park to the north will be required as part of the development.

12.6769 The proximity of Northampton Upton Park SUE to flood plain areas must be fully considered within any development proposals. Flood mitigation has been addressed strategically through the South West District master planning, however there is still a need to ensure that development parcels such as Northampton Upton Park SUE appropriately respond to the requirement to ensure that surface water management, flood attenuation and flood mitigation from all sources is fully accounted for within the development proposal.

12.6870 It is anticipated that the Northampton Upton Park SUE can commence delivery in the early part of the ~~2016 to 2021~~ plan period. Policy N9 below details the required elements of development. A masterplan will be required to be submitted alongside any proposal to demonstrate how the land use elements positively respond to context, design issues, connectivity and sustainable planning requirements.

POLICY N9 - Northampton Upton Park SUE

THE BOUNDARY OF NORTHAMPTON UPTON PARK SUE IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:

- **IN THE REGION OF 1,000 DWELLINGS;**
- **ONE ~~420~~ PLACE A PRIMARY SCHOOL;**
- **A LOCAL CENTRE (~~APPROXIMATELY 1HA~~) TO INCLUDE LOCAL RETAIL FACILITIES OF AN APPROPRIATE SCALE (INCLUDING A SMALL CONVENIENCE STORE NOT EXCEEDING 500 SQM TRADING FLOORSPACE), HEALTH CARE, SERVICES AND COMMUNITY FACILITIES;**
- **LOCAL EMPLOYMENT OPPORTUNITIES;**
- **AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES INCLUDING PUBLIC TRANSPORT, WALKING AND CYCLING WITH STRONG LINKS TO THE ADJOINING NEIGHBOURHOODS, EMPLOYMENT AREAS AND THE TOWN CENTRE;**
- **STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS INDICATED SHOWN ON THE PROPOSALS MAP (FIGURE 5);**
- **OPEN SPACE AND RECREATION PROVISION INCLUDING ~~AN EXTENSION OF THE NENE VALLEY COUNTRY PARK;~~**
- **ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION; AND**
- **FLOOD RISK MANAGEMENT INCLUDING SURFACE WATER MANAGEMENT AND FROM ALL OTHER SOURCES ~~FLOOD ATTENUATION SCHEMES; AND~~**
- **FLOOD MITIGATION FROM ALL SOURCES.**

NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.

DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.

Employment

12.6974 The West Northamptonshire Employment Land Study[West Northamptonshire Employment Land Study Roger Tym and Partners July 2010]shows that there is a sufficient supply of employment land and development opportunities in Northampton to provide new jobs for the period to 2026, taking into account existing planning consents, land within existing employment areas and the refocusing of office development on the town centre and central area.

12.7072 In accordance with Planning Policy Statement 4 'Planning for Sustainable Economic Growth' To support regeneration objectives and a renewed focus on Northampton as the key economic driver for the region new office development will be focused within the town centre and central area. Key sites are identified for office development in the Northampton Central Area Action Plan. The provision of office development within Northampton will be monitored over the plan period to ensure there is a 5 year rolling supply. Any further allocations for office floorspace at out of town locations could undermine the Northampton town centre strategy and threaten market confidence in the Central Area.

12.7173 The West Northamptonshire Employment Land Study advises that existing and allocated employment sites in Northampton are, for the vast majority, appropriate and fit for purpose and should continue to be protected for employment use across the range of B class employment sectors (see Policy E1 in the Economic Advantage section of this JCS). These employment sites will provide for the general 'churn' of employment land and will be renewed and redeveloped making better use of land.

12.7274 The existing stock of employment land in Northampton, opportunities created by the SEMLEP Northampton Waterside Enterprise Zone, central area opportunities for employment within the office development sector and non B class jobs in retailing and leisure to be generated through the Central Area Action Plan proposals and site allocations present substantial opportunities for employment growth. Therefore no further strategic employment sites are allocated through the JCS in Northampton, other than the Northampton Technology Realm associated with the allocation of Northampton North SUE (see Policy E3 in the Economic Advantage section of the JCS). Local employment opportunities are included within SUE allocations.

Local Shopping Needs

12.7375 Whilst Northampton town centre must be the focus for comparison goods (non-food) retailing and main services and facilities there is also a need to ensure that local convenience (food) retail provision is addressed within the wider urban area.

12.7476 Northampton has two district centres at Weston Favell and Kingsthorpe (see Policy S2 Hierarchy of Centres in the Spatial Strategy section of this JCS). Weston Favell is a purpose built district centre located on the eastern side of Northampton. The centre is anchored by a large superstore, includes a range of complementary shops and a full range of services and facilities including health and leisure centres. The centre presently draws from a catchment area far wider than is consistent with a District Centre function and its retailing provision impacts adversely on Northampton town centre. There is therefore no further opportunity for retail expansion at this centre. Kingsthorpe District Centre is a 'traditional' District Centre of a linear form fronting Harborough Road. It is anchored by two large food

stores and has good range of smaller comparison and service goods retailers. Kingsthorpe is a vital and viable District Centre[1].

12.75 Provision is made for new local centres within the Sustainable Urban Extensions. Local centres may vary in scale appropriate to their local circumstances and with regard to the availability of existing convenience retailing provision, and other services and facilities nearby.

12.77 — Local centres contain small shops of a local nature which might include a small supermarket, newsagent, small post office, pharmacy, take away and laundrette. New local centres and convenience retail provisions is required within Northampton's SUEs and will provide local retailing and services associated with new housing growth.

12.78 — The boundaries of District and Local Centres will be defined in the West Northamptonshire Site Allocations Development Plan Document.

POLICY N10 - Convenience Shopping needs Outside Northampton Town Centre

PROVISION WILL BE MADE FOR LOCAL CONVENIENCE SHOPPING OF AN APPROPRIATE SCALE NEEDS AT THE NEW LOCAL CENTRES WITHIN THE SUSTAINABLE URBAN EXTENSIONS HAVING REGARD TO THE EXISTING NETWORK OF PROVISION IN THE SURROUNDING AREA AND THE IMPACT OF THE DEVELOPMENT ON CENTRES WITHIN THE HIERARCHY IDENTIFIED IN POLICY S2. AS SET OUT IN SUE POLICIES.

NO FURTHER COMPARISON GOODS FLOORSPACE IS REQUIRED OUTSIDE NORTHAMPTON CENTRAL AREA OTHER THAN AT AN APPROPRIATE SCALE TO SUPPORT THE VITALITY AND VIABILITY OF LOCAL CENTRES.

1. West Northamptonshire Retail Study Update Roger Tym and Partners January 2011 [back]

Community Regeneration Areas

12.7779 The areas proposed for neighbourhood renewal all fall within the top 5% most deprived areas in the country identified by the Indices of Multiple Deprivation 2007, depicting issues of income deprivation, low skills, poor health and crime.

12.7880 Policy RC1 in Section 7 outlines the JCS' overarching approach to community regeneration. The key schemes, which will provide the main focus for community regeneration within the plan period for Northampton Borough, are outlined below.

Spring Boroughs

12.7984 The neighbourhood is located immediately to the west of Northampton, occupying the area between the town centre and Northampton railway station. Much of the existing housing stock is of poor quality and action will also be required to ensure that the current public sector housing stock meets the Government's Decent Homes Standard.

12.8082 Spring Boroughs lies within the area covered by the Northampton Central Area Action Plan (NCAAP). The Borough Council published an emerging strategy document for consultation in August 2009 to consider how the town centre and its adjoining commercial, residential and mixed-use areas would develop over the next 20 years. The policy direction within the JCS aims to support a comprehensive, community led approach for the area to address the levels of deprivation that currently exist. In particular the approach will focus on redevelopment of the housing stock, which fails to meet the Decent Homes Standard, meeting community deficiencies which exist in the area, improving connectivity and enhancing the local environment. A Neighbourhood Plan will set out in greater detail the community's vision for regenerating the area.

King's Heath and Spencer

12.8183 King's Heath and Spencer form part of an emerging regeneration and sustainable communities strategy for Northampton North West. This strategy aims to bring about the regeneration of these areas alongside the development of a new community development of 3,500 3,000 homes proposed at Northampton Kings Heath SUE.

12.8284 The character of the area is largely defined by inter and post war housing development. Whilst the King's Heath is neighbourhood in particular was comprehensively planned and provides some well designed housing and urban space, over time under investment, neglect and economic decline in the area as a whole have resulted in a general state of decline and deprivation. Significant levels of poor health, anti-social behaviour and low skill levels have compounded this situation. Additionally the area suffers from poor connectivity with the wider urban area including Northampton town centre.

Northampton East

12.8385 Northampton East consists of a series of communities and estates largely built in the 1970s to early 1980s as part of the New Town expansion. The estates were designed and built to Radburn design principles, separating pedestrian and vehicle movements and ensuring residents have good access to local facilities. As the estates were built as separate units, each has its own identity.

12.8486 Analysis of key data sets indicates broad socio-economic decline across a significant proportion of Northampton East. The area as a whole suffers from high crime and anti-social behaviour levels, low educational attainment and poor connectivity both to the town centre and between the estates.

12.8587 Although Northampton East contains a higher than average provision of greenspace, compared to the rest of Northampton, it is the quality of these spaces that varies tremendously, with areas being both underused with few facilities and a poor physical environment. In addition there are areas where the public housing stock requires significant investment.

12.8688 The intention is to provide a regeneration strategy aimed at bringing about safe, inclusive, sustainable communities. The strategy will set out high-level principles and actions designed to secure transformational change through partnership working. Subsequently, it is envisaged that neighbourhood plans, supplementary planning documents or planning briefs

will be produced to outline detailed requirements for communities in Northampton East to address issues such as layout, design and facilities required.

12.8789 Following the announcement by Central Government of the withdrawal of Private Finance Investment Credits (PFI) Northampton Borough Council is currently exploring other opportunities for future funding. Significant investment in the public housing stock will be undertaken in the next three years through the Decent Homes programme. In addition the Councils and communities will work together to make best use of existing assets and look to secure additional funding streams for improvement.

POLICY N11 - Supporting Areas Of Community Regeneration

TO SUPPORT THE REGENERATION OF SPRING BOROUGHS, KING'S HEATH/SPENCER, EASTFIELD AND NORTHAMPTON EAST, NORTHAMPTON BOROUGH COUNCIL WILL, WORKING IN PARTNERSHIP WITH OTHER SERVICE PROVIDERS AND THE COMMUNITY, SET OUT A STRATEGY APPROACH DESIGNED TO ADDRESS THE KEY PRINCIPLES OF DELIVERING INCLUSIVE, SUSTAINABLE COMMUNITIES, TO INCLUDE THE FOLLOWING:

- ACHIEVING BETTER INTEGRATION BOTH WITHIN THE IDENTIFIED COMMUNITIES AND WITH THE REST OF THE TOWN IN PARTICULAR IMPROVING PHYSICAL CONNECTIVITY WITH ADJOINING DEVELOPMENT, BOTH EXISTING AND PROPOSED, AS WELL AS IMPROVING PUBLIC TRANSPORT SERVICES TO THE TOWN CENTRE;**
- IMPROVING THE PUBLIC REALM AND QUALITY OF DESIGN INCLUDING ADDRESSING AREAS OF POOR QUALITY PUBLIC SPACE;**
- IMPROVING THE QUALITY OF THE PUBLIC SECTOR HOUSING STOCK;**
- CREATING SAFE AND SUSTAINABLE ENVIRONMENTS BY DESIGNING OUT OPPORTUNITIES FOR CRIME AND ANTI-SOCIAL BEHAVIOUR;**
- ADDRESSING THE EXISTING DEFICIENCIES IN THE LEVEL AND QUALITY OF LOCAL RECREATIONAL FACILITIES; AND**
- CREATING LOCAL OPPORTUNITIES FOR EMPLOYMENT AND BUSINESS DEVELOPMENT.**

THE NORTHAMPTON CENTRAL AREA ACTION PLAN WILL SET OUT A FRAMEWORK OF HOW THESE KEY PRINCIPLES WILL BE DELIVERED IN REGENERATING SPRING BOROUGHS.

PROPOSED REGENERATION SCHEMES FOR THE COMMUNITIES OF SPRING BOROUGHS, KING'S HEATH/SPENCER, EASTFIELD AND NORTHAMPTON EAST WILL BE SET OUT IN SUPPLEMENTARY PLANNING DOCUMENTS.

Northampton's Transport Network

12.8890 There are a number of issues for Northampton related to transport including:

- Traffic congestion both around the historic core of the town and on parts of the outer ring road (A45/A43);**

- Balancing the need to keep traffic moving and a desire to change the nature of the inner ring road to meet regeneration needs;
- A dispersed pattern of land-use, with large amounts of retail and employment located on the town's periphery;
- The desire to increase accessibility to areas in need of regeneration;
and
- Encouraging walking and cycling for shorter trips.

12.8994 Traffic congestion is a particular issue for Northampton and contributes to wider air quality problems as well as potentially affecting future economic growth. The existing road infrastructure is a combination of historic radial routes leading to the town centre and newer ring roads and dual carriageways constructed as part of the New Town Expansion. There are no simple solutions to solving Northampton's congestion problems and a package of different measures, including those set out within the Connections section, Section 6 of this JCS will all need to be implemented in addition to measures specific to the town itself.

12.9092 The Northampton Central Area Action Plan sets out Northampton Borough Council's aspirations for dealing with traffic and movement within the central area including measures to:

- Increase pedestrian accessibility between residential areas and the town centre;
- Provide a new central interchange for buses;
- Create a Pedestrian and Cycling movement framework; and
- Restrict additional car parking within the town centre boundary and edge of centre locations.

12.9193 There is a need to deal with many of the wider issues for the whole town, to ensure that aspirations can be realised.

12.9294 Improvements to the current bus network within Northampton are required to both serve new developments and to improve the extent, frequency and quality of the service to existing areas. There are some specific parts of Northampton's existing urban area, including the southern residential areas, which have poor public transport services. Whilst many of these communities have the highest car ownership, those without access to a car find themselves unable to access healthcare and other essential facilities within a one hour trip by public transport.

12.9395 Cycling and walking within Northampton are not presently seen as an attractive alternative to the car, even for short journeys and the proportion of trips by bicycle is below the average of similar towns. Across Northampton there are sections of cycle routes that have not been completed. Cycle parking provision is either non-existent or very poor at a number of key destinations such as the rail and bus stations, employment locations and the town centre. It is anticipated that the measures set out within Policy C1, in Section 6 of this JCS, will address these issues.

12.9496 The recent Parking Strategy for Northampton indicates that there are a significant number of spaces outside the central area, including 9,080 for retail and a further 24,064 on the major employment sites that are presently not controlled (i.e. through pricing). This

creates issues for managing demand and promoting public transport, especially for trips to work, and could hinder the delivery of park and ride facilities.

12.9597 None of these issues should be viewed in isolation, and strategies must seek to address the land use implications, as well as wider barriers to accessing public transport and other sustainable modes of transport.

12.96 Measures identified on the A45 between M1 Junction 15 and Great Billing Junction will be required in order to deliver growth in the town. These measures are set out in the Growth Management Scheme prepared by the Highways Agency. The provision of key highway infrastructure will be required as set out in Table 7 - Key Primary Infrastructure Projects.

POLICY N12 - Northampton's Transport Network Improvements

THE FOLLOWING IMPROVEMENTS TO THE TRANSPORT NETWORK IN NORTHAMPTON WILL BE DELIVERED:

- **IMPROVED CONNECTIVITY BETWEEN EXISTING AREAS OF NORTHAMPTON FOR SUSTAINABLE TRANSPORT MODES TO LINK ESSENTIAL SERVICES, AND FACILITIES AND DESTINATIONS SUCH AS RETAIL, EDUCATION AND HEALTHCARE;**
- **IMPROVED CONNECTIVITY TO THE AND THROUGHOUT THE TOWN CENTRE FROM ALL PARTS OF THE TOWN BY PUBLIC TRANSPORT, WALKING AND CYCLING;**
- **IMPROVEMENTS TO THE PRIORITY INTERCHANGES OF CENTRAL NORTHAMPTON BUS STATION THROUGH ITS REPROVISION AS PART OF THE GROSVENOR CENTRE DEVELOPMENT AND NORTHAMPTON CASTLE STATION;**
- **ENHANCED PUBLIC TRANSPORT SERVICES TO AND FROM PRIORITY INTERCHANGES;**
- **DEMAND MANAGEMENT MEASURES ON ROUTES IDENTIFIED AS THE PUBLIC TRANSPORT CORRIDORS TO IMPROVE PUBLIC TRANSPORT RELIABILITY; AND**
- **REVISED PARKING STANDARDS ACROSS THE WHOLE OF NORTHAMPTON;**
- **STRATEGIC HIGHWAY MEASURES IDENTIFIED IN THE NORTHAMPTON M1/ A45 GROWTH MANAGEMENT SCHEME;**
- **SANDY LANE RELIEF ROAD; AND**
- **NORTHAMPTON NORTH WEST BYPASS.**

13.0 Daventry

Introduction

13.1 Daventry was a small market town until the 1960s when it was identified as a location for overspill development from Birmingham. As a consequence, the population of Daventry has grown over the years from about 4,000 in 1950 to around 25,000 today.

13.2 In the early 2000s, Daventry District Council supported the further growth of the town in order to support the town centre, which was in need of some revitalisation and regeneration. A Strategic Development Options Study[1] was published for Daventry in 2005 to consider options for creating a sustainable town of 40,000 population.

13.3 An interim draft Daventry masterplan was published in 2006[2] to assist in the development of planning policy and strategy. The masterplan included a number of proposals for the regeneration and revitalisation of Daventry to support the identified growth of the town. A vision for developing a masterplan for Daventry to 2040 was consulted on by Daventry District Council in 2011.

1. Atkins (2005) Daventry Strategic Development Options Study [back]

2. Daventry District Council (2006) Daventry Master Plan - Interim Draft December 2006 [back]

Daventry Today

13.4 Abbey Retail Park (located off South Way) became the first phase of regeneration plans for the town centre. Completed in early 2009 it provides additional retail floorspace (bulky goods and DIY), car parking and a Working Men's Club.

13.5 ~~In September 2009 construction of The 'iCon' building, completed in 2011 commenced at a gateway into the town centre, . The building is an exemplar of energy efficient and sustainable construction and provides 60 business incubator units, a conference centre and a 300 seat theatre, exhibition space and meeting rooms. The iCon is a symbol of Daventry's ambition to be at the forefront of the sustainable construction and engineering industry.~~

13.6 The redevelopment of a site north of High Street will provide for a replacement library, shops, offices, hotel, bars, restaurants, health and fitness gym and residential. A planning application for Phase 1 of this development is expected to ~~commence~~ commence in 2012.

13.7 In 2011 a planning application was submitted to Daventry District Council for ~~Daventry's Waterspace proposals present~~ an ambitious mixed use project including residential, office and leisure uses. Known as the Daventry Waterspace proposal the development envisages ~~H~~high quality public spaces and buildings ~~will be~~ set around water basins ~~which will~~ to be used for short and long term canal boat moorings and connected to the Grand Union Canal to the north.

13.8 Daventry town retains its historic core, which benefits from conservation area designation and includes many listed buildings. There are also important historical and archaeological sites all around Daventry including historic out-lying villages. At the eastern edge of Daventry's urban area lie Borough Hill Scheduled Ancient Monument (a Bronze Age Hill fort), and Burnt Walls Scheduled Ancient Monument (a possible pre-historic defensive earthwork enclosure).

13.9 The urban area surrounding the town is largely of modern mid 20th century housing development. The residential estate of Southbrook immediately to the west of Borough Hill has been identified by Northamptonshire County Council for ~~neighbourhood~~ neighbourhood community regeneration.

13.10 Daventry town's employment space is located in a small number of large industrial/commercial estates located to the north-west and south-east of the town. These industrial estates are dominated by industrial and warehouse floorspace. Daventry District Council is actively seeking reinvestment and renewal in these areas and this is already taking place in industrial estates to the west. The Marches Industrial Estate to the east provides an opportunity for employment renewal. There is presently little office floorspace in the town although there are current proposals to increase office floorspace through the town centre regeneration schemes. Daventry International Rail Freight Terminal (DIRFT) located 6 miles to the north of Daventry also provides some employment opportunities for the residents of Daventry Town and the north of the District. The Economic Advantage section, Section 8 of this JCS, provides further information and a policy approach for DIRFT.

13.11 Daventry's town's educational offer, particularly for secondary and tertiary education, is provided by Danetre School and William Parker School in the town centre, which as of 2011 offer sixth form education. ~~is not sufficient to meet the needs of the area and significant numbers of students are transported to education facilities elsewhere.~~ Moulton College is the lead sponsor, in partnership with the University of Northampton, for the Daventry University Technology College for New Technologies. The Daventry University Technology College will provide 600 places for 14 to 16 year olds and is planned to open in 2013. ~~Partners, including local authorities and all providers of secondary and tertiary education in the area are working on means to improve the educational offer at this level.~~

13.12 Daventry's planned expansion in the 1960s and 1970s has given rise to a relatively compact town. The existing transport infrastructure within the town provides a relatively high capacity road network that makes travelling by car the most convenient mode of travel for most trips. Public transport usage within Daventry is currently very low resulting in unsustainable travel habits. It is therefore important that any new development at Daventry addresses alternative and sustainable modes of transport other than the private car in order to support climate change objectives.

13.13 Topographically, the town is generally contained within a natural landscape 'bowl' with land rising to the south-east, south, west and north of the town. The Daventry Infrastructure Strategy [3] notes the following environmental and visual features: The hills surrounding the town; the views over the town and the adjoining countryside to the west from Borough Hill; and the ironstone villages within the countryside surrounding the town.

13.14 The main strategic green spaces are Daventry County Park to the east of the urban area and the Northern Valley Park to the north, both of which play an important part in the quality of life for residents and for visitors of the town as a recreational, landscape and wildlife resource. Borough Hill Scheduled Monument also offers an additional area of accessible green space. It is owned and managed by Daventry District Council and is called a country park (although its usage is much lower than Daventry Country Park) and is a historic landmark feature which contributes positively to the towns identity.

13.15 Daventry District Council is now preparing a new masterplan for Daventry entitled Daventry 2040 to support its regeneration in the 21st Century. The District Council's intention is that the new masterplan will be approved by the Council for planning purposes. It has been ~~will be~~ subject to full public consultation and is expected to be approved by

Daventry District Council as guidance against which to determine future planning applications.

3. Daventry Infrastructure Strategy May 2008 [back]

Regeneration of Daventry Town

13.16 The growth of Daventry to achieve its vision of a sustainable community with a population of 40,000 is supported through the JCS. The expansion of Daventry offers an opportunity to create a more sustainable community, regenerate and expand the town centre, revitalise older employment areas and support the community regeneration at Southbrook residential area. The central area redevelopment proposals, as outlined in paragraphs 13.4 to 13.7 above, will bring forward mixed use schemes incorporating office, leisure and some 560 residential units within the JCS period to 2026. Planning consent has also been granted (2009) for a mixed use Sustainable Urban Extension for 1,000 dwellings and local employment provision at a site known as Monksmoor (located north of Daventry Reservoir).

13.17 A significant issue for Daventry and its growth aspirations is the capacity of the A45 to the east of the town to accommodate further traffic. Junction improvements at the A45/ A5 Weedon crossroads are to be provided as a consequence of the approval of 1,000 homes at Monksmoor. Whilst this junction improvement will provide some limited further highway capacity for growth at Daventry additional to the development of the Monksmoor scheme and proposed town centre regeneration, further major development can only be brought forward once the A45 capacity issues are satisfactorily resolved.

13.18 The strategy for Daventry is to provide for further housing growth by the allocation of a Sustainable Urban Extension (SUE) at Daventry North East to comprise a mixed use development including 4,000 dwellings with 2,500 a minimum of 2,000 of these to be brought forward within the JCS period. This together with existing housing commitments for Daventry (including the remaining housing development at Middlemoor), the Monksmoor development and housing development within the existing urban area will achieve a level of housing growth for Daventry consistent with Daventry District Council's vision. New employment development will be focused on the central area and redevelopment and renewal of the existing employment areas with local employment opportunities being provided at Monksmoor and Daventry North East SUE. Services, facilities (such as health care, education, shopping etc) and leisure development to support the growing population will be focused on the town centre and in the Daventry North East SUE (Policy D2 below refers).

13.19 The growth at Daventry will be supported by improvements within the A45 Daventry to Northampton transport corridor known as the Daventry Development Link. The extent of the highway access requirements for the Daventry North East SUE will result in substantial financial contribution towards these transport corridor improvements.

POLICY D1 - The Regeneration Of Daventry Town

THE REGENERATION OF DAVENTRY TOWN OVER THE PLAN PERIOD AND BEYOND TO PROVIDE FOR A SUSTAINABLE TOWN OF 40,000 POPULATION IS SUPPORTED IN THIS JOINT CORE STRATEGY.

WITHIN THE JOINT CORE STRATEGY PLAN PERIOD PROGRESS TOWARDS THIS VISION WILL BE ACHIEVED THROUGH THE FOLLOWING MEASURES:

- **PROVIDING HOUSING DEVELOPMENT WITHIN THE EXISTING URBAN AREA, REMAINING DEVELOPMENT AT MIDDLEMORE MIDDLEMOOR, MONKSMOOR AND THE SUSTAINABLE URBAN EXTENSION AT DAVENTRY NORTH EAST (AS SET OUT IN POLICY D3);**
- **RETAINING EXISTING EMPLOYMENT AREAS AND ENCOURAGING THEIR REGENERATION AND RENEWAL; NEW EMPLOYMENT PROVISION AT THE TOWN CENTRE VIA REDEVELOPMENT SCHEMES AND BY LOCAL EMPLOYMENT OPPORTUNITIES PROVIDED AT MONKSMOOR AND DAVENTRY NORTH EAST SUES;**
- **ADDITIONAL SERVICES AND FACILITIES PROVIDED THROUGH CENTRAL AREA REGENERATION SCHEMES AND AS APPROPRIATE AT HOUSING DEVELOPMENTS AND DAVENTRY NORTH EAST SUE;**
- **ADDRESSING ISSUES OF NEIGHBOURHOOD community REGENERATION IN SOUTHBROOK (AS SET OUT IN POLICY D4);**
- **PROVISION OF ADDITIONAL RETAIL SPACE WITHIN THE TOWN CENTRE (AS SET OUT IN POLICY D2) AND LOCAL SHOPPING FACILITIES WITHIN THE SUE (AS SET OUT IN POLICY D3);**
- **IMPROVEMENTS TO PUBLIC TRANSPORT, CYCLING AND WALKING FACILITIES WITHIN THE TOWN (AS SET OUT IN POLICY D5);**
- **PROVISION OF THE DAVENTRY DEVELOPMENT LINK A45 CORRIDOR IMPROVEMENTS FROM DAVENTRY TO NORTHAMPTON; AND**
- **PROVISION OF LEISURE AND TOURISM DEVELOPMENT WITHIN THE TOWN CENTRE VIA REDEVELOPMENT, AND INCLUDING AN EXTENSION TO DAVENTRY COUNTRY PARK (AS SET OUT IN POLICY D3), and**
- **the development of a green infrastructure network for the town including the canal corridor, DAVENTRY COUNTRY PARK AND BOROUGH HILL and new greenspace associated with major development sites.**

Daventry Town Centre

13.20 Daventry has a vital and viable town centre. The town centre environment is good and partly pedestrianised and the town is well placed within the UK Retail Rankings, with diversity of uses in line with UK averages. There is representation from a wide range of convenience (food) and comparison (non-food) multiple retailers in Daventry although national restaurant operators are under-represented. The presence of two strongly-performing food stores within the town centre (Waitrose and Tesco) aids the viability and vitality of the centre as a whole. However, there is significant leakage of retail expenditure out to other town centres.

13.21 There is considerable potential to improve Daventry Town Centre's attractiveness as a leisure, retail and employment destination. Much has already been achieved and more is being brought forward through town centre regeneration projects and to reclaim the leakage of retail expenditure back from other centres.

13.22 Policy D2 below supports the continuation of focus on Daventry's central area for main town centre uses. Specific sites to accommodate retail and office floorspace and leisure

development are being identified by Daventry District Council in the development of their Town Centre Vision proposals and master planning work, as briefly referred to in paragraphs 13.4 to 13.7 above.

POLICY D2 - Daventry Town Centre

THE TOWN CENTRE BOUNDARY AND PRIMARY SHOPPING AREA FOR DAVENTRY WILL BE IDENTIFIED ON THE DAVENTRY DISTRICT SETTLEMENTS AND COUNTRYSIDE LOCAL Plan TOWN DEVELOPMENT PLAN DOCUMENT PROPOSALS MAP.

MAJOR RETAIL, OFFICE AND LEISURE DEVELOPMENT WILL TAKE PLACE WITHIN AND ADJOINING THE TOWN CENTRE In A Manner that is compatible with the APPROPRIATE conservation of its heritage assets. PROVISION WILL BE MADE FOR A MINIMUM INCREASE IN SHOPPING PROVISION OF:

- **5,100 ~~7,600~~ SQM NET COMPARISON (NON-FOOD) SHOPPING FLOORSPACE FOR THE PERIOD 2010 TO 2026; AND**
- **2,900 ~~2,000~~ SQM NET CONVENIENCE (FOOD) SHOPPING FLOORSPACE FOR THE PERIOD 2010 TO 2026.**

DEVELOPMENT OF ADDITIONAL RETAIL FLOORSPACE WITHIN THE TOWN CENTRE IN EXCESS OF THE ABOVE FIGURES WILL BE ACCEPTABLE WHERE IT IS DEMONSTRATED THAT THERE WILL BE NO UNACCEPTABLE ADVERSE IMPACT ON THE VITALITY OR VIABILITY OF OTHER TOWN CENTRES.

Daventry North East Sustainable Urban Extension

13.23 The Daventry North East SUE will be phased over the plan period and beyond with the necessary infrastructure also phased as the development progresses. The Infrastructure Development Delivery Plan sets out the elements of infrastructure that will be required to be delivered at stages within the delivery of the development.

13.24 The Proposals Map (Figure 5 ~~at the end of the JCS~~) shows indicative structural green space areas to be provided as part of the development. These areas will allow the built form to be assimilated into the landscape, as well as providing for biodiversity and habitat corridors from the rural areas into the urban areas. A net increase in biodiversity from this presently intensively managed landscape can be achieved.

13.25 Indicative ~~S~~structural greenspace along the western edge of the allocation will allow for a green buffer strip and the retention of planting along the eastern margins of the Daventry reservoir, designated Conservation Area and Local Nature Reserve. This area includes the corridor for the proposed Daventry Canal Arm, which would link the town centre with the Grand Union Canal adding significant visitor and tourism interest in the town and supporting the town centre regeneration objectives. Greenspace alongside the reservoir includes areas of flood zone 2 and 3. By including these areas within the green space ensures

that these flood areas remain free from development. To the north of the reservoir the structural open space provides for an extension to the country park and ensures the dam break area is kept free from any development. Sympathetic treatment of development at the Country Park edge will be required to be demonstrated in the development brief accompanying the proposals.

13.26 The northern edge of the allocation runs along the Grand Union Canal. A wide buffer of open space is required to be retained along this northern edge which includes strong landscape features such as Thrupp Covert. This structural greenspace will serve to visually contain the built development in the wider landscape as well as protecting the setting of the Grand Union Canal Conservation Area. The eastern strategic landscape buffer will ensure development is kept to the west of the ridge and within the shallow bowl landscape feature.

13.27 It is essential that there is a clear separation between the proposed allocation and the village of Norton to the east. An extensive area of structural green space is proposed in this location to contain the development and to reinforce this important gap. It will provide space for planting to reduce the visual impact of development in this location on views ~~form~~ from Norton and will help to protect the setting of Borough Hill Scheduled Ancient Monument.

13.28 The Daventry North East SUE can provide a development that is closely related to the existing urban area with the opportunity of establishing good connections through the existing highway network and via connections for walking, cycling and public transport provision to the town centre. This would include the 'tow path' of the Daventry Canal Arm, a cycle track/footpath on the same alignment as the proposed 'tow path'. With these links in place the site's close proximity to the town centre will allow the development to support the regeneration proposals already taking place and those planned for the town centre by increasing the opportunity, and ease with which, residents can visit the town centre for employment, retail and leisure and so support the town centre economy.

13.29 The Daventry North East SUE also has the opportunity to support the communities at Southbrook. Connections for walking, cycling and public transport between the SUE allocation and the Southbrook area can be established across the B4036. These connections can support the Southbrook community to access local services and facilities provided within the new SUE. To maximise integration of existing and new communities consideration should be given to a local centre serving the SUE closely located to the B4036 and Admirals Way.

13.30 It is important to recognise that the approach for the expansion of Daventry is a holistic view and the Daventry North East SUE will deliver over time the growth of Daventry in concert with regeneration proposals and opportunities for further non strategic site allocations through the Daventry District Settlements and Countryside Local Plan ~~Site Allocations DPD~~.

13.31 Due to the demands the Daventry North East SUE will make on the surrounding highway network the development will be required to make a financial contribution to the A45 Daventry Development Link to ~~Northampton transport corridor~~ relative to its highway impact.

13.32 The Daventry North East SUE allocation is suitable, available and deliverable for at least ~~up to~~ 2,500-2,000 dwellings within the plan period and Policy D3 below sets out the

land use requirements for the full 4,000 dwelling development and .The development should commence from the south western edge and infrastructure provision must be phased accordingly. It is anticipated that the development of the SUE will commence broadly in the south west quadrant of the site.

POLICY D3 - Daventry North East Sustainable Urban Extension

THE BOUNDARY OF THE DAVENTRY NORTH EAST SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:

- **4,000 DWELLINGS (2,500 a minimum of 2,000 OF WHICH WILL BE PROVIDED WITHIN THE PLAN PERIOD TO 2026);**
- **THREE 420-PLACE PRIMARY SCHOOLS;**
- **A 10HA SECONDARY SCHOOL SITE;**
- **THREE LOCAL CENTRES PROVIDING LOCAL SHOPPING FACILITIES of an appropriate scale WITH INDIVIDUAL STORES NOT EXCEEDING 500 SQM TRADING FLOORSPACE AND TO INCLUDE TOGETHER WITH HEALTH CARE, SERVICES, COMMUNITY FACILITIES AND LOCAL EMPLOYMENT OPPORTUNITIES;**
- **AN INTEGRATED TRANSPORT NETWORK FOCUSED ON SUSTAINABLE TRANSPORT MODES, WALKING AND CYCLING WITH STRONG LINKS TO THE TOWN CENTRE, SOUTHBROOK RESIDENTIAL AREA AND LONG BUCKBY RAIL STATION;**
- **STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS (INCLUDING A CORRIDOR FOR THE DAVENTRY CANAL ARM) AS INDICATIVELY SHOWN ON THE PROPOSALS MAP (FIGURE 5);**
- **AN EXTENSION TO DAVENTRY COUNTRY PARK TO INCLUDE SUSTAINABLE ACCESS LINKS TO DEVELOPMENT TO THE WEST;**
- **NECESSARY FINANCIAL CONTRIBUTIONS TO off-site highway works to mitigate the impact of the development on the highway network including contribution to THE DAVENTRY development link TO NORTHAMPTON A45 CORRIDOR IMPROVEMENTS AND PROVISION OF REQUIRED HIGHWAY INFRASTRUCTURE TO SERVE THE DEVELOPMENT;**
- **ENHANCED SPORT AND LEISURE PROVISION;**
- **archaeological and ecological assessment of the site and required mitigation; and**
- **flood risk management including surface water management and from all other sources.**
- **SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES; AND**
- **FLOOD MITIGATION FROM ALL SOURCES.**

NECESSARY INFRASTRUCTURE WILL REQUIRE TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.

DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.

Community Regeneration Area

13.33 Daventry's growth since the 1960s has left behind a pattern of residential and commercial development of varying quality, areas of population with differing needs and variable access to services. In most areas these differences are not so acute as to require particular treatment as regeneration priorities. However, one significant exception is that of Hill Ward, lying immediately to the east of Daventry town centre, which is identified by the Indices of Deprivation (2007) as being within the top 20% most deprived nationally.

13.34 Within Hill Ward, Southbrook has been identified as an area which would benefit from community regeneration support. Southbrook is a 1970s residential estate constructed to a Radburn layout. The estate has, for example, limited local amenities, a poor public realm and suffers from poor physical linkages to the rest of the town, pedestrian and cycle access being principally through underpasses. The estate has a history of social problems, including lower educational attainment and higher levels of crime and anti-social behaviour. Work undertaken by Northamptonshire County Council in producing a Countywide Renewal Strategy (2005-8) resulted in Southbrook being identified as an area requiring additional support focusing on specific issues such as the local environment, community safety and the needs of young people.

POLICY D4 - Supporting Areas Of Community Regeneration: Southbrook

TO SUPPORT THE REGENERATION OF SOUTHBROOK THE COUNCIL WILL, WORKING IN PARTNERSHIP WITH OTHER SERVICE PROVIDERS SET OUT AN APPROACH DESIGNED TO ADDRESS THE KEY PRINCIPLES OF DELIVERING INCLUSIVE SUSTAINABLE COMMUNITIES WHICH WILL INCLUDE THE FOLLOWING:

- IMPROVING THE PHYSICAL AND SOCIAL INTEGRATION OF SOUTHBROOK WITH THE REST OF THE TOWN AND WITH THE NORTH EAST SUSTAINABLE URBAN EXTENSION;**
- IMPROVING WALKING, CYCLING AND PUBLIC TRANSPORT CONNECTIONS TO SERVICE AND FACILITIES IN THE TOWN CENTRE AND ADJOINING NEIGHBOURHOODS;**
- IMPROVING THE PUBLIC REALM AND QUALITY OF DESIGN; AND**
- CREATING SAFE AND SUSTAINABLE ENVIRONMENTS BY DESIGNING OUT CRIME.**

THE DAVENTRY MASTERPLAN WILL SET OUT HOW THESE KEY PRINCIPLES WILL BE DELIVERED IN REGENERATING SOUTHBROOK.

Daventry Transport Network

13.35 The growth of Daventry will necessitate improvements within the A45 Daventry to Northampton transport corridor by the provision of the Daventry Development Link. New development at Daventry will be expected to make a proportionate financial contribution to such improvements. As set out in preceding paragraphs in order for Daventry to grow to a sustainable town of 40,000 population improvements along the A45 transport corridor to the east of the town will be required. These improvements will be delivered as a consequence of the Daventry North East SUE which will be required to provide a financial contribution to identified improvements.

13.36 Daventry is a fairly compact town with a large proportion of residents able to access the town centre in a walk time of less than 15 minutes, although the proportion of employment and central area facilities within a 15 minute walk time will decline as the town grows outward. The road infrastructure within Daventry is presently adequate, having being constructed for a far greater population than has been realised. Development of the scale proposed in this JCS will however place some parts of the network under strain.

13.37 Public transport currently plays a minor role in movement within the town and car use is dominant. This situation needs to be addressed in line with policy aspirations for sustainability and to prevent growth reinforcing unsustainable patterns of behaviour. As such transformative improvement to the public transport offer is required. Daventry District Council together with Northamptonshire County Council is looking at innovative solutions to improving public transport provision for Daventry including options for Personal Rapid Transit (PRT) and Group Rapid Transit (GRT) systems.

13.38 The town does not have its own railway station. The nearest station is located at Long Buckby, although many residents may also seek to use Rugby and Northampton stations as these have a more frequent service. Public transport connections to the nearest station at Long Buckby are presently poor and there are limited waiting facilities; these will need to be improved as part of the wider public transport policy.

13.39 Walking and cycling are important transport modes in their own right and also as links to public transport facilities. As such it is important that new development provides an attractive environment for these modes.

13.40 The strategic cycling network across Daventry is largely complete and as such only relatively minor improvements are required to complete this network and ensure that all new developments are fully connected. Some improvements are however required, especially to the employment areas to the north west of the town and ensuring that road crossings do not cause inconvenience or unnecessary delay to cycle journeys.

POLICY D5 - Daventry's Transport Network Improvements

THE FOLLOWING IMPROVEMENTS TO THE TRANSPORT NETWORK IN DAVENTRY WILL BE DELIVERED:

- **ENHANCED Connectivity of the Town to Northampton via the A45/A4500 CORRIDOR;**
- **IMPROVED PUBLIC TRANSPORT SYSTEMS;**
- **The completion of the cycling network to connect RESIDENTIAL AREAS the town CENTRE, employment areas AND LONG BUCKBY RAILWAY STATION; AND**
- **Improvements to public transport connections to Long Buckby Rail Station AND IMPROVED FACILITIES AT the STATION.**

14.0 Towcester

Introduction

14.1 Towcester is an historic market town with Roman origins. It has a population of around 10,000 people and acts as a service centre for a rural catchment of a further 10,000 people.

14.2 The town is situated between the A5 and A43, and has experienced significant housing growth over the last 20 years which has occurred to the west and south of the town centre.

14.3 The landscape setting of Towcester is considered to be of medium sensitivity due to the surrounding historic parks, gardens, ancient woodland and topography[1]. The areas around Easton Neston and Caldecote are particularly sensitive. These landscape constraints have limited development to the east of the A5, which has resulted in the town centre being close to the eastern edge of the town.

14.4 Towcester Racecourse lies within the registered Historic Parkland to the south east of Towcester and is an important site for recreation and tourism. There is significant potential to improve the facilities that it offers and boost the role it plays in supporting the visitor economy, as well as providing better facilities for local people.

14.5 A range of independent specialist shops, together with the larger retail foodstores, are supported by the town centre which retains its historic market town character. The town centre contains many attractive listed buildings and is almost entirely located within a conservation area.

14.6 The Spatial Strategy set out in Section 5 identifies Towcester as a Rural Service Centre. As such there is an expectation that the town will act as a focus for housing and employment growth to meet the requirements for South Northamptonshire as set out in Policies S3 and S8.

1. Quartet Design (2009) Towcester Landscape and Green Infrastructure Study [back]

Towcester Masterplan

14.7 South Northamptonshire Council has adopted ~~produced~~ a Masterplan [2] for Towcester which aims to secure Towcester's position as a successful market town in for the 21st century by achieving the following key objectives:

- **A Vibrant Town Centre** - A thriving, historic and expanded town centre, a hub for employment, shopping, professional and public services with the market place at its heart;
- **Excellent Connectivity** - Fast road connections to a range of other towns, cities, stations and airports, a relief road ~~bypass~~ to take strategic traffic out of ~~away from~~ the town centre, a walkable town with up to the minute virtual connections;
- **Successful Local Businesses** - Ideal home-working environment, part of a high technology corridor, tourism and leisure based business opportunities and access to centres of research and learning;
- **A Family Environment** - Excellent quality, and modern education facilities, top class sports teams and leisure facilities, safe streets and spaces and new residential neighbourhoods;

- Respect for the Landscape - Physical and visual connections to the landscape to retain the rural and urban character and a range of quality open spaces retaining the town's urban and rural character;
- Determination to Succeed - Proactive and coordinated local partners, an active Town Council and Towcester Partnership and engaged residents that take pride in their town.

2. South Northamptonshire Council (2009/2011) Towcester Masterplan ~~Consultation Draft~~
[back]

The Spatial Strategy for Towcester

14.8 The Spatial Strategy promotes the role of Towcester as a Rural Service Centre by delivering sustainable growth to the south of the town which in turn supports the regeneration of the town centre. The Towcester South Sustainable Urban Extension (SUE) will deliver of an A5 bypass relief road [1], which will enable the re-routing of heavy goods vehicles (HGVs) and other through traffic away from the town centre, and provide the scope to improve the environmental quality of the town centre. It is expected that up to 1500 dwellings will be delivered during the plan period, with a further 1500 being provided post 2026. In addition to the proposed SUE, housing development will continue to occur within the existing urban area, which an estimated urban capacity of 200 dwellings. This development will be supported by additional services and facilities such as education, healthcare and enhanced leisure provision.

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POLICY T1 - Spatial Strategy For Towcester

THE ROLE OF TOWCESTER AS A RURAL SERVICE CENTRE WILL BE SUPPORTED AND ENHANCED BY THE FOLLOWING DEVELOPMENT AND OTHER PROPOSALS:

- **HOUSING DEVELOPMENT WITHIN THE EXISTING URBAN AREA AND AS PART OF THE TOWCESTER SOUTH SUSTAINABLE URBAN EXTENSION; (see POLICY T3)**
- **EMPLOYMENT DEVELOPMENT AS PART OF THE REGENERATION OF THE TOWN CENTRE AND AS PART OF THE TOWCESTER SOUTH SUSTAINABLE URBAN EXTENSION;**
- **THE REGENERATION OF TOWCESTER TOWN CENTRE, PRINCIPALLY THROUGH THE MIXED-USE DEVELOPMENT OF THE MOAT LANE AREA; (see POLICY T2)**
- **ADDITIONAL SERVICES AND FACILITIES PROVIDED THROUGH THE REGENERATION OF THE TOWN CENTRE AND THE TOWCESTER SOUTH SUSTAINABLE URBAN EXTENSION;**
- **DELIVERY OF AN A5 BYPASS relief road AND COMPLEMENTARY SUSTAINABLE TRANSPORT MEASURES TO IMPROVE AIR QUALITY AND REDUCE CONGESTION IN THE TOWN CENTRE;**
- **THE PROVISION OF ADDITIONAL COMPARISON (NON FOOD) SHOPPING FLOORSFACE WITHIN THE TOWN CENTRE AND LOCAL**

**SHOPPING FACILITIES WITHIN THE TOWCESTER SOUTH
SUSTAINABLE URBAN EXTENSION; AND**

- **SUPPORTING THE PROTECTION AND IMPROVEMENT OF THE
FACILITIES PROVIDED AT TOWCESTER RACECOURSE. (see POLICY
T5)**

1. As set out in the [West Northamptonshire Infrastructure Delivery Plan \(2011\)](#) [[back](#)]

The Town Centre and Moat Lane Regeneration Area

14.9 Supporting the town centre is a key objective and whilst Towcester has a vital and viable town centre, it fails to meet its full potential in respect of non food (also known as comparison goods) shopping. This is, at least in part, due to the presence of HGVs dominating the High Street and limiting the quality and safety of the town centre environment. Regeneration proposals for the town centre and the construction of an A5 bypass/relief road will improve the environmental quality and provide scope for additional non-food retail floorspace to be provided. Recent consents for an extension of floorspace to the Tesco Store near the A5/A43 junction east side and a further out of town centre store for Aldi near the A5/ A43 junction south side will provide sufficient food shopping to serve the town and its future expansion.

14.10 The regeneration proposals for Towcester town centre include the Market Square and the Moat Lane area of the town and extend to Queens Road and Richmond Road to the west. The Moat Lane regeneration area (see Policy T2 below), aims to transform the area between the Market Square and Mill Stream, by extending and linking the town centre to the Easton Neston Water Meadows. The regeneration area will help to expand the existing town centre and provide space for new civic, retail, employment, housing and leisure development. At the centre of the regeneration area is Bury Mount, the remains of a 12th century motte and bailey castle. The first phase of the Moat Lane project restored the monument to provide a high quality new public open space and re-establish the site as the heart of the town.

14.11 The vision for the Moat Lane project is:

'To provide the historic market town of Towcester with the level of new economic, social and community infrastructure to meet the needs of the existing and future population through the comprehensive delivery of the highest quality of regeneration that reflects the town's significant cultural and built heritage.'

14.12 The regeneration of the Moat Lane Area is expected to deliver the following approximate amounts of development:

- 41 dwellings;
- 1300m² A1, A3, and A4 (Retail, food and drink, restaurants and drinking establishments);
- 2400m² B1 (Office);
- 300m² B1/B2 (Business Use);
- 2400m² C3 (Hotel);
- 2200 D1 (Non residential institutions);
- 4000m² Car parking spaces; and

- associated infrastructure.

POLICY T2 - The Town Centre And Moat Lane Regeneration Area

WITHIN THE BOUNDARY OF THE MOAT LANE REGENERATION AREA AND THE TOWN CENTRE (AS SHOWN ON THE PROPOSALS MAP, FIGURE 5) MIXED USE DEVELOPMENT INCORPORATING THE REGENERATION OF BROWNFIELD LAND DEVELOPMENT WILL PROVIDE:

- **CIVIC AND COMMUNITY FACILITIES, INCLUDING TOURIST, LEISURE AND CULTURAL FACILITIES;**
- **NEW RESIDENTIAL, EMPLOYMENT, RETAIL AND FOOD AND DRINK PREMISES TO ENHANCE THE VITALITY OF THE TOWN CENTRE; AND**
- **THE PRESERVATION AND ENHANCEMENT OF BURY MOUNT SCHEDULED ANCIENT MONUMENT, THE CONSERVATION AREA AND THE TOWN CENTRE'S HERITAGE ASSETS.**

The Towcester South Sustainable Urban Extension

14.13 The Towcester South Sustainable Urban Extension (SUE) comprises an area of mainly agricultural land with an undulating topography. The northern part of the site borders the majority of the southern edge of Towcester and effectively encloses the hamlet of Wood Burcote and the woodland area around Besses Lane. Part of the western edge of the site runs along the A43 and part of the eastern side of the site runs along the A5.

14.14 As a sustainable mixed use urban extension to Towcester, the development will deliver a balanced mix of housing and employment with strong links to the town centre and surrounding areas. The development will include the full range of community infrastructure, as set out in Policy T3 below, to support the new residents and also to enhance the provision available to the existing community in Towcester.

14.15 A Master Plan will be required for the entire SUE. It is anticipated that a planning application will be progressed for the main development area together with the A5 relief road and A43 improvements. Securing the delivery of the relief road is a crucial precondition to the successful development of the SUE. It is also anticipated that any enabling development for the town park will be the subject of a separate planning application. The SUE and relief road and the town park proposals, whilst complementary, are not interdependent and can be brought forward separately subject to securing the delivery of the relief road.

14.156 The design and layout of the development should ensure that residential areas are not subject to unacceptable levels of traffic noise associated with the existing A43 and A5 and the proposed bypass relief road.

14.17 The development of the site will deliver a range of employment uses to ensure a broad balance between the provision of homes and jobs. The scale and extent of B8 (Storage or Distribution) uses will be carefully controlled and should be no more than 20% of the total employment floorspace on the site. This is in recognition of the provision that has been made for large scale storage and distribution in more appropriate locations within the plan area. Particular attention will be paid to the scale and design of the employment units to ensure that

they respect the landscape setting of the site on the edge of the historic market town, and are compatible with the existing and proposed residential areas.

14.168 The site falls principally within two landscape character areas - Wood Burcote and Swinneyford. Wood Burcote is a very attractive landscape and is an area of high landscape sensitivity [1]. The Proposals Map (Figure 5 at the end of the JCS) includes structural greenspace areas to be provided within the development. These areas will allow the built form to be assimilated into the landscape, as well as providing for biodiversity and habitat corridors from the rural areas into the urban areas. The new development will protect the setting of Wood Burcote and ensure that appropriate green infrastructure corridors and other links are provided. The development will also be expected to respect the setting of nearby designated heritage assets which include Easton Neston registered park and garden, listed buildings, and conservation areas.

14.179 There is an opportunity to create a strategic area of open space to the south of the town in the form of a new town park for Towcester. ~~that would form the focus of the development. This park would be central to the development and would provide a strong link for both the new and existing areas of the town. The park will have the benefit of natural surveillance from adjoining dwellings and will link with various green corridors linking the surrounding neighbourhoods.~~ The park will connect with various green corridors and link the surrounding neighbourhoods.

14.1820 An appropriate level of enabling development, ~~housing~~ and transport access will be required to secure the delivery of the park. The appropriate level of development will be the minimum necessary to secure the delivery of the town park and its on-going maintenance. The scale of development will be agreed following an open book assessment of the amount of enabling development required to make the delivery of the town park and its future maintenance viable. The provision of the town park must be planned as an integral part of the Towcester south expansion.

14.1921 The development will be delivered across all three phases of the plan period. Phasing will be required to ensure that necessary infrastructure is delivered alongside the development, particularly the provision of the A5 ~~bypass~~ relief road which is an essential prerequisite to the development. The dwelling yield and employment land that is relied upon to be delivered by 2026 are not regarded as thresholds which would restrict additional development within the SUE during the plan period, provided the necessary infrastructure is delivered.

POLICY T3 - Towcester South Sustainable Urban Extension

THE BOUNDARY OF THE TOWCESTER SOUTH SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5).

THE DEVELOPMENT WILL MAKE PROVISION FOR:

- 3,000-3,300 DWELLINGS (OF WHICH A MINIMUM OF 1,500 WILL ~~SHOULD~~ BE DELIVERED IN THE PLAN PERIOD UP TO 2026);**
- 3,000 JOBS AT LEAST 15.5 HA OF EMPLOYMENT LAND (OF WHICH 1,500 A MINIMUM OF 50% WILL ~~SHOULD~~ BE DELIVERED IN THE PLAN PERIOD UP TO 2026);**

- THE CONSTRUCTION OF THE A5 BYPASSrelief road;
- DIRECTLY RELATED AND NECESSARY ESSENTIAL IMPROVEMENTS TO THE A43 JUNCTIONS;
- 2 PRIMARY SCHOOLS AND 1 SECONDARY SCHOOL;
- 2 MIXED USE LOCAL CENTRES TO INCLUDE LOCAL RETAIL FACILITIES (UP WITH INDIVIDUAL STORES NOT EXCEEDING TO 500 SQM NET FLOORSPACE), HEALTH CARE SERVICES AND COMMUNITY FACILITIES;
- STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS. THE MASTERPLAN will ,INCLUDEING THE IDENTIFICATIONPROVISION OF A NEW TOWN PARK, AS SHOWN ON THE PROPOSALS MAP (FIGURE 5);
- DEVELOPMENT THAT RESPECTS THE LANDSCAPE SETTING INCLUDING EASTON NESTON REGISTERED PARK AND GARDEN, LISTED BUILDINGS AND NEARBY CONSERVATION AREAS;
- AN INTEGRATED TRANSPORT NETWORK WITH SUSTAINABLE TRANSPORT MODES INCLUDING ACCESS TO TOWCESTER TOWN CENTRE;
- FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT, AND FROM ALL OTHER SOURCES; SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES;
- ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION;
- ENHANCED SPORT AND LEISURE PROVISION;
- SAFEGUARDING AND ENHANCEMENT OF TOWCESTER'S GREEN INFRASTRUCTURE NETWORK; AND
- SAFE ROUTES FOR PEDESTRIANS AND CYCLISTS;.
- FLOOD MITIGATION FROM ALL SOURCES; AND
- ENHANCED UTILITIES PROVISION INCLUDING A PRIMARY ELECTRICITY SUBSTATION AND REINFORCEMENT OF THE ELECTRICITY NETWORK.

NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.

DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.

1. Quartet Design (2009) Towcester Landscape and Green Infrastructure Study [back]

Towcester Transport Improvements

14.220 The transport improvements for Towcester will support the regeneration of the town centre by removing congestion and improving air quality. Proposed improvements to the walking and cycling networks will enhance the connectivity between the town centre and the existing and proposed residential areas.

14.234 Many of Towcester's residents commute out to work at key destinations such as Milton Keynes, Northampton and Silverstone Circuit. Enhancements to the inter-urban bus services, particularly along the A43 and A5 corridors between Northampton and Milton

Keynes, will provide improved public transport links for Towcester and more sustainable transport options for commuters.

POLICY T4 - Transport Improvements For Towcester

To support accessibility and sustainable transport WITHIN TOWCESTER the local authorities will:

- **support improvements to the Connectivity of Towcester WITH the wider A43 network including enhanced public transport connections with silverstone, northampton and milton keynes;**
- **support The EXTENSION of the WALKING AND cycling network to connect the new development to the town centre;**
- **secure THE CONSTRUCTION OF AN A5 BYPASS rELIEF rOAD TO THE SOUTH OF ToWCESTER AND THE Management of through traffic WITHIN THE TowN CENTRE;**
- **secure junction improvements to the A43;**
- **promote walking and cycling within the town as an alternative to car journeys;**
- **review parking provision across the town; AND**
- **improve BUS FACILITIES.**

Towcester Racecourse

14.242 Whilst the racecourse is an important feature of the town it is generally accepted that it represents a much underused facility as it is only open on the few race days each year. There is therefore considerable potential for an intensification of the site for recreation or tourism-related development that will be of benefit both to the increasing population of the town itself and as a major tourism attraction for the wider area.

14.25 The racecourse site falls almost entirely within the Grade II* registered park and garden of Easton Neston and includes a Grade I listed building. The northern part of the site also abuts the Easton Neston Conservation Area. Development of the site will need to ensure that the designated heritage assets and their settings are protected.

14.263 Leisure and recreation is becoming an increasingly important feature of modern life and Government policy promotes the development of sport and recreation to enable all people to participate in a choice of leisure activities. Encouraging leisure and recreation creates a variety of social benefits such as improved physical health and inner well being, enhanced social skills and sense of community. It has an important environmental role, particularly through maintaining and improving the quality of urban areas, and can also be valuable in economic terms through promoting inward investment and tourism.

14.274 The specific objectives for Towcester Racecourse are:

- To give long-term protection to existing leisure and recreational facilities at Towcester Racecourse in the interest of amenity for residents and visitors to the area;
- To improve the range, quality and standard of provision of the leisure and tourism offer at the Racecourse to meet people's needs; and
- To encourage greater participation by local residents in sport and recreation.

14.285 In addition to providing employment itself it also has beneficial spin-offs for the local economy and tourist trade. It is therefore recognised that the Racecourse's continued success should be encouraged, and supported not only for its leisure provision but also for its contribution to the local economy and tourism in general. In March 2012 South Northamptonshire Council approved a planning application for a £1.25m Greyhound track that will be laid on the inside of the racecourse with the home straight directly opposite the main grandstand. The facilities have been improved over recent years, but there remains a key opportunity to further enhance facilities within the Racecourse.

14.296 To become more profitable and secure longer-term viability, the Racecourse needs to generate additional sources of revenue through the increased utilisation of their facilities. Development must be designed to respect the countryside which has open views in a particularly prominent location. In order to protect this important tourist attraction and employment generator any proposals for development, either singularly or cumulatively, should not prejudice the continued use of the site as a racecourse.

14.3027 The South Northamptonshire Economic Development Strategy (2010 - 2014) commits South Northamptonshire Council to work with the Racecourse to better promote and implement development opportunities to increase all year round visitor numbers and expenditure.

POLICY T5 - Towcester Racecourse

PROPOSALS FOR THE INTENSIFICATION OF USES AT TOWCESTER RACECOURSE INVOLVING THE DEVELOPMENT OF ADDITIONAL LEISURE, RECREATIONAL, TOURISM AND EXHIBITION FACILITIES WILL BE SUPPORTED, SUBJECT TO PROPOSALS MEETING ALL OF THE FOLLOWING CRITERIA:

- **VEHICULAR ACCESS TO THE SITE SHALL BE FROM THE A5 USING EITHER OF THE TWO EXISTING ACCESS POINTS. A TRANSPORT ASSESSMENT WILL BE REQUIRED TO ENSURE THAT ANY INCREASE IN TRAFFIC GENERATION CAN BE SATISFACTORILY ACCOMMODATED;**
- **ANY NEW BUILDINGS SHOULD BE BUILT IN CLOSE PROXIMITY TO EXISTING BUILDINGS AND IN A MANNER SYMPATHETIC TO THEIR EDGE OF TOWN LOCATION;**
- **EXISTING FOOTPATHS SHOULD BE RETAINED;**
- **APPROPRIATE LANDSCAPING SCHEMES WILL BE REQUIRED TO BE SUBMITTED AND APPROVED BY THE LOCAL PLANNING AUTHORITY AS PART OF ANY DEVELOPMENT PROPOSAL;**
- **THE RACECOURSE LIES WITHIN THE HISTORIC PARKLAND REGISTERED PARK AND GARDEN OF EASTON NESTON AND ANY DEVELOPMENT PROPOSALS MUST BE SENSITIVELY DESIGNED NOT ADVERSELY AFFECT THE SIGNIFICANCE OF HERITAGE ASSETS, INCLUDING ARCHAEOLOGY, OR THEIR SETTINGS;**
- **DEVELOPMENT MUST NOT ADVERSELY AFFECT SITES CONTAINING ARCHAEOLOGICAL REMAINS OR THE INTEGRITY OF THEIR SETTINGS AN ARCHAEOLOGICAL ASSESSMENT OF THE SITE will BE UNDERTAKEN AND MITIGATION MEASURES IDENTIFIED;**

- THE PROVISION OF AN INTEGRATED TRANSPORT NETWORK WITH SUSTAINABLE TRANSPORT MODES INCLUDING ACCESS TO TOWCESTER TOWN CENTRE;
- THE PROVISION OF SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES; AND
- SAFEGUARDING AND ENHANCEMENT OF TOWCESTER'S GREEN INFRASTRUCTURE NETWORK.

15.0 Brackley

15.1 The historic market town of Brackley is located at the southern tip of Northamptonshire and has excellent road links to the urban centres of Northampton, Banbury, Bicester, Oxford and Milton Keynes. The Spatial Strategy in Section 5 identifies Brackley as a Rural Service Centre, which provides a focus for its own population of 14,500 as well as a wider rural catchment of a further 10,000. Whilst the town has experienced significant growth over the last twenty years it is still characterised by its market town heritage.

15.2 Brackley provides services and facilities for town residents and the surrounding villages, but it is evident that the town centre is failing to fulfil its role as a Rural Service Centre. The overall range and quality of retailing in the town centre is limited and there is a relatively high level of vacant shops. There is significant potential for Brackley to strengthen its role as a service centre and the JCS' proposals are central to achieving this.

15.3 Large areas of housing have been developed to the north and north-west of the town. Whilst these add to the range of housing choice, some neighbourhoods are disconnected from the town centre and have failed to reflect the character and quality of Brackley's built environment. Housing growth has not however not been matched by employment growth, which has reinforced Brackley as a commuter town with 70% out-commuting.

15.4 Notwithstanding this mismatch Brackley offers a range of employment facilities and is home to well known companies such as Bronnley and leading motorsport companies such as Mercedes GP Petronas. There is significant scope to enhance and create new employment opportunities, which the JCS will help to deliver.

15.5 The landscape setting of the town is important and includes the following areas of high landscape sensitivity; the Old Glebe to the north, the Great Ouse area to the east and the historic parkland landscapes at Evenley and Steane Park.

Brackley Masterplan

15.6 South Northamptonshire Council has produced a Masterplan [1] which sets out the following vision for Brackley:

' Brackley at the very heart of England, a distinctive town that serves the surrounding area and enhances the quality of life of residents; providing a vibrant town centre, quality housing, schooling and leisure opportunities, sustainable transport links and a dynamic economy. Brackley will be the destination of choice for people who know what they want in life.'

15.7 In order to achieve this vision the following objectives have been identified:

- Deliver a range of new high quality, sustainable housing and employment opportunities and economic development that creates a balanced and sustainable community in Brackley;
- Revitalise and increase the functionality of the town centre through hands on management, public realm and linkage improvements, new retail occupiers, social, leisure and community facilities and initiatives to improved car parking provision to make the town centre attractive and functional for residents and the surrounding rural communities;
- Improve accessibility through pedestrian and cycle links from the residential and employment areas to the town centre and improved public transport links to rural areas, Silverstone and adjacent towns;
- Increase opportunities for Green Infrastructure within and around the town to provide green corridors linking to the surrounding countryside, and green edges to provide a clear boundary to the town;
- Enhance and expand sports, indoor and outdoor leisure, swimming, recreation and open space facilities;
- Expand and redefine employment opportunities and economic focus;
- Revitalise markets and promote festivals to make Brackley a recognised regional 'event' centre with a range of hotel and conference facilities;
- Ensure development provides expands housing and economic growth opportunities through well designed, high quality and sustainable development that is special and relates to the context of Brackley;
- A strengthened 'Brackley Business District' that combines the Town Centre and adjoining industrial estate (i.e. Buckingham Road Industrial Estate) which form two parts of the Brackley Business District.

15.8 The Masterplan also identifies the following priorities for improvements to services and facilities, which new development will be expected to contribute towards provides a framework to deliver the agreed vision for the town and to secure coordinated growth of the town. The plan illustrates:

- Actions to revitalise, expand and regenerate the town centre;
- Housing and employment development in accordance with the Joint Core Strategy;
- Redevelopment of Buckingham Road Industrial Estate;
- Options for education provision;
- New indoor and outdoor Leisure/Swimming/Wellbeing Centre;
- New Health Care Facilities;
- Greenways around the town and green corridors;
- New playing pitches and open space provision;
- New Cemetery and Allotments; and
- Improved bus services and pedestrian and cycle networks.

- Improvements in the 'Brackley Business District', which brings together the existing Town Centre and Buckingham Road Industrial Estate to strengthen the economy of the town as the town expands;
- Affordable Housing to meet local needs;

- The redevelopment and expansion of Brackley Leisure Centre;
- Improved health provision including a new primary healthcare centre and 60 bed unit for elderly care as a replacement cottage hospital;
- Extension and improvement of sewage treatment works serving Brackley;
- Extension or creation of a waste disposal and recycling facility;
- Improved car and cycle parking provision in Brackley Town Centre;
- New open space and playing pitches to the north west;
- A new primary school within the Brackley North SUE and contributions towards secondary school provision;
- Improved pedestrian and cycle links between new development and the town centre;
- Provision of upgraded bus facilities within the town centre serving new development; and
- New road infrastructure to provide effective links between new developments and ensure development does not create additional capacity problems on the A43.

1. South Northamptonshire Council; Jan 2011. Brackley Masterplan South Northamptonshire Council: June 2010. The Draft Brackley Masterplan (SPD) – Consultation Draft Towcester: South Northamptonshire Council - [back]

High Speed Rail 2

15.9 The potential impact of the proposed preferred route for the High Speed Rail Link (HS2) from London to Birmingham needs to be considered. The original route which was published by the government in March 2010 ran in a north, north-west direction close to Brackley and Turweston village.

15.10 In September 2010 a revised proposal by HS2 Ltd for the preferred route option around Brackley was published by the Department for Transport. The revised proposal moves the proposed route further to the west of the town and ensures that the proposed strategic urban extensions identified at Brackley North and Brackley East are no longer affected by the proposed route. The government confirmed in December 2010 that this is the preferred route that it will consult on in Spring 2011. A final route is not expected until passage of a proposed Hybrid Bill through Parliament in 2015. This revised alignment has been incorporated in the confirmed line of route for phase one of HS2 which was announced by the government in January 2012. Approval to construct phase one will be sought through a hybrid bill which is expected to be introduced to Parliament by the end of 2013. The government expects phase one to be operational by 2026.

15.11 If HS2 were to be implemented it would affect West Northamptonshire. Decisions on this will be taken at national level, but the local authorities would be statutory consultees. The timeframe for construction of HS2, were it to go ahead, would be within the plan period of this JCS. It is therefore appropriate for this JCS to consider the local issues and how these issues should be assessed without indicating any support or otherwise for the principle of the HS2 development. It is important that major infrastructure proposals are achieved in a manner that integrates economic, environmental and social objectives to deliver sustainable development. For this reason a specific policy, Policy C6 is included in the Connections section, Section 6, of this plan.

The Spatial Strategy for Brackley

15.12 The Spatial Strategy for Brackley will secure the delivery of new housing and employment in Strategic Urban Extensions to the north and east of town and includes complementary proposals for a Brackley Business District which will secure the revitalisation of existing employment areas and the regeneration of the town centre. The Brackley Business District is shown on the Proposals Map (Figure 5 and insets 14 and 15 at the end of the JCS) and comprises two areas; the 'Town Centre' which will be the focus for new town centre uses and the 'Employment Area' which will be the focus for new employment uses.

15.13 Revitalisation of Brackley Town Centre is a key element of the Spatial Strategy. Whilst the town centre fulfils the day to day needs of Brackley residents and its surrounding hinterland, it experiences a higher than average vacancy rate and a reduced presence of independent retailers. The key priority for the town centre is to encourage a greater diversity of uses, services and facilities, as well as creating additional retail floorspace. Greater diversity would assist the vitality of the town centre. The town centre's attractive historic environment provides opportunities to promote heritage led regeneration. Development in the town centre should conserve its historic character. More detailed policies and proposals for the town centre will be provided by the ~~West Northamptonshire Site Allocations Development Plan Document (DPD), the West Northamptonshire Development Management Policies DPD and the final Brackley Masterplan Supplementary Planning Document.~~

15.14 The Brackley Masterplan complements the JCS and sets out a range of actions to improve town centre vitality, linkages and car parking and to promote the town centre for a variety of uses.

POLICY B1 - Spatial Strategy For Brackley

THE ROLE OF BRACKLEY AS A RURAL SERVICE CENTRE WILL BE SUPPORTED AND ENHANCED BY THE FOLLOWING DEVELOPMENT AND OTHER PROPOSALS:

- HOUSING DEVELOPMENT WITHIN THE EXISTING URBAN AREA AND AS PART OF THE BRACKLEY EAST AND BRACKLEY NORTH SUSTAINABLE URBAN EXTENSIONS.
- EMPLOYMENT DEVELOPMENT THROUGH REGENERATION AND RENEWAL WITHIN THE BRACKLEY BUSINESS DISTRICT: EMPLOYMENT AREA (see Proposals Map, Figure 5 - insets 14 and 15) AND AS PART OF THE BRACKLEY EAST SUSTAINABLE URBAN EXTENSION.
- ADDITIONAL SERVICES AND FACILITIES PROVIDED THROUGH THE REGENERATION OF THE BRACKLEY BUSINESS DISTRICT: TOWN CENTRE (see Proposals Map, Figure 5) AND THE DEVELOPMENT OF THE SUSTAINABLE URBAN EXTENSIONS.
- A COMPREHENSIVE PACKAGE OF MEASURES TO PROMOTE THE VITALITY OF THE TOWN CENTRE, ENHANCE LINKAGES AND IMPROVE TOWN CENTRE PARKING.
- IMPROVEMENTS TO PUBLIC TRANSPORT, CYCLING AND WALKING FACILITIES WITHIN THE TOWN (POLICY B4 REFERS).

- HEALTH PROVISION INCLUDING A NEW PRIMARY HEALTHCARE CENTRE AND A 60 BED UNIT FOR ELDERLY CARE.
- ENHANCED GREEN INFRASTRUCTURE NETWORKS AND PROTECTION OF THE VALUED NATURAL FEATURES OF THE TOWN.

The Brackley East Sustainable Urban Extension

15.15 The Brackley East Sustainable Urban Extension (SUE) is located between the A43 and the existing urban edge. The site is divided into two distinct parts by Turweston Road.

15.16 The land to the north of Turweston Road is a greenfield site currently in agricultural use. It has the potential to be a key gateway site into Brackley from the north and the A43. South Northamptonshire Council has ~~resolved to~~ granted outline planning permission for a business park development on the site, ~~subject to the completion of a legal agreement.~~ It is expected that the development of this part of the site will therefore come forward in the first phase of the plan period.

15.17 Any subsequent changes to the design and layout of the existing proposal or any new proposal will need to consider the proximity of the A43 to the east which may require a landscape buffer to mitigate any noise impacts.

15.18 The land to the south of Turweston Road is predominantly greenfield with some previously developed land to the north of the site. Residential development is proposed on this part of the site and is expected to ~~come forward in the third phase of the plan period i.e. 2024-26.~~ commence during the first phase of the plan period prior to 2016.

15.19 A designated County Wildlife Site is located to the south-west of the site and it is essential that an ecological assessment is undertaken prior to development on the site, to identify opportunities for ecological enhancement and mitigate any negative impacts. The site is located within the Great Ouse landscape character area which is considered to be of medium to high landscape sensitivity[1]. It is important therefore that the layout and design of the development reflects the existing character, form and pattern of the landscape. The development should also contribute to the enhancement of local green infrastructure networks.

POLICY B2 - Brackley East Sustainable Urban Extension

THE BOUNDARY OF THE BRACKLEY EAST SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL MAKE PROVISION FOR:

- **380 350 DWELLINGS;**
- **1000 JOBS 9.4 HA OF EMPLOYMENT LAND;**
- **REALIGNMENT OF AND TRAFFIC CALMING TO TURWESTON ROAD;**
- **IMPROVED PUBLIC TRANSPORT PROVISION, INCLUDING TOWN AND INTRA-URBAN SERVICES;**
- **A MIX OF B1(A) OFFICE, B1(C) LIGHT INDUSTRIAL AND B8 STORAGE AND DISTRIBUTION. THE PROPORTION OF B8 FLOORSPACE SHALL NOT EXCEED 40% OF THE TOTAL FLOORSPACE;**

- A LANDSCAPE BUFFER / NOISE MITIGATION TO THE A43;
- ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION;
- HIGH QUALITY DESIGN AND LAYOUT WHICH RESPECTS THE CHARACTER OF THE GREAT OUSE LANDSCAPE CHARACTER AREA;
- THE ENHANCEMENT OF LOCAL GREEN INFRASTRUCTURE NETWORKS;
- AN INTEGRATED TRANSPORT NETWORK WITH SUSTAINABLE TRANSPORT MODES INCLUDING ACCESS TO BRACKLEY BUSINESS DISTRICT;
- FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT, AND FROM ALL OTHER SOURCES SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES; AND
- SAFE ROUTES FOR PEDESTRIANS AND CYCLISTS.; AND
- FLOOD MITIGATION FROM ALL SOURCES.

NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.

DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.

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1. Quartet Design (2009) Brackley Landscape Sensitivity and Green Infrastructure Study
[\[back\]](#)

The Brackley North Sustainable Urban Extension

15.20 The Brackley North SUE is bounded by the existing urban edge of Brackley to the south, by Halse Road to the west, and extends to the junction of Northampton Road and the A43 in the east. The site slopes down to the northern boundary which is defined by a stream corridor and an established hedgerow. Radstone Road and the route of the former Great Central Main Line run through the site in a north south direction.

15.21 The allocated site also includes the Brackley Sawmills site to the south. The inclusion of this site will enable a comprehensive approach to the development of this part of Brackley. South Northamptonshire Council has granted planning permission for 130 dwellings on the Sawmills site and resolved to grant outline planning permission for 1000 dwellings on land known as Radstone Fields subject to the completion of a S106 agreement.

15.22 As a sustainable urban extension to Brackley the site will deliver a new neighbourhood of up to 1,380 dwellings, with strong links to the town centre and surrounding areas. The development will bring forward a new primary school, and new local centre, formal and informal open space and other infrastructure for the benefit of existing and future residents.

15.23 Development of the site is expected to take place across all three phases of the plan period.

15.24 Part of the Brackley North SUE is located in the Old Glebe landscape character area which is considered to be of high landscape sensitivity[1]. It is important therefore that the layout and design of the development reflects the existing character, form and pattern of the landscape. The development should also contribute to the enhancement of local green infrastructure networks.

15.25 The area known as Brackley North comprises a number of adjoining interrelated development sites, which will be considered in a comprehensive, integrated and planned way. A new access route to Northampton Road to connect the sites into a single area of development will be necessary. The comprehensive development of the site will enable the provision of a continuous road link between Halse Road and Northampton Road. This will ensure connectivity across the development site and and reduce pressure on the local road network.

15.26 To the north of the allocated site, the former railway corridor is designated as a Site of Special Scientific Interest (SSSI). The corridor extends south through the site and the design and layout of development will therefore need to maintain the integrity of this important green infrastructure corridor.

POLICY B3 - Brackley North Sustainable Urban Extension

THE BOUNDARY OF THE BRACKLEY NORTH SUSTAINABLE URBAN EXTENSION IS SHOWN ON THE PROPOSALS MAP (FIGURE 5). THE DEVELOPMENT WILL make PROVISION forDE:

- **1380 DWELLINGS;**
- **NEW A PRIMARY SCHOOL;**
- **HIGH QUALITY DESIGN AND LAYOUT WHICH RESPECTS THE CHARACTER OF THE OLD GLEBE LANDSCAPE CHARACTER AREA;**
- **THE ENHANCEMENT OF LOCAL GREEN INFRASTRUCTURE NETWORKS;**
- **DIRECT ROAD ACCESS BETWEEN NORTHAMPTON ROAD AND HALSE ROAD;**
- **A LOCAL CENTRE , COMPRISING RETAIL (UP TO 1000 SQM NET FLOORSPACE with individual stores not exceeding 500 SQM NET FloorSpace) AND COMMUNITY FACILITIES (UP TO 500 SQM NET FLOORSPACE);**
- **STRUCTURAL GREENSPACE AND WILDLIFE CORRIDORS AS SHOWN INDICATIVELY ON THE PROPOSALS MAP (FIGURE 5);**
- **ARCHAEOLOGICAL AND ECOLOGICAL ASSESSMENT OF THE SITE AND REQUIRED MITIGATION;**
- **AN INTEGRATED TRANSPORT NETWORK WITH SUSTAINABLE TRANSPORT MODES INCLUDING ACCESS TO BRACKLEY BUSINESS DISTRICT;**
- **FLOOD RISK MANAGEMENT, INCLUDING SURFACE WATER MANAGEMENT, AND FROM ALL OTHER SOURCE SURFACE WATER MANAGEMENT AND FLOOD ATTENUATION SCHEMES;**
- **ENHANCED SPORT AND LEISURE PROVISION; AND**

- SAFE ROUTES FOR PEDESTRIANS AND CYCLISTS.; AND
- FLOOD MITIGATION FROM ALL SOURCES.

NECESSARY INFRASTRUCTURE IS REQUIRED TO BE PHASED ALONGSIDE THE DELIVERY OF THE DEVELOPMENT.

DEVELOPMENT PROPOSALS MUST BE ACCOMPANIED BY A MASTERPLAN.

1. Quartet Design (2009) Brackley Landscape Sensitivity and Green Infrastructure Study
[back]

Brackley Transport Improvements

15.27 The transport improvements for Brackley will support the regeneration of the town centre, by improving the pedestrian and cycle links between the centre, the existing and proposed residential areas and further afield. Improvements will also be made to parking provision in the town centre, together with upgraded bus facilities and environmental improvements for pedestrians and cyclists.

15.28 Despite substantial development in recent years to the north and west of the town there has been a lack of investment in cycling infrastructure and the retail offer in the town centre has declined. The strategy will combat this lack of investment and improve the accessibility and attractiveness of the town centre for local residents. Whilst accessibility to the town centre is a key priority it is acknowledged that many residents will still chose to work outside of the town. This will need to be carefully managed to avoid placing too much pressure on the A43, particularly where it joins the M40 in Oxfordshire. Proposed improvements to inter-urban bus services will provide a viable alternative to the private car for these journeys.

POLICY B4 - Transport Improvements For Brackley

TO SUPPORT ACCESSIBILITY and sustainable TRANSPORT within brackley the local authorities will:

- support improvements to THE Connectivity of Brackley to the wider A43 network including enhanced public transport connections with silverstone Circuit;
- secure junction improvements to the A43;
- support Improvements to the cycling network within and around the town;
- promote walking and cycling within the town as an alternative to car journeys;
- ENSURE PARKING provision meets the needs of the town; AND
- improve bus facilities.

16.0 Rural Areas

Introduction

16.1 Much of West Northamptonshire is rural in nature with a dispersed network of almost 190 villages and hamlets. The rural communities account for approximately one-third of West Northamptonshire's population. In Daventry and South Northamptonshire districts the percentage of people living in rural communities is as high as 75%. It is evident that the local communities value the quality of life offered by the rural areas, in particular the quality of the built and natural environments. For the purposes of this Section of the JCS the rural areas are defined as those areas outside the urban areas of Northampton, Daventry, Brackley and Towcester.

16.2 Whilst much of the JCS focuses, necessarily, on the challenges facing the growth and regeneration of urban areas, it also recognises that there are key issues in the rural areas which need to be addressed. This section of the JCS sets out the policies that apply specifically to the rural areas in West Northamptonshire.

Key Challenges Facing Rural Areas

16.3 The challenges facing rural areas have been well documented at national level[1]. Key issues include the high levels of migration into rural areas, the higher costs of housing and lower than average wages and problems associated with the delivery of affordable housing.

16.4 The government has indicated that LDFs plans should enable housing development in rural areas and support sustainable economic growth in rural communities. A particular emphasis is placed on increasing housing supply especially affordable housing. There are early indications that the government is determined to ensure that neither people nor enterprise is priced out of the countryside. There is a clear commitment to ensure that local communities have more power to determine the type of development that is suitable for rural areas. Local planning authorities are expected to respond to local circumstances and plan housing development to reflect local needs. Local communities have a key positive role to play in shaping their surroundings, and neighbourhood planning provides the opportunity for local people to develop a shared vision for their areas and deliver the development that is needed.

16.5 Many of the challenges identified at national level apply to the rural areas of West Northamptonshire. Both Daventry District and South Northamptonshire Councils have produced Sustainable Communities Strategies[2] for their administrative areas which identify the following key challenges facing rural areas:

- Access to services and facilities for the young, old and economically disadvantaged;
- The loss of basic services and employment opportunities in villages leading to the concern that they are becoming 'commuter dormitories';
- High property prices and the lack of affordable housing to meet local needs, which means that young people and families cannot afford to live in rural communities;
- The challenge of distance and isolation from key services such as health provision;
- The perception of anti-social behaviour and fear of crime;
- The need to improve the biodiversity and climate resilience of the landscape;
- Protecting the character of attractive villages, historic sites and unspoilt countryside;
and
- Isolated pockets of deprivation compounded by issues such as the lack of public transport.

16.6 As part of the evidence base for this JCS a survey of the Needs and Aspirations of Rural Communities[3] was undertaken, the findings of which have been used to inform the policy approach. The top three priorities for the rural areas were identified as being to meet communities' needs locally, to protect and enhance the environmental heritage and to protect and enhance the built environment. There was also some acknowledgment of the need to provide affordable housing and to support the rural economy. A constant theme is the need to ensure that the scale and nature of development in rural areas is consistent with local needs.

16.7 If one issue stands out above all others in rural areas it is accessibility to services and facilities. In the Needs and Aspirations Survey the lack of services and the loss of services in rural areas was the greatest concern identified by communities when asked about their perception of the area. Not surprisingly in terms of attitudes to development there is considerable support where this would help to sustain and improve local services

1. For example; Communities and Local Government (2008) Living Working

Countryside:The Taylor Review of Rural Economy and Affordable Housing [back]

2. Daventry District Local Strategic Partnership; 2010. Sustainable Communities Strategy for Daventry District 2010-2026 South Northamptonshire Local Strategic Partnership; 2010, South Northamptonshire Sustainable Communities Strategy 2010-2015 [back]

3. West Northamptonshire Joint Planning Unit (2008) - Village Services Questionnaire [back]

Settlement Hierarchy Framework

16.8 This JCS recognises that there is a need for development in the rural area, but aims to ensure that the scale of this development is consistent with the objective of meeting local needs and supporting local services. To this end the overall housing provision set out in the Spatial Strategy in Section 5 of this plan includes an allowance for development in the rural areas. This section provides for a rural settlement hierarchy which will enable the provision of new homes, jobs and services needed in rural areas, whilst ensuring that new development is focussed in sustainable settlements and protecting the overall rural character of the area.

16.9 The allocation of settlements within the hierarchy ("the detailed hierarchy") will be undertaken through ~~Development Plan Documents (DPDs)~~ Local Plans which will be prepared for the rural areas within Daventry and South Northamptonshire districts. This approach provides some flexibility for the hierarchy within each area to be tailored to reflect specific local circumstances. These ~~DPDs~~ Local Plans will consider the need for specific site allocations and also determine whether boundaries showing the village confines should be defined. In those cases where boundaries are defined they will be shown on the Proposals Map. Until the named rural settlement hierarchy has been defined within future local development documents, prepared by individual local planning authorities in consultation with local communities, the existing saved Adopted Local Plan policies for Daventry District and South Northamptonshire will apply.

16.10 The hierarchy will be based on a robust analysis of ~~village~~ services and facilities either within a particular village or as part of a defined cluster of settlements, together with the other factors specified in Policy R1. ~~This will include an assessment of the following services and facilities:~~ The following list of services and facilities is suggested, but the local planning authorities, in consultation with local communities, may vary the importance

attached to a particular service or facility or take account of additional services and facilities, to reflect local circumstances.

a) **Most Important Services and Facilities:** Secondary School, Primary School, GP Surgery, General Food Store, Post Office, Village Hall/ Community Centre, ~~and~~ Public Transport (quality of service) and Public House/Restaurant.

b) **Important Facilities and Services:** Other Shops/ Takeaways, Local Employment Provision, Libraries/ Outreach Centres and Pre-school Provision.

c) **Other Facilities:** Play Area, Sports Ground and Allotments.

16.11 As part of the evidence base for this JCS an analysis of all the villages in the Plan area has been carried out. The full results of this analysis and the methodology used are set out in the technical paper[1].

16.12 This analysis will be kept up to date as part of annual monitoring and will inform the detailed hierarchy to be prepared for the rural areas, together with any particular local constraints and opportunities.

16.13 The rural hierarchy will have the following three categories:

a) **Primary Service Villages** - Have the highest level of services and facilities within the rural area to meet the day to day needs of residents including those from surrounding settlements. These settlements are the most appropriate for accommodating local housing and employment needs and would be the focus for service provision in the rural areas;

b) **Secondary Service Villages** - These settlements have a more limited range of services, but still provide scope to meet some local needs for housing, employment and service provision;

c) **Other villages** - These villages have an even more limited range of services and are more reliant on the services of larger centres for day to day needs. The scope for development within these villages is likely to be limited to windfall infill development, although some housing to provide for local needs may be suitable.

16.14 Beyond villages specified in the above categories there will be settlements which are very small and with few or no services and facilities. Development in these villages will be strictly controlled to affordable housing schemes that are required to meet identified local needs.

16.15 The scale of development which will be appropriate in each village will vary having regard to the position in the hierarchy and the housing requirements for the rural areas of individual districts. Policy R1 sets out the scale of development that will be acceptable in each category of settlement. This level of development will be measured as the percentage increase from the existing dwelling stock as at the base date of 2011 ~~2006~~. This will ensure that the scale of development is proportionate to the scale of each village within the hierarchy. Irrespective of whichever category villages are allocated to within the hierarchy this will not automatically mean that development will be appropriate. The Local Planning Authority will need to be satisfied that any proposals are acceptable in terms of

environmental, social and economic sustainability. Once the residual housing requirements for the rural areas have been met through planning permissions or allocations in future Local Plans, or Once a particular settlement has reached the upper limit of the scale then further developments will be resisted unless exceptional circumstances can be demonstrated as specified in Policy R1 below.

16.16 The overall housing provision is set out in the Spatial Strategy in Section 5 of this plan which includes an allowance for development in the rural areas. Policy S3 identifies the scale and distribution of housing development within West Northamptonshire.

16.17 For Daventry District Policy S3 identifies a housing requirement for the rural areas of 2800 (net additional dwellings 2001-2026). Between 2001 and 2011 1445 dwellings have been completed which leaves a net residual requirement of 1355 dwellings. For South Northamptonshire the housing requirement for the rural areas is 3605 (net additional dwellings 2001-2026), of which 1815 dwellings have been completed between 2001 and 2011. This leaves a net residual requirement of 1790 dwellings. Within both Districts there are a number of commitments which are not yet built, but will count towards meeting this net residual requirement. The provision of development to meet any remaining residual requirement will be determined by the Settlements and Countryside Local Plans which will be prepared for each District.

16.168 Particular emphasis is given to the role of local communities in identifying and meeting their own needs for development. Documents such as Parish Plans Community led plans (e.g. Neighbourhood Plans) provide an appropriate mechanism whereby local communities can identify the vision for the future of their village and what is needed to deliver it. Provided that they follow the requirements for Supplementary Planning Documents, the planning elements of Parish Plans can be adopted and used as material considerations in planning decisions are prepared in accordance with the relevant regulations such plans will become part of the development plan for West Northamptonshire. The local authorities will encourage and support the preparation of Parish Plans (or their equivalents) by local communities Neighbourhood Plans in appropriate areas . It is particularly important that these documents fairly reflect the views of the whole community and are also based on robust evidence of need.

16.19 Community led plans cannot allocate less development than in a higher tier plan. However they can allow for additional growth, for example where this would support the retention of or improvement to essential local services that may be under threat (in particular the local primary school or primary health services). Planning applications for additional growth within villages will need to be informed by a community involvement exercise prior to the submission of the planning application.

POLICY R1 - Spatial Strategy For The Rural Areas

WITHIN THE RURAL AREAS OF WEST NORTHAMPTONSHIRE THERE IS A RESIDUAL IDENTIFIED NEED FOR 1355 DWELLINGS WITHIN DAVENTRY DISTRICT AND 1790 DWELLINGS WITHIN SOUTH NORTHAMPTONSHIRE TO BE PROVIDED BETWEEN 2011 AND 2026. BEYOND THE TOWNS OF DAVENTRY, TOWCESTER AND BRACKLEY DEVELOPMENT WITHIN THE RURAL AREAS WILL BE GUIDED BY A RURAL SETTLEMENT HIERARCHY THAT WILL COMPRISE THE FOLLOWING CATEGORIES:

- PRIMARY SERVICE VILLAGES;
- SECONDARY SERVICE VILLAGES; AND
- OTHER VILLAGES; and
- small settlements/hamlets

THE RURAL HIERARCHY WILL:

- ENABLE SMALL SCALE HOUSING AND EMPLOYMENT WHERE THIS MEETS LOCAL NEEDS AND/ OR SUPPORTS LOCAL SERVICES;
- SUPPORT THE RETENTION AND PROVISION OF LOCAL SERVICES AND FACILITIES IN RURAL COMMUNITIES;
- SUSTAIN THE RURAL ECONOMY BY RETAINING EXISTING EMPLOYMENT SITES WHERE POSSIBLE, BY ENABLING SMALL SCALE ECONOMIC DEVELOPMENT, INCLUDING TOURISM, THROUGH RURAL DIVERSIFICATION AND BY SUPPORTING APPROPRIATE AGRICULTURAL AND FORESTRY DEVELOPMENT;
- PROTECT AND ENHANCE THE CHARACTER AND QUALITY OF THE RURAL AREA'S HISTORIC BUILDINGS AND AREAS OF HISTORIC OR ENVIRONMENTAL IMPORTANCE; AND
- ENABLE LOCAL COMMUNITIES TO IDENTIFY AND MEET THEIR OWN LOCAL NEEDS.

IN REFINING AND DETERMINING THE DETAILED HIERARCHY EACH DISTRICT COUNCIL WILL TAKE THE FOLLOWING FACTORS INTO ACCOUNT:

- a) THE PRESENCE OF SERVICES AND FACILITIES TO MEET THE DAY TO DAY NEEDS OF RESIDENTS, INCLUDING THOSE FROM SURROUNDING SETTLEMENTS;
- b) OPPORTUNITIES TO IMPROVE SERVICE PROVISION AND ENHANCE THE SUSTAINABILITY OF SETTLEMENTS;
- e) ACCESSIBILITY, PARTICULARLY BY PUBLIC TRANSPORT, TO THE MAIN TOWNS;
- d) EVIDENCE OF LOCAL NEEDS FOR HOUSING, EMPLOYMENT AND SERVICES; AND
- e) THE SUITABILITY OF SETTLEMENTS TO ACCOMMODATE DEVELOPMENT IN TERMS OF ENVIRONMENTAL, INFRASTRUCTURE AND OTHER CONSTRAINTS.

THE SETTLEMENTS AND COUNTRYSIDE LOCAL PLANS TO BE PREPARED FOR DAVENTRY DISTRICT AND SOUTH NORTHAMPTONSHIRE WILL DETERMINE THE APPROPRIATE SCALE OF DEVELOPMENT WITHIN FOR EACH CATEGORY OF INDIVIDUAL VILLAGE WITHIN THAT CATEGORY. THE FOLLOWING OVERALL SCALE OF RESIDENTIAL DEVELOPMENT OVER THE BASE DATE POSITION WILL BE APPROPRIATE THIS WILL HAVE REGARD TO THE INDICATIVE FIGURES BELOW MEASURED FROM A BASE DATE POSITION (2011):

- PRIMARY SERVICE VILLAGES = MODERATE SCALE - 10% - UP TO 12% OF THE EXISTING DWELLING STOCK

- SECONDARY SERVICE VILLAGES = SMALL SCALE - 5- UP TO 7% OF EXISTING DWELLING STOCK
- OTHER VILLAGES - SMALL SCALE INFILL - UP TO 5 DWELLINGS
- SMALL SETTLEMENTS/HAMLETS - DEVELOPMENT RESTRICTED TO AFFORDABLE HOUSING

ONCE THE HOUSING REQUIREMENT FOR THE RURAL AREAS HAS BEEN MET THROUGH PLANNING PERMISSIONS OR FUTURE ALLOCATIONS, OR ONCE A PARTICULAR SETTLEMENT HAS REACHED THE UPPER LIMIT OF THE SCALE SPECIFIED ABOVE IN THE APPROPRIATE LOCAL PLAN FURTHER HOUSING DEVELOPMENT WILL ONLY BE PERMITTED WHERE IT CAN BE DEMONSTRATED THAT IT:

- WOULD RESULT IN ENVIRONMENTAL IMPROVEMENTS ON A SITE INCLUDING FOR EXAMPLE THE RE-USE OF PREVIOUSLY DEVELOPED LAND AND BEST PRACTICE IN DESIGN ; OR
- IS REQUIRED TO SUPPORT THE RETENTION OF OR IMPROVEMENT TO ESSENTIAL LOCAL SERVICES THAT MAY BE UNDER THREAT (IN PARTICULAR THE LOCAL PRIMARY SCHOOL OR PRIMARY HEALTH SERVICES); AND
- HAS BEEN INFORMED AGREED BY A WITH THE RELEVANT PARISH COUNCIL OR APPROPRIATE LOCAL COMMUNITY REPRESENTATIVES FOLLOWING A COMMUNITY INVOLVEMENT EXERCISE PRIOR TO THE SUBMISSION OF A PLANNING APPLICATION.; OR
- IS A RURAL EXCEPTIONS SITE THAT MEETS THE CRITERIA SET OUT IN POLICY H3.

UNTIL THE NAMED RURAL SETTLEMENT HIERARCHY HAS BEEN DEFINED WITHIN FUTURE DEVELOPMENT PLAN DOCUMENTS PREPARED BY INDIVIDUAL LOCAL PLANNING AUTHORITIES IN CONSULTATION WITH LOCAL COMMUNITIES THE EXISTING SAVED LOCAL PLAN POLICIES FOR DAVENTRY DISTRICT AND SOUTH NORTHAMPTONSHIRE WILL APPLY.

1. West Northamptonshire Joint Planning Unit (2011) Village Services and Facilities - Technical Paper [back]

Supporting the Rural Economy

16.4720 Whilst the majority of economic activity will be focussed in sustainable urban areas and at strategic sites such as the Daventry International Rail Freight Terminal (DIRFT), rural areas play an important role in the economy of West Northamptonshire. Evidence indicates that rural areas are attractive to new employers and business start-up rates are often higher than in urban areas. Providing new employment opportunities in the rural areas can help combat the decline of traditional rural employment and address the issue of increased out-commuting. Strategies adopted by both Daventry District Council and South Northamptonshire Council seek to strengthen the rural economy and support the vitality of villages[1]. The challenge which Policy R2 below addresses is to ensure the economic sustainability of rural communities, whilst addressing any potential environmental consequences.

16.1821 Agriculture, horticulture and forestry have an important and varied role in supporting the rural economy, including the maintenance and management of the countryside and most valued landscapes. If the price of agricultural commodities continues at the present level then the decline of new investment in agriculture may well be reversed. The agricultural sector is an essential part of the local economy and it is important that farming and farmers are encouraged to be more competitive and more sustainable in order to adapt to changing markets and to comply with new legislation and guidance. It is also important to encourage diversification into new agricultural and commercial ventures in order to ensure a farm's viability and to maximise opportunities to strengthen the rural economy, while maintaining the character of the rural landscape.

POLICY R2 - Rural Economy

PROPOSALS WHICH SUSTAIN AND ENHANCE THE RURAL ECONOMY BY CREATING OR SAFEGUARDING JOBS AND BUSINESSES WILL BE SUPPORTED WHERE THEY ARE OF AN APPROPRIATE SCALE FOR THEIR LOCATION, RESPECT THE ENVIRONMENTAL QUALITY AND CHARACTER OF THE RURAL AREA AND PROTECT THE BEST AND MOST VERSATILE AGRICULTURAL LAND. THE FOLLOWING TYPES OF DEVELOPMENT ARE CONSIDERED TO BE ACCEPTABLE:

- **THE RE-USE OF RURAL BUILDINGS;**
- **SCHEMES FOR FARM DIVERSIFICATION INVOLVING SMALL-SCALE BUSINESS AND COMMERCIAL DEVELOPMENT THAT CONTRIBUTE TO THE OPERATION AND VIABILITY OF THE FARM HOLDING;**
- **SMALL-SCALE TOURISM PROPOSALS, INCLUDING VISITOR ACCOMMODATION;**
- **PROPOSALS THAT RECOGNISE THE ECONOMIC BENEFITS OF THE NATURAL AND HISTORIC ENVIRONMENT AS AN ASSET TO BE VALUED, CONSERVED AND ENHANCED;**
- **THE EXPANSION OF BUSINESSES IN THEIR EXISTING LOCATIONS, DEPENDENT UPON THE NATURE OF THE ACTIVITIES INVOLVED, THE CHARACTER OF THE SITE AND ITS ACCESSIBILITY; AND**
- **SMALL SCALE EMPLOYMENT DEVELOPMENT TO MEET LOCAL NEEDS.; and**
- **THE USE OF LAND FOR AGRICULTURE, FORESTRY AND EQUESTRIAN ACTIVITY.**

1. Daventry District Local Strategic Partnership; 2010. Sustainable Communities Strategy for Daventry District 2010-2026 South Northamptonshire Council: 2010. South Northamptonshire Economic Development Strategy 2010- 2014 [back]

Improving Accessibility in Rural Areas

16.1922 Accessibility to jobs and services is a key issue facing the rural areas of West Northamptonshire. Transport is essential for most rural residents to access the services and facilities they need. Policy R3 promotes a transport strategy for the rural areas which seeks to improve the connectivity of villages with local service centres.

16.203 Increased congestion on inter-urban routes can have knock-on impacts for villages and the rural areas. Some of the highest traffic growth in recent years has been on routes in rural areas; this can have a detrimental impact for villages where traffic uses unsuitable routes. Traditional management, such as signing and bollards, may detract from the over-all character of the village and therefore different approaches for restricting traffic will be required.

16.244 Residents without access to a car in the rural areas are likely to be more isolated than those within urban areas, where there are more services. Measures will need to be implemented to ensure that residents can access services such as health, food shopping and education. Lack of access to private car has also been cited as a reason for the limited opportunities for young people to find employment in rural areas.

16.225 Whilst public transport is important, for many in rural areas the private car remains the only realistic transport choice for residents. Notwithstanding this car dependency there are still opportunities to improve rural transport services, for example through "demand" operated services that are available to all.

16.236 Rural transport issues will be reviewed as part of the preparation of the Northamptonshire's ~~Third Local~~ Transportation Plan and in any subsequent reviews of that document.

POLICY R3 - A Transport Strategy for The Rural Areas

IMPROVED ACCESSIBILITY and sustainable tranSPORT within rural areas AND THE AVOIDANCE OF CONGESTION AND 'RAT RUNNING' will BE secured by:

- supporting improved public transport Connections between villages and hamlets and their nearest services;**
- supporting Improvements to the cycling network between villages and their nearest service centre; and**
- reviewing walking connections within villages to identify specific improvements required ENSURING the safety of pedestrians.**

17.0 Monitoring and Implementation Framework

Introduction to Monitoring and Implementation

17.1 There will be many different organisations responsible for implementing and monitoring the success of the policies contained within the JCS., both from These include parties from the public sector, for example the Borough and District Councils, Northamptonshire County Council, the West Northamptonshire Development Corporation or the departments and agencies of Central Government, for example the Highways Agency, in addition to the private sector, such as developers or businesses. It is only by working together in a co-ordinated way that the vision for the area can be met. How this will happen is set out in more detail in the Monitoring Framework (Appendix 6) of this document.

17.2 This section deals with how the strategy will be delivered, including the delivery of infrastructure, how our policies will be monitored and finally the expected delivery rates of new homes, jobs and infrastructure referred to as trajectories as specified in the JCS and its supporting documents. It is one of the most important aspects of the whole plan as it sets out how the overall strategy outlined in the first section of the plan and the Places sections will be delivered, by who and when.

17.3 Policies in the JCS and information in the associated Infrastructure Delivery Plan and its linked schedule (as set out in Appendix 4) are based on a robust evidence base establishing the level of development expected to 2026 and the costing of required improvements. Monitoring provides the basis for identifying when the implementation of policy is not delivering the vision and objectives of the JCS. It provides contingency in itself through identifying trigger points for policy delivery and ensures corrective measures, including the possible review of policy, are considered at the earliest opportunity.

Infrastructure

17.43 The co-ordination and delivery of necessary infrastructure alongside (and sometimes in advance of) development is crucial to achieving attractive and sustainable places where people want to live. In the recent past, West Northamptonshire has suffered as some aspects of infrastructure have not kept pace with the rate of development that we have experienced.

17.54 Section 11 of this Plan deals with the delivery of infrastructure including how this will be funded and when delivery is required. The key mechanism for monitoring and reviewing the infrastructure needs of the JCS is the Infrastructure Delivery Plan (IDP) and its associated schedule.

17.65 ~~The IDP will be monitored as part of the JCS.~~ The improvements programmed in the IDP, and their required phasing to support development, are essential to ensure the objectives and the developments set out in this ~~of the~~ JCS are achieved. It is important that projects highlighted in Table 7 are committed and delivered as planned to sustainably bring forward residential and commercial sites. This will ensure key social, economic and environmental requirements are met through development. Output indicators have been included in the monitoring framework of the JCS to highlight progress in funding and delivering essential projects i.e. road improvement schemes and open space provision.

Funding and Delivery

17.76 Public funding in the near future is likely to be limited. This Plan has been produced to ensure that we can meet the needs of present communities without placing an unacceptable burden on our existing infrastructure. However, this does not mean that we can simply do nothing. We must work together with the delivery agencies, as identified in the Infrastructure Delivery Plan and its associated schedule, to find innovative ways of funding our necessary infrastructure or changing the way we use existing infrastructure to ensure that it continues to meet our needs. An example of this is the approach to transport as outlined within the Spatial Strategy.

17.87 In addition to public funds, developers contributions will be sought to deliver the essential infrastructure required to support new development. Section 11 of this JCS sets out

the approach to developer contributions including the proposed Community Infrastructure Levy and Planning Obligations.

Monitoring the Plan

17.98 Monitoring will measure the effectiveness of the JCS in achieving the spatial vision and objectives. The monitoring approach also sets out the triggers which will identify when the plan's objectives are not being met, and examples of contingency actions which can be taken to address the issues identified. In line with government guidance policy for achieving sustainable development in the National Planning Policy Framework, "a systematic and dynamic monitoring system will help authorities is essential to understand the wider social, environmental and economic issues affecting their areas and the key drivers of spatial change." This is essential to ensure we pick up and record key outputs such as the amount of new houses being built, as these were shown to be highly sensitive in the recent downturn. These events can necessitate the future review of policies in the JCS. The Monitoring Framework is set out in full in Appendix 6 of this document.

17.109 A Monitoring Framework has been developed that can record and assess the implementation of JCS policies. This uses a series of indicators to show the outputs and wider outcomes of development and how the area is changing over the plan period. It is important to check that the JCS is not only delivering the amount of development and infrastructure set out in the plan, but also that all the plan objectives are being achieved in tandem to support the overall Vision of the Strategy (Section 4 above). Different types and sources of indicators will be needed to cover the full monitoring framework. These include:

a. **National Core Output Indicators** – A statutory set of indicators required nationally from all Authorities reporting key tangible outputs in residential, commercial and environmental development. This includes monitoring the housing trajectory. There is already a time-series of core development outputs such as housing and employment floorspace completions covering many years. Reporting these aspects is part of established monitoring practice across West Northamptonshire and will continue in the future. There is a statutory duty to report several output indicators to Government as part of the Single Data List[1]. Other output indicators have been developed locally to record against specific targets set in Joint Core Strategy Policies. These cover matters like infrastructure delivery, creating more open space or meeting design standards. These are set out in more detail in The Monitoring Framework (Appendix 6) of this document.

[1]

<http://www.communities.gov.uk/localgovernment/decentralisation/tacklingburdens/singledatalist/>

~~b. **Local Output Indicators** – These have been developed locally to record against specific targets set in Joint Core Strategy Policies. These cover matters like creating more open space or meeting design standards.~~

be. Contextual Indicators – These are often from secondary data sources like the Office for National Statistics. They show key features in West Northamptonshire like population and income, and how these change over time.

cd. Significant Effects Indicators – These come from the objectives in the Sustainability Appraisal. They check the effects of policies designed to meet these objectives, and whether the effects on the area are as intended (bringing a positive change). Some of these are already developed by the other indicator types recorded. Those indicators that measure significant effects will be identified and monitored in the Annual Authorities' Monitoring Report.

17.110 Many of the indicators needed to monitor JCS Policies are important characteristics already ~~picked up~~ being actively recorded by our Partners Councils and key organisations. ~~For example, the Local Transport Plan has a monitoring framework which deals with access to public transport from new development.~~ Where indicators are shared, this has been highlighted. Comprehensive data sharing arrangements will support the delivery of the monitoring framework and prevent duplication of data collection, following the COUNT (Count Once Use Numerous Times) ~~approach approved in government guidance~~ principle established in monitoring systems.

17.124 The policies contained in the JCS aim to deliver the objectives and overall vision of the plan. It is important that each policy can follow clear and consistent targets about what it should deliver. The Monitoring Framework sets out the “SMART” targets developed for each policy. These aim to show that the impact of the policy is:

- Specific;
- Measureable;
- Achievable;
- Realistic; and
- Time bound.

17.132 In addition to reporting the indicators outlined above the ~~Annual Monitoring Report~~ Framework will also help provide updates to the evidence-base that the JCS is based upon. Planning application information will be updated against lists of potential development sites in documents such as the Strategic Housing Land Availability Assessment (SHLAA) or the West Northamptonshire Employment Land Study (WNELS). These updates will help to establish how the supply of deliverable sites is evolving and whether certain locations are still sustainable. This evidence will remain crucial in recording the implementation of JCS policies and also highlighting where review is necessary.

17.143 The monitoring of the plan and monitoring framework will be reported annually in the Joint ~~Annual~~ Authorities' Monitoring Report (AMR) for West Northamptonshire. Annual Monitoring Reports have been produced for West Northamptonshire in December 2010 and January 2012 to report on key development outputs and outcomes since March 2010 and provide a baseline for the development of this Joint Core Strategy. ~~This report~~ Future reports will cover all the indicators required in the monitoring framework as well as additional contextual indicators to provide a full portrait of West Northamptonshire. In addition, the AMR will allow the Joint Planning Unit and Partner Authorities to provide an update on the development and review of documents in the ~~LDF~~ Local Development Scheme (LDS) or activity in related areas such as the implementation of the Community Infrastructure Levy.

The Partner Authorities of Daventry, Northampton Borough and South Northamptonshire Councils will also be able to add their own local information, including indicators for their own Development Plan Documents-Local Plans or updates on Sustainable Communities Strategies, Neighbourhood Plans or Masterplans.

17.15 The Joint Authorities' Monitoring Report does not need to be published at a fixed yearly deadline but must be updated within a period not longer than twelve months, To ensure relevant information is made available to the public as soon as possible, such as significant progress in the development of any Local Development Scheme document or substantial departures from adopted policy, the Joint Authorities' Monitoring Report will be updated as appropriate and its publication duly advertised.

17.164 As well as reporting the Monitoring Framework, the AMR will identify where policies need to be amended or replaced, allowing indicating whether the LDSF documents need to undergo review and alteration as necessary. This may be necessary if policies are having unintended consequences or if aspects of the plan need to be reviewed in light of changing circumstances or national guidance - for example under financial constraints or perhaps the development of High Speed Rail 2.

17.175 The tables set out in Appendix 6 provide the following information in respect of each of the objectives in the JCS:

- The indicator - what we are measuring;
- Who is responsible for delivery;
- The target - what is to be achieved and by when;and
- The source - i.e. if it is local or national.
- Triggers to establish significant discrepancies between actual policy implementation and established policy targets; and
- Contingency measures that may be considered if a trigger is identified.

Housing Trajectory

17.186 The delivery of housing proposed in the Joint Core Strategy will be monitored against the housing trajectory set out in Appendix 3. Further information regarding the trajectory is set out in Section 5, the Spatial Strategy, of this plan. The housing trajectory is synchronised with the Strategic Housing Land Availability Assessment (SHLAA) to a base-date of April 2011 to demonstrate the realistic supply of potential housing sites in West Northamptonshire to 2026. Detailed projections of supply on identified sites have been considered in a housing technical paper as part of the evidence base for this strategy. Updated versions of the housing trajectory are provided in each AMR.

18.0 Appendices

Appendix

Appendix 1 - Plans and Other Strategies Taken into Account in the Preparation of the Joint Core Strategy

Appendix 2 - Evidence Base for the Joint Core Strategy

Appendix 3 - West Northamptonshire Housing trajectory

Appendix 4 - West Northamptonshire Infrastructure Delivery Plan Update 2012 - Schedule Extract Schedule

Appendix 5 - Saved Local Plan Policies to be Replaced by Joint Core Strategy Policies

Appendix 6 - West Northamptonshire Monitoring framework

Appendix 1

Appendix 1 - Plans and Other Strategies Taken into Account in the Preparation of the Joint Core Strategy

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International

- Directive 92/43/EEC - Habitats Directive
- Directive 2000/60/EEC - Water Framework Directive

National

- Allowable Solutions for Zero Carbon Hub Homes: towards a workable framework - Zero Carbon Hub (July 2011)
- Anglian Water Draft Water Resource Management Plan (2008)
- Anglian Water Final Business Plan (2009)
- Association of Chief Police Officers Strategic Growth Toolkit (2010)
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (2011)
- Codes for Sustainable Homes- Setting the New Standard for New Homes- DCLG (2008)
- Face to Face Side by Side, A Framework for Partnership in Our Multi Faith Society- CLG (2008)
- Good Practice Guide on Planning for Tourism (May 2006)
- Guidance on Transport Assessments - Department for Transport (2007)
- Indices of Multiple Deprivation - DCLG (2007)
- Laying the Foundations - the Government's Housing Strategy for England (November 2011)
- Lifetime Homes Standard - Joseph Rowntree Foundation (2006)
- Matthew Taylor Review on Rural Economy & Affordable Housing (2008)
- National Grid 10 Year Statement (2008)
- National Planning Policy Framework (2012)
- Planning for Growth - Communities and Local Government: Ministerial statement (25/3/2011)
- Planning Policy for Traveller Sites (2012)
- Planning Policy Statement 1: Delivering Sustainable Development (February 2005)
- Planning Policy Statement 1 Supplement: Planning and Climate Change (December 2007)
- Planning Policy Statement 3: Housing (June 2010)
- Planning Policy Statement 4: Planning For Sustainable Economic Growth (December 2009)
- Planning Policy Statement 5: Planning For the Historic Environment (March 2010)
- Planning Policy Statement 7: Sustainable Development in Rural Areas (August 2004)

- Planning Policy Guidance Note 8: Telecommunications (August 2001)
- Planning Policy Statement 9: Biodiversity and Geological Conservation (2005)
- Planning Policy Statement 10: Planning for Sustainable Waste Management (July 2005)
- Planning Policy Statement 12: Local Spatial Planning (June 2008)
- Planning Policy Guidance Note 13: Transport (March 2001) and update (January 2011))
- Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation (July 2002)
- Planning Policy Statement 22: Renewable Energy (August 2004)
- Planning Policy Statement 23: Planning and Pollution Control (November 2004)
- Planning Policy Guidance Note 24: Planning and Noise (October 1994)
- Planning Policy Statement 25: Development and Flood Risk (March 2010)
- Planning Tomorrow's Countryside - Natural England (2000)
- Rural Strategy- DEFRA (2004)
- Safer Places - ODPM (April 2004)
- Secured by Design - Association of Chief Police Officers (2008)
- Securing the Future: UK Sustainable Development Strategy (2005)
- Sustainable Communities Plan - DCLG (2003)
- The Natural Choice - Natural Environment White Paper (June 2011)
- The State of the Natural Environment - Natural England (2008)
- UK Biodiversity Action Plan (1994)
- UK Renewable Energy Strategy - DECC (2009)
- Water for Life - Water White Paper (December 2011)
- Youth Matters - Department for Skills and Education (2005)

Regional

- A Flourishing Region: Regional Economic Strategy for the East Midlands 2006-2020 (2006)
- East Midlands Cultural Strategy - Culture East Midlands (2001)
- East Midlands Integrated Regional Strategy (2005)
- East Midlands Regional Employment Land Priorities Study - EMDA (2003)
- East Midlands Regional Environment Strategy (2003)
- East Midlands Regional Freight Study (2005)
- East Midlands Regional Housing Strategy (2005)
- East Midlands Regional Plan (March 2009)
- East Midlands Regional Town Centres Study (March 2003)
- East Midlands Regional Transport Strategy (2005)
- East Midlands Rural Action Plan (2007-2013)
- East Midlands Tourism Strategy (2003-2010)
- East Midlands Urban Action Plan (2005-2011)
- Information and Communications Technology (ICT) Toolkit, produced by Analysys Mason Group - EMDA (2006)
- Milton Keynes and South Midlands Sub-Regional Strategy (March 2005)
- Quality of Employment Land Study (2002)

Local

- Daventry District Local Plan (June 1997) and Saved Policies (Sept 2007)

- Daventry District Sustainable Community Strategy (2010-2026)
- Enterprising Northamptonshire - Northamptonshire Enterprise Partnership (2011)
- Getting Down to Business - South East Midlands Local Economic Partnership Business Plan April 2012- March 2013
- High Performance Technologies: Northamptonshire - Northampton Enterprise Partnership (2011)
- Libraries Review and Strategy April 2012 to March 2015 - Northamptonshire County Council
- Memorandum of Understanding: Statement of co-operation and partnership South East Midlands Local Economic Partnership/Northamptonshire Enterprise Partnership (December 2011)
- NHS Northamptonshire CIAMS (2010-2015)
- Northampton Borough Local Plan (June 1997) and Saved Policies (Sept 2007)
- Northampton General Hospital Integrated Business Plan - Northampton General Hospital NHS Trust (2008)
- Northampton Playing Fields Key Issues and Recommendations Report - Neil Allen Associates (2011)
- Northampton Sustainable Community Strategy (2008-2011)
- Northamptonshire Arc - Northamptonshire County Council (2010)
- Northamptonshire Biodiversity Action Plan (2008)
- Northamptonshire Joint Strategic Needs Assessment - Northamptonshire County Council & Northamptonshire PCT (2008)
- Northamptonshire Local Economic Assessment (2010)
- Northamptonshire Local Transport Plan (2006-2011)
- Northamptonshire Transportation Plan (2012)
- Northamptonshire Transport Strategy for Growth (2006)
- Northamptonshire Minerals and Waste Local Development Framework
- Northamptonshire School Organisation: Consultation on Key Principles, Area Analyses and Pupil Projections - Northamptonshire County Council
- SEMLEP Northampton Waterside Enterprise Zone FAQ's - Northampton Borough Council (2011)
- Planning out Crime in Northamptonshire Supplementary Planning Guidance - Northamptonshire County Council et al (2004)
- SEMLEP Northampton Waterside Enterprise Zone/Supporting a regional economy of national significance - South East Midlands Local Economic Partnership/Northampton Borough Council (2011)
- South Northamptonshire Local Plan (Oct 1997) and Saved Policies (Sept 2007)
- South Northamptonshire Sustainable Community Strategy (2010-2015)
- St. James Employment Area Local Development Order - Northampton Borough Council (2012)
- Sustainable Communities Strategy for Northamptonshire (2008)
- The Strategic Plan, 2009 -2014 Five Year Strategy- NHS Northamptonshire (2008)

Appendix 2

Appendix 2 - Evidence Base for the Joint Core Strategy

Document	Evidence	Status	Date
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General

A Cultural Investment Plan for West Northamptonshire	Complete	2009
Northampton Longer Term Growth Options Study	Complete	2007
Village Services and Facilities Technical Paper (including 2008 Village Services Questionnaire returns)	<u>Complete</u>	<u>2011</u>
West Northamptonshire Joint Core Strategy Sustainability Appraisal Scoping Report	Complete	2006
West Northamptonshire Joint Core Strategy Issues and Options Sustainability Appraisal Report	Complete	2007
WNDC Planning Obligations Strategy and Technical Report	Complete	2008
West Northamptonshire Joint Core Strategy Draft Sustainability Appraisal Report	Complete	2009
West Northamptonshire Joint Core Strategy Draft Appropriate Assessment Report	Complete	2009
West Northamptonshire Annual Monitoring Report 2009/10	Submitted <u>Complete</u>	2010
West Northamptonshire Annual Monitoring Report 2010/11	<u>Complete</u>	<u>2011</u>
West Northamptonshire Pre-Submission Joint Core Strategy Sustainability Appraisal	Complete	2011
West Northamptonshire Pre Submission Joint Core Strategy Appropriate Assessment	Complete	2011
Transport Related		
Northamptonshire County Council: Northampton Corridor Review (including junctions)	<u>Complete</u>	<u>2012</u>
Northamptonshire Guidance on Creating Lasting Modal Shift (Appendix to Transport Strategy for Growth)	Complete	2006
Northamptonshire Walking Development Plan	Complete	2010
Highways Agency A45/M1 Corridor Study, Northampton Growth Management Scheme delivery process, and partner's A45/M1 NGMS Memorandum of Understanding	In progress <u>Complete</u>	<u>2012</u>
Transport Spatial Portrait Paper	<u>Complete</u>	<u>2011</u>
Transport Technical Paper: Transport Options	<u>Complete</u>	<u>2011</u>
Employment Related		
A Technology Realm for Northamptonshire	Complete	2006
Employment Technical Paper	<u>Complete</u>	<u>2011</u>
Population, Households and Labour Force Technical Paper	<u>Complete</u>	<u>2011</u>
West Northamptonshire Employment Land Study (WNELS)	Complete	2010
West Northamptonshire Employment Land Study (WNELS) Update	<u>In progress</u>	<u>Due July 2012</u>

<u>West Northants Further Evidence (Employment)</u>	<u>Complete</u>	<u>2011</u>
Housing Related		
<u>Analysis of the Implications of Affordable Rents and Costs Associated with the Delivery of Different Standards of Zero Carbon Housing</u>	<u>Complete</u>	<u>2012</u>
<u>Housing Technical Paper</u>	<u>Complete</u>	<u>2011</u>
<u>Latest Linked Housing Trajectory</u>	<u>Complete</u>	<u>Dec 2010</u>
<u>October 2010 Forecast</u>	<u>Complete</u>	<u>Oct 2010</u>
<u>Population & Household Forecasts Methodology Review</u>	<u>Complete</u>	<u>2011</u>
<u>Population, Households and Labour Force Technical Paper</u>	<u>Complete</u>	<u>2011</u>
<u>Pre-Submission Joint Core Strategy Population Projections (Dwellings F)</u>	<u>Complete</u>	<u>2011</u>
<u>September 2010 Forecast</u>	<u>Complete</u>	<u>Sept 2010</u>
<u>Viability Appraisal of Affordable Housing Provision and Developer Contributions in West Northamptonshire</u>	<u>Complete</u>	<u>2010</u>
<u>West Northamptonshire Strategic Housing Market Assessment Review (SHMA)</u>	<u>Complete</u>	<u>2010</u>
<u>West Northamptonshire Strategic Housing Land Availability Assessment (SHLAA)</u>	<u>In Progress</u>	<u>Due 2011-2012</u>
<u>West Northamptonshire Strategic Housing Market Assessment Update</u>	<u>Complete</u>	<u>2011</u>
<u>Northamptonshire Gypsy and Travellers' Accommodation and Needs Assessment (GTAA)</u>	<u>Complete</u>	<u>2008</u>
Built and Natural Environment Related		
<u>East Midlands Councils - Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report</u>	<u>Complete</u>	<u>2011</u>
<u>Ground Instability Technical Paper</u>	<u>Complete</u>	<u>2011</u>
<u>Northamptonshire Environmental Character and Green Infrastructure Suite (version 2.2)</u>	<u>Complete</u>	<u>2006</u>
<u>Sequential & Exception Test Technical Note</u>	<u>Complete</u>	<u>March 2011</u>
<u>Towcester and Brackley Green Infrastructure and Environmental Sensitivity Study</u>	<u>Complete</u>	<u>2009</u>
<u>Northampton Landscape Sensitivity and Green Infrastructure Study</u>	<u>Complete</u>	<u>2009</u>
<u>West Northamptonshire Strategic Flood Risk Assessment Level 1</u>	<u>Complete</u>	<u>2009</u>
<u>West Northamptonshire (Daventry and South Northamptonshire) Strategic Flood Risk Assessment Level 2</u>	<u>Complete</u>	<u>2009</u>
<u>West Northamptonshire Water Cycle Strategy (Phase 1 - Outline Study)</u>	<u>Complete</u>	<u>2009</u>
<u>Northampton Strategic Flood Risk Assessment Level 2-</u>	<u>Complete</u>	<u>2010</u>

Living Document

West Northamptonshire Water Cycle Strategy (Phase 2 - Detailed Study)	In Progress Complete	Due 2011
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Infrastructure Related

WNDC Daventry Infrastructure Studies

West Northamptonshire Infrastructure Delivery Plan	In Progress Complete	Due 2011
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<u>West Northamptonshire Infrastructure Delivery Plan Update</u>	Complete	2012
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Leisure and Retail Related

<u>Sports Facilities Strategy for West Northamptonshire</u>	Complete	2009
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<u>West Northamptonshire Retail Study</u>	Complete	2009
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West Northamptonshire Retail Study Update	In Progress Complete	Due 2011
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<u>West Northamptonshire Retail Study Update</u>	Complete	2012
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Daventry District Council

General

Daventry Town Centre Vision to 2021	Complete	2004
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Daventry Urban Capacity Study	Complete	2005
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Daventry Strategic Development Options Study	Complete	2005
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Daventry Masterplan Interim Draft	Complete	2006
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Daventry District Council Annual Monitoring Report 2004/05	Complete	2005
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Daventry District Council Annual Monitoring Report 2005/06	Complete	2006
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Daventry District Council Annual Monitoring Report 2006/07	Complete	2007
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Daventry District Council Annual Monitoring Report 2007/08	Complete	2008
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Daventry Town Design Statement	Complete	2008
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Norton Village Design Statement	Complete	2008
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Daventry Infrastructure Studies	Complete	2009
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Transport Related

Daventry to Northampton A45 Corridor Study Note	In Progress	Due March 2011 June 2012
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Daventry Cycling Development Plan	Complete	2010
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Daventry Bus Development Plan	Complete	2010
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Employment Related

Daventry International Rail Freight Terminal (DIRFT) Expansion Design Guide SPG	Complete	2005
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Housing Related

Daventry Design Codes	Complete	2005
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Daventry Housing Needs Survey	Complete	2006
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Built and Natural Environment Related

Daventry Open Space, Sport and Recreation Facilities Strategy	Complete	2009
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Daventry Reservoir Conservation Area Management Plan and Appraisal	Complete	2009
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Northampton Borough Council**General**

Northampton Urban Capacity Study	Complete	2003
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South West District, Northampton, Strategic Planning Review	Complete	2004
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Northampton Annual Monitoring Report 2004/05	Complete	2005
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Northampton Annual Monitoring Report 2005/06	Complete	2006
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Northampton Annual Monitoring Report 2006/07	Complete	2007
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Northampton Annual Monitoring Report 2007/08	Complete	2008
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Transport Related

Northampton Multi Modal Study	Complete	2003
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Northampton Central Area Design, Development and Movement Framework	Complete	2006
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Northampton Cycling Development Plan	Complete	2010
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Northampton Bus Development Plan	Complete	2010
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Northampton Multi Modal Study Update (Pre-Submission Joint Core Strategy) Land Use Option Testing Result	In Progress	Due February 2011
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Employment Related

Northampton Employment Land Study	Complete	2006
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Housing Related

Northampton Retail Strategy	Complete	2008
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Northampton Housing Strategy 2006 - 2011	Complete	2006
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Northampton Housing Needs Survey	Complete	2006
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Northampton Housing Needs Survey Update	Complete	2008
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Northampton Five Year Housing Land Supply Assessment	Complete	2009 Annual
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Leisure Related

Northampton Playing Pitch Strategy	Complete	2005
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Northampton Open Space, Sport and Recreation Assessment and Needs Audit	Complete	2006
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Northampton Allotments Strategy	Complete	2007
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Northampton Borough Council (Interim) Cultural Strategy 2008 - 2013	Complete	2008
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South Northamptonshire Council**General**

Towcester and Brackley Urban Capacity Study	Complete	2005
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South Northamptonshire Annual Monitoring Report 2004/05	Complete	2005
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South Northamptonshire Annual Monitoring Report 2005/06	Complete	2006
South Northamptonshire Annual Monitoring Report 2006/07	Complete	2007
South Northamptonshire Annual Monitoring Report 2007/08	Complete	2008
Parish Plans	Complete	Various
Towcester Masterplan	Complete	2010
Brackley Masterplan	Complete	2010
Roads Masterplan	Complete	2010 <u>March 2011</u>
Transport Related		
South Northamptonshire Transport Strategy & Associated Action Plan	Complete	2010
Towcester Bus Development Plan	Complete	2010
Towcester Cycling Development Plan	Complete	2010
Brackley Cycling Development Plan	Complete	2010
Towcester Transport Study	In Progress <u>Complete</u>	Due March 2011
Employment Related		
Approved Development Brief - Silverstone Circuit Masterplan	Complete	2009
<u>South Northamptonshire Economic Development Strategy</u>	<u>Complete</u>	<u>March 2010</u>
Housing Related		
Five Year Housing Land Supply Assessment	Complete	2008 <u>Annual</u>
Housing Growth Report 2008	Complete	2008
Interim Rural Housing Policy	Complete	2010
Leisure Related		
Open Space Strategy (2007- 2021)	Complete	2007
Playing Pitch Strategy	Complete	2007
South Northamptonshire Leisure Study	Complete	2010

Appendix 3

Appendix 3 - West Northamptonshire Housing Trajectory

A. Completions 2001-2011 and Proposed Trajectory 2011-2026 by District Boundary

Completions (by District)	2001/		2002/		2003/		2004/		2005/		2006/		2007/		2008/		2009/		2010/		Totals			
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
DDC	417	435	435	266	247	360	295	319	183	174	158	2854												
NBC	935	581	581	753	1353	1554	1802	983	707	360	322	9350												
SNC	647	993	993	431	595	310	257	248	219	258	207	4165												
Total	1999	2009	2009	1450	2195	2224	2354	1550	1109	792	687	16369												

Projected Completions Trajectory																																	
	2011/		2012/		2013/		2014/		2015/		2016/		2017/		2018/		2019/		2020/		2021/		2022/		2023/		2024/		2025/		Totals		
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	
DDC	149	203	203	213	472	550	590	745	855	865	875	845	770	645	665	585	9027																
NBC	440	641	641	859	1024	1125	1170	1492	1555	1425	1436	1589	1417	1271	818	600	16862																
SNC	295	305	305	380	430	485	668	760	760	690	585	540	560	530	540	365	7893																
Total	884	1149	1149	1452	1926	2160	2428	2997	3170	2980	2896	2974	2747	2446	2023	1500	33782																

B. Completions 2001-2011 and Proposed Trajectory 2011-2026 by Northampton Related Development Area (NRDA) and Residuals for Daventry District and South Northamptonshire Council Areas

<u>Completions (by Area)</u>												
	<u>2001/2002</u>	<u>2002/2003</u>	<u>2003/2004</u>	<u>2004/2005</u>	<u>2005/2006</u>	<u>2006/2007</u>	<u>2007/2008</u>	<u>2008/2009</u>	<u>2009/2010</u>	<u>2010/2011</u>	<u>Totals</u>	
DDC	417	435	266	247	360	295	319	183	174	158	2854	
NRDA	1084	1208	1009	1623	1626	1824	1020	707	360	322	10783	
SNC	498	366	175	325	238	235	211	219	258	207	2732	
Total	1999	2009	1450	2195	2224	2354	1550	1109	792	529	16369	

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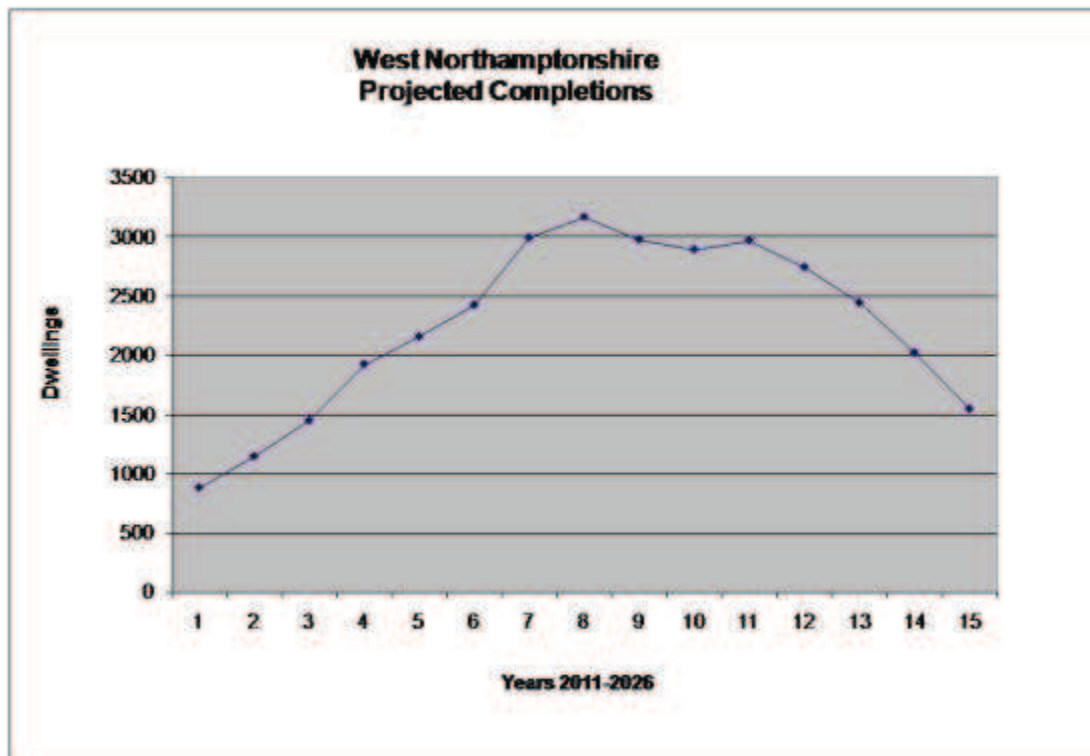
Projected Completions Trajectory

	<u>2011/2012</u>	<u>2012/2013</u>	<u>2013/2014</u>	<u>2014/2015</u>	<u>2015/2016</u>	<u>2016/2017</u>	<u>2017/2018</u>	<u>2018/2019</u>	<u>2019/2020</u>	<u>2020/2021</u>	<u>2021/2022</u>	<u>2022/2023</u>	<u>2023/2024</u>	<u>2024/2025</u>	<u>2025/2026</u>	<u>Totals</u>
DDC	149	203	213	307	345	345	430	465	420	430	425	400	395	415	335	5277
NRDA	440	641	939	1329	1515	1690	2157	2285	2130	2031	2159	1937	1621	1168	850	22892
SNC	295	305	300	290	300	393	410	420	430	435	390	410	430	440	365	5613
Total	884	1149	1452	1926	2160	2428	2997	3170	2980	2896	2974	2747	2446	2023	1550	33782

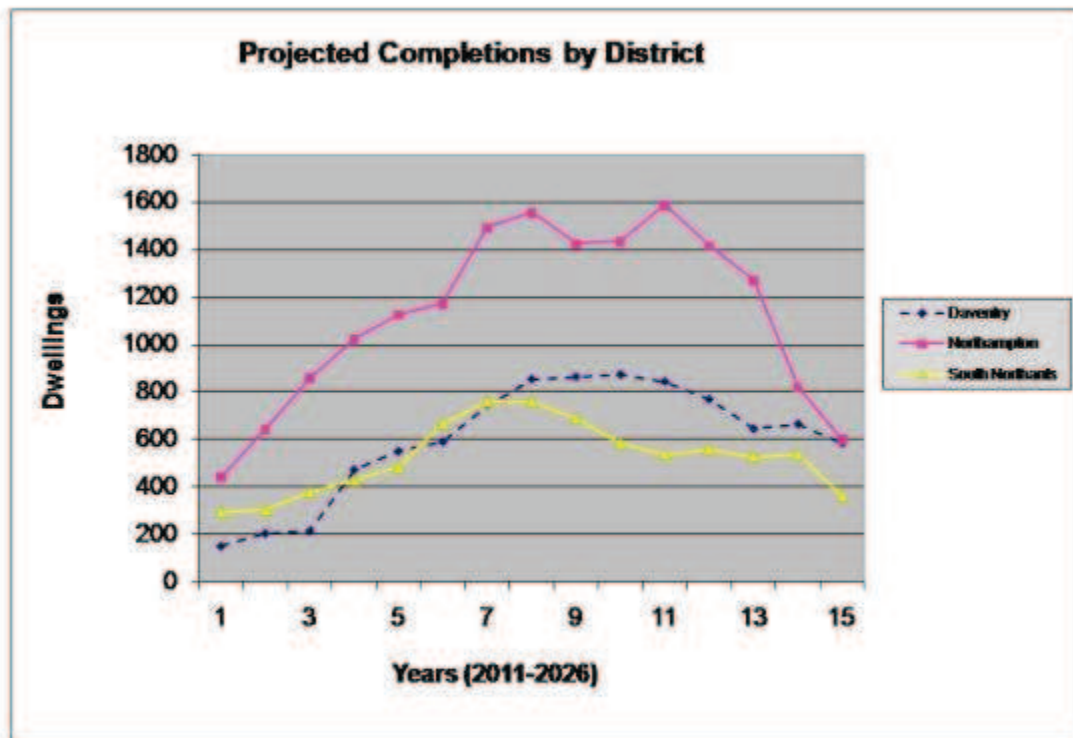
The source and underlying assumptions behind this trajectory are set out in the Housing and Population Technical Paper, published as part of the Joint Core Strategy evidence base.

West Northamptonshire Joint Core Strategy – Pre-Submission, Feb 2011

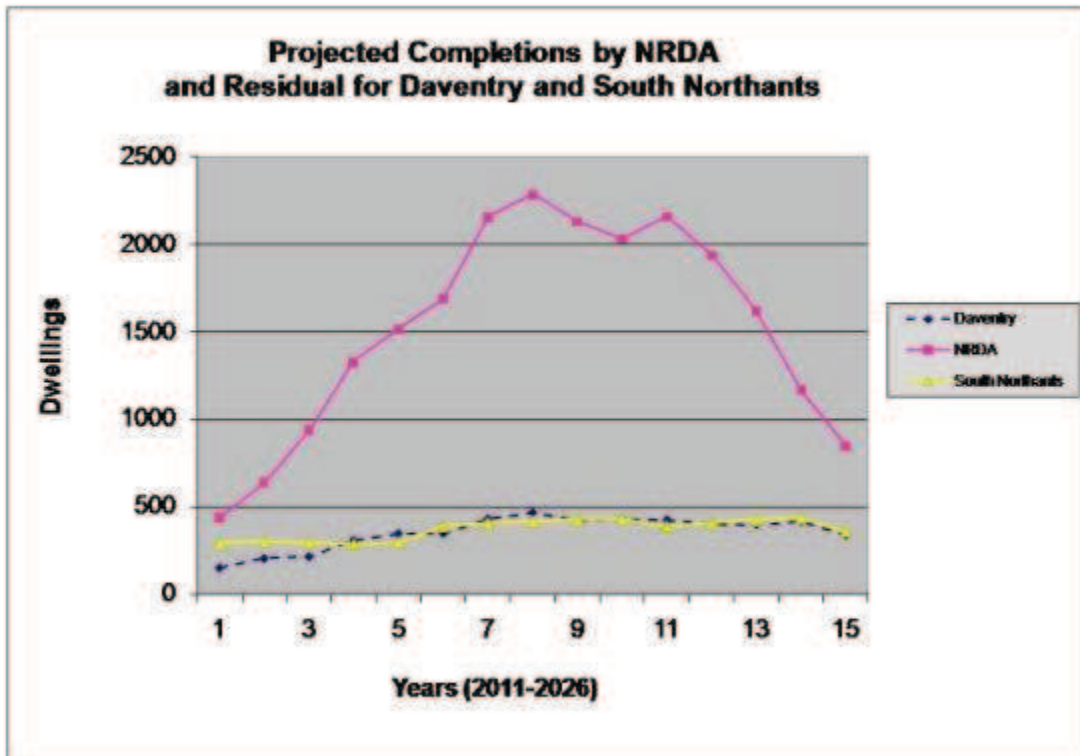
West Northamptonshire Proposed Trajectory



Trajectory based on District Boundaries



Trajectory by NRDA and Residuals for Daventry and South Northants



Appendix 4

Appendix 4 – West Northamptonshire Infrastructure Schedule

Introduction to the Schedule

The following Infrastructure Schedule outlines the projects and services required to deliver the proposed growth identified in the Joint Core Strategy up to 2026. It comprises of the proposed housing and employment allocations (SUEs) and provides information in respect of the major housing commitments within the plan area which will contribute to the overall housing provision required up to 2026.

It identifies the importance of new and upgraded items of infrastructure in delivering the level of growth identified, along with costs, responsibility for delivery, possible and established funding sources as well as the phasing that will be required to deliver a sustainable and robust housing trajectory.

This Schedule has been produced as part of the IDP Report produced by Halerow and EC Harris and has been informed by extensive and ongoing consultation with service providers and partnering authorities.

Infrastructure provision will change as new funding programmes are developed and priorities rescheduled. To this end the attached Schedule provides a snapshot in time, which will be updated on a regular basis to reflect any changes to the delivery and funding of infrastructure.

Appendix 4 – West Northamptonshire Infrastructure Delivery Plan - Schedule Extract

The purpose of the West Northamptonshire Infrastructure Delivery Plan (IDP) is to identify the strategic priorities for the delivery of key infrastructure needed to support the scale of growth put forward in the West Northamptonshire Joint Core Strategy. This Appendix includes the infrastructure schedules taken from the IDP Update 2012 and is for reference purposes only as the IDP and its associated schedules will be updated annually as development occurs, identified infrastructure is delivered and further details on infrastructure requirements are presented. For full clarity the schedules should be read with the accompanying text in the IDP.

The IDP 2012 covers the strategic provision of the following types of infrastructure:-

- Transport
- Health
- Education
- Community and Leisure
- Open space and Green Infrastructure
- Utilities

The transport schedule comprises identified highway improvements, public transport improvement and walking and cycling facilities associated with strategic growth and for individual developments such as SUEs where known. Further detailed transport assessments will be required for development proposals which may highlight further transport improvements of a more local nature to mitigate the impact of development. These will only become clear through detailed assessment once the form of the development is known. There are a number of Primary Key Infrastructure Projects identified for transport infrastructure within the schedules which are also identified in the JCS at table 7.

Health provision is identified as primary health care requirements. Acute healthcare provision is revenue funded by the Department of Health and delivered by NHS Trusts and the Clinical Commissioning Groups within the County. Providing acute healthcare infrastructure is beyond the control of the partner authorities and developers within West Northamptonshire.

Information on education provision is provided by Northamptonshire County Council as education provider. The schedule includes requirement for both primary and secondary education and their anticipated timing set against housing growth. Education provision will be funded jointly by the developer and provider.

Community and leisure provision covers a number of different types of infrastructure including community halls/centres, emergency services, cultural development such as libraries, museums and galleries, indoor and outdoor sports provision, and public realm improvements.

Community facilities in the form of halls or other meeting spaces are generally included in proposals for local centres. Typically, the expectation is that these facilities will be provided in shared buildings which also provide space for other uses, such as leisure, emergency services and libraries.

Open space and green infrastructure are identified at a strategic level. Facilities such as play spaces and community open space will be required to be provided to serve specific developments such as SUEs. These will be determined in detail through masterplanning exercises and provided on site by the developer. As such they do not form itemised entries in the IDP schedules.

Utilities infrastructure covers energy supply through electricity and gas, water infrastructure through water supply and waste water treatment and telecommunications infrastructure.

The Water Cycle Study (September 2011) concludes that Anglia Water Services (AWS) through their strategic infrastructure and resource planning are currently undertaking and have planned for the future a number of capital schemes that will support the proposed growth within the study area until 2035. For planned growth (such as SUEs) local reinforcements will be required and are provided for through the normal requisition process whereby the developer pays AWS to provide the necessary pipes and connections. The requisition process is triggered by development, and is therefore entirely dependent on the timing of the individual developments. The cost of connections will be determined through the requisition process and is not therefore included within the schedule. Likewise for connection to waste water, electric and gas infrastructure network, these costs are borne by

the developer and are also requisitioned from the provider. As normal development costs determined at the point of requisition these connections are not included in the schedule.

There are a number of Primary Key Infrastructure Projects identified for waste water infrastructure which are also identified on the schedules and at table 7 in the JCS.

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 West Northamptonshire Infrastructure Schedule

West Northamptonshire Infrastructure Delivery Plan - schedules extract

Appendix 5

Appendix 5 - Saved Local Plan Policies to be Replaced by Joint Core Strategy Policies

The Planning and Compulsory Purchase Act 2004 provided for the saving of policies in adopted Local Plans which reflected the principles of the Local Development Framework and were consistent with national policy. In 2007 some Saved Adopted Local Plan policies ceased to be "saved". Eventually all the remaining Saved Adopted Local Plan policies will be replaced by the Development Plan Documents that make up the Local Development Framework.

Below are three lists, one for each of the Borough and District Councils, showing those Saved Adopted Local Plan policies to be replaced by the adopted Joint Core Strategy.

Until the Joint Core Strategy is adopted all Saved Local Plan Policies will continue to apply.

The relevant Development Plans for Northamptonshire County Council, Daventry District Council, Northampton Borough Council and South Northamptonshire Council, which form the basis of the Saved Policies, are:

- Northamptonshire County Structure Plan (adopted March 2001)
- Daventry District Local Plan (adopted June 1997)
- Northampton Local Plan (adopted June 1997)
- South Northamptonshire Council Local Plan (adopted October 1997)

Northamptonshire County Council			
Saved Policy in Existing Structure Plan		Replacement Policy Number and Title in the Core Strat	
SDA1	Strategic Development Area Proposals	S1	The Distribution of Development
		S5	Sustainable Urban Extensions
Daventry District			
Saved Policies in the adopted Daventry District Local Plan 1997		Replacement Policy Number and Title in the Join Core Strategy	

GN3	General	INF1	Approach to Infrastructure Delivery
		INF2	Contributions to Infrastructure Requirements
HS2	Housing related to the growth of Northampton	S4	Northampton Related Development Area
		S5	Sustainable Urban Extensions
		S6	Phasing of Housing Development
		BN8	The River Nene Strategic River Corridor
		N8	North of Whitehills SUE
HS10	New Settlements	S1	The Distribution of Development
		S5	Sustainable Urban Extensions
HS25	Affordable Housing	H2	Affordable Housing
		H3	Rural Exception Sites
HS26	Affordable Housing	H3	Rural Exception Sites
HS27	Affordable Housing	H2	Affordable Housing
EM4	Changes of Use on Industrial Estates	E1	Existing Employment Areas
CM7	Public Transport Provisions	C2	New Developments
		S10	Sustainable Development Principles
CM8	Cyclists and Pedestrians	S10	Sustainable Development Principles
		C2	New Developments
RC2	Retention of Open Space	RC2	Community Needs

Northampton Borough			
Saved Policies in the Adopted Northampton Local Plan 1997		Replacement Policy Number and Title in the Core Strategy	
E1	Landscape and open space	BN2	Biodiversity
		BN5	The Historic Environment
E2	Riverside landscape	BN8	The River Nene Strategic River Corridor
E4	Water environment	BN1	Green Infrastructure Connections
		BN4	Upper Nene Valley Gravel Pits Potential Special Protection Area
		BN7	Flood Risk
		BN8	The River Nene Strategic River Corridor

E6	Green space	BN1	Green Infrastructure Connections
		BN5	The Historic Environment
		BN8	The River Nene Strategic River Corridor
		RC2	Community Needs
E10	Hedges Trees and Woodland	BN3	Woodland Enhancement and Creation
E11	Hedges Trees and Woodland	BN3	Woodland Enhancement and Creation
		BN5	The Historic Environment
E12	Hedges Trees and Woodland	BN3	Woodland Enhancement and Creation
		BN5	The Historic Environment
E14	Corridors of travel	BN1	Green Infrastructure Connections
		C3	Strategic Connections
E17	Nature conservation	BN2	Biodiversity
		BN3	Woodland Enhancement and Creation
		BN5	The Historic Environment
E18	Sites of acknowledged nature conservation value	BN2	Biodiversity
		BN4	Upper Nene Valley Gravel Pits Potential Special Protection Area
E19	Implementing development	INF1	Approach to Infrastructure Delivery
		INF2	Contributions to Infrastructure Requirements
E38	Historic landscapes: nationally important ancient monument/landscapes	BN5	The Historic Environment
E39	Renewable energy	S10	Sustainable Development Principles
		S11	Renewable Energy
E40	Crime and vandalism	S10	Sustainable Development Principles
H1	Sites for major new residential development	S1	The Distribution of Development
		S5	Sustainable Urban Extensions
		S10	Sustainable Development Principles
		N7	Northampton King's Heath SUE
		N9	Northampton Upton Park SUE
H4	Sites for major new residential development	S5	Sustainable Urban Extensions

		S10	Sustainable Development Principles
		N9	Northampton Upton Park SUE
H5	Sites for major new residential development	S1	The Distribution of Development
		S5	Sustainable Urban Extensions
		S10	Sustainable Development Principles
		N7	Northampton King's Heath SUE
H6	Other housing development: within primarily residential area	H1	Housing Density and Mix and Type of Dwellings
H7	Other housing development: outside primarily residential area	H1	Housing Density and Mix and Type of Dwellings
H8	Other housing development: list of sites	S1	The Distribution of Development
H32	Affordable housing	H2	Affordable Housing
H34	Gypsy caravan sites	H7	Gypsies, Travellers and Travelling Showpeople
B1	Land allocations for business and industry: proposed business areas	E1	Existing Employment Areas
		E2	New Office Floorspace
		E3	Technology Realm, Northampton North
		N2	Northampton Central Area
B2	Land allocations for business and industry: existing business areas	E1	Existing Employment Areas Technology Realm, Northampton North
		E3	
		N2	Northampton Central Area
B3	Land allocations for business and industry: business developments	E1	Existing Employment Areas
		E2	New Office Floorspace
B4	Land allocations for business and industry: sites less than 1 hectare	E1	Existing Employment Areas
		E2	New Office Floorspace
B13	Infrastructure related to business use <u>Satisfactory Residential Environment</u>	INF1	Approach to Infrastructure Delivery
		INF2	Contributions to Infrastructure Requirements
T4	impacts of major developments on highway infrastructure	C2	New Developments
		INF1	Approach to Infrastructure Delivery
		INF2	Contributions to Infrastructure Requirements

T5	Kings Heath development and requires on the local road network	INF1	Approach to Infrastructure Delivery
		INF2	Contributions to Infrastructure Requirements
		N7	Northampton King's Heath SUE
T14	Public transport - rail corridors	C3	Strategic Connections
		C4	Connecting Urban Areas
L1	Existing recreational facilities	RC2	Community Needs
L3	Other existing local open space	RC2	Community Needs
L4	New local recreational land	RC2	Community Needs
L6	Maintenance of open space	RC2	Community Needs
L16	River Valley Policy Area	BN8	The River Nene Strategic River Corridor
L17	Use of river and canal	BN8	The River Nene Strategic River Corridor
L20	Managed countryside recreation: Upton Country Park	N9	Northampton Upton Park SUE
L29	River Valley Policy Area: provision of new facilities	E7	Tourism, Visitor and Cultural Facilities
D14	Pineham: business and housing	E1	Existing Employment Areas

South Northamptonshire District			
Saved Policies in Existing Local Plan		Replacement Policy Number and Title in the Core Strategy	
G2	General	S1	The Distribution of Development
H3	Brackley and Towcester	S1	The Distribution of Development
		S3	Scale of and Distribution of Development
H7	Affordable Housing	H2	Affordable Housing
H8	Affordable Housing	H3	Rural Exception Sites
RC5	Towcester Racecourse	T5	Towcester Racecourse
IMP1	Planning Obligations	INF1	Approach to Infrastructure Delivery
		INF2	Contributions to Infrastructure Requirements
TH2	Residential development within Towcester	T1	Spatial strategy for Towcester
TE2	North east of town centre, Towcester (office proposal)	T2	The Town Centre and Moat Lane Regeneration Area
TEV1	Bury mount Towcester (pedestrianised area)	T2	The Town Centre and Moat Lane Regeneration Area
TT1	North East of the Town Centre, Towcester (Transport Proposal)	T2	The Town Centre and Moat Lane Regeneration Area
TT2	West of Northampton Road, Towcester (Car Park Proposal)	T2	The Town Centre and Moat Lane Regeneration Area
TR2	North East of the Town Centre, Towcester (Retail Proposal)	T2	The Town Centre and Moat Lane Regeneration Area

TRC2	North East of the Town Centre, Towcester (Riverside Walk Proposal)	T2	The Town Centre and Moat Lane Regeneration Area
WFH1	Wootton Fields (Housing Proposal)	S1	The Distribution of Development
		S3	Scale and Distribution of Housing Development

Appendix 6

Monitoring Framework

Final Appendix 6

19.0 Glossary of Terms

Disclaimer

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

A1 Shops: Town and Country Planning (Use Classes) Order 1987 (as amended) includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafés.

A2 Financial and professional services: Town and Country Planning (Use Classes) Order 1987 (as amended) includes financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.

A3 Restaurants and cafés: Town and Country Planning (Use Classes) Order 1987 (as amended) includes the sale of food and drink for consumption on the premises - restaurants, snack bars and cafés.

A4 Drinking establishments: Town and Country Planning (Use Classes) Order 1987 (as amended) includes Public houses, wine bars or other drinking establishments (but not night clubs).

A5 Hot food takeaways: Town and Country Planning (Use Classes) Order 1987 (as amended) includes the sale of hot food for consumption off the premises.

Accessibility: The extent to which employment, goods and services are made easily available to people, either through close proximity, or through providing the required physical links to enable people to go to locations where they are available.

Affordable Housing: Housing that is provided to eligible households at a price/ rent below the market rate, whose housing needs are not met by the market. It includes ~~both~~ socially rented, affordable rented and intermediate housing.

Ancient Woodlands: These are defined as areas where there is believed to have been continuous woodland cover since at least 1600 AD. It can include both ancient semi-natural and ancient replanted woodlands. They are irreplaceable habitats.

Application Approved in Principle (AIP):- This is a term used to describe an occasion when a planning application has been considered and generally approved by a Local Planning Authority, providing that the applicant agrees to certain conditions such as providing planning contributions or submitting further information to support their application.

Appropriate Assessment (AA): Under the Habitat Regulations Assessment, stakeholders such as developers/ Local Authorities are required to undertake this assessment when a plan or project is likely to have a impact on any European Environmental conservation designations (i.e. Natura 2000 sites consisting of Special Protected Areas of Conservation, Special Protected Areas, etc). The overall aim of this assessment is to demonstrate that the plan/ project will not have an adverse impact on the integrity of the environmental designation. Alternatively, the AA will need to demonstrate why the proposed project/ plan is in the overriding public interest and the compensatory measures that will be taken to ensure the overall coherence of the Natura 2000 sites is protected.

B1 Employment Use: Offices, research and development, light industry (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).

B2 Employment Use: General Industrial (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).

B8 Employment Use: Storage and distribution (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).

Biodiversity: The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

Brownfield Land: See definition for **Previously Developed Land.**

Carbon Footprint: The amount of greenhouse gas produced in daily life through the burning fossil fuels.

Central Area Action Plan (CAAP): Northampton Borough Council is preparing an Area Action Plan to direct the redevelopment of Northampton central area.

Comparison Retailing: The provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods

Community Infrastructure Levy (CIL): This allows Local Authorities to raise funds from developers undertaking new building projects in their area. This is used to fund a wide range of infrastructure (i.e. transport schemes, schools, etc) that are needed to support the development of their area.

Connectivity: The linkages that exist between key locations.

Convenience Retailing: The provision of everyday essential items, including food, drinks, newspapers/ magazines and confectionary.

D1 Non-Residential Institutions: Town and Country Planning (Use Classes) Order 1987 (as amended) includes Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court and non residential education and training centres.

D2 Assembly and leisure: Town and Country Planning (Use Classes) Order 1987 (as amended) includes Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Dam Break Area: An area of a site that is safeguarded from development and allowed to flood when the Dam is at risk of overflowing/breaking. It also protects the developed areas from flooding.

Daventry International Rail Freight Terminal (DIRFT): An intermodal (changing from one mode of transport to another) rail port and logistics centre located near Crick, Northamptonshire.

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

Development Plan Document (DPD): These are planning documents forming part of the Local Development Framework (LDF) and which have a status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the LDF must be DPDs, for example a Core Strategy, Site Specific Allocations of land and Area Action Plan where produced. There must also be an adopted Proposals Map which may be varied as successive DPDs are adopted. Current Local Planning Regulations no longer use the term DPD and refer to Local Plans instead.

District Centre: A centre that provides a broad diversity of retail uses and a number of facilities to serve the community, such as a group of shops including a supermarket or superstore and a range of non-retail services such as banks, building societies; and restaurants, as well as local public facilities such as a library and healthcare provision as defined in PPS4.

Dwelling: A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or residentially converted farm building.

East Midlands Regional Plan (EMRP): The EMRP comprises the Regional Spatial Strategy for the period up to 2026 under the provisions of the Planning and Compulsory Purchase Act 2004. The main role of the Regional Plan is to provide a strategy within which local authorities planning documents and Local Transport Plans can be prepared. It is also

material to decisions on individual planning applications and appeals. It is the Government's intention to revoke Regional Spatial Strategies.

Environment Agency: This is a Public Body that is responsible for protecting and improving the environment of England and Wales, and for protecting communities from the risk of flooding and managing water resources. They are consulted throughout the plan making and decision making process in order to promote sustainable development.

Evidence Base: The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area. It consists of consultation responses and the finding of technical studies.

Flood Risk Attenuation: Measures such as tanks and surface ponds that are designed to reduce or prevent water entering an area, sewers and rivers during periods of heavy rainfall with the potential to prevent flooding.

Flood Zone 1: An area with low risk of flooding. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding.

Flood Zone 2: An area with a low to medium risk of flooding. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding or between a 1 in 200 and 1 in 1000 annual probability of sea flooding.

Flood Zone 3a: An area with a high probability of flooding. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of flooding from the sea.

Flood Zone 3b: This is an area within a functional floodplain. This zone comprises land where water has to flow or be stored in times of flood.

Greenfield Land: Land which has not previously been developed, including land in agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments).

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

Gypsy and Traveller Accommodation Assessment (GTAA): The Housing Act 2004 requires local authorities to undertake an assessment of the accommodation needs of gypsies and travellers. This assessment is used to inform the amount of land that should be identified by the planning system to meet the needs of gypsies and travellers.

High Speed 2 (HS2): A fast rail route between London and Birmingham, with the possibility of extension to Glasgow or the East Midlands.

Indices of Multiple Deprivation: This measures the level of deprivation within a specific geographic area (i.e. council wards). It assesses the level of deprivation from a whole range of sources such as income employment; health and disability; education; skills and training; housing and services; living environment and crime. It can be useful for identifying areas in need of regeneration.

In-migration: The movement of persons into a community/ population who originate from elsewhere.

Information and Communications Technology (ICT): The study, design, development, implementation, support or management of information systems. Information technology is a general term that describes any technology that helps to produce, manipulate, store, communicate, and/ or disseminate information.

Infrastructure Delivery Plan (IDP): The IDP identifies the necessary social, physical and green infrastructure required to support the new development proposed in the Joint Core Strategy for West Northamptonshire up to 2026. The document will be subject to monitoring and regular review.

Interchanges: Place where passengers or goods are exchanged/transported between two (or more) different types of transport.

Lifetime Homes: The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. This standard is widely used in planning policies and forms part of the Code for Sustainable Homes.

Local Centre: A centre that includes a range of small shops and services of a local nature, serving a small catchment. They might typically include a small supermarket, a newsagent, a sub-post office, a pharmacy and take-away. ~~and laundrette as defined in PPS4.~~

Local Development Documents (LDDs): Any document prepared by a local planning authority individually or with other local planning authorities which deals with one or more of the following:

- the development and use of land;
- the allocation of sites for a particular form of development or use;
- environmental, social, design and economic objectives relevant to the development and use of land; and
- development management and site allocations policies which guide the determination of planning applications.

LDDs are referred to in the Regulations as Local Plans and this is the term commonly used in the Joint Core Strategy.

Local Development Framework (LDF): The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area and may also include local

development orders and simplified planning zones. The National Planning Policy Framework no longer refers to LDFs and uses the term 'Local Plan' instead.

Local Development Orders: Local Development Orders are statutory documents that define what land uses may be developed without planning permission.

Local Development Scheme: This sets out a programme for preparing local development documents.

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

Local Strategic Partnership: This is a partnership that brings together organizations/organisations from public, private, community and voluntary sector in a local authority area, so that different initiatives and services support each other and work together. The partnership is responsible for producing a Sustainable Community Strategy/Vision, setting out their local priorities and the key actions that may need to be taken to achieve these, in order to enhance the social, economic and environmental well being of their area.

Localism Act: This is an Act of Parliament that changes the powers of local government in England. The act includes provisions for local government finance, town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects.

Mixed Use (or Mixed Use Development): Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

Modal Shift: The result of a change from one mode of transport to another, for example private car use to bus use.

Modal Split: The number of journeys being made by each different transport type.

Mode: The type of transport being used for a journey.

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

Non B Employment Uses: A use commonly defined as including retail, tourism, leisure education, and health as set out by the Town and Country Planning Use Classes Order 1987 and its subsequent amendments.

Northamptonshire Enterprise Limited Partnership (NELP): A partnership between the public, private and voluntary sectors. Its purpose is to develop the Northamptonshire economy and support job creation.

Northamptonshire Biodiversity Action Plan (BAP): Lists the most threatened habitats and species in the county, and sets out targets for action to aid their recovery.

Open Book Approach: This is a term used to describe the process by which a Local Planning Authority can expect a developer to further submit evidence (i.e. Viability Assessment); when negotiating planning contributions such as Affordable Housing, Infrastructure, etc, in order to demonstrate that the development will be unviable if the contributions are provided.

Out-Commuting: Those who are employed outside of the settlement in which they live whom travel between the two locations.

Parish Plans: Are prepared by Parish Councils and other local community groups and set out a vision for their local area and usually include an action plan of how to achieve the vision. Parish Plans can be used to inform the development of planning policy at the local level.

Park and Ride: A series of car parks located around the edge of a town or city with a dedicated bus service to take passengers to the centre (or other location, such as a football stadium) to help relieve car congestion.

Physical Infrastructure: Includes existing and future development required to support utilities, transport and waste management.

Planning Policy Guidance Notes (PPGs): Prepared by the government after public consultation to provide guidance to local authorities on planning policy. ~~These are gradually being replaced by Planning Policy Statements.~~ These documents have now been replaced by the National Planning Policy Framework.

Planning Policy Statements (PPS): National planning policy produced by Government, gradually replacing Planning Policy Guidance Notes (PPGs). With the exception of PPS10 (Planning for Sustainable Waste Management) these documents have now been replaced by the National Planning Policy Framework.

Potential Special Protection Area (pSPA): A pSPA is a designation under the European Union Directive on the Conservation of Wild Birds. Under the Directive, Member States of the European Union (EU) have a duty to safeguard the habitats of migratory birds and certain threatened birds.

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. It includes defence buildings and land used for mineral or waste extraction when there is no requirement for subsequent restoration. Land in built up areas such as private residential gardens, parks, recreation grounds and allotments are not considered as PDL. PDL is still commonly referred to as brownfield land.

Principal Urban Areas (PUAs): Settlement conurbations that can develop into sustainable urban communities where people will wish to live and work.

Public Realm: Areas available for everyone to use, including streets, squares and parks.

Regional Spatial Strategies (RSS): A planning strategy prepared for the region, by a Regional Planning Body. It sets out the broad locations where strategic levels of growth can occur, including details of scale, type, and distribution, and the policies that may apply to encourage the sustainable growth of the region. A development plan consists of the RSS at a regional level and the Local Development Frameworks at a local level. However, it should be emphasised that the Government has signalled an intention to abolish the RSS, through the Localism Bill.

Retail Leakage: The amount of money that is spent by people outside of their local retail catchment area.

River Nene Regional Park (RNRP): An independent community interest company creating a green infrastructure network of environmental projects along the River Nene.

Section 106 Agreement / Contribution: Refers to Section 106 of the Town and Country Planning Act 1990 and is a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Site of Specific Scientific Interest (SSSI): A site or area designated as being important due to its wildlife plants or flowers and/ or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under Wildlife and Countryside Act 1981.

Social Infrastructure: Includes education, healthcare, sports facilities, cultural and community facilities.

Standard Assessment Procedure Energy Ratings (SAP): The SAP is the Government's recommended system for energy rating of dwellings.

Strategic Environment Assessment: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use.'

South East Midlands Local Economic Partnership (SEMLEP): This is a locally owned partnership between the Local Authorities and businesses. They are responsible for determining their local economic priorities and undertaking activities to drive economic growth and create local jobs.

Strategic Flood Risk Assessment (SFRA): Assessment of all forms of flood risk from groundwater, surface water, impounded water bodies, sewer, river and tidal sources, taking

into account future climate change predictions. This allows Councils to use this information to locate future development primarily in low flood risk areas (Level 1 SFRA).

For areas that have a higher risk of flooding, the SFRA examines the capacity of the existing flood prevention infrastructure (i.e. drainage) and identifies all the measures that any potential development may need to take to ensure that it will be safe and will not increase flood risk to third parties. (Level 2 SFRA)

Strategic Housing Land Availability Assessment (SHLAA): A technical document which assesses the amount and nature of land which could be made available for housing development. It is part of the evidence base that will inform the plan making process.

Strategic Housing Market Assessment (SHMA): A technical study which assesses housing need and demand across a defined market area and which is used to inform housing and planning policies.

Sub-Regional Centres (SRC): Centres of economic or retail significance/ size that are of lower significance than the main regional centre.

Supplementary Planning Document (SPD): Provides additional guidance on matters covered by a DPD. They form part of the Local Development Framework and will be an important consideration in determining planning applications.

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

Sustainable Community Strategy (SCS): This sets the overall strategic direction and long-term vision for the economic, social and environmental wellbeing of a local area - typically 10 to 20 years - in a way that contributes to sustainable development in the UK. It is prepared by a Local Strategic Partnerships which is made up of public, private and voluntary sector organisations. It identifies the key long terms priorities for the area (i.e. Affordable housing, creating employment, tackling causes of social deprivations, etc) and how the LSP could work together to address these.

Sustainable Development: Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs.

Sustainable Urban Extensions: These are defined as a planned expansion of a city or town that can contribute to creating more sustainable patterns of development when located in the right place, with well planned infrastructure including access to a range of facilities and when developed at appropriate densities.

Topography: The gradient and variations in height within a landscape.

Urban Capacity Study (UCS): A study to identify the potential to accommodate housing development using previously developed land within existing urban areas. Urban Capacity

Studies have now been superseded by Strategic Housing Land Availability Assessments (SHLAA).

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

Water Cycle Study (WCS) Phase 1: This assessed the potential impacts and constraints associated with the proposed major development areas with regard to the key topics of flood risk, water resources and supply, foul sewerage, waste water treatment, water quality and water-related ecology.

Water Cycle Study (WCS) Phase 2: This is the final detailed water cycle study which updates and extends the Phase 1 outline study.

West Northamptonshire Development Corporation (WNDC): This organisation was set up by the government in December 2004. Their mission is to promote and deliver sustainable housing growth and regeneration in Northampton, Daventry and Towcester.

West Northamptonshire Employment Land Study (WNELS): This is an assessment of the need and demand for employment land and premises in the West Northamptonshire area.

20.0 Maps

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Figure Number

Figure 1 - West Northamptonshire Context Map

Figure 2 - West Northamptonshire Key Diagram and Legend

Figure 3 - West Northamptonshire Key Diagram Enlargement

Figure 4 - Northampton Related Development Area Map

Figure 5 - West Northamptonshire Proposals Map and Insets

Figure 6 - West Northamptonshire Green Infrastructure Networks Map

Figure 7 - Upper Nene Valley Gravel Pits Special Protection Area

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Figure 1 - Context Map

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See Figure 1 Context map

-

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Figure 2 - Key Diagram and Legend

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Key Diagram

See Figure 2: Key Diagram

-

Key Diagram Legend

-

See Legend

-

Figure 3 - Key Diagram Enlargement

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Key Diagram - Northampton Inset

See Key Diagram – Northampton Inset

See Key Diagram – DIRFT Inset

Figure 4 - Northampton Related Development Area

Figure 4 Northampton Related Development Area

See Figure 4: Northampton Related Development Area

Figure 5 West Northamptonshire Proposals Map

See Figure 5: West Northamptonshire Proposals Map

Brackley Insert Maps

Insert 1 Brackley North SUE

Insert 2 Brackley East SUE

Insert 14 Brackley Business District: Town Centre

Insert 15 Brackley Business District: Employment Area

Towcester Insert Maps

Insert 3 Towcester South SUE

Insert 4 Towcester Racecourse

Insert 5 Towcester Moat Lane

Daventry Insert Map

Insert 6 Daventry North East SUE

Northampton Insert Maps

Insert 7 Northampton West SUE

Insert 8 Northampton Kings Heath SUE

Insert 9 Northampton North of Whitehills SUE

Insert 10 Northampton North SUE

Insert 11 Northampton South of Brackmills SUE

Insert 12 Northampton South SUE

Insert 13 Northampton Upton Park SUE

Figure 6 Green Infrastructure Networks

See Map 6: Green Infrastructure Networks

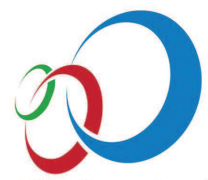
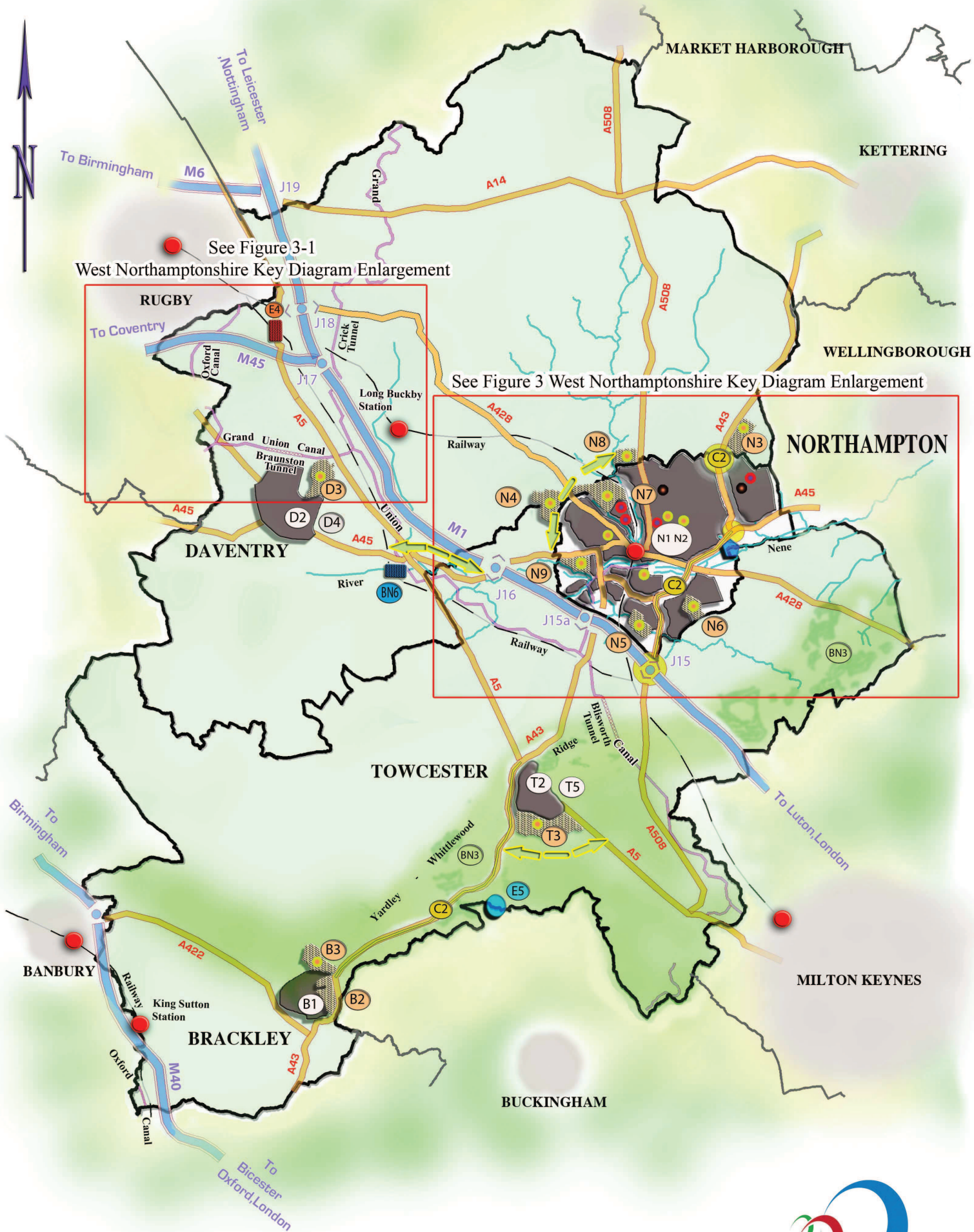
Figure 7 - Upper Nene Valley Special Protection Area

See Map 7: Upper Nene Valley Special protection Area

Figure 1 West Northamptonshire Context Map



Figure 2 - West Northamptonshire Key Diagram (Revised)



West Northamptonshire key diagram

LEGEND

Places

(Revised)

Sustainable Urban Extensions

Northampton Town Centre
Policy No N1 & N2



SUE Shown thus



Policy No



Northampton District Centres
Policy No S2



Existing & Proposed
Local Centres
Policy No S2



Strategic Employment Sites

Daventry Town Centre
Policy No D2



DIRFT
Policy No E4



Towcester Town Centre
and Moat Lane regeneration area
Policy No T2



Silverstone Circuit
Policy No E5



Towcester Racecourse
Policy No T5



Built & Natural Environment

Spatial Strategy for Brackley
Policy No B1



Woodland Enhancement and Creation
Yardley Whittlewood Ridge
Policy No BN3



Northampton Areas of
Community Regeneration
Policy No N11



Upper Nene Valley Gravel Pits, SPA
Policy No BN4



Daventry Area of
Community Regeneration
Policy No D4



Weedon Depot
Policy No BN6

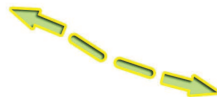


The River Nene Strategic River Corridor
Policy No BN8



Improvement to Road Infrastructure

Northampton North West Bypass



Daventry Development Link

Towcester Relief Road

A45/M1 Junction 15 to Great Billing
Way Interchange-Junction Improvements
Policy C2



A45 Round Spinney to Kettering-
Junction Improvements
Policy C2



A43 Brackley to Towcester
Junction Improvements
Policy C2



Existing Features

Motorway



A Roads



Railway/Stations



Existing Urban Areas



Existing Towns
Outside
West Northamptonshire



Existing Canals



Figure 3-1-West Northamptonshire Key Diagram
Enlargement
(Revised)

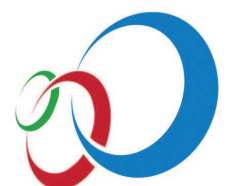
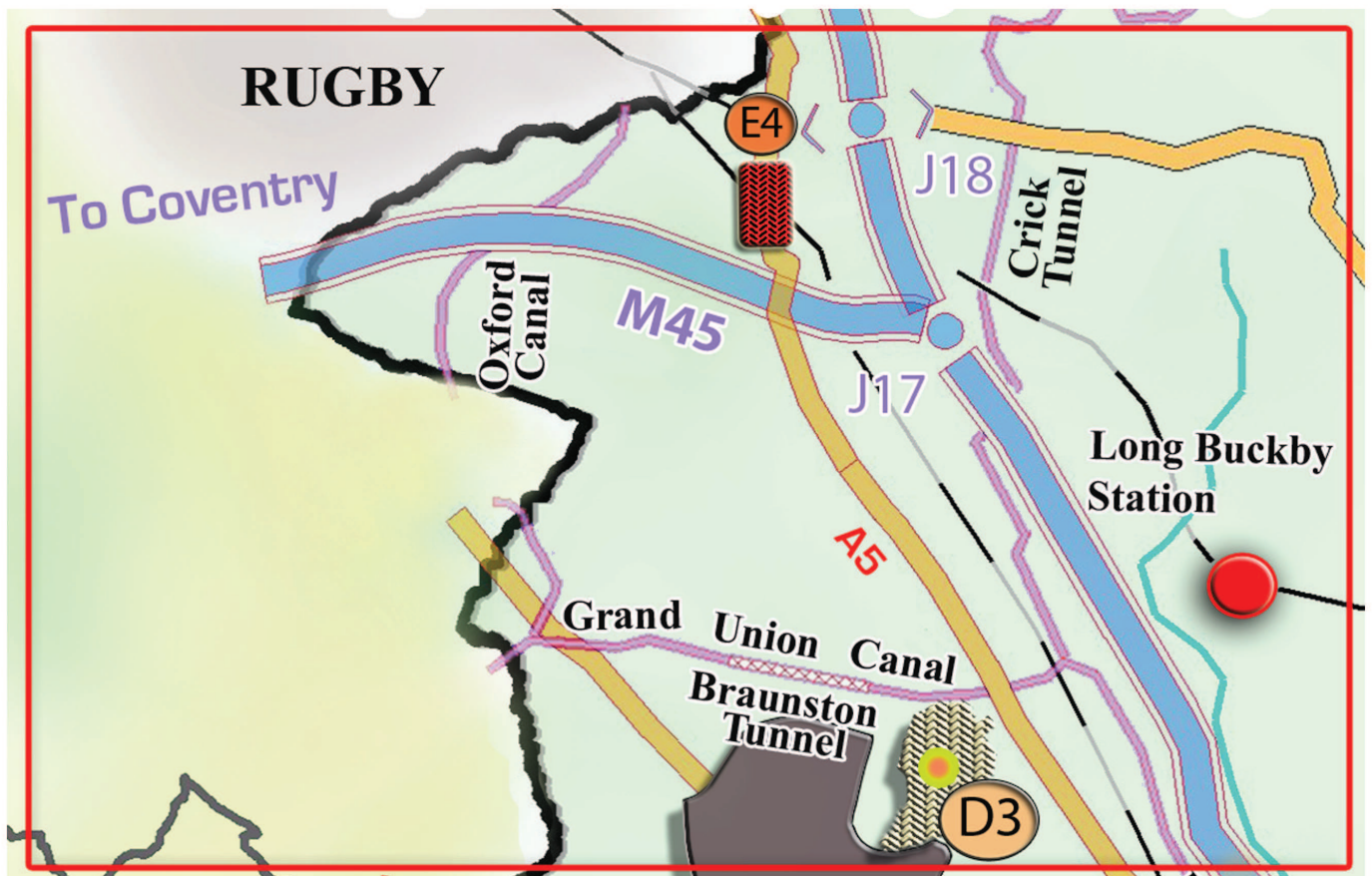
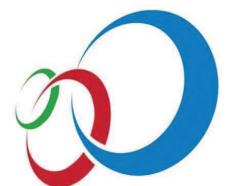
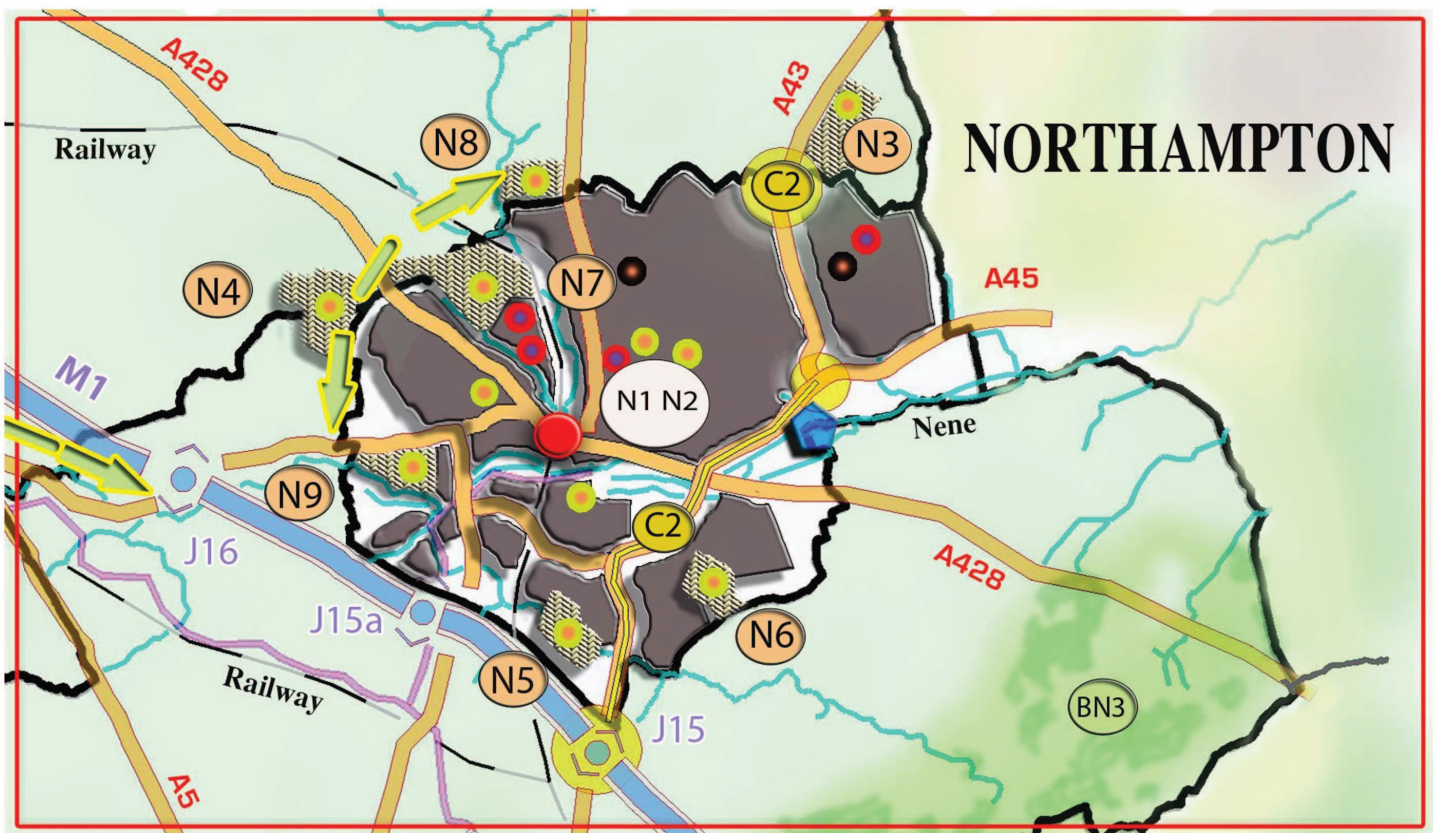
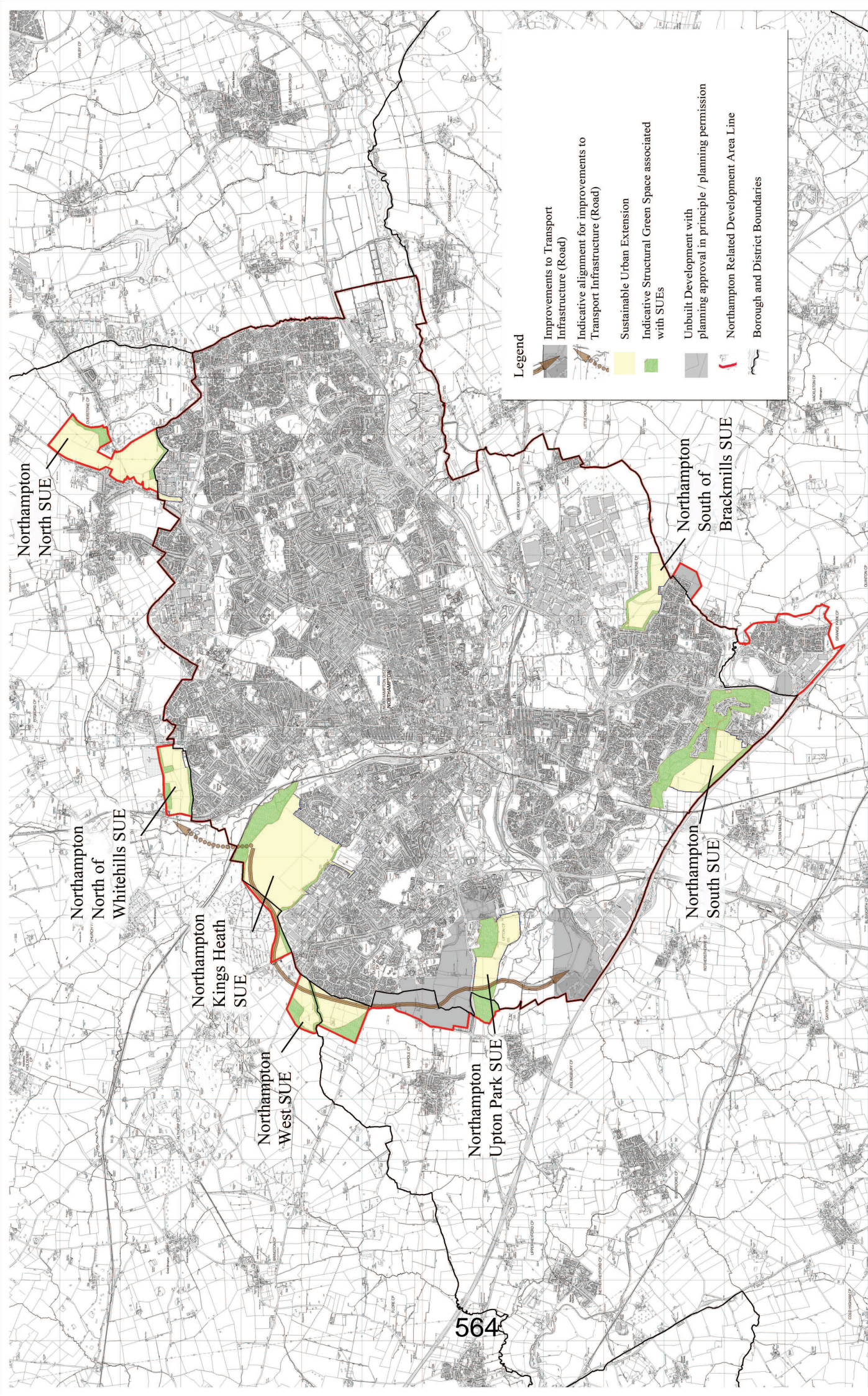


Figure 3-West Northamptonshire Key Diagram Enlargement (Revised)





Legend

-  Improvements to Transport Infrastructure (Road)
-  Indicative alignment for improvements to Transport Infrastructure (Road)
-  Sustainable Urban Extension
-  Indicative Structural Green Space associated with SUEs
-  Unbuilt Development with planning approval in principle / planning permission
-  Northampton Related Development Area Line
-  Borough and District Boundaries

Title

Figure 4 - Northampton Related Development Area Map (Revised)

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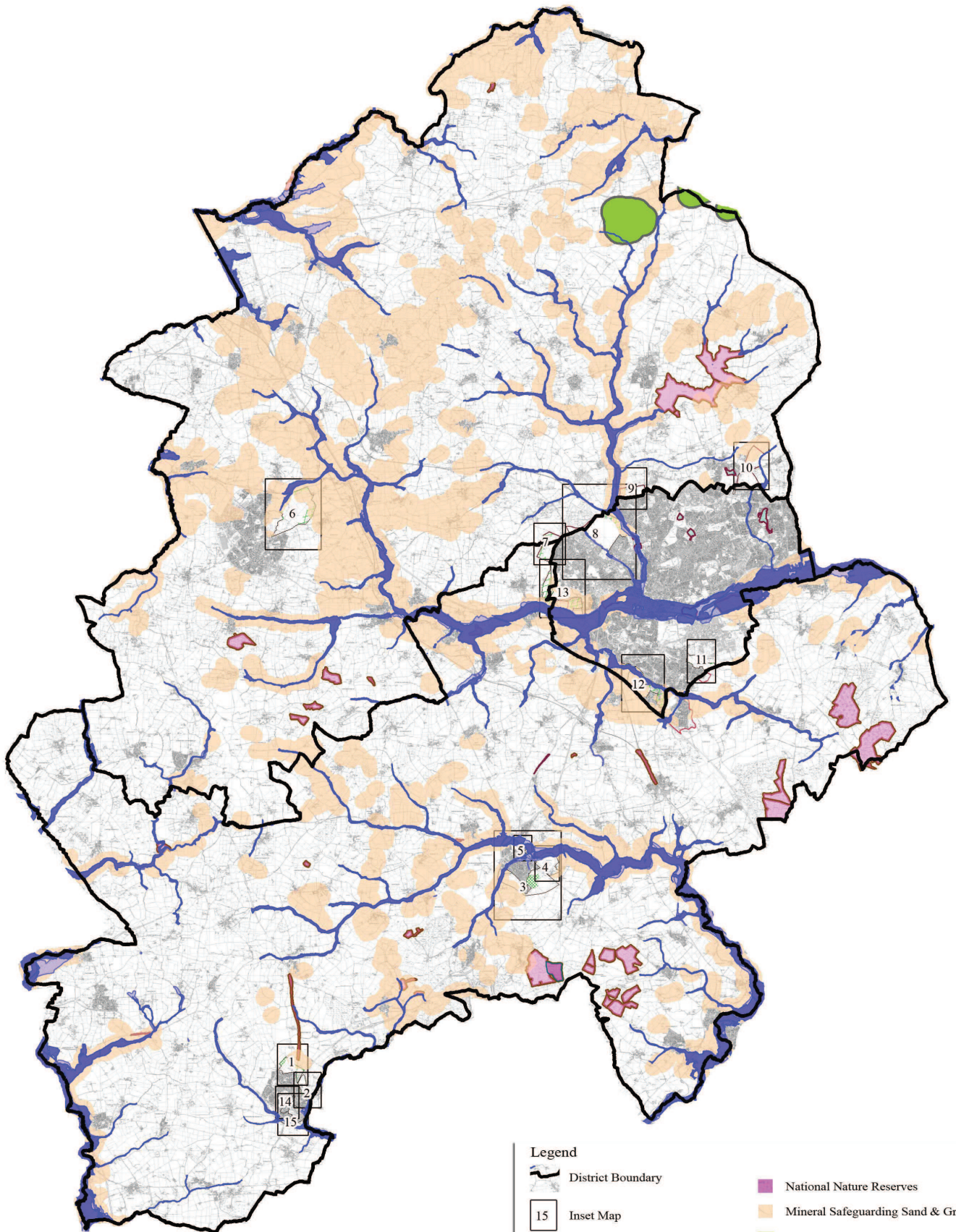
Name: Figure 4

Date: July 2012

Scale: 1:55000 @ A3

Dept: JPU

Project: Illustrative Distribution Rev

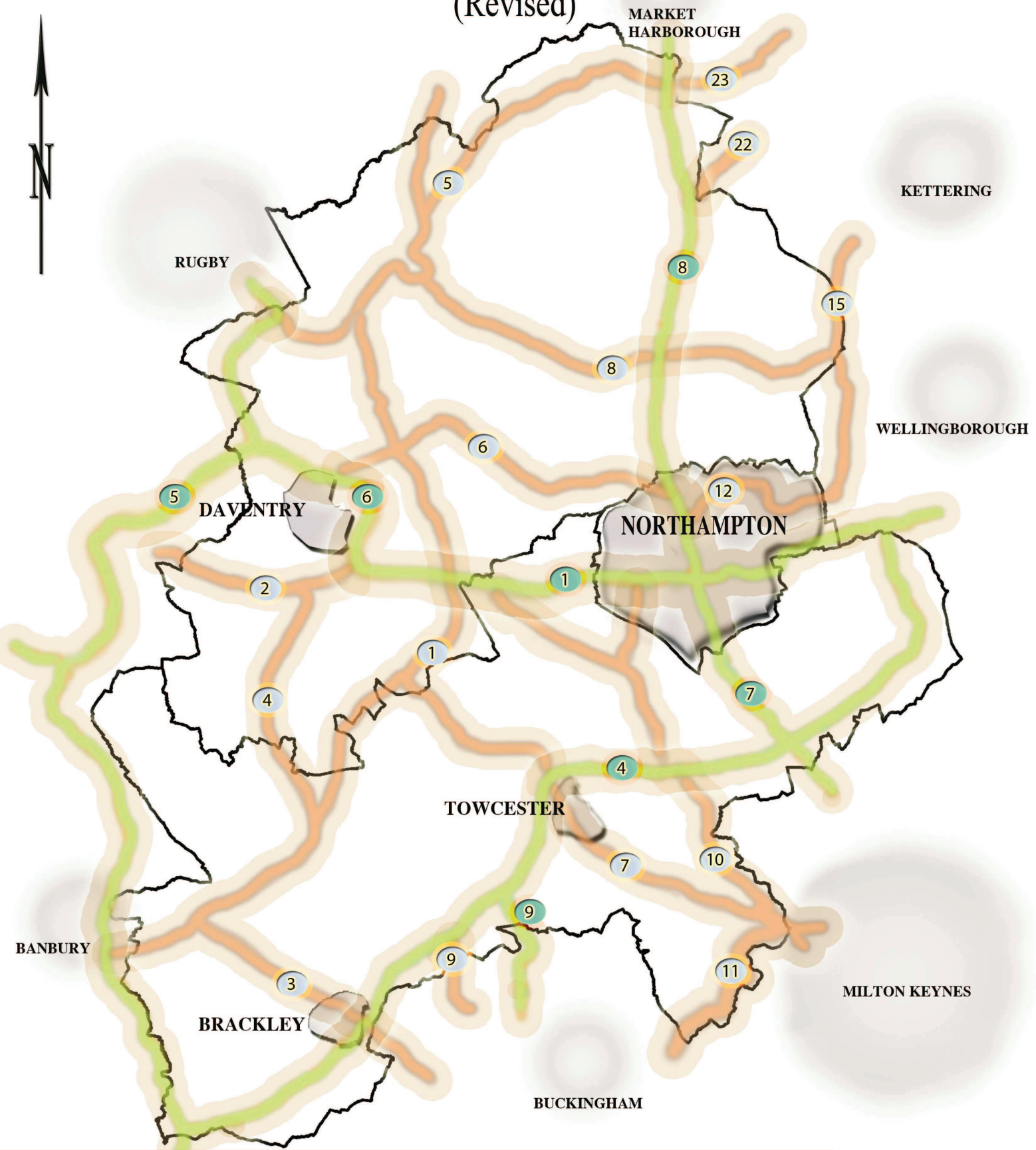


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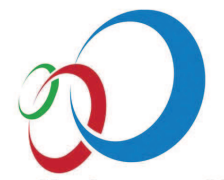
District Boundary	National Nature Reserves
Inset Map	Mineral Safeguarding Sand & Gravel
Sites of Special Scientific Interest	Mineral Safeguarding Limestone
Local Nature Reserve	Flood Zone 2
	Flood Zone 3

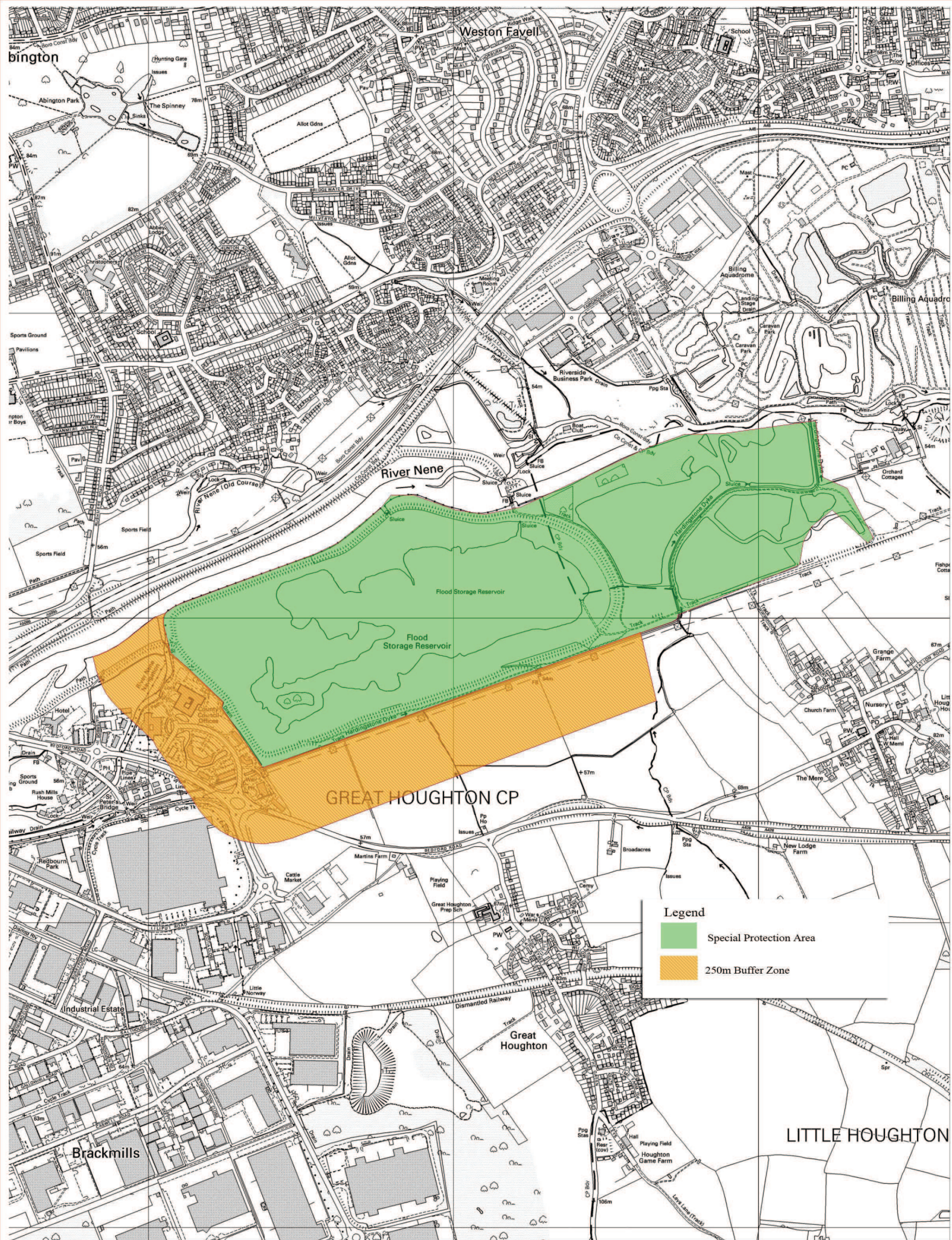
Note
 "For further details about the Minerals Safeguarding Areas see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)"

Figure 6- West Northamptonshire Green Infrastructure Networks (Revised)








Legend	
	Sub Regional Corridors
	Local Corridors
<p>Sub Regional Corridors</p> <ul style="list-style-type: none"> 1 The Nene (Newnham-Northampton) 4 Yardley Salcey and Whittlewood Wooded Ridge 5 The Oxford Canal / Cherwell Valley (Oxford-Rugby) 6 The Daventry Spur 7 Northampton to Salcey (Milton Keynes Link) 8 The Brampton Arm (Northampton-Market Harborough) 9 Silverstone-Buckingham <p>Local Corridors</p> <ul style="list-style-type: none"> 1 Crick-Banbury 2 Newnham-Napton On The Hill 3 Middleton Cheney-Brackley and Buckingham Extension 4 Newnham-Woodford Halse-Sulgrave East 5 Great Oxendon-Rugby 6 Northampton-Daventry 7 Farthingstone-Towcester- Milton Keynes 8 Pitsford Water-North Kilworth 9 Syresham-Buckingham 10 Nether Heyford-Milton Keynes and Northampton Grand Union Canal Spur 11 Buckingham-Milton Keynes 12 Wellingborough-Northampton 15 Sywell Reservoir-Broughton 22 Top Lodge-Desborough 23 Macmillan Way 	

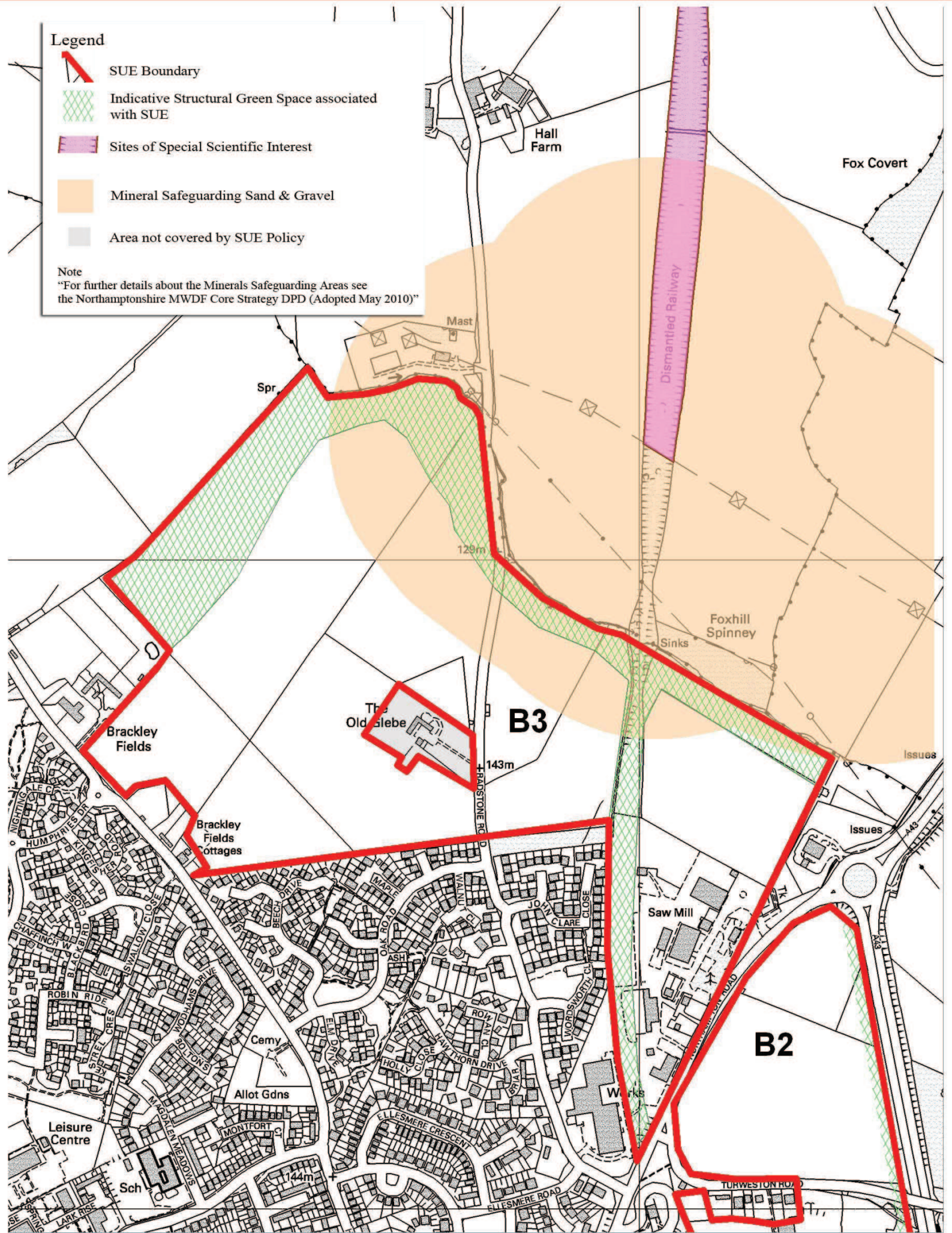




Legend

-  SUE Boundary
-  Indicative Structural Green Space associated with SUE
-  Sites of Special Scientific Interest
-  Mineral Safeguarding Sand & Gravel
-  Area not covered by SUE Policy

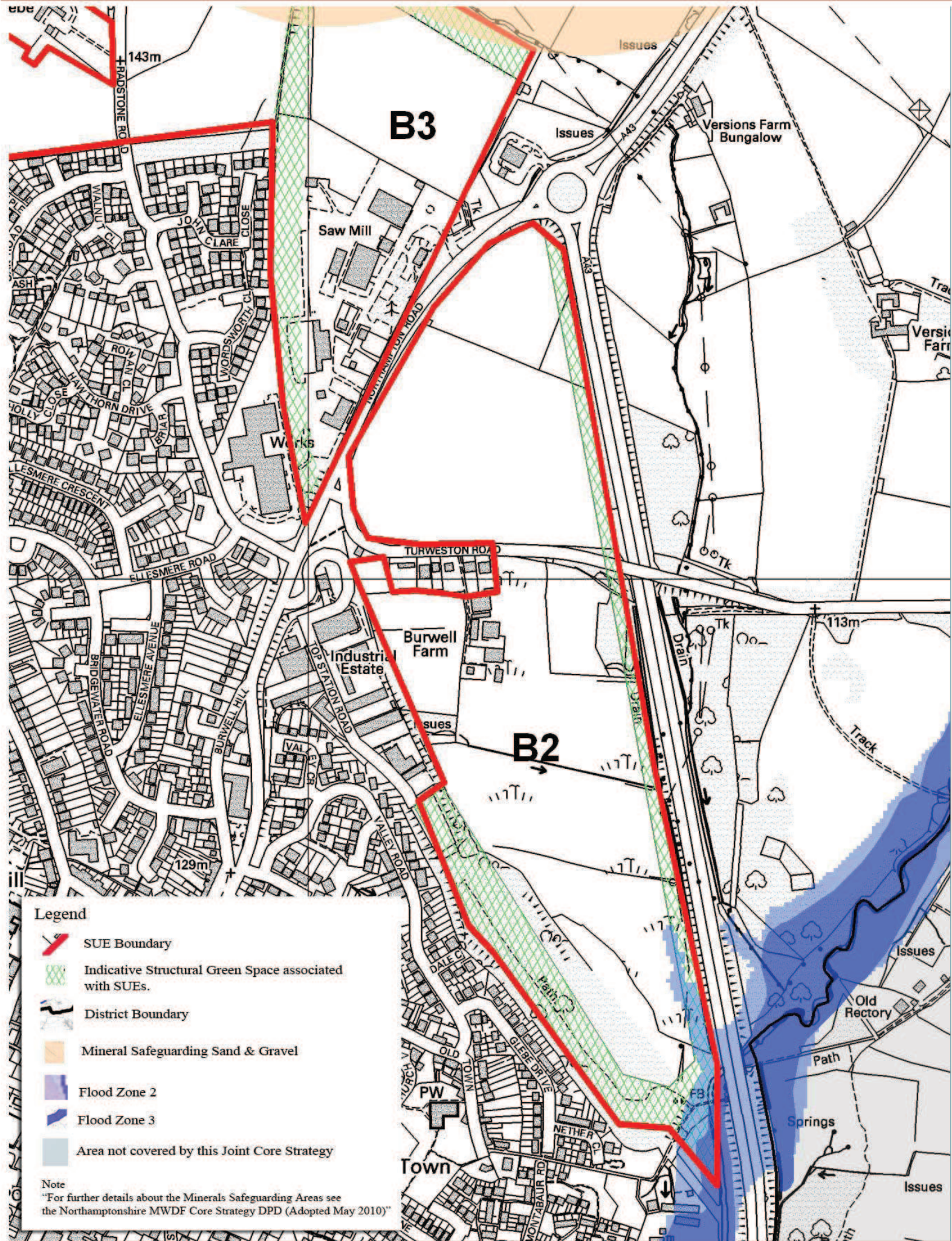
Note
 "For further details about the Minerals Safeguarding Areas see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)"

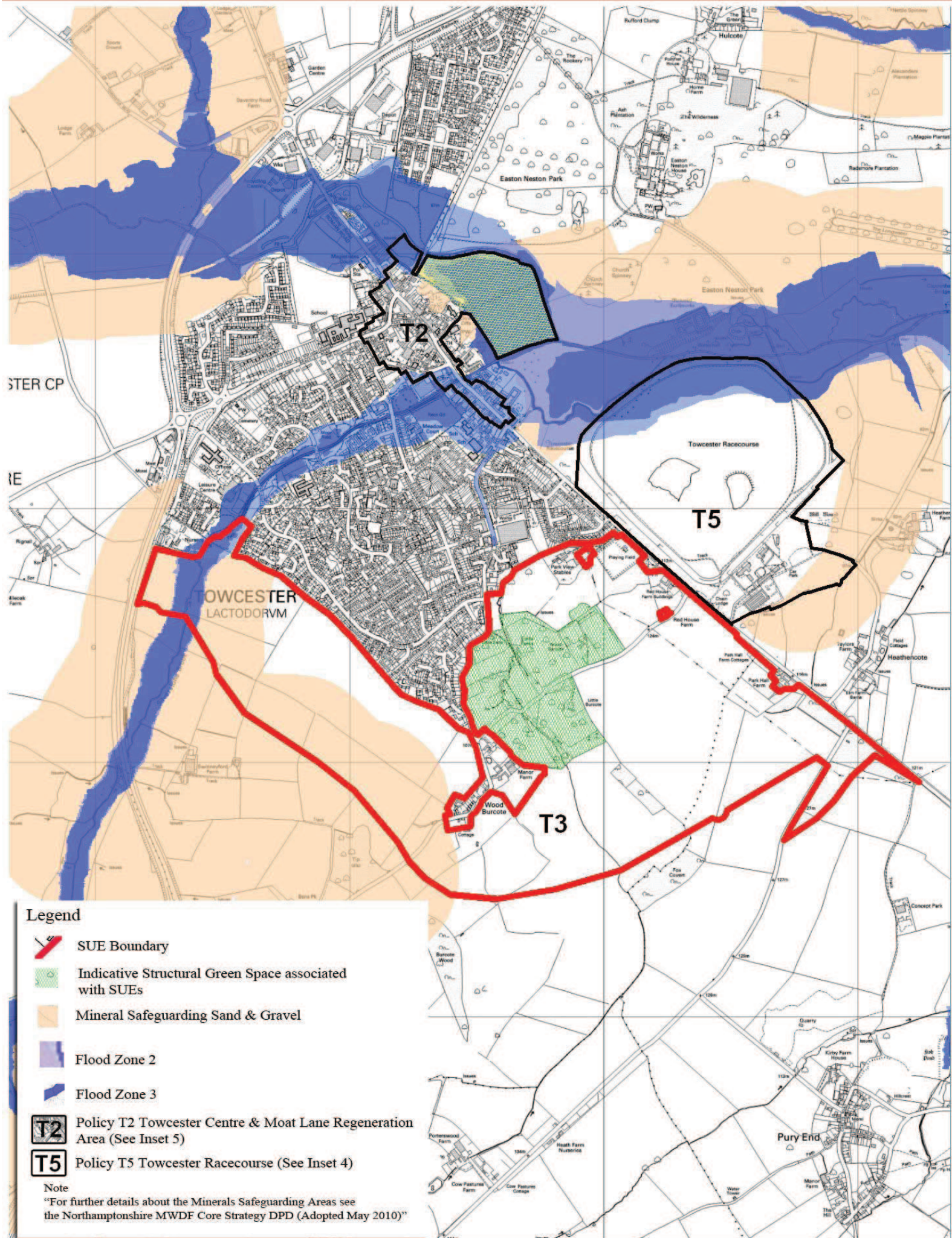


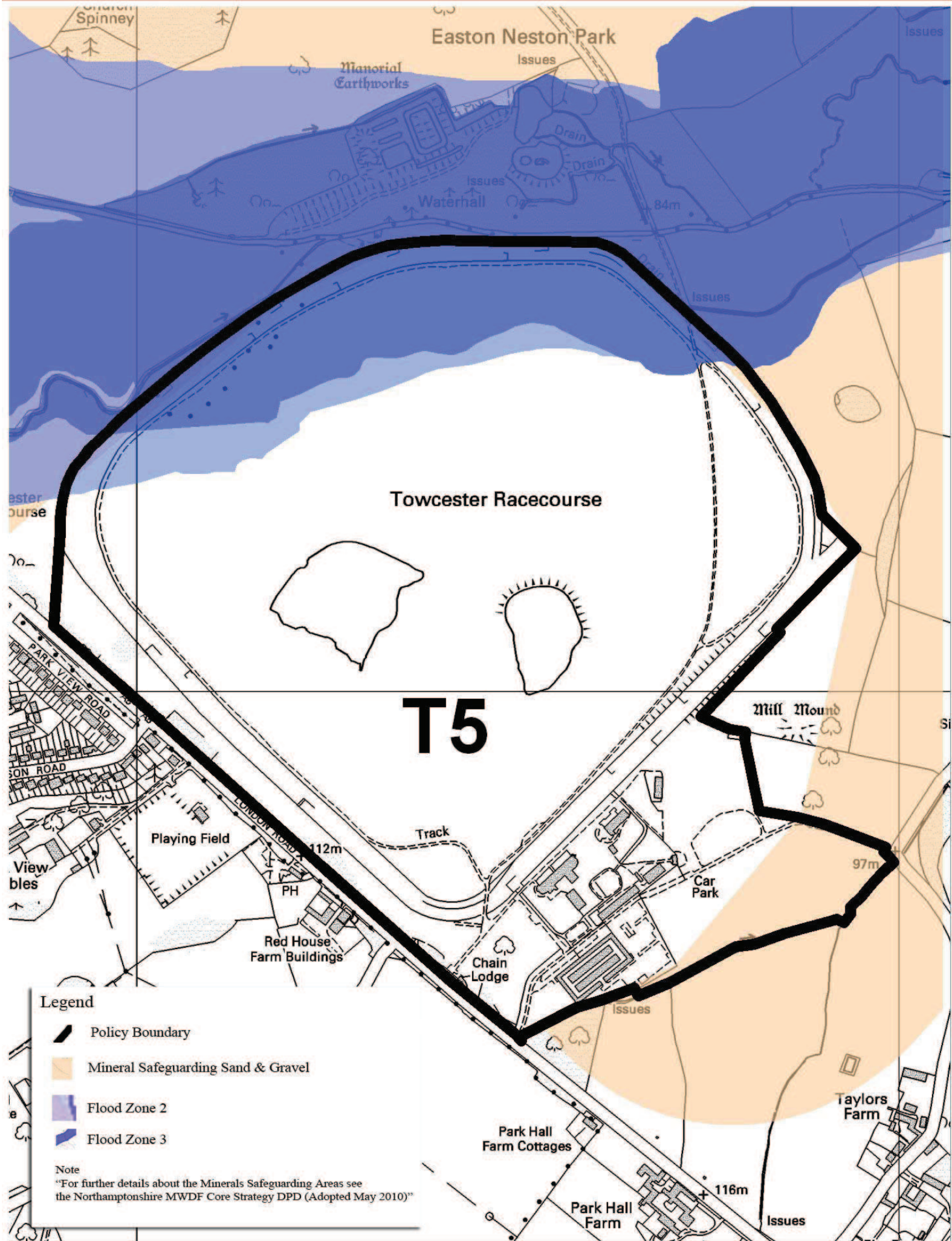
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 Scale: 1:7000 @ A4
 Dept: JPU
 Project: Proposal Maps Revised

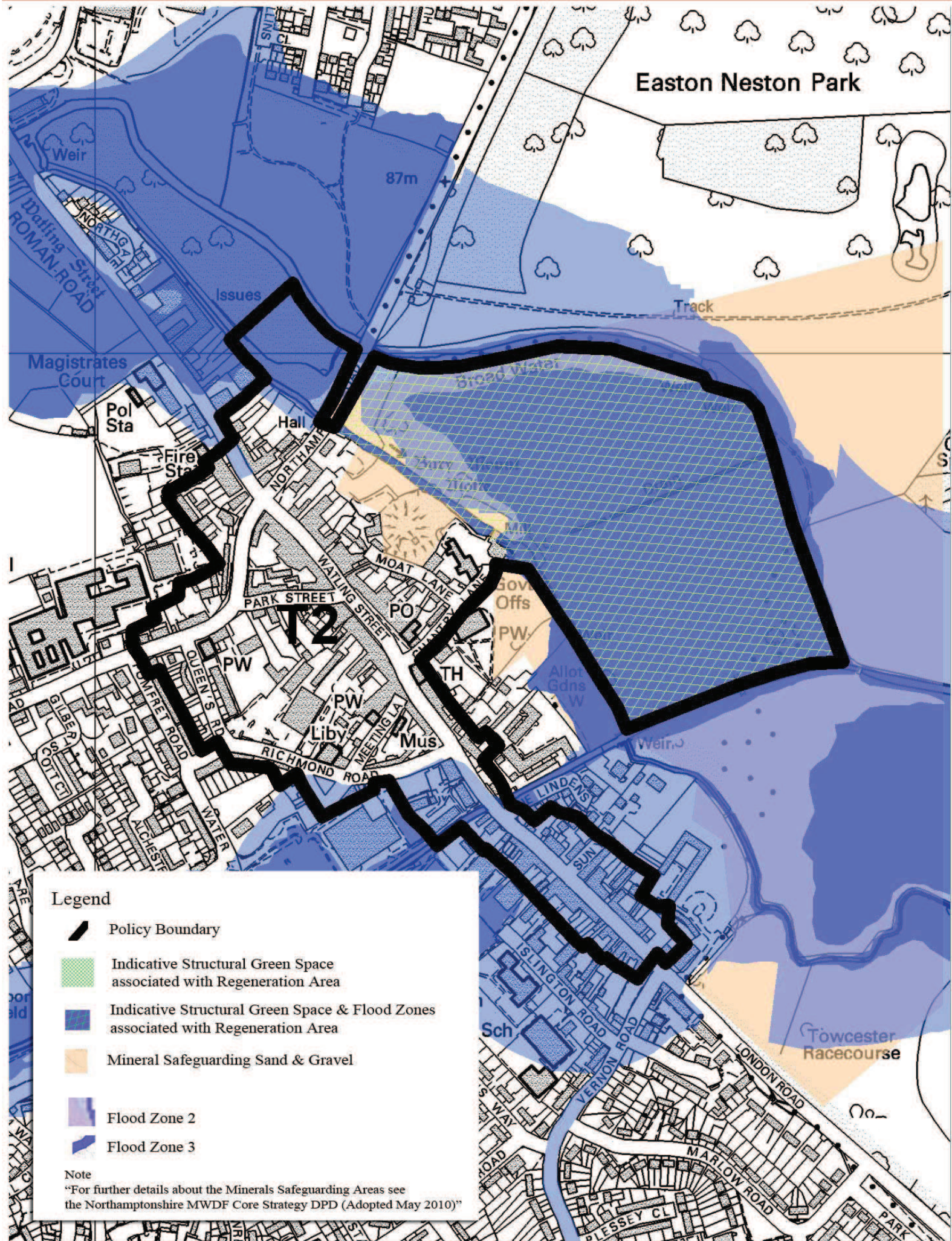
Title
INSET 1 - Brackley North SUE (Policy B3)

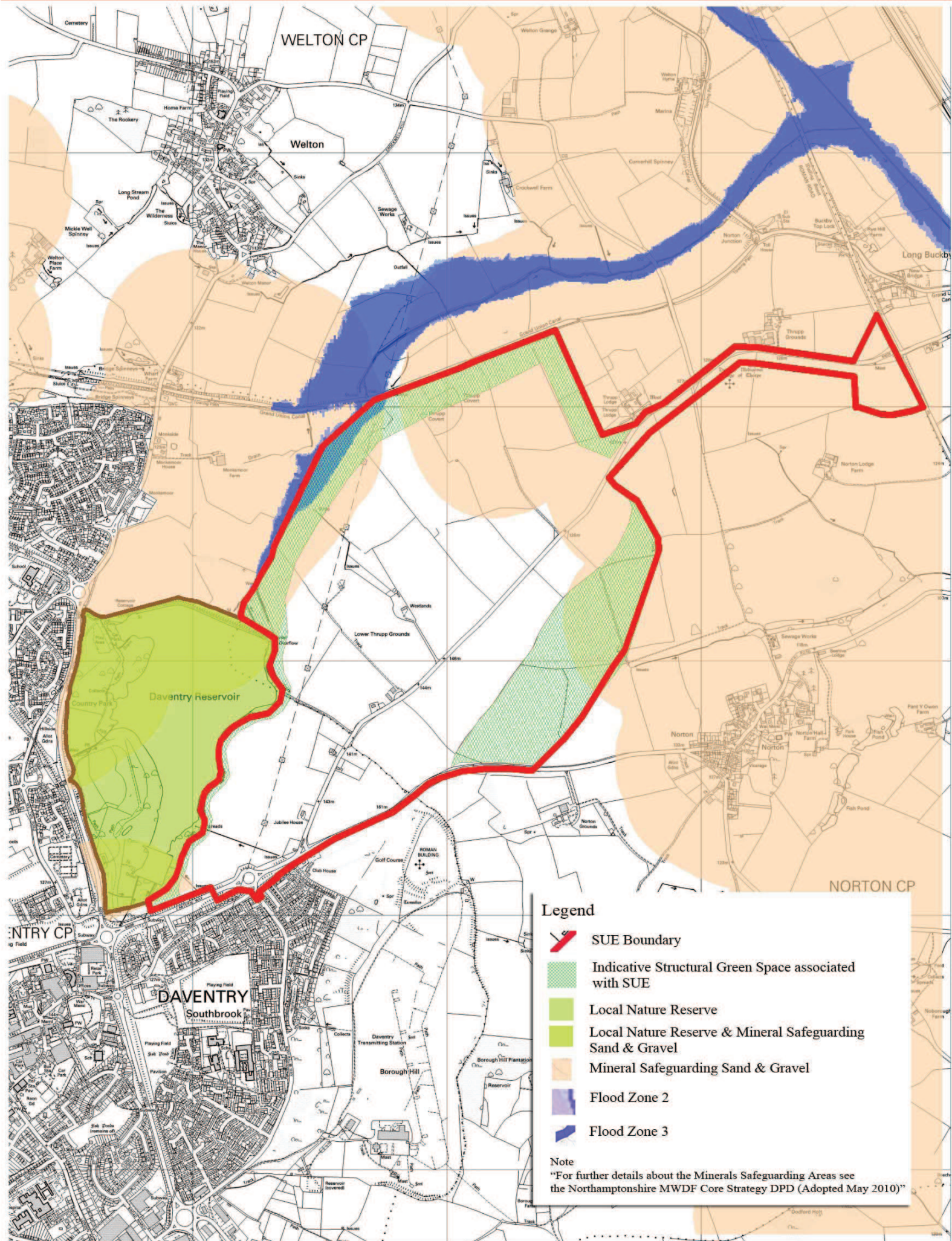
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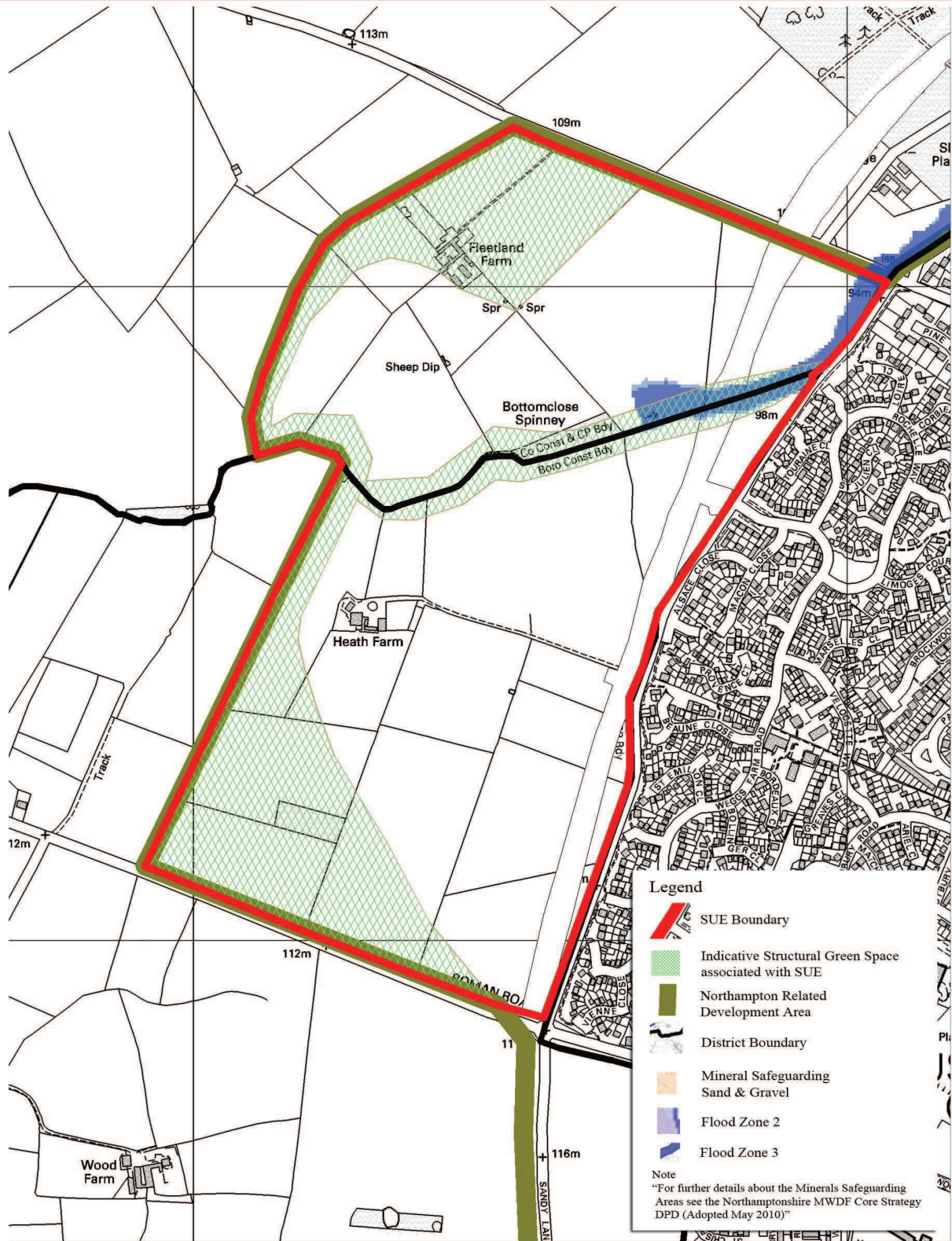


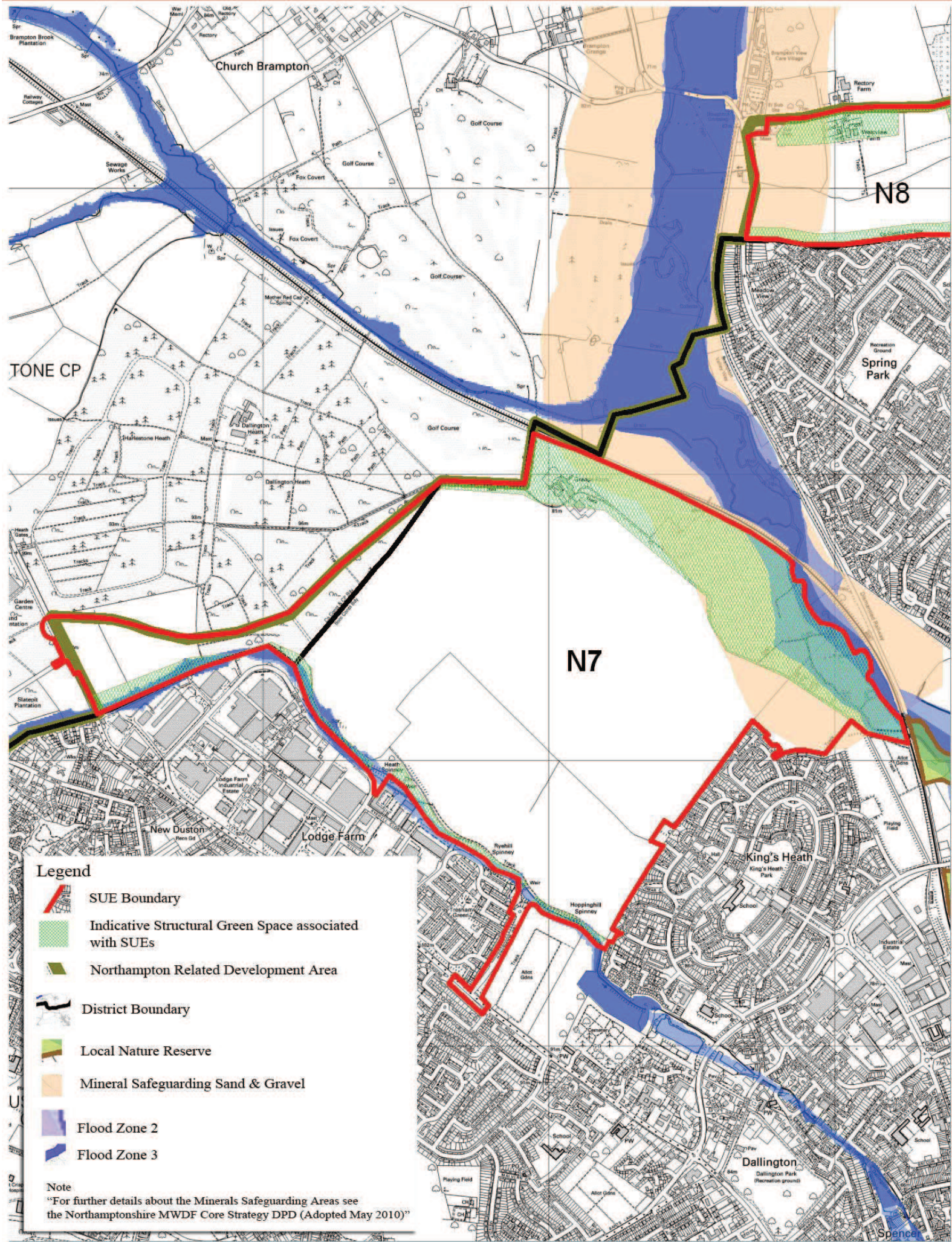


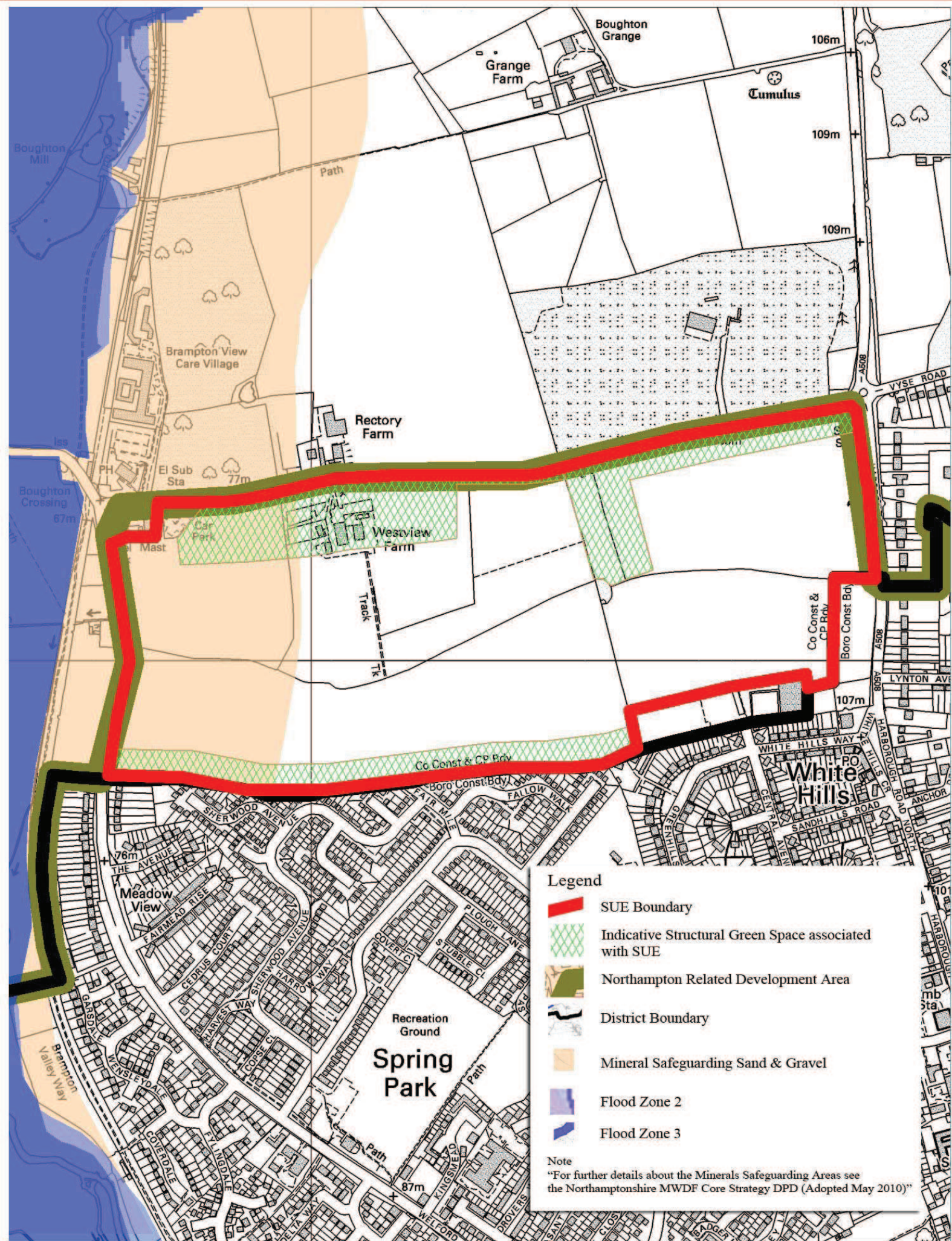



















Legend

-  SUE Boundary
-  Indicative Structural Green Space associated with SUE
-  Northampton Related Development Area
-  District Boundary
-  Mineral Safeguarding Sand & Gravel
-  Flood Zone 2
-  Flood Zone 3

Note
 "For further details about the Minerals Safeguarding Areas see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)"



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 Date: July 2012
 Scale: 1:7000 @ A4
 Dept: JPU
 Project: Proposal Maps Rev

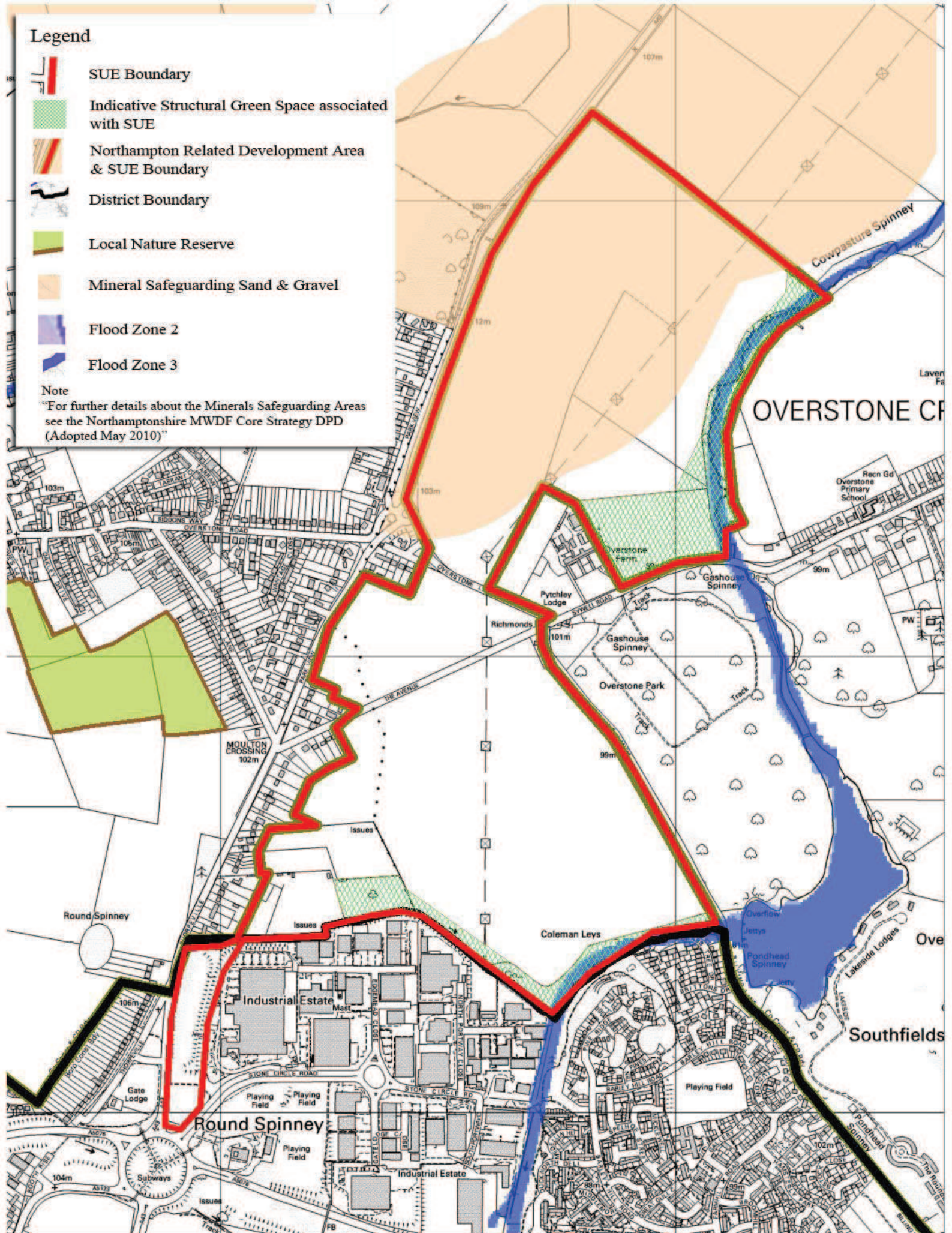
Title
INSET 9 - Northampton North of Whitehills SUE (Policy N8)

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Legend

-  SUE Boundary
-  Indicative Structural Green Space associated with SUE
-  Northampton Related Development Area & SUE Boundary
-  District Boundary
-  Local Nature Reserve
-  Mineral Safeguarding Sand & Gravel
-  Flood Zone 2
-  Flood Zone 3

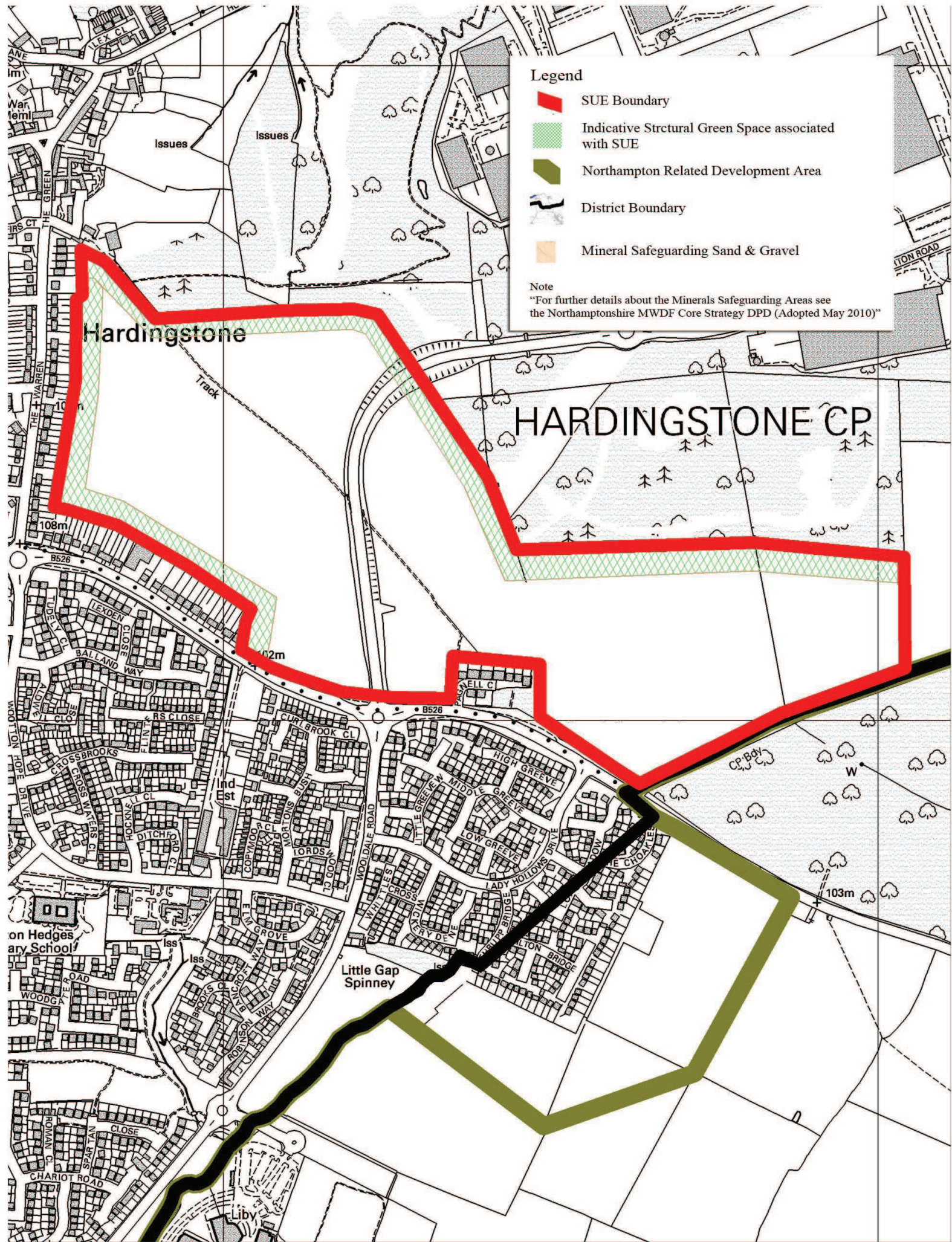
Note
 "For further details about the Minerals Safeguarding Areas see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)"



Name: INSET 10
 Date: July 2012
 Scale: 1:10000 @ A4
 Dept: JPU
 Project: Proposal Maps Rev

Title
INSET 10 Northampton North SUE (Policy N3)

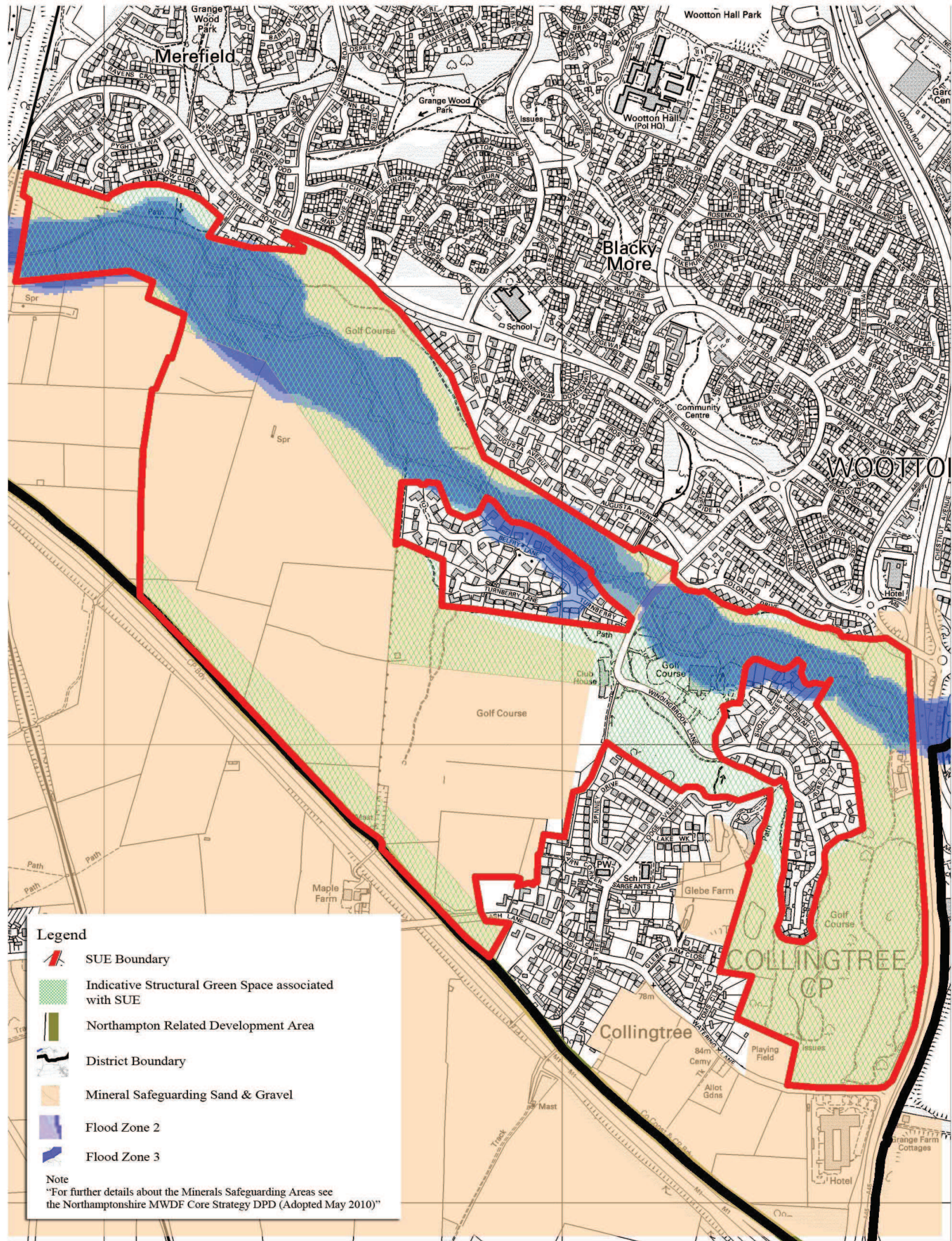
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Name: INSET 11
 Date: July 2012
 Scale: 1:7000 @ A4
 Dept: JPU
 Project: Proposal Maps Rev

Title
INSET 11 - Northampton South of Brackmills SUE (Policy N6)

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- Legend**
-  SUE Boundary
 -  Indicative Structural Green Space associated with SUE
 -  Northampton Related Development Area
 -  District Boundary
 -  Mineral Safeguarding Sand & Gravel
 -  Flood Zone 2
 -  Flood Zone 3

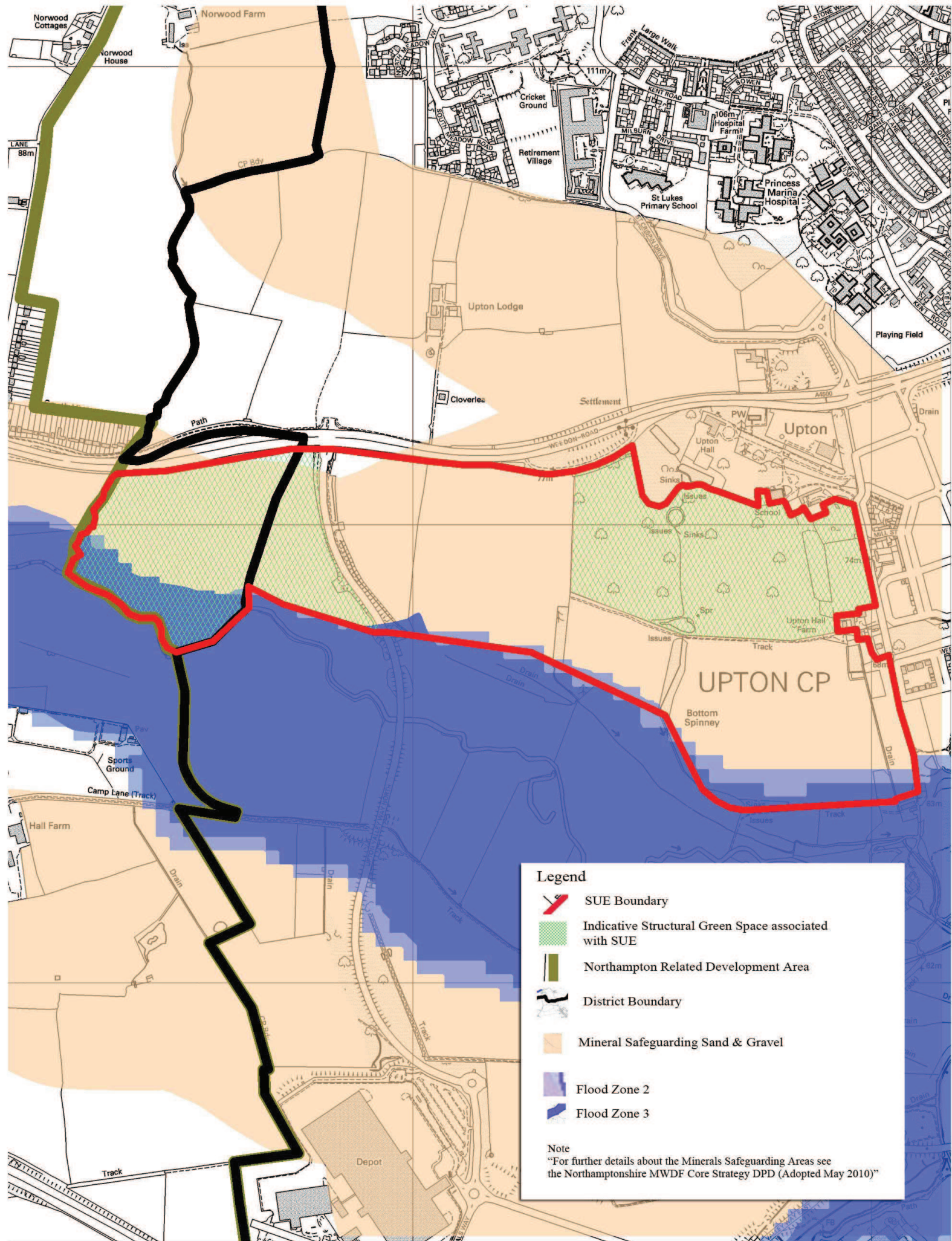
Note
 "For further details about the Minerals Safeguarding Areas see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)"



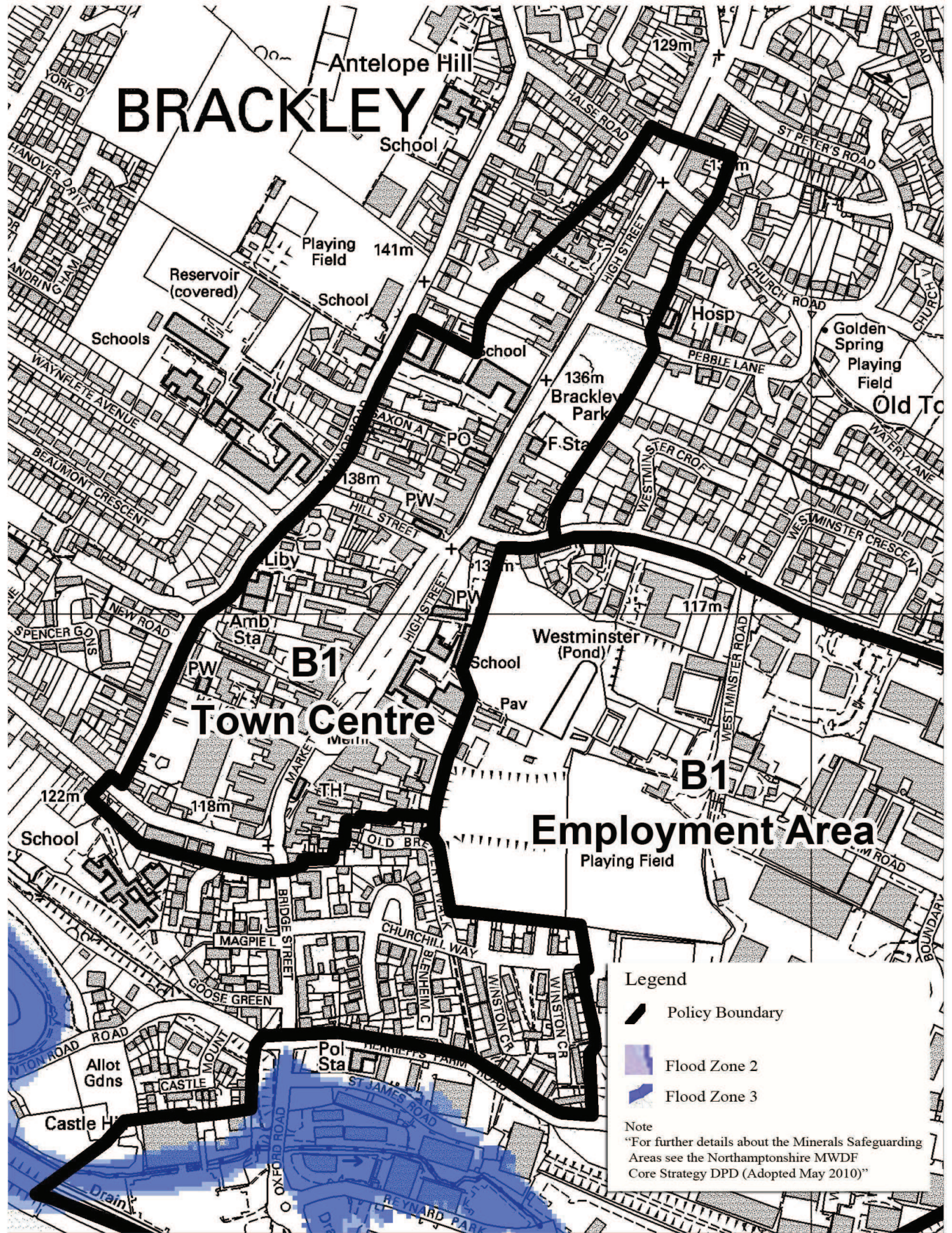
Name: INSET 12
 Date: July 2012
 Scale: 1:10000 @ A4
 Dept: JPU
 Project: Proposal Maps Rev

Title
INSET 12 - Northampton South SUE (Policy N5)




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BRACKLEY



Legend

-  Policy Boundary
-  Flood Zone 2
-  Flood Zone 3

Note

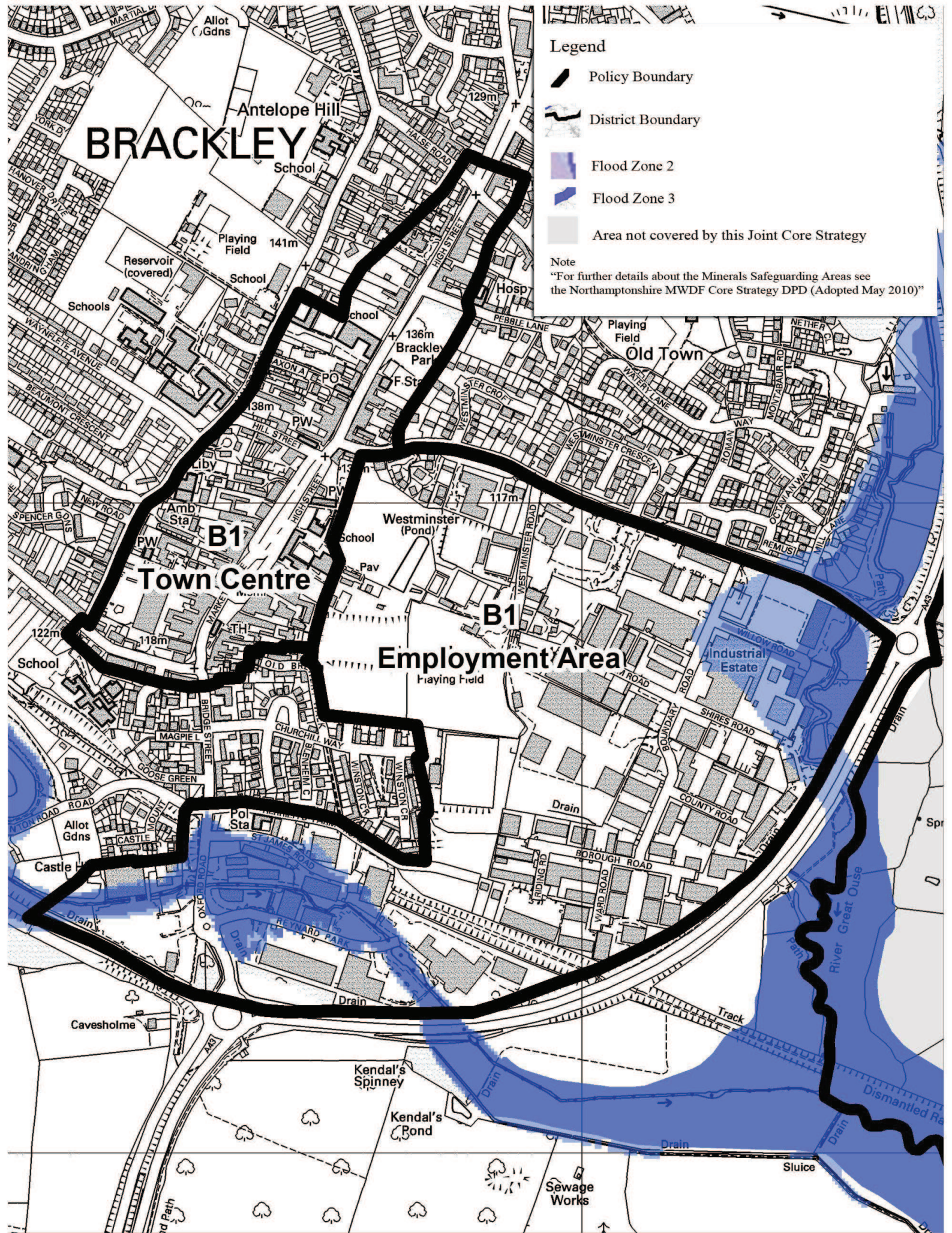
"For further details about the Minerals Safeguarding Areas see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)"








Name: INSET 14
 Date: July 2012
 Scale: 1:5000 @ A4
 Dept: JPU
 Project: Proposal Maps Rev

Title
INSET 14 - Brackley Business District : Town Centre (Policy B1)

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Legend

-  Policy Boundary
-  District Boundary
-  Flood Zone 2
-  Flood Zone 3
-  Area not covered by this Joint Core Strategy

Note
 "For further details about the Minerals Safeguarding Areas see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)"



Name: INSET 15
 Date: July 2012
 Scale: 1:7000 @ A4
 Dept: JPU
 Project: Proposal Maps Rev

Title
 INSET 15 - Brackley Business District : Employment Area (Policy B1)

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INFRASTRUCTURE SCHEDULE

Transport

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
T1	NRDA	A45/M1 Northampton Growth Management Scheme* (see table below)	NRDA	NCC/HA	2014 start	£12.24m	Developer
T2	Northampton (West)	North West Bypass Phase 1 (A428 to Grange Farm)	Northampton Kings Heath	Developer	2014 start	£11.3m	Developer
T3	Northampton (West)	North West Bypass Phase 2 (Grange Farm to A5199)	Northampton (West)	NCC/ Developer	2021 start	£16.3m	Developer
T4	Northampton (West)	Sandy Lane Relief Road Phase 2 related to Upton Lodge Norwood Farm developments	Norwood Farm /Upton Lodge	Developer	2016	£5.42m	Developer
T5	NRDA	New Bus Interchange at Northampton Town Centre	Wider Area	NBC	2013 start	£10m	WNDC/ NBC
T6	NRDA	New Railway Transport Interchange at Northampton Castle Station	Wider Area	Network Rail	2014 start	£30m	WNDC/ NCC
T7	Northampton (West)	Kingsthorpe Corridor Improvements	Northampton (West)	NCC	2010 start	£3.8m	NCC/ Developer
T8	NRDA	Highway and Junction Improvements to provide access to developments in the St John's area.	Northampton Town Centre - St John's Area	NCC	2013	£1.2m	NCC/NBC/ Developer
T9	NRDA	Plough Junction Improvements	Northampton St John's Area	NCC	2015	£3m	Grant Funded
T10	NRDA	Ransome Road Nunn Mills Link Road	Avon Nunn Mills	NCC/ Developer	2014 start	£17.6m	WNDC/ Developer
T11	NRDA	London Road Ransome Road Junction Improvements	Avon Nunn Mills	NCC	2011	£2.3m	WNDC/ GAF
T12	NRDA	Bedford Road Bus Priority	Town Centre	NCC	Not	£2.2m	NCC/

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
		Improvements			known		Developer
T13	NRDA	Wellingborough Road Bus Improvements	Northampton (East)	NCC	2016	£1.4m	NCC
T14	NRDA	Inter Urban Bus Service Improvement	Northampton	NCC	2010 ongoing	£1.2m	NCC
T15	NRDA	Cycle and Walking Routes, and Crossing	Northampton	NCC/ Sustrans	2010 ongoing	£14m	NCC/ Sustrans/ Developer
T16	Northampton (North)	A43 Corridor Improvements	Northampton North SUE	NCC/ Developer	2014 start	£5.38m	Developer
T17	Northampton (North)	Round Spinney Interchange Improvements	Northampton North SUE	NCC	2014 start	£3m	Developer
T18	Northampton (North)	Local Multi Modal Interchange and Bus Route Improvement/Provision	Northampton North SUE	NCC	2014 ongoing	£2m	Developer
T19	Northampton (North)	Kettering Road Bus Priority	Northampton North SUE	NCC	2014 ongoing	£1.5m	Developer/ NCC
T20	Northampton (North)	Walking and Cycling Improvement	Northampton North SUE	NCC	2014 ongoing	£0.34m	Developer
T21	Northampton (West)	Potential Junction Provision/Improvements	Northampton West SUE	NCC	2016 start	Not known	Developer
T22	Northampton (West)	Bus Route Improvement	Northampton West SUE	NCC	2016 start	£1.8m	Developer
T23	Northampton (West)	Walking and Cycling Improvement	Northampton West SUE	NCC	2016 start	£0.23m	Developer
T24	Northampton (South)	Towcester Road Bus Priority related to Northampton South	Northampton South SUE	NCC	2016 start	£0.12m	Developer/ NCC
T25	Northampton (South)	Bus Route Improvement related to Northampton South	Northampton South SUE	NCC	2016 start	£1.4m	Developer
T26	Northampton (South)	Walking and Cycling Improvement	Northampton South SUE	NCC	2016 start	£0.5m	Developer
T27	Northampton	London Road Bus Priority	Northampton	NCC	2016	£2.7m	Developer/

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
	(South)		South of Brackmills SUE		start		NCC
T28	Northampton (South)	Bus Route Improvement	Northampton South of Brackmills SUE	NCC	2016 start	£1m	Developer
T29	Northampton (South)	Walking and Cycling Improvement	Northampton South of Brackmills SUE	NCC	2016 start	£0.5m	Developer
T30	Northampton (West)	Harlestone Road/Mill Lane Junction Improvements	Northampton Kings Heath SUE	NCC	2016 start	£3.7m	Developer
T31	Northampton (West)	Dallington to Kings Heath Road Improvements	Northampton Kings Heath SUE	NCC	2016 start	£3.6m	Developer
T32	Northampton (West)	Bus Route Improvement	Northampton Kings Heath SUE	NCC	2016 start	£4.3m	Developer
T33	Northampton (West)	Walking and Cycling Improvement	Northampton Kings Heath SUE	NCC	2016 start	£0.9m	Developer
T34	Northampton (North West)	Bus Route Improvement	Northampton North of Whitehills SUE	NCC	2012 start	£1.6m	Developer
T35	Northampton (North West)	Walking and Cycling Improvement	Northampton North of Whitehills SUE	NCC	2012 start	£2m	Developer
T36	Northampton (South)	Bus Route Improvement	Northampton Upton Park SUE	NCC	2012 start	£1.5m	Developer
T37	Northampton	Walking and Cycling Improvement	Northampton	NCC	2012	£0.2m	Developer

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
	(South)		Upton Park SUE		start		
Sub Total NRDA Transport Infrastructure Known Costs							
Daventry							
T38	Daventry	A5/A45 Weedon Junction Improvements	Daventry	NCC	2013	£0.95m	Growing Places Fund
T39	Daventry	Daventry Development Link - A45 Daventry to Northampton Corridor Improvements	Daventry	NCC	2021	£27m	NTP/ Developer
T40	Daventry	Relocation or Restructure of Bus Station	Daventry	DDC/NCC	Not known	Not known	Not known
T41	Daventry	Improvements to Long Buckby Station Facilities	Daventry	Network Rail/NCC	Not known	£1.2m	Network Rail/NCC
T42	Daventry	Long Buckby to Daventry Bus Route	Daventry	NCC	Not known	£2m	Not known
T43	Daventry	Improvements to Public Transport Provisions	Daventry	NCC/ Developer	Not known	£1m	Not known
T44	Daventry	Cycling Improvements within the Town	Daventry	NCC	2012	£2.35m	NTP/ Developer
T45	Daventry	A5/B5385 Junction Improvement	Daventry North East SUE	NCC	2015	£0.7m	Developer
T46	Daventry	B4036 Realignment	Daventry North East SUE	NCC/ Developer	2021	£0.35m	Developer
T47	Daventry	Norton Traffic Calming	Daventry North East SUE	NCC	2016	£1m	Developer
T48	Daventry	Public Transport Provision to Town Centre and Long Buckby	Daventry North East SUE	NCC	2016	£1m	Developer
T49	Daventry	Walking and Cycling Provision	Daventry North East SUE	NCC	2016	£0.5m	Developer
Sub Total Daventry Transport Infrastructure Known Costs							
						£180.23m	
						£38.05m	

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Towcester							
T50	Towcester	Walking and Cycling Improvements in the Existing Urban Area	Towcester	NCC	2012 ongoing	£2m	NTP/NCC/ Sustrans/ Developer
T51	Towcester	Tove Roundabout (A5/A45 Junction) Improvements	Towcester South SUE	HA/ developer	2015	£3m	Developer
T52	Towcester	Abthorpe Roundabout Improvements	Towcester South SUE	HA/ developer	2015	£6m	Developer
T53	Towcester	A5 Relief Road and Junction associated with SUE	Towcester South SUE	HA/ developer	2016 start	£31m	Developer
T54	Towcester	Improvements to Public Transport Provisions	Towcester South SUE	NCC	2016 ongoing	£1m	Developer
T55	Towcester	Walking and Cycling Provision	Towcester South SUE	NCC	2016 ongoing	£0.8m	Developer
T56	Silverstone Circuit	A43 and A5 Improvements and Junction Improvements associated with Silverstone Circuit Expansion	Silverstone Circuit	NCC	2016	£10m	Developer
Sub Total Towcester Transport Infrastructure Known Costs						£53.8m	
Brackley							
T57	Brackley	Walking and Cycling Improvement in Existing Urban Area	Brackley	NCC	2010 ongoing	£5.8m	NTP/NCC/ Sustrans/ Developer
T58	Brackley	Halse Road Link – Road/Bus Link between Brackley North and Urban Area	Brackley North SUE	NCC	Not known	Not known	Developer
T59	Brackley	Bus Route Improvement	Brackley North SUE	NCC	2015	£1m	Developer

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
T60	Brackley	Traffic Calming at Halse Village	Brackley North SUE	NCC	2015	£0.5m	Developer
T61	Brackley	Bus Route Improvement	Brackley East SUE	NCC	2015	£1m	Developer
T60	Brackley	Traffic Calming at Turweston Road	Brackley East SUE	NCC	2015	£0.13m	Developer
Sub Total Brackley Transport Infrastructure Known Costs							£8.43m
Total Transport Infrastructure Known Costs							£280.5m

Bold = Key Primary Infrastructure Project

NRDA – Northampton Related Development Area

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

Schedule of Significant Proposed Changes

Primary Health Care

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
H1	Northampton (South)	Contribution to improving Local Health Centres at Wootton Medical Centre and Grange Park Medical Centre	South, & South of Brackmills SUEs, Avon Nunn Mills, Wotton Fields & Grange Park	PCT/GPs	2014	£0.9m	Developer
H2	Northampton NRDA (West)	Contribution required to develop a 9 GP practice within multi-purpose building located on Kings Heath SUE. (Approx 1,000sqm building required).	Northampton Kings Heath SUE & Northampton West SUE	PCT/GPs	2016	£3m	Developer/ PCT/GPs
H3	Northampton NRDA (North/West)	Contribution towards Internal Refurbishment of Existing Local Practice.	Northampton North of Whitehills SUE	PCT/GPs	2014	£0.6m	Developer
H4	Northampton NRDA (North)	Relocation of Existing Practice and Expansion to Cater Patient Increase.	Northampton North SUE	PCT/GPs	2016	£2.1m	Developer/ GPs
Daventry							
H5	Daventry	New Primary Care Health Centre incorporating Relocation of Existing GP Practice(s) at Town Centre Location.	Daventry Town Growth and SUE	PCT/GPs	2013	£2.8m	Developer/ GPs
Towcester							
H6	Towcester	Revenue Contribution towards Existing Local Practice.	Towcester South SUE	PCT/GPs	2016	Not known	Developer
Brackley							
H7	Brackley	New Primary Care Centre – 2	Brackley Town	PCT/GPs	2012	Not	Developer/

Schedule of Significant Proposed Changes

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
		relocated GP Surgeries, Pharmacy, NHS Dental Facility and 60 Bed Care Home.	Growth and SUEs			known	GPs
Total Primary Health Care Infrastructure Known Costs							£9.4m

NRDA – Northampton Related Development Area

Education

Primary Education

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
E1	Northampton Town Centre	Extensions to Existing Primary Schools in Northampton Urban Area	Northampton Urban Capacity	NCC	From 2013/14 onward	£25m	NCC/ Developer
E2	Northampton	New two form entry Primary School at Avon Nunn Mills/Ransome Road	Avon Nunn Mills/Ransome Road	NCC	2014	£6.45m	NCC/ Developer
E3	Northampton	New two form entry Primary School at Upton Lodge	Upton Lodge	NCC	2014	£6.45m	NCC/ Developer
E4	Northampton	New two form entry Primary School at Pineham	Pineham	NCC	2014	£6.45m	NCC/ Developer
E5	Northampton NRDA	New two form entry Primary School at Northampton South SUE	Northampton South SUE	NCC	2019	£6.45m	NCC/ Developer
E6	Northampton NRDA	New two form entry Primary School at Northampton South of Brackmills	Northampton South of	NCC	2021	£6.45m	NCC/ Developer

Schedule of Significant Proposed Changes

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
E7	Northampton NRDA	SUE Two x new two form entry Primary Schools at Northampton Kings Heath SUE	Brackmills SUE Northampton Kings Heath SUE	NCC	2016	£13m	NCC/ Developer
E8	Northampton NRDA	New two form entry Primary School at Northampton Upton Park SUE	Northampton Upton Park SUE	NCC	2014	£6.45m	NCC/ Developer
E9	Northampton NRDA	New one form entry Primary School at Northampton North of Whitehills SUE	Northampton North of Whitehills SUE	NCC	2014	£4.05m	NCC/ Developer
E10	Northampton NRDA	New three form entry Primary School at Northampton North SUE	Northampton North SUE	NCC	2015	£10m	NCC/ Developer
E11	Northampton NRDA	New two form entry Primary School at Northampton West SUE	Northampton West SUE	NCC	2015	£6.45m	NCC/ Developer
Daventry							
E12	Daventry	New two form entry Primary School at Monksmoor Development	Monksmoor Development	NCC	2016	£6.45m	NCC/ Developer
E13	Daventry	Two x new two form entry Primary Schools at Daventry North East SUE to 2026	Daventry North East SUE	NCC	2017	£13m	NCC/ Developer
Towcester							
E14	Towcester	New two form entry Primary School at Towcester South SUE to 2026	Towcester South SUE	NCC	2015	£6.45m	NCC/ Developer
Brackley							
E15	Brackley	New two form entry Primary School at Brackley North SUE	Brackley North and East SUEs	NCC	2019	£6.45m	NCC/ Developer
Total Primary Education Infrastructure Cost						£129.55m	

Schedule of Significant Proposed Changes

Secondary Education

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
E16	Northampton NRDA	New Secondary School (located at Northampton Kings Heath SUE) 8 to 10 form entry	Northampton	NCC	2017	£30m	NCC/ Developer
E17	Northampton NRDA	Extensions to existing Secondary Schools serving Northampton (Additional 6 forms of entry required)	Northampton	NCC	2018 - 2026	£20m	NCC/ Developer
E18	Northampton NRDA	Special Needs Unit	Northampton	NCC	2016	£2m	NCC/ Developer
Daventry							
E19	Daventry Town	New Secondary School (located at Daventry North East SUE - 8 form entry)	Daventry Town	NCC	2020	£30m	NCC/ Developer
E20	Daventry	Daventry UTC (600 places)	Daventry	UoN/ Moulton College/ NCC	2013	£8m	DDC/Uni of N'ton/ WNDG/ Moulton College/ Gov't
E21	Daventry	Special Needs Unit	Daventry	NCC	2016	£2m	NCC/ Developer
Towcester							
E22	Towcester	Extended and Modified Sponne Secondary School to accommodate an additional one form entry and	Towcester South SUE	NCC	2021	£7m	NCC/ Developer

Schedule of Significant Proposed Changes

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
		supporting facilities.					
E23	Towcester & Brackley	Silverstone UTC (540 places)	Towcester & Brackley	Tresham College/Silverstone Circuit/JoN/NCC	not known	not known	Tresham College/Silverstone Circuit /Uni of N'ton
E24	Towcester & Brackley	Special Needs Unit	Towcester & Brackley	NCC	2016	£2m	NCC/ Developer
Brackley							
E25	Brackley	Extended Magdalen College School at Brackley. Additional one form entry.	Brackley North and East SUEs	NCC	2021	£3.5m	NCC/ Developer
Total Secondary Education Infrastructure Known Costs						£104.5m	
Total Education infrastructure known costs						£234.05m	

NRDA – Northampton Related Development Area

Schedule of Significant Proposed Changes

Community and Leisure

Community Halls/Centres

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
C1	NRDA	Multi Use Community Building	Avon Nunn Mills Ransome Road	NBC	2016	£1.5m	Developer /Other
C2	NRDA	Multi Use Community Building	Northampton King Heath SUE	NBC	2020	£1.5m	Developer /Other
C3	NRDA	Multi Use Community Building	Northampton West SUE	NBC	2020	£1.5m	Developer /Other
C4	NRDA	Multi Use Community Building	Northampton North SUE	NBC	2020	£1.5m	Developer /Other
Daventry							
C5	Daventry	Community Space within Town Centre Multi Use Facility	Daventry	NCC/ Partners	2014	£5m*	WNDC/ NCC/ Business Developer /Other
C6	Daventry	Multi Use Community Building	Daventry SUE	DDC	2020	£1.5m	Developer /Other
Towcester							
C7	Towcester	Community Space within Moat Lane Multi Use Facility	Towcester	SNC	2014	£3m*	WNDC/ SNC/NCC
C8	Towcester	Multi Use Community Building	Towcester South SUE	SNC	2020	£1.5m	Developer /Other
Total Community Centre Infrastructure Known Costs						£17m	

* refers to full cost of multi use facility

NRDA – Northampton Related Development Area

Schedule of Significant Proposed Changes

Emergency Services

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
ES1	NRDA	Fire and Rescue Infrastructure	NRDA	Fire Service	2016 onward	£1.5m	Developer /Other
ES2	NRDA	Police and Safer Community Infrastructure	NRDA	Police Force	2016 onward	£0.5m	Developer /Other
Daventry							
ES3	Daventry	Fire and Rescue Infrastructure	Daventry	Fire Service	2016 onward	£0.4m	Developer /Other
ES4	Daventry	Police and Safer Community Infrastructure	Daventry	Police Force	2016 onward	£0.5m	Developer /Other
South Northants							
ES5	South Northants	Fire and Rescue Infrastructure	South Northants	Fire Service	2016 onward	£0.45m	Developer /Other
ES6	South Northants	Police and Safer Community Infrastructure	South Northants	Police Force	2016 onward	£0.5m	Developer /Other
Total Emergency Service Infrastructure Cost						£3.85m	

NRDA – Northampton Related Development Area

Cultural Development

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
CD1	NRDA	Upgrades to Existing Libraries and Opportunities for Relocation of Library Provision within Multi Use	NRDA	NCC/ Partners	2013 onwards	£1.5m	Developer /NCC

Schedule of Significant Proposed Changes

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
CD2	NRDA	Buildings associated with SUEs and Large Developments	NRDA	NCC	2014 – 2017	£10.7m	Developer /NCC
Daventry							
DC3	Daventry	Daventry Library Plus – Located within Multi Use Building	Daventry	NCC/ Partners	2014	At C5	WNDC/ NCC/ Business
Towcester							
DC4	Towcester	Towcester Library Plus Relocated to Moat Lane Development	Towcester	NCC/ Partners	2014	At C7	WNDC/ SNC/NCC
Total Cultural Development Infrastructure Known Costs							
NRDA – Northampton Related Development Area						£12.2m	

Indoor and Outdoor Sports

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
S1	NRDA	Provision of New 8 Court Sports Hall	NRDA	Not known	2020	£2.7m	Developer /Other
S2	NRDA	Provision of New Swimming Pool	NRDA	Not known	2020	£3.2m	Not known
S3	NRDA	Improvements to Existing Rugby Facilities in Northampton.	NRDA	RFC/RFU	2016 - 2026	Not known	RFU/Sport England Developer
Daventry							
S4	Daventry	New 4 Lane 25m Pool	Daventry	Not known	2020	£2.5m	Not known

Schedule of Significant Proposed Changes

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
S5	Daventry	Sports Hall	Daventry	Not known	2020	£2.2m	Not known
S6	Daventry	2 Synthetic Turf Pitches	Daventry	DDC	2017	£1.2m	Developer /Other
Towcester							
S7	Towcester	16ha to Provide for Football Pitches	Towcester	SNC	2021 – 2026	Not known	Developer /Other
S8	Towcester	Pursue use of Tove Flood Plain for Informal Sports Pitches, Outdoor Gym and Walking Routes	Towcester	SNC	2016 - 2026	Not known	Developer /Other
S9	Towcester	1 x Synthetic Sports Pitch	Towcester	SNC	2017	£0.6m	Developer /Other
Brackley							
S10	Brackley	Replace Brackley Pool with 6 Lane x 25m Pool	Brackley	SNC	2021	£5m	Developer /Other
S10	Brackley	3ha Additional Playing Pitch (Football)	Brackley	SNC	2021	Not known	Developer /Other
S11	Brackley	1 x Synthetic Playing Pitch	Brackley	SNC	2017	£0.6m	Developer /Other
Total Indoor and Outdoor Sport Infrastructure Cost							
NRDA – Northampton Related Development Area						£18m	

Public Realm

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
PR1	NRDA	Public Realm Improvements Abingdon Street	NRDA	NBC	2012 onward	£1.3m	Developer /Other

Schedule of Significant Proposed Changes

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
PR2	NRDA	Public Realm Improvements Bridge Street	NRDA	NBC	2012 onward	£0.4m	Developer /Other
PR3	NRDA	Public Realm Improvements Drapery /Bus Interchange	NRDA	NBC	2012 onward	£0.6m	Developer /Other
PR4	NRDA	Public Realm Improvements Silver Street/Access to the Derngate Theatre	NRDA	NBC	2012 onward	£0.2m	Developer /Other
PR5	NRDA	Public Realm Improvements Angel Street/Access to Mercers Row	NRDA	NBC	2012 onward	£0.4m	Developer /Other
PR6	NRDA	Other Public Realm Improvements through Ongoing Regeneration of the Town Centre	NRDA	NBC	2012 onward	Not known	Developer /Other
Daventry							
PR7	Daventry	Public Realm Improvements through Ongoing Regeneration of the Town Centre	Daventry	DDC	2012 onward	Not known	Developer /Other
Towcester							
PR8	Towcester	Create "Town Centre Fund" to enable Physical Improvement and Promotion of Towcester Town Centre	Towcester	SNC	2012 onward	Not known	Developer /Other
PR9	Towcester	Physical Improvements to Northern and Southern Gateways of the Town Centre	Towcester	SNC	2012 onward	Not known	Developer /Other
PR 10	Towcester	Alterations to Market Square Car Park and Public Realm Improvements	Towcester	SNC	2012 onward	Not known	Developer /Other

Schedule of Significant Proposed Changes

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Brackley							
PR 11	Brackley	Create "Town Centre Fund" to enable Physical Improvement and Promotion of Brackley Town Centre	Brackley	SNC	2012 onward	Not known	Developer /Other
PR 12	Brackley	Physical Improvements to Northern and Southern Gateways of the Town Centre	Brackley	SNC	2012 onward	Not known	Developer /Other
PR 13	Brackley	Public Realm Improvements to Market Place, Market Street, Halls Lane and Draymans Walk	Brackley	SNC	2012 onward	Not known	Developer /Other
Total Public Realm Infrastructure Known Costs						£2.9m	
Total Community and Leisure Known Costs						£53.95m	

NRDA – Northampton Related Development Area

Open Space and Green Infrastructure

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
OP1	NRDA	Beckets Park Improvements	NRDA	NBC	Post 2012	£0.5m	NBC/ Developer
OP2	NRDA	Abington Park Improvements	NRDA	NBC	Post 2012	£2.4m	NBC/ Developer
OP3	NRDA	Racecourse Park Improvements	NRDA	NBC	Post 2012	£1.8m	NBC/ Developer

Schedule of Significant Proposed Changes

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
OP4	NRDA	River Nene Regional Park - Improvements to Riverside Walkways.	NRDA	EA	2017	£0.5m	Grant Funding/ developer/ Developer/ Others
OP5	NRDA	Harpole Country Park - 37 ha to serve Residents of Upton Lodge.	Upton Lodge/ Norwood Farm Development	Developer	2017	£1m	Developer/ Others
OP5	NRDA	District Park to serve the Wider Area.	Northampton Kings Heath SUE	Developer	2019	£1m	Developer/ Others
Daventry							
OP6	Daventry	Urban Park Linking Town Centre Sites to Wider Urban Area	Daventry	DDC	2015	£0.5m	Developer/ DDC
OP7	Daventry	Borough Hill Country Park Extensions/Enhancements as Formal Country Park	Daventry	EH/DEFRA	2013 ongoing	£1.5m	Developer/ Other
OP8	Daventry	Canal Park Linking the Expanded Country Park and Boundary Park	Daventry	DDC	2013 ongoing	£1m	Developer/ DDC/Other
OP9	Daventry	Extension of Canal to Town Centre and Interconnect with Green Space Network.	Daventry	DDC	2016	£1m	Developer/ DDC/Other
OP 10	Daventry	Daventry Country Park Expansion.	Daventry North East SUE and Monksmoor	DDC	2016	£1m	Developer
Towcester							
OP 11	Towcester	Allocate Land for New Allotments in Towcester.	Towcester	SNC	2015	Not known	Not known
OP 12	Towcester	Improving all Existing Green Infrastructure in the Town – inc. New	Towcester	SNC	2012 ongoing	£0.5m	Developer/ Other

Schedule of Significant Proposed Changes

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
OP 13	Towcester	Green Corridor from Sponne School to Bickerstaffs Rd. Improvements to Islington Rd Rec Ground. New 11ha Town Park at Wood Burcote to be Provided as Part of the Development.	Towcester South	Developer	2015 ongoing	£1m	Developer
Brackley							
OP 14	Brackley	Allocate Land for New Allotments	Brackley	SNC	2015	Not known	Not known
OP 15	Brackley	Provide New Open Space by Extending St James Park to the North West	Brackley	SNC	2016 ongoing	£0.5m	Developer/ Other
OP 16	Brackley	Enhancement of Disused Railway Embankment off Glebe Drive	Brackley	SNC	2014	£0.5m	Developer/ Other
Total Open Space and Green Infrastructure Known Costs						£14.7m	

NRDA – Northampton Related Development Area

Utilities

Energy

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
U1	NRDA	Replacement of Transformers with Higher Rated Units or Install Secondary Substation	NRDA	Western Power Distribution (WPD)	2016 - 2026	£30m	Provider

Schedule of Significant Proposed Changes

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
U2	NRDA	132kv Cable from Grendon to Nunn Mills – General Upgrade and Potential Undergrounding	NRDA	WPD	2016 - 2026	£30m	Provider
U3	NRDA	Move Substation and Upgrade Connections to Grid.	Avon Nunn Mills	WPD	2016	£3m	Developer/ Provider
U4	NRDA	One New 33/11kv Primary Substation Plus Reinforcement in Local 11kv Grid	Northampton Kings Heath	WPD	2017	£2m	Developer/ Provider
U5	NRDA	Upgrade to Brackmills Primary Substation	Wootton Fields, Grange Park and Southern SUEs	WPD	2016	£3m	Developer/ Provider
Daventry							
U6	Daventry	New Primary Substation for Full 4,000 Homes Development	Daventry North East SUE	WPD	2021	£2m	Developer
Towcester							
U7	Towcester	New Primary Substation	Towcester South SUE	WPD	2013	£2m	Developer
U8	Silverstone Circuit	New Cabling from Brackley Substation to Silverstone Circuit	Silverstone Circuit	WPD	2013	£3m	Developer
Total Energy Infrastructure Cost						£75m	

NRDA – Northampton Related Development Area

Waste Water

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
Northampton							
W1	Northampton	Waste and Surface Water	NRDA	Developer/	Post	Not	Developer

Schedule of Significant Proposed Changes

Ref	Growth Location	Infrastructure Requirement	Required for Growth at	Delivery Body	Broad Phasing	Cost Est.	Funding Sources
	Town Centre	Infrastructure, Requirement and Cost Subject to Ongoing Discussions with Anglian Water		Anglian Water Services (AWS)/EA	2016	known	
W2	Northampton General	Extension to Great Billing Waste Water Treatment Works	NRDA	AWS	2019	£18m	AWS
W3	SUEs and Other Development	Connection to the Waste Water Network from SUEs and Other Developments.	SUEs and Other Developments	AWS	Linked to Housing Delivery	Not known	Developer
Daventry							
W4	Daventry General	Upgrading Whitton Waste Water Treatment Works	Daventry	AWS	2012	£5m	AWS
Towcester							
W5	Towcester South SUE	Upgrading Towcester Waste Water Treatment Works.	Towcester South SUE	AWS	2018	£5m	AWS
W6	Towcester South SUE	Upgrade to Main Sewer	Towcester South SUE	AWS	2013	£4m	Developer
Brackley							
W7	Brackley	Upgrading Brackley Waste Water Treatment Works.	Brackley SUEs	AWS	2018	£5m	AWS
W8	Brackley General	New Sewer from the East of Brackley Town	Brackley SUEs	AWS	2013	£4m	Developer
Total Waste Water Infrastructure Known Costs						£41m	
Total Utilities Infrastructure Known Costs						£116m	

NRDA – Northampton Related Development Area

Bold = Key Primary Infrastructure Project

Appendix 6 – West Northamptonshire Monitoring Framework

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Objective 1 - Climate Change							
Policy Numbers:	S10, S11, H5, BN7, BN8, BN9						
Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/Source (for monitoring data)	Trigger/Source (for monitoring data)	Contingencies
Minimum Code for Sustainable Homes Ratings for Residential Development (Unless clearly demonstrated to prevent development viability)	100% achievement of <u>Level 4 now, and 100% Zero carbon standard from 2016.</u> Based on JCS Policy S10- Detailed settlement breakdown by available-in-policy wording	S11, S10	H5; S10	SA Obj 12/13	Developers, WNDC, LPAs and RSLs/LPAs, Building Control and WNUJU monitoring	Either: % new homes approved failing to meet current national standard > 10% or % new homes approved where viability analysis justifies relaxation > 15% LPAs, Building Control, WNDC and WNUJU monitoring	Further discussions with developers on viability Consider a review of policy

- Objective:** To minimise demand for resources and mitigate and adapt to climate change, by:
- Promoting sustainable design and construction in all new development;
 - Ensuring strategic development allocations are located and designed so as to be resilient to future climate change and risk of flooding;
 - Encouraging renewable energy production in appropriate locations; and
 - Ensuring new development promotes use of sustainable travel modes.

Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/Source (for monitoring data)	Trigger/Source (for monitoring data)	Contingencies
BREEAM Standards for Non-Residential Development	Non-Residential Development over 500m ² to achieve a rating of at least Very Good Standard	S11S10	S10	SA Obj 24	Developers, LPAs, Commercial Users, WNDC / LPAs, Building Control, WNDC and WNJPU Monitoring	>10% of qualifying developments fail to achieve the standard LPAs, Building Control, WNDC and WNJPU Monitoring	<u>Review with Development Management</u> <u>Identify barriers preventing achievement</u>
Sustainable Energy Generation within major new development and SUEs through decentralised and renewable or low carbon sources	<u>To provide renewable-10% target for sustainable energy at source through decentralised energy schemes considered on all new developments and regeneration schemes through open book analysis with LPAs in Policy S10.</u>	S11S10	H5, S10	SA Obj 15	Developers, WNDC, Environmental Services at Northamptonshire County Council and LPAs. / WNDC, Northamptonshire County Council, LPA Application Monitoring and WNJPU Monitoring	>0 new development schemes (excluding those already permitted) that are proposed in the Joint Core Strategy and approved after 2014 that fail to provide decentralised energy opportunities WNDC, Northamptonshire County Council, LPA Application Monitoring and WNJPU Monitoring	<u>Consider barriers to implementation and relevance of policy with Development Management and key organisations</u> <u>Work with developers / land owners to develop viable and suitable schemes.</u> <u>Review policy</u>

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Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/Source (for monitoring data)	Trigger/Source (for monitoring data)	Contingencies
Planning Permissions Granted Contrary to EA Advice on Water Quality or Flood Risk Grounds (as per Core Output Indicator E1) after failing the sequential and / or exceptions test	Based on JCS Policy BN7, No Applications should be granted contrary to EA Advice	BN7	S10; BN4; BN8; BN9	SA Obj 25/26/28	Environment Agency, NCC (through Water Management Plan), LPAs, Developers, WNDC, Environment Agency Response - Objections to Applications, WNDC, WNJPU	Environment Agency Response - Objections to Applications, WNDC, WNJPU Monitoring Target is 0 permissions granted contrary to advice.	Identify cause and consider justification. Review implementation. Consider any remedial action Consider policy review
NO2 Levels at existing designated AQMAs (LTP Indicator (LTP5))	- New development should address existing problems. Regular reporting of measurements	BN9	-	SA Obj 2/3	NCC Highways, LA Environmental Services, HA, LTA (will report LPT Indicator 5) LAs, DEFRA Reporting	>5% increase in no. of properties within designated AQMA's, based on no. of properties at 01/04/2011	Identify causes and identify what planning related solutions are available Discuss with partners potential solutions

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Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/Source (for monitoring data)	Trigger/Source (for monitoring data)	Contingencies
Percentage of River Lengths Assessed as good biological / chemical quality	New development should address existing problems. Regular reporting of measurements	<u>BN9</u>	<u>S10; BN8; BN7</u>	<u>SA Obj 25/28</u>	<u>Environment Agency standards; WINDC; Water Companies / EA</u>	Decrease of 5% in river lengths assessed of good biological / chemical quality	Identify causes and identify what planning related solutions are available Discuss with partners potential solutions

Objective 2 - Infrastructure and development

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

Policy Numbers:	INF1, INF2, S1, C1, C2, C3, C4; N3; N4; N5; N6; N7; N8; N9; N11; N12; D1; D3; D4; D5; T1; T2; T3; T4; B1; B2; B3; B4						
Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Delivery of major Infrastructure priorities identified to facilitate development against IDP timescale (Local Indicator)	Table 7.4 in Infrastructure Chapter of the JCS. Measurement against details presented in West Northamptonshire Infrastructure Delivery Plan	INF1	INF2; C1, C2, C3, C4, S1, N3, N4, N5, N6, N7, N8, N9, N11, N12, D1, D3, D4, D5, T1, T2, T3, T4, B1, B2, B3, B4	SA Obj 1/2/10/11/19/24	LPAs, NCC, WNDC, HA, Developers, Service Providers / IDP Monitoring and Review Process. WNDC, Feedback from Service Providers. WNJPU Monitoring	Any significant potential delay in the supply of infrastructure affecting housing / employment delivery identified in the Annual monitoring of the Infrastructure Delivery Plan; IDP Monitoring and Review Process; WNDC Feedback from Service Providers; WNJPU Monitoring	Identify the problem and barriers / causes preventing infrastructure delivery. Dialogue with developers / statutory undertakers / LA partners re resolving the problem. Discussion of alternative solutions / reassessment of need and/or timing of infrastructure need. Review of Table 7

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Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger	Contingencies
S106 / CIL funds allocated to IDP- identified projects in each monitoring year (including provision into pooled contributions where combined impact of development is identified)	Budgeting developed as part of the 'Schedule of required infrastructure' presented in West Northamptonshire Infrastructure Delivery Plan and in the future through Partner authority regulation 123 lists for CIL spending	INF2	INF1, C1, C3, S1; N3, N4, N5, N6, N7, N8, N9, N11, N12, D1, D3, D4, D5, T1, T2, T3, T4, B1, B2, B3, B4	SA Obj 10/19	LPAs, WNDC, RSLs, Developers, Service Providers / S106 + CIL + IDP Monitoring, WNDC, LPAs, WNUPU Monitoring	Any significant potential delay in the supply of infrastructure affecting housing/ employment delivery identified in the Annual monitoring of the Infrastructure Delivery Plan	Identify the problem and barriers / causes preventing infrastructure delivery. Dialogue with developers / statutory undertakers / LA partners re resolving the problem Discussion of alternative solutions / reassessment of need and/or timing of infrastructure need. Review of IDP phasing, timing and funding for infrastructure required to deliver necessary infrastructure.

Objective 3 - Connections							
Objective: To reduce the need to travel, shorten travel distances and make sustainable travel a priority across West Northamptonshire by maximising use alternative travel modes. In so doing, combat congestion in our main towns and town centres, reduce carbon emissions and address social exclusion for those in both rural and urban areas who do not have access to a private car.							
Policy Numbers:	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
NI-167- Congestion- Average Journey Time per mile during the morning peak (Local Transport Plan Indicator)	See LTP Targets	C1	C2, C3, C4, C5, N3, N4, N5, N6, N7, N8, N9, N11, N12, D1, D3, D4, D5, T1, T2, T3, T4, B1, B2, B3, B4	SA Obj 1/2	LPAs, NCC Highways, HA, WANDC, Developers	DfT, HA, NCC Highways,	

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Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger	Contingencies
Delivery of relevant Transport Schemes to timescales set out in <u>Northampton hire</u> <u>Transportation Local Transport Plan</u> / Infrastructure Delivery Plan (as appropriate) (<u>LTP Indicator</u>)	<u>Targets in LTP</u> Delivery of specific transportation schemes as set out in the <u>IDP Programme</u> and <u>NTP DP</u>	C3	INF1, N3, N4, N5, N6, N7, N8, N9, N11, N12, D1, D3, D4, D5, T1, T3, T4, B1, B2, B3, B4	SA Obj 1/2/11/21	Northamptonshire County Council Highways, HA, <u>LPAs</u> , <u>WNJPU</u> <u>Monitoring</u>	Any significant potential delay in the supply of infrastructure affecting housing / employment delivery identified in the Annual monitoring of the Infrastructure Delivery Plan and <u>NTP LTP Monitoring</u> , <u>LPAs</u> , <u>WNJPU</u> <u>Monitoring</u>	Identify the problem and barriers / causes preventing infrastructure delivery. <u>Dialogue with developers / statutory undertakers / LA partners re resolving the problem</u> <u>Discussion of alternative solutions / reassessment of need and/or timing of infrastructure need.</u> <u>Review of IDP phasing, timing and funding for infrastructure required to deliver necessary infrastructure</u>

Objective 4 - Protecting and Building Urban Communities

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

Policy Numbers:	S10, N1, N11, D1, D4, T2, B1, RC1, RC2						
Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Number of Planning Permissions granted contrary to Northampton Crime Prevention Design Advisor's advice (using Safer Places and Secured by Design Guidance)	No applications to be granted contrary to advice without full and reasoned justification	S10	N1, N11, D1, D4, T2, RC1, B1	SA Obj 9	Developers, LPAs, Northamptonshire Police / LPAs, Northamptonshire Police, WNUJU Monitoring	0 permissions approved contrary to advice LPAs, Northamptonshire Police, WNUJU Monitoring	Barriers to good crime prevention by design Consider policy review

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Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger	Contingencies
% Planning Permissions for new residential and commercial development making adequate provision for community facilities and public open space.	<u>PPG17 Local standards in Open Space standards and these identified in Recreation studies and the West</u> Northamptonshire Sports Facilities Strategy and Cultural Investment Plan as Referenced in Policy RC2 – Achievement of facilities specified in SUE policies.	RC2	RC1, S10, N2, N3, N4, N5, N6, N7, N8, N9, N11, D3, T3, B2, B3	SA Obj 16/19/21/22	<u>Developers, WNDC, LPAs / LPAs, WNJPU Monitoring</u>	>20% new permissions falling to meet adopted standards <u>LPAs, WNJPU Monitoring</u>	<u>Review development management policies and practices if necessary</u> <u>Discussions with partners and key organisations to review targets and required standards</u> <u>Further discussions with developers on viability</u> <u>Consider a review of policy</u>

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Objective 5 - Supporting Northampton Town Centre							
Objective: To support the regeneration of Northampton's town centre by making it the focus of high quality retail, employment, leisure and cultural development at the heart of Northamptonshire and to support the delivery of the Northampton Central Area Action Plan.							
Policy Numbers: N1, N2, S2							
Indicator (and Type)	Target	Main Policy Delivered	Additional Policies	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger/Source (for monitoring data)	Contingencies
Amount of new net retail convenience floorspace created in Northampton Town Centre	3,000m ² net convenience (Food) shopping floorspace for period 2010 - 2026	N2	S2, N1	SA Obj 1/2/17/22	Northampton Borough Council, WNDC, Developers / NBC, WNDC, WNJPU Monitoring	>3,000m ² net convenience floorspace permitted 2010 – 2026 <1,000m ² net convenience floorspace permitted by 2021NBC, WNDC, WNJPU Monitoring	Review evidence base Consider review of policy
Amount of new net retail comparison floorspace created in Northampton Town Centre	37,500m ² net comparison shopping floorspace for period 2010 - 2026	N2	S2, N1	SA Obj 1/2/17/22	Northampton Borough Council, WNDC, Developers / NBC, WNDC, WNJPU Monitoring	Grosvenor Centre extension not started by 2016 >37,500m ² net comparison shopping approved floorspace for period 2010 – 2026 <20,000m ² net comparison shopping completed floorspace by 2021NBC, WNDC, WNJPU Monitoring	Review evidence base Consider barriers to implementation Consider review of policy

Objective 6 - Supporting Daventry Town Centre							
Objective: To support the regeneration of Daventry town centre through planned growth and infrastructure delivery.							
Policy Numbers: D1, D2, S2, S3							
Indicator (and Type)	Target	Main Policy Delivered	Additional Policies	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger/Source (for monitoring data)	Contingencies
Amount of new net convenience floorspace created in Daventry Town Centre	2,000-2,900m ² net convenience (Food) floorspace for period 2010 - 2026	D2	D1, S2	SA Obj 1/2/17/22	Daventry District Council, WNDC, Developers / DDC, WNDC, WNJPU Monitoring	<1,000m ² net convenience (Food) floorspace completed or under construction by 2021 DDC, WNDC, WNJPU Monitoring	Review evidence base Work with developer / land owner to produce a viable and suitable scheme Consider barriers to implementation Consider review of policy
Amount of new net comparison floorspace created in Daventry Town Centre	5,100m ² -7,600m ² net comparison shopping floorspace for period 2010 - 2026	D2	D1, S3	SA Obj 1/2/17/22	Daventry District Council, WNDC, Developers / DDC, WNDC, WNJPU Monitoring	DDC, WNDC, WNJPU Monitoring <2,500m ² net convenience (Food) floorspace completed or under construction by 2021	Review evidence base Work with developer / land owner to produce a viable and suitable scheme Consider barriers to implementation Consider review of policy

Objective 7 - Supporting Towcester & Brackley Town Centre							
Objective: To support Towcester and Brackley in their rural service centre roles to ensure their communities are self-sufficient sustainable places and the towns are the focus of services and facilities for surrounding villages.							
T1, T2, B1, B2, S2, S9							
Policy Numbers:							
Indicator (and Type)	Target	Main Policy Delivered	Additional Policies	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Source (for monitoring data) Trigger	Contingencies
Vitality Amount of new convenience floorspace delivered in Towcester Town Centre – measured through planning applications	No loss of A1750m ² net convenience floorspace Increase in total suitable town centre use floorspace for period 2010–2026	T2	S2, S2, S9, S9, T1	-SA Obj 1/2/17/22	South Northamptonshire Borough Council, WANDC, Developers / SNC, WNUJPU monitoring	Net loss of appropriate town centre floorspace over a rolling 3 year period >10% net loss of A1 floorspace over a rolling 3 year period SNC, WNUJPU Monitoring	Review impact of changes Work with developer / land owner to produce a viable and suitable scheme Review development management policies Consider AAP Consider review of plan

Indicator (and Type)	Target	Main Policy Delivered	Additional Policies	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Source (for monitoring data) Trigger	Contingencies
<u>Vitality Amount of new convenience floorspace delivered in</u> <u>Towcester Town Centre – measured through planning applications</u>	<u>No loss of A1750m² net convenience (Food) floorspace</u> <u>Increase in total suitable town centre use floorspace for period 2010 – 2026</u>	T2	<u>S2, S2, S9, S9, T1</u>	-SA Obj 1/2/17/22	South Northamptonshire Borough Council, WANDC, Developers / SNC, WNUJPU monitoring	<u>Net loss of appropriate town centre floorspace over a rolling 3 year period</u> <u>>10% net loss of A1 floorspace over a rolling 3 year period</u> <u>SNC, WANDC, WNUJPU Monitoring</u>	<u>Review impact of changes</u> <u>Work with developer / land owner to produce a viable and suitable scheme</u> <u>Review development management policies</u> <u>Consider AAP</u> <u>Consider review of plan</u>
<u>Vitality Amount of new convenience floorspace delivered in</u> <u>Brackley Town Centre – measured through planning applications</u>	<u>No loss of A1500m² net convenience (Food) floorspace</u> <u>Increase in total suitable town centre use floorspace for period 2010 – 2026</u>	B2	S2; S9; B1	-SA Obj 1/2/17/22	South Northamptonshire Borough Council, Developers / SNC, WNUJPU monitoring	<u>Net loss of appropriate town centre floorspace over a rolling 3 year period</u> <u>>10% net loss of A1 floorspace over a rolling 3 year period</u> <u>SNC, WNUJPU Monitoring</u>	<u>Review impact of changes</u> <u>Work with developer / land owner to produce a viable and suitable scheme</u> <u>Review development management policies</u> <u>Consider AAP</u> <u>Consider review of plan</u>

Objective 8 - Economic Advantage							
Objective: To strengthen & diversify West Northamptonshire's economy by taking advantage of our internationally well-placed location, strategic transport network and proximity to London and Birmingham.							
Policy Numbers: E1, E2, E3, E4, E5, E6, INF2, N1, N3, N5, N7, N8, N9; D3, T3, B1, B2, S7, S8							
Indicator (and Type)	Target	Main Policy Delivered	Additional Policies	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger/Source (for monitoring data)	Contingencies
Employment land available - by type	Maintain 5 year pipeline supply of prime employment land	E1	E2;E3;E5;N3;N7;N8;N9;D3B1;B2;S7;S8	SA Obj 17	WNDC, Developers, LPA's / WNDC, LPAs, WNJPU Monitoring	Amount of land available falls by >15% in a rolling 5 year period against 2012 Employment Technical Paper base WNDC, LPAs, WNJPU Monitoring	Identify reasons for fall. Identify reasons if land is being lost to other non employment uses. Review development management policies and practices if necessary Consider allocation of additional employment land. Review Policy

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Indicator (and Type)	Target	Main Policy Delivered	Additional Policies	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Losses of employment land per year - by type	No loss of employment land areas shown in the <u>WNELS study of 2010</u> . Controlled change of smaller employment sites within main urban areas where None , unless it can be demonstrated that the site is no longer not viable for employment use.	E1	N1;D1;T1;B1;INF2;E5;D3;N5;B1	SA Obj 17	WNDC, Developers, LPAs / WNDC, LPAs, WNJPU Monitoring	Any loss of WNELS employment areas to other uses Any loss of employment land to other uses which are not justified by the evidence. <u>WNDC, LPAs, WNJPU Monitoring</u>	<u>Review development management policies and practices if necessary</u> <u>Review annual reporting of change in the AMR</u> <u>Review of WNELS site assessments</u> <u>Review of policy</u>

Indicator (and Type)	Target	Main Policy Delivered	Additional Policies	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Net job growth to 2026	19,000-16,000 additional net jobs by 2026 (over 2008 base)	S7	E2;B2;S7;S8;N3;N7;N8;N9;D3;T3;B2	SA Obj 17	WNDC, Developers, LPAs / WNDC, LPAs, ONS, WNJPU Monitoring	<2,000 net additional jobs by 2016 <10,000 net additional jobs by 2021 >10,000 net jobs by 2016 WNDC, LPAs, ONS, WNJPU Monitoring	Review of plan including WNELS to see if further release of employment land required Identify reasons changes and if jobs are being created faster or slower than expected. Consider allocation of additional employment land Review trigger in annual reporting of change in the AMR Review policy Review requirement Work with developers / land owners to develop viable and suitable schemes. Review policy
On track to deliver jobs at Towcester South SUE	Minimum of 7.5 ha employment land 3,000 jobs (1,500 should be delivered by 2026)	T3	S7;S8	SA Obj 17	WNDC, Developers, LPAs / WNDC, LPAs, WNJPU Monitoring	No employment land delivered by 2021 WNDC, LPAs, WNJPU Monitoring	Review policy Review requirement Work with developers / land owners to develop viable and suitable schemes. Review policy

Indicator (and Type)	Target	Main Policy Delivered	Additional Policies	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Office provision of 100,000 sqm in Northampton Town Centre	100,000sqm over plan period	N2	S7;S8;N1	SA Obj 17	WNDC, Developers, LPAs / WNDC, LPAs, WNJPU Monitoring	WNDC-LPAs, WNJPU Monitoring < 5,000 sqm by 2016 < 50,000 sqm by 2021	Adoption of CAAP by 2013. Identify reasons changes and if jobs are being created faster or slower than expected. Consider allocation of additional employment land Work with developers / land owners to develop viable and suitable schemes. Review policy

Objective 9 - Specialist Business Development								
Objective: To support and develop opportunities for specialist employment clusters and business development focused on a low carbon economy.								
E3, S7, S8, N3, S10, S11								
Policy Numbers:	Indicator (and Type)	Target	Main Policy Delivered	Additional Policies	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger/Source (for monitoring data)	Contingencies
	<u>New Percentage of new developments that generate a minimum of 40% of its energy needs from decentralised and renewable/ low carbon sources.</u>	<u>To provide renewable energy at source through decentralised energy schemes considered on all new developments and regeneration schemes through open book analysis with LPAs 40%</u>	S10	S11	SA Obj 14/15	National Grid, WNDC, Developers, NCC and LPA's / WNDC, LPAs, WNJPU Monitoring	>0 new <u>development schemes</u> (excluding those already permitted) that are proposed in the Joint Core Strategy and approved after 2014 that fail to provide decentralised energy opportunities WNDC, LPAs, WNJPU Monitoring	Consider barriers to implementation and relevance of policy with <u>Development Management and key organisations</u> <u>Work with developers / land owners to develop viable and suitable schemes.</u> <u>Review policy</u>
	<u>Delivery of Technology Realm at SEMLEP Northampton Waterside Enterprise Zone North</u>	<u>Development of Enterprise Zone in accordance with SEMLEP proposed timescale 7 hectares over the plan period</u>	E3	S7,S8;N3	SA Obj 17	NBC, DDG, Developers / WNDC, LPAs, WNJPU Monitoring	Use of SEMLEP triggers WNDC, LPAs, WNJPU Monitoring	To be determined by SEMLEP and the government.

Objective 10 - Educational Attainment							
Objective: To raise educational achievement and the skills base of our communities through supporting the development of West Northamptonshire's learning infrastructure and strengthening the link between local businesses and local schools, Moulton and Northampton Colleges and the University of Northampton.							
Policy Numbers: E6, N3, N4, N5, N6, N7, N8, N9, D3, T3, B4							
Indicator (and Type)	Target	Main Policy Delivered	Additional Policies	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Number of new schools built	As specified in specific SUE policies	E6	N3, N4, N5, N6, N7, N8, N9, D3, T3, B4	SA Obj 10	LPA's, developers, education authorities / S106 + CIL + IDP Monitoring, LPAs, WNUJU Monitoring	School not provided in accordance with relevant SUE policy S106 / CIL / IDP Monitoring, LPAs, WNUJU Monitoring	Discuss requirement with NCC education section Review school requirement

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Indicator (and Type)	Target	Main Policy Delivered	Additional Policies	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Investment secured for educational facilities through developer contributions	Budgeting developed as part of the 'Schedule of required infrastructure' presented in West Northamptonshire Infrastructure Delivery Plan and in the future through Partner authority regulation 123 lists for CIL spending: or through site specific S106 agreements. To be determined in Developer Contributions SPD	E6	N3, N4, N5, N6, N7, N8, N9, D3, T3, B4	SA Obj 10/11	LPA's, developers, education authorities / S106 + CIL + IDP Monitoring, LPAs, WNJPJ Monitoring	No finances or insufficient finances accrued through either Reg 123 CIL or S106 arrangements / CIL / IDP Monitoring, LPAs, WNJPJ Monitoring	Review Reg123 schedules Review S106 Development management practices Discuss requirements with NCC education section

Objective 11 - Housing							
Objective: To provide a range of housing in sustainable locations to ensure all residents have access to a home that they can afford and that meets their needs. Housing development will be focused at the most sustainable location of Northampton, supported by Daventry and Towcester and Brackley in their roles as rural service centres with limited development in the rural areas to provide for local needs and support local services.							
Policy Numbers:	S1, S3, S4, S5, S6, H1, H2, H4, H5, H6, N3, N4, N5, N6, N7, N8, N9, D3, T3, B2, B3						
Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Density of new dwellings with planning permission on Sustainable Urban Extension Sites (Lea+)	Minimum average density of 35dph on SUE sites set out in Policy H1	H1	S1, H1, N3, N4, N5, N6, N7, N8, N9, D3, T3, B2, B3	SA Obj 20/21/22	WNDC, LPAs and Developers / LPAs. WNJPU Monitoring	Masterplan proposes <35dph on SUE Planning Application (or subsequent amendment applications) on SUE LPAs, WNJPU Monitoring	Work with developers / land owners to develop viable and suitable schemes. Review requirement Review policy

Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Plan Period Housing Targets (as set out in the housing trajectory) (with Core Output Indicator H1)	See JCS Trajectory and Table 1 in Spatial Strategy Section	S3	S1, S4, S5, S6	SA Obj 20/21/22	WNDC, LPAs and Developers / LPAs, WJPU Monitoring	Dwelling delivery +/- 25% difference against trajectory on a rolling 3 year basis. (Applications and completions) LPAs, WJPU Monitoring	<p>Work with developers / land owners to develop viable and suitable schemes.</p> <p>Production and Adoption of NRDA Allocations and Development Management, and DDC and SNC Settlements and Countryside DPDs by 2015.</p> <p>Review trajectory / requirement</p> <p>Update SHLAA annually, and full review every 5 years minimum.</p> <p>Review policy</p>

Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Net Additional Dwellings per annum (including performance against SUE phasing) as shown in the Housing Technical Paper and detailed Housing Trajectory (with Core Output Indicator #2-a-d)	Meet or exceed annual targets in Table 1 of Spatial Strategy Section and phasing for SUEs in the detailed housing trajectory Policy S6	S3	S1, H1, N3, N4, N5, N6, N7, N8, N9, D3, T3, B2, B3	SA Obj 20/21/22	WNDC, LPAs and Developers / LPAs, WNUJU Monitoring	Individual SUE trajectories +/- 25% on a rolling 3 year period (permissions and completions measured) LPAs, WNUJU Monitoring	Work with developers / land owners to develop viable and suitable schemes. Review trajectory / requirement Update SHLAA annually, and full review every 5 years minimum. Review policy

Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
New and Converted Dwellings on Previously Developed Land (following GCH3)	30% Target for completions on Previously Developed Land (from JCS Policy S1)	S1	S3, N1, D1, T1, B1, S4	SA Obj 20	WNDC, LPAs and Developers / LPAs, WNUJU Monitoring	Dwelling delivery on PDL +/- 25% difference against trajectory on a rolling 3 year basis. (Applications and completions) LPAs, WNUJU Monitoring	Work with developers / land owners to develop viable and suitable schemes. Review trajectory / requirement Update SHLAA annually, and full review every 5 years minimum. Review policy
Net Additional Pitches - Gypsy and Traveller (following GCH4)	Detailed breakdown on Transit / Residential / Travelling Showpeople pitch requirements in JCS Policy H7	H7		SA Obj 20/21/22	LPAs, Liaison with RSLs / LPA Monitoring	Policy H7 targets to be achieved by 2017 LPA Monitoring	DPD to be prepared Publication December 2013 Submission April 2014 Adoption February 2015

Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Gross Affordable Housing Completions (following COt H5)	JCS affordable housing targets, based on SHMA in Policy H2: 34.25% in the town of Daventry District 40% in Rural Areas within Daventry District 35% in Northampton Related Development Area 38.40% in South Northamptonshire District the towns of Towcester and Brackley 50% in Rural Areas within South Northamptonshire District	H2		SA Obj 20/21/22	LPAs, WNDIC, Developers with RSLs and HCA input / LPA Monitoring, CLG Returns, HMA Consultants, WNJPU Monitoring	LPA Monitoring, CLG Returns, HMA Consultants, WNJPU Monitoring Daventry Town <20% Daventry Rural Areas <35% Northampton (NRDA) <30% Towcester and Brackley <35% South Northamptonshire Rural Areas <45% All percentages determined on a rolling 3 year basis – permissions and completions	Work with developers / land owners to develop viable and suitable schemes. Review development management policies and practices if necessary Review trajectory / requirement Review policy

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Objective 12 - Protecting and Supporting Rural Communities									
Objective: To protect and support rural communities to ensure they thrive and remain vital.									
R1, R2, H1, H2									
Policy Numbers:	Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies	
	% and type of commercial development delivered in rural areas (Lead Indicator)	No specific target in JCS Policy R2	R2	R1, R3	SA Obj 17/22	LPAs, Developers / LPAs, WNJPU Monitoring	>10 schemes with >5,000sqm each in a rolling 5 year period LPAs, WNJPU Monitoring	Review monitoring target Review policy implementation with stakeholders	
	Permissions and Completions granted for Rural Exception Sites	No specific target in JCS Policy H3	H3	R1, R2	SA Obj 20/22	LPAs, RSLs, Developers / LPAs, WNJPU Monitoring	>40% rural exception sites include an element of market housing in a rolling 3 year period or The proportion of market housing on any individual rural housing exception sites exceeds 25% LPAs, WNJPU Monitoring	Review policy Examine evidence Review development management policies and practice Review triggers Review policy	

Objective 13 - Rural Diversification and Employment							
Objective: To support rural diversification and rural employment opportunities, in particular those related to agriculture, horticulture and forestry							
Policy Numbers: R1, R2, R3, E7							
Indicator (and Type)	Target	Main Policy Delivered	Additional Policies	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Number and type of rural diversification schemes permitted	Count of No. of applications and No of jobs created outside settlements but not directly related to agriculture, horticulture or forestry.	R1	R2,R3,E7	SA Obj 17/21/22	LPA's, Developers/_LPAs, WNJPU Monitoring	>5% applications are for demolition and complete re-build or new build (not related to Agriculture, horticulture or forestry)_LPAs, WNJPU Monitoring	Review monitoring target Review policy

Objective 14 - Green Infrastructure							
Objective: To protect natural species present in West Northamptonshire and enhance the existing strategic green infrastructure network, including biodiversity corridors, by incorporating and designing these into Sustainable Urban Extensions (SUEs) at Northampton, Daventry, Towcester and Brackley.							
Policy Numbers: S10, BN1, BN2, BN4, BN10							
Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Change in Areas of Biodiversity Importance (following Core Output Indicator E2)	Monitor No Specific Target in Policy BN2 → monitor change in numbers/area	BN2	BN1	SAObj 5/6/7/8	Northamptonshire Biodiversity Partnership, LPAs, Natural England, Northamptonshire BAP, LPAs, WNUJU Monitoring	A decrease in designated areas on a rolling 3 year basis Northamptonshire BAP, LPAs, WNUJU Monitoring	Identify the reasons / causes and discuss with partners, including the Wildlife Trusts to determine what action, if any, is required Assist with identifying sources of finance to address the situation Consider a review of the monitoring trigger Consider a review of the policy.

Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Development designed to take account of a net-gain of bird sightings within 250 m of the Upper Nene Valley Gravel Pits SPA Boundary	All development in 250m zone to show no negative impact on bird sightings BN4 – No net-gain of birds to be permitted	BN4		SA Obj 5/6/7/8	LPAs, Developers, Natural England / LPAs, WNJPU Monitoring	Review all consents within designated 250m zone and the protection area LPAs- WNJPU Monitoring	Review development management policies and practices Review monitoring target Review policy

Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger	Contingencies
Planning Permissions granted subject to presentation of satisfactory Ground Stability Report	Assessments consistent with the criteria in Policy BN10 – Count of consents with condition; Count of no of reports supplied and agreed	BN10		SA Obj 18/19/23	LPAs, Developers, British Geological Survey / LPAs, WNJPU Monitoring	LPAs, WNJPU Monitoring No permissions granted where reports not supplied and accepted, or approved subject to a suitable condition	Review development control policies and practice. Review policy
Planning Permissions granted subject to presentation of satisfactory Ecological Assessment	Assessments consistent with the criteria in Policy BN2- Count of consents with condition; Count of no of reports supplied and agreed	BN2		SAObj 5/6/7/8	LPAs, WNDC, Developers, Natural England / LPAs, WNJPU Monitoring	LPAs, WNJPU Monitoring No permissions granted where reports not supplied and accepted, or approved subject to a suitable condition	Review development control policies and practice. Review policy

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Objective 15 – High Quality Design

Objective: To achieve high quality design in both rural and urban areas that takes account of local character and heritage and provides a safe, healthy and attractive place for residents, visitors and businesses.

Policy Numbers:	BN5, S10, S11, R1						
Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Preparation of Independent Design Appraisals, Number of Conservation Areas, and Percentage of Conservation Areas with an up-to-date character appraisal	To provide Independent Design Appraisals on all new developments and regeneration schemes meeting locally adopted standards in Sustainable Development Principles SPD and relevant Urban Design Frameworks. Each conservation area to be re-appraised every 5 years Original indicator transferred to new Objective 16 (see below for changes)	S10, BN5	S11, BN5, S10, R1	SA Obj 4/18/19	LPAs, Design Council, OPUN, Developers, WNDC / LPAs, WNJPU Monitoring LPAs	>0 new development schemes (excluding those already permitted) that are proposed in the Joint Core Strategy and approved after 2014 that fail to provide suitable Independent Design Appraisals PA Monitoring	Consider barriers to implementation and relevance of policy with Development Management and key organisations for good practice including OPUN and the Design Council Work with developers / land owners to develop viable and suitable schemes. Review policy

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Indicator (and type)	Target	Main Policy Delivered	Additional Policies Delivered?	SA Objective Delivered?	Main Agencies (for delivery)/ Source (for monitoring data)	Trigger Source (for monitoring data)	Contingencies
Percentage of Grade I and II* Listed Buildings At Risk	RSS Policy 26 – Decrease from 2006 levels. Transferred to new Objective 16 (see below for changes)	BN5	S10, R1	SA Obj 4/18/19	English Heritage LPAs	English Heritage	

Objective 16 - Heritage							
Objective: <i>To conserve and where possible enhance, through carefully managed change, the important heritage assets and their settings of Northampton, Daventry, Towcester and Brackley, and to recognise the role of rural heritage assets and their settings to support a sense of place and local distinctiveness.</i>							
Policy Numbers: BN5, S10, R1							
<u>Indicator (and type)</u>	<u>Target</u>	<u>Main Policy Delivered</u>	<u>Additional Policies Delivered?</u>	<u>SA Objective Delivered?</u>	<u>Main Agencies (for delivery)/ Source (for monitoring data)</u>	<u>Trigger</u>	<u>Contingencies</u>
Number of Conservation Areas, and Percentage of Conservation Areas with an up to date character appraisal	Each conservation area to be re-appraised every 5 years	BN5	S10, R1	SA Obj 4/18	LPAs / LPA Monitoring	<75% Conservation Areas reviewed in any 5 year period	Discussions with partners to identify barriers / causes. Consider a review of the policy
Percentage of designated heritage assets At Risk	Decrease in the percentage from the 2011 baseline of the English Heritage 'At Risk' Register.	BN5	S10, R1	SA Obj 4/18	English Heritage / LPAs	Increase in percentage of heritage assets at risk over a rolling 3-year period, from a 2011 base (where available) or since monitoring commenced.	Discussions with partners to identify barriers / causes and assist in the development of schemes which will protect designated assets At Risk

Pre-Submission Joint Core Strategy, February-March 2011
Officer Response to Representations for JSPC 16th July 2012

West Northamptonshire Joint Core Strategy

Pre-Submission Joint Core Strategy

February-March 2011

Officer Responses to Representations

for the

Joint Strategic Planning Committee

16 July 2012

Appendix 2



**West Northamptonshire
Joint Planning Unit**

1.0 - Foreword

1. Foreword

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Foreword	0	0	0	0	0	0	0	0	0

Summary of issues raised by Respondents

- No representations received

Joint Planning Unit Response to Representations

No response required.

Recommended Action

None

Section 1.0 – The Representation Arrangements

2. The Representation Arrangements

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
1.0 The Representation Arrangements	2	2	0	0	2	1	1	0	0

Summary of issues raised by Respondents

- Respondents' expressed concerns about the overall complexity of the public consultation exercise and the value placed on representations made.

Joint Planning Unit Response to Representations

The arrangements for representations are governed by Regulations and it is essential that the JCS meets the statutory requirements in this respect. Every effort was made to ensure that representations could be made easily for example by email and online. The extent of changes made between the Emergent and Pre-Submission versions of the JCS demonstrates that considerable value has been placed on the representations made.

Recommended Action

No changes required in response to representations.

3.0 - Introduction

4. Introduction

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
3.0 Introduction	98	97	1	4	94	86	7	1	0

Summary of issues raised by Respondents

What is the West Northamptonshire Joint Core Strategy?

- Respondents consider that no reference is made to the Minerals and Waste Development Framework.
- Respondents consider that more reference needs to be made to the Sustainable Community Strategy (SCS) for Daventry District. A brief summary of each districts' SCS should be included in the Joint Core Strategy.

Introduction

- Large majority of representations are standard responses and submit that the preparation of the JCS ought to be halted until the enactment of the Localism Bill.
- Respondents question the validity of the Core Strategy based on the prepared evidence base studies or seek to have the document reformatted to make it more user friendly.
- Respondents state that SUEs are not in the original JCS and therefore have not been properly consulted upon.

Joint Planning Unit Response to Representations

It is accepted that an appropriate reference should be made to the Minerals and Waste Development Framework as this forms part of the development plan for the West Northamptonshire Area

The Introduction refers directly to the Sustainable Communities Strategies that have been prepared for the area and indicates that the visions contained within them have set the agenda for the priorities within the JCS. The Daventry District SCS is listed in Appendix 1 as one of the 'other plans and strategies' that have informed the preparation of the JCS. Further references are not necessary and would add to the length of the JCS.

The preparation of the JCS beyond Pre-Submission has been delayed to enable consideration of the implications of the Localism Act and changes to national

planning policy and regulations. A number of amendments are required to the Introductory section which reflect the national changes to the planning system.

The preparation of the JCS has been informed by a robust and comprehensive evidence base. This has been further updated to inform the Proposed Changes and Submission of the JCS.

The format of the JCS seeks to strike a balance between being a document that is technically robust but also clear and easy to read.

The SUEs that have been identified within the PSJCS are either a refinement of the preferred locations for growth identified in the Emergent Joint Core Strategy or are extant Local Plan allocations which are being carried forward. These locations have therefore been subject to previous consultation. The Pre-Submission document itself has provided the opportunity for further comments to be submitted.

Recommended Action

That Section 3.0 Introduction be amended as set out in the following Proposed Changes:

- PC001/I
- PC002/I
- PC003/I
- PC004/I
- PC005/I

4.0 - Spatial Portrait, Vision and Objectives

5. Introductory Text

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	7	7	0	5	2	0	1	1	0

Summary of issues raised by Respondents

- A respondent supports the JCS overall approach particularly the protection of rural areas.
- The respondent considers strategic planning should be undertaken at District Council level with cooperation between authorities.
- The respondent considers a policy on rights of way should be included.

Joint Planning Unit Response to Representations

Support for the JCS overall approach is welcomed.

The Joint Strategic Planning Committee comprises elected Councillors from Daventry District Council, Northampton Borough Council, South Northamptonshire Council and Northamptonshire County Council, and is charged by statute to prepare a Joint Local Development Scheme.

As regards a rights of way policy this is a detailed matter that lies within plan-making dealing with development management issues and not the overarching strategy document that is the Joint Core Strategy.

Recommended Action

No further changes required.

4.0 - Spatial Portrait, Vision and Objectives

6. Spatial Portrait

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Spatial Portrait	30	30	0	11	19	10	8	1	0

Summary of issues raised by Respondents

The Spatial Context

- The respondents consider that insufficient consideration has been given to the development of Northampton in relation to strategic planning of North Northampton area, Milton Keynes and neighbouring Counties.
- The respondent is concerned that the section does not describe the character, qualities and local distinctiveness of settlements or landscape in the plan area.

The West Northamptonshire Area

- The respondent supports the focus for learning in the area and suggests that reference is made to growth in jobs from the higher education sector.
- A respondent feels that paragraph 4.11 does not sufficiently mention the significance of a growing elderly population and further statistical information needs to be provided in the JCS. Respondent further considers the SHMA is inadequate and there is an insufficient evidence base on older persons housing needs over the plan period.
- The respondent considers that paragraph 4.13 contains technical errors in relation to named companies for example, Avon has left Northampton.
- The respondent considers that paragraph 4.14 should be interpreted that Daventry town should include contingencies for development thereby learning the lessons of the past where growth that was anticipated did not take place.

Jobs

- Respondents consider that the JCS does not have a strategy for accommodating jobs growth in the event in an upturn in the economy and a quick response needs to be accommodated by headroom in the allocation of employment land. In addition the respondents consider that high level of demand for B8 is not recognised or accommodated within the employment strategy;
- Respondents consider more information is required on jobs provision for Daventry town and the plan lacks clarity. Housing growth at Daventry may be unsound without supporting jobs growth.

Homes

- The respondent comments that paragraph 4.23 refers to 'specific neighbourhoods in Northampton and Daventry being in need of housing improvement', however it is not clear if this is the same as the four deprived neighbourhoods referred to in the Regenerating and Developing Communities section and suggests this needs clarification in the plan. The respondent comments that housing improvement implies physical regeneration whereas community regeneration suggests developing the capacity and skills of the local residents as such the respondent considers clarity is needed in the plan on what is being proposed.
- A respondent considers that paragraph 4.25 does not sufficiently address rural housing and under occupation particularly in respect of older persons housing. The respondent further considers there is no supporting evidence base on this aspect and the plan is unsound in respect of rural housing provision and elderly persons housing needs.

Movement

- The respondent considers that paragraph 4.27 should refer to Daventry Town and not the District to ensure the town has a sustainable 'homes to jobs' balance. In addition the respondent considers that the wording implies 52% of Daventry District's residents commute to Northampton whereas there are many other destinations for out commuting and the plan should be clearer in what is meant.
- The respondent considers that the figures in paragraph 4.28 are estimates and are not accurate. The respondent comments that low public transport usage is a reflection of the lack of facilities.

Community Regeneration

- The respondent considers there is a lack of clarity on what is meant by 'Regeneration' and questions whether this is the physical regeneration of the housing fabric, developing social capital of the local community, or holistic neighbourhood regeneration. The respondent considers the plan needs to be clearer on what the intent of the proposal is.
- The respondent considers that paragraph 4.31 rightly refers to the pockets of deprivation in rural areas, however the respondent considers this should be picked up again in the Regenerating and Developing Communities section (which deals entirely with urban areas) and also more fully in the Rural Areas section (i.e. the last bullet point in paragraph 16.5) and this omission needs to be addressed in the plan.

Town Centres

- The respondent considers that the paragraph 4.35 should include the words "and out of town retail and leisure destinations" after the words "...Rugby and Banbury" as they believe both are important both practically and in terms of policy perspective.

Sport and Leisure

No Representations Received

Future Opportunities

No Representations Received

Climate Change

- The respondent considers that as paragraph 4.44 introduces the reader to SUEs for the first time a definition of an SUE within the text would be useful.
- Respondents support the wording of the paragraph.

Infrastructure and Development

- Respondents support the wording of the paragraph that requires the provision of necessary infrastructure to be provided in a timely manner. However, a respondent objects to this wording and considers infrastructure is required to come first.

Connections

- A respondent considered paragraph 4.48 should give a description of how Dallington Grange and Whitehills development will access the town given congestion on the A5199 and A508 and the Bants Lane/ Cock Hotel junction. Respondent considers provision of new bus lanes is not practicable given the layout and general condition of these roads.
- The respondent considers the plan should make specific reference to rural transport problems and how the lack of public transport compounds social and economic deprivation in villages.

Protecting and Building Communities

No Representations Received

Supporting Town Centres

No Representations Received

The Economy

No Representations Received

Educational Attainment

- A respondent gives support to reference to the growth of the student population, but feel it is a little underplayed. Respondent considers reference to the anticipated high growth in student numbers should be further expanded upon within paragraphs 4.55 and 4.56.

Housing

No Representations Received

Green Infrastructure

- The respondent considers that the term 'Green Infrastructure' is planning jargon and should be explained in the text. The respondent also considers that the JCS currently separates out open space (as covered in paragraphs 7.34 to 7.43) from other forms of green infrastructure (as covered in paragraphs 10.8 to 10.12), whereas the glossary suggests that open space is part of green infrastructure. The respondent considers that this is inconsistent and needs to be resolved in the text.

Design

- The respondent considers the JCS is inconsistent in its aims in that whilst the historic character and cultural heritage are stressed in 4.59 and 4.60 as important planning considerations, its proposed planning policies will result in Boughton Village undoubtedly suffering from increased traffic as a result of SUE development which the respondent believes will substantially damage the village.

Joint Planning Unit Response to Representations

The Spatial Context

The Spatial Context of West Northamptonshire considers the wider area in which it is located in relation to strategic planning of North Northampton area, Milton Keynes and neighbouring Counties. Evidence base studies that support the development of policies within the plan also include this wider view where appropriate, for example the identification of retail catchments.

The distinctiveness of settlements and landscape in the plan area are briefly referred to in the West Northamptonshire section of the Spatial Portrait and in more detail in Sections 10, 12, 13, 14, 15 and 16 of the JCS which are the Built and Natural Environment, the four towns and the Rural Areas sections.

The West Northamptonshire Area

Support for the focus for learning in the area is welcomed. Reference is made to jobs growth in Paragraphs 4.55 and 4.56 of the Pre-Submission JCS and further reference is made in the Economic Advantage section of the JCS.

The SHMA does include an analysis of the needs of older people and notes that the proportion of people aged 60 years and above is expected to grow significantly. The policies in the Housing section of the JCS reflect the findings of the SHMA and include provision for specialist housing e.g. extra care and design standards such as Lifetime Homes to cater for the needs of older people.

There are no technical errors in Paragraph 4.13 of the Pre-Submission JCS Carlsberg, Avon Products, Barclaycard, Nationwide Building Society and Panasonic are all represented in Northampton.

The JCS includes careful consideration of delivery of development at Daventry. Should housing delivery not occur as anticipated the Joint Strategic Planning Committee will review and take appropriate action.

Jobs

Triggers are included to take account of an economic upturn with a review trigger in the event that more jobs are being created than expected. There is significant land provision made for B8 needs within the plan period.

Jobs will be provided in Daventry as set out in Policy S8, through office and leisure development in Daventry Central area, regeneration of existing employment sites and the supply pipeline. The supply pipeline for Daventry is shown in the West Northamptonshire Employment Land Study showing there is employment land available to support the scale of housing proposed at Daventry.

Homes

The statement in Paragraph 4.23 of the Pre-Submission JCS is a general statement and does not need to be specific. The specifics are detailed as parts of the relevant policies within the JCS. Housing improvement is explained further in the places chapter and is related to the needs of the specific area identified.

Paragraph 4.25 of the Pre-Submission JCS provides a summary of the issues and cannot cover all aspects. The SHMA has considered the needs of older people and also includes information about housing issues in rural areas, but was not able to assess housing need below the district level. The Housing and Rural sections of the JCS include a range of policies to ensure that housing needs are met including specific policies for housing in rural areas, and specialist housing for older people. The specific issue of under occupation is not something that can be directly addressed by land use planning policy.

Movement

The information in the Spatial Portrait gives an overview of the area. It is appropriate that Daventry as a sub-regional town caters for its hinterland not just for the town itself. It is not considered that the wording implies 52% of the district's population commute to Northampton.

The figures at paragraph 4.28 of JCS which refer private car usage in Daventry District are estimates. There are a number of reasons why public transport usage is low in parts of the Daventry area.

Community Regeneration

Regeneration is further considered in the Regenerating and Developing Communities section of the Pre-Submission JCS where a fuller description of regeneration is given.

The Settlements and Countryside Local Plans to be prepared by Daventry District and South Northamptonshire Councils will cover regeneration and developing communities in the rural areas. The Regenerating and Developing Communities section of the Pre-Submission JCS provides the relevant higher level policy framework.

Town Centres

Paragraph 4.35 of the Pre-Submission JCS makes reference to town centre environments.

Sport and Leisure

No Representations Received

Future Opportunities

No Representations Received

Climate Change

Sustainable Urban Extensions (SUEs) are large scale developments as referred to in the text. Although this is the first time SUE is referred to it is unlikely that the JCS will always be read chronologically. A definition of SUEs is also proposed to be included in the Glossary.

Infrastructure and Development

It is appropriate and necessary for infrastructure to be phased alongside the delivery of development.

Connections

Paragraph 4.48 of the Pre-Submission JCS includes a general requirement for the plan to address traffic congestion in new developments. The Places policies contain further detail on required highway improvements and public transport requirements for individual SUEs, whilst the Connections section of the Pre-Submission JCS covers strategic highway improvements and sustainable transport modes.

The Connections and Rural Areas sections of the Pre-Submission JCS make reference to rural transport issues. The Settlements and Countryside Local Plans to be prepared by Daventry District and South Northamptonshire Councils will provide further detailed consideration of rural transport issues within the framework provided by policies in the JCS.

Protecting and Building Communities

No Representations Received

Supporting Town Centres

No Representations Received

The Economy

No Representations Received

Educational Attainment

Reference is made to the growth of the student population in paragraphs 4.55 and 4.56 of the Pre-Submission JCS and further reference is made in the Economic Advantage section of the JCS.

Housing

No Representations Received

Green Infrastructure

The term Green Infrastructure is explained in Section 10 and the Glossary of the JCS.

Design

The JCS must balance the protection and conservation of West Northamptonshire's cultural heritage both in its built form and its landscape context with the need to provide for homes and jobs to meets its needs.

Recommended Action

No change recommended to the Spatial Portrait in relation to issues raised by respondents but that the Spatial Portrait text is amended to incorporate factual updates as set out in the following Proposed Changes:

PC001/S

PC002/S

PC003/S

PC004/S

PC005/S

4.0 - Spatial Portrait, Vision and Objectives

7. Spatial Vision

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Spatial Vision	16	15	1	9	7	2	4	1	0

Summary of issues raised by Respondents

- Respondents support the vision.
- Respondents support the vision but consider that the policies will not deliver the vision, in particular by the reduction of housing growth from RSS requirement. Respondents consider the allocation of sites in sustainable villages should be used to make up the shortfall of housing numbers against the RSS requirement including expansion of Silverstone village.
- Respondents consider reference needs to be made to the economic down turn within the vision.
- The respondent considers that the JCS does not explore the public safety issues available to it, for example, there is no mention of 'safety & security' within the vision.
- A respondent considers the overall vision should include a reference to sport/community needs, and a policy should be included which protects open spaces and facilities.
- The respondent considers villages should offer a range of housing, not just affordable housing, as stated in the vision.
- Respondents consider the vision needs to address rural housing needs. Respondents consider evidence base studies on rural housing are absent. The respondent believes there is insufficient older persons housing in Daventry District and feels that the lack of an up to date and effective planning policy for Daventry has hindered the provision of housing, such that the district now has an acute under-supply of housing land.
- The respondent considers that Northampton has a legacy of vast areas of existing inferior 20th century offices and retail parks and as the strategy does not propose bulldozing this, the vision cannot be realised. The respondent considers there should be a definition of what an "outstanding" public realm or a 'vital village' is. The respondent considers that without these definitions the phrases are meaningless and add nothing to the vision and cannot be measured on their accuracy or truthfulness.
- The respondent considers it is not clear from the vision whether Daventry is considered to have already achieved a sub regional status or whether it is to grow into this role. The respondent considers the vision and objectives are not ambitious enough for Daventry's growth and the Core Strategy is not effective as a result. The respondent believes there is no clear vision on how Daventry is to grow and what the final objective is. The respondent considers the vision should

be redrafted to explain more fully that development needs to take place to secure the objectives for the town.

- A respondent considers that the vision lacks aspiration to reduce the economic deficit and infrastructure deficit, enhance Northampton Town Centre, create employment opportunities, enhance healthcare provision, and generally improve the wellbeing of the West Northamptonshire population. Respondent believes that if the JCS was adopted it would add to the deficits and not in any way reduce them, as in its present format it is undeliverable.

Joint Planning Unit Response to Representations

Support for the vision is welcomed.

It is considered that the housing figures provided by the RSS are not deliverable within the timeframe of the plan. The Government has indicated that it will revoke RSSs which will allow local authorities to determine their own housing needs and through a duty to cooperate with other authorities consider how this can be accommodated.

Reference is made in the Spatial Portrait to the current economic circumstances however the vision encompasses the period to 2026 and beyond within which it is anticipated there will be a number of economic cycles. The policies of the Economic Advantage section together with the Places sections set out the aspiration for West Northamptonshire to play its part in reducing the economic deficit, enhance the town centres of the plan area and create employment opportunities. The JCS is supported by an Infrastructure Delivery Plan which considers the extent and cost of infrastructure required and various funding sources.

The vision presents an image of the future in a broad sense. It refers to a good quality of life for future residents within which safety and security, sport/ community needs, open space and other facilities all feature.

It is considered that the vision can be realised over time. There are opportunities for redevelopment or for existing development to be remodelled in the future. The SEMLEP Northampton Waterside Enterprise Zone is an example of redevelopment through regeneration.

The vision for West Northamptonshire as a whole is to provide for high quality housing for all, however, for the rural areas there is an emphasis on providing housing that is affordable to local people.

The Strategic Housing Market Assessment has considered the needs of older people and also includes information about housing issues in rural areas, but was not able to assess housing need below the district level. The Housing and Rural Areas sections of the JCS include a range of policies to ensure that housing needs are met including specific policies for housing in rural areas, and specialist housing for older people. The specific issue of under occupation is not something that can be directly addressed by land use planning policy.

The vision is clear that Daventry fulfils a Sub- Regional Role. The vision and policies provide for the growth of Daventry within this role. The Daventry section of the Pre-Submission JCS identifies the growth of Daventry aligned to its necessary infrastructure delivery.

Recommended Action

No change to the spatial vision recommended in relation to the issues raised by respondents.

4.0 - Spatial Portrait, Vision and Objectives

8. Spatial Objectives

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Spatial Objectives	17	14	3	10	7	1	3	3	0

Summary of issues raised by Respondents

- Respondents support the objectives.
- The respondent supports the promotion of sustainable development in order to meet the growth needs of the area and in particular supports the recognition in the JCS of the need for growth and development to support Brackley and assist in the creation of a self-sufficient sustainable town.
- The respondent considers it would be helpful if the JCS clarified that this list of 15 numbered objectives is not in any order of priority or weighting in planning decisions.
- A respondent considers that whilst there is reference to 'heritage' in Objective 15 the contribution that the historic environment makes to the plan should be recognised as being wider than just design. Respondent feels that in view of the amount of change proposed in the plan there should be a specific objective relating to the protection and enhancement of the natural and historic environment, against which the other policies can be assessed.
- A respondent considers that the protection and enhancement of the historic environment merits greater inclusion in the objectives as a strategic issue within the context of major development that the JCS addresses. In this regard the respondent refers to the relationship between development at Silverstone and the protection of the significant heritage assets at Stowe.
- The respondent considered an additional objective to direct retail to appropriate locations should be included.

Objective 1 - Climate Change

No Representations Received.

Objective 2 - Infrastructure and Development

No Representations Received.

Objective 3 - Connections

No Representations Received.

Objective 4 - Protecting and Building Urban Communities

No Representations Received.

Objective 5 - Supporting Northampton Town Centre

- The respondent supports the Town Centre focus as set out in the JCS.

Objective 6 - Supporting Daventry Town Centre

No Representations Received.

Objective 7 - Supporting Towcester and Brackley Town Centre

No Representations Received.

Objective 8 - Economic Advantage

- The respondent supports the objective but believes it cannot be delivered by the JCS polices as the job target has been lowered and in the respondents view the JCS has adopted a strategy of economic restraint.

Objective 9 - Specialist Business Development

- The respondent supports the objective but believes it cannot be delivered by the JCS polices as the job target has been lowered and in the respondents view the JCS has adopted a strategy of economic restraint.

Objective 10 - Educational Attainment

- The respondent supports the objective.

Objective 11 - Housing

- The respondent suggests the wording of this objective should be altered to 'appropriate development in the rural areas'.
- The respondent considers a reduced rural housing target will not meet the needs of local residents. The respondent believes less additional housing in rural areas will have a detrimental impact on the delivery of affordable housing and will provide less support to facilities and services in villages.

Objective 12 - Protecting and Supporting Rural Communities

No Representations Received.

Objective 13 - Rural Diversification and Employment

No Representations Received.

Objective 14 - Green Infrastructure

No Representations Received.

Objective 15 - High Quality Design

- The respondent considers that the JCS does not maximise opportunities to explore the public safety issues available to it. The respondent considers there is no mention of 'safety and security' in any of the objectives.

Joint Planning Unit Response to Representations

Support for the objectives is welcomed.

Support for the promotion of sustainable development is welcomed.

Support for the growth proposed at Brackley is welcomed.

The list of objectives is not intended to be in any order of priority or weighting in planning decisions.

The JPU accepts that whilst there is reference to 'heritage' in Objective 15 the contribution the historic environment makes to the plan should be recognised as being wider than just design. The Proposed Changes include a new Objective 16 to conserve and where possible enhance heritage assets.

Objectives 5, 6 and 7 support the regeneration of town centres. The relevant policy provisions in the Spatial Strategy and places chapters direct new retail floorspace to appropriate locations.

Objective 1 - Climate Change

No Representations Received

Objective 2 - Infrastructure and Development

No Representations Received

Objective 3 - Connections

No Representations Received

Objective 4 - Protecting and Building Urban Communities

No Representations Received

Objective 5 - Supporting Northampton Town centre

Support for the Town Centre focus as set out in the JCS is welcomed.

Objective 6 - Supporting Daventry Town Centre

No Representations Received

Objective 7 - Supporting Towcester and Brackley Town Centre

No Representations Received

Objective 8 - Economic Advantage

Support for the objectives is welcomed. The JPU has looked closely at the number of new jobs required to ensure a good balance of homes and jobs. If we have too many job opportunities in-commuting will be high, putting pressure on transport infrastructure into our urban areas, if there are too few jobs out-commuting will drain the local economy and new investment. The Proposed Changes make provision for a minimum of 19,000 new jobs increasing the number of jobs by 3,000 from the figure stated in the Pre-Submission JCS version. This increase seeks to ensure a range of jobs are provided and to acknowledge that although Northamptonshire has remained reasonably resilient to the recent economic downturn, some jobs have been lost.

Objective 9 - Specialist Business Development

As above.

Objective 10 - Educational Attainment

Support for this objective is welcomed.

Objective 11 - Housing

The Strategic Housing Market Assessment includes information about housing issues in rural areas, but was not able to assess housing need below the district level. The Housing and Rural Areas sections of the JCS include a range of policies to ensure that housing needs are met including specific policies for housing in rural areas, and specialist housing for older people. The specific issue of under occupation is not something that can be directly addressed by land use planning policy.

The reference to a reduced rural housing target is unclear. The overall reduction in housing provision stems principally from reductions in the scale of development that is likely to be delivered from Sustainable Urban Extensions adjoining the principal urban areas, rather than any reduction in rural housing provision. The Housing and Rural Areas sections contain a range of positive policies to support development in rural areas to meet local needs including affordable housing and the provision of services and facilities.

Objective 12 - Protecting and Supporting Rural Communities

No Representations Received.

Objective 13 - Rural Diversification and Employment

No Representations Received.

Objective 14 - Green Infrastructure

No Representations Received.

Objective 15 - High Quality Design

Objective 15 refers to providing a safe, healthy and attractive place for residents, visitors and businesses. The issue of safety is therefore covered.

Recommended Action

That the objectives be amended and a new objective 16 included, as set out in the following Proposed Changes:

PC006/S

PC007/S

PC008/S

PC009/S

PC010/S

5.0 - Spatial Strategy

9. Introductory Text

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	43	37	6	14	29	11	10	6	2

Summary of issues raised by Respondents

Introduction

- A number of respondents express support the overall strategy set out within the JCS.
- Other respondents have made representations against the introduction which express objections to the overall strategy on the following grounds:
 - What they consider to be a fundamental and significant departure from the earlier Emergent JCS has not been justified by robust evidence and has not been subject to effective community involvement. As a result it is argued that the Pre-submission JCS should be withdrawn and reconsidered;
 - That the strategy fails to address the economic and infrastructure deficit and misses significant opportunities to develop brown field sites, and
 - That the development of the JCS has not taken into account key considerations relating to demographic, physical, geographical and technological factors and the importance of personal choice. As such the strategy and its approach to issues such as transport and retail provision are unsound.
- One respondent makes specific comments regarding the impact which they consider the strategy will have on the strategic road network, specifically:
 - A45 through Northampton;
 - A45 Daventry – Northampton including the A45/ A5 junction; and
 - A43

The Key Diagram

No Representations received.

Hierarchy of Places

- One respondent expresses need for the recognition of the role of villages in providing services and facilities.
- One respondent is unclear whether Daventry is already considered to be a sub-regional centre. In the respondent's view this status has not yet been achieved

so the hierarchy in the JCS should seek to 'develop Daventry into a sub-regional town'.

- One respondent considers that the JCS only defines a partial hierarchy which renders it incomplete and unsound.
- One respondent considers that reference could be made to the need for Northampton as the 'Principal Urban Area' to extend beyond the existing borough boundary.

Development in the Towns and Adjoining the Towns

- A respondent considers that the recognition that piecemeal development is more difficult to provide and plan for in terms of the provision of utilities infrastructure, is helpful.

Making the Best Use of Previously-Developed Land and the Vacant and Under-Used Buildings

- Respondents support the objective of re-using previously developed land, but want the essential role of greenfield land in delivering the growth agenda to be acknowledged.
- One respondent considers that reference could be made to the Northamptonshire Brownfield Land Action Plan.

Development in the Rural Areas

- Respondents consider that:
 - The need for development in the rural area should not be qualified by the word 'limited';
 - JCS does not provide a hierarchy and as such the statement in Paragraph 5.14 is incorrect;
 - There are no clear spatial rural choices in the plan.

Joint Planning Unit Response to Representations

Support for the overall strategy is welcomed.

The Pre-Submission JCS is supported by a robust, up-to-date and credible evidence base. There have been changes in National Governance between the publication of the Emergent JCS and Pre-Submission JCS and the new government seeks to revoke Regional Spatial Strategies (RSS). The justification for the revised 50,150 housing requirement is fully set out in the Housing technical paper which was published alongside the Pre-Submission JCS. The JCS has been subject of effective community involvement. The Pre-Submission consultation is the third time that the document has been consulted upon. This is in line with national planning policy and the statements of community involvement that have been prepared by the partner authorities.

Impacts on the strategic road network and their mitigation are assessed in the transport evidence base including the Northampton Growth Management Scheme (NGMS) as explained in the JCS.

The JCS does take into account the economic and infrastructure deficit. The housing targets have been lowered in light of the economic situation and the Infrastructure Delivery Plan (IDP) has been updated accordingly to take account of the current economic situation. In regards to brownfield land development, the amount of development in West Northamptonshire over the plan period means that greenfield sites will be developed due to a lack of brownfield land available. However, the SUE's maximise the use of previously developed land and vacant and under-used buildings within West Northamptonshire's urban areas, whilst also enabling managed greenfield land releases where they meet the Plan's objectives. Policy S1 also sets out that 'In assessing the suitability of sites for development priority will be given to making best use of previously developed land and vacant and under-used buildings in urban or other sustainable locations'.

The development has taken into account demographic and physical factors when developing the document. These figures have been updated and accordingly elements of the JCS have been changed, such as housing figures and retail capacity for example. The IDP has also been updated taking into account demographic changes.

Highway improvements are needed to the A45 corridor between Daventry and Junction 16 of the M1 to enable the expansion of Daventry to be completed. Improvements to the existing A45/A5 Weedon junction will form a key proposal for the early stages of development, and the M1 junction 16 to Daventry A45 Link Road, known as the Daventry Development Link, will provide the opportunity to enable development in the longer term.

The Sandy Lane Relief Road and Northampton North West Bypass between them will complete an orbital route around the western side of Northampton, giving access to the A45, A43, M1 and to SUEs to the north-west and west of the town.

The role of villages is recognised in the rural areas section and specifically Policy R1 'Spatial Strategy for the Rural Areas'. The Village Services and Facilities Technical Paper also provides an analysis of the services and facilities that each individual village offers.

It is considered that the role of Daventry as a sub-regional centre is made clear within the JCS, including the scale and type of development and when, where and how it will be delivered.

The hierarchy is not 'partial'. It examines the four main towns in the West Northamptonshire area before looking at the remaining rural areas.

The Northampton 'Principal Urban Area' is the Northampton Related Development Area, which includes land in Daventry and the South Northamptonshire Districts.

Support for the overall approach to development in West Northamptonshire is welcomed.

Support for the objective of re-using previously developed land is supported. The role of greenfield land in the SUE development is discussed in paragraph 5.11 of the Pre-Submission JCS, which sets out that SUE's will 'maximise the use of previously developed land and vacant and under-used buildings within West Northamptonshire's urban areas, whilst also enabling managed greenfield land releases where they meet the Plan's objectives'.

The Northamptonshire Brownfield Land Action Plan was a document that was started but was not adopted. Therefore reference to this document cannot be made if it was not completed.

It would be unsustainable to allow development on a large scale in rural areas. Policy R1 sets out a rural hierarchy and the scale of development that would be allowed within each level of the hierarchy.

Housing requirements for the rural areas are clearly defined in Policy S3 of the JCS, and whilst the Rural Chapter does not define a specific hierarchy, Policy R1 provides a clear framework for the definition of the hierarchy in the Local Plans that are being prepared for Daventry District and South Northamptonshire. This will enable a range of needs to be met in rural areas, including housing. A clear programme has been established for the preparation of the relevant Local Plans through the Local Development Scheme, and development will continue to occur in the rural areas in accordance with saved Local Plan policies and interim policy arrangements.

This framework approach will allow a more sophisticated and fine-grained approach to be taken forward in the relevant Local Plans. This approach is very much in line with the localism agenda which is a key part of government policy.

The framework approach described above will provide scope for different spatial choices to be considered through the preparation of settlements and countryside local plans.

Recommended Action

That the Introductory text be amended as set out in Proposed Changes:

PC001/SS
PC002/SS

5.0 - Spatial Strategy

10. Policy S1 – The Distribution of Development

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy S1 – The Distribution of Development	91	85	6	16	75	56	14	4	1

Summary of issues raised by Respondents

- Respondents express concern about the potential coalescence arising from the expansion of Northampton. A local policy is proposed to specify minimum distances between existing settlements and any urban extension. It is suggested that this would strengthen Policy S1 Part D.
- Representations focus principally on two key issues i.e. the policy's approach to the rural areas and the use of previously developed land (PDL or brownfield land)
- In respect of the rural areas respondents seek greater recognition for the role of smaller settlements, beyond the rural service centres, and the contribution they can make towards delivering growth targets. The following additional criteria are proposed for inclusion in part D of the policy:
 - The need to achieve a sustainable balance between jobs and homes;
 - Development which supports the retention and or provision of services in rural areas; and
 - To provide a wider range of housing and other development opportunities in the rural area.
- The criteria referring to the 'quality of tranquillity' is difficult to interpret and the reliance on the CPRE's 'Tranquillity Map' is questioned.
- In respect of PDL respondents are seeking either a reduction in or removal of the 30% PDL target for the following reasons:
 - Lack of evidence to justify the target;
 - Concern that the target overestimates the amount PDL as the target predates the changes to the definition of PDL in PPS3;
 - Concern that the target will be used to restrict the delivery of development; and
 - The differences between the three local authority areas are such that targets should be specified for each area.
- Conversely other representations are seeking to place greater emphasis on the use of PDL and consider that the capacity of the urban areas has been underestimated. A consistent view expressed in these responses is the principle of using PDL before any development is permitted on greenfield land.
- Respondents support the policy but are concerned that restrictive policies elsewhere in the JCS will frustrate delivery of development.

- Respondents express concern regarding the status of Daventry as a ‘sub-regional centre’. One representation questions the ability of the town to meet this role and whether the market can sustain the growth required. Another is seeking a clear statement that the level of development in Daventry will be commensurate with the objective that the town becomes a sub regional centre.

Joint Planning Unit Response to Representations

The expansion of Northampton is controlled by the Northampton Related Development Area (NRDA) which is defined in Policy S4 of the JCS and on the Proposals Map. The boundary of the NRDA is drawn so that it avoids potential coalescence with the surrounding villages and the individual SUE proposals include provisions for structural greenspace, which will mitigate the impact of development on the landscape and neighbouring settlements. The countryside beyond the NRDA boundary is protected by national policy and other saved policies in Local Plans. A specific local policy to specify minimum distances of separation between settlements is not necessary or justified by evidence.

Policy S1 sets out a clear spatial strategy to focus development within the existing towns. This strategy has been clearly established through the plan preparation process and is supported by the Sustainability Appraisal. Within this context the use of the term ‘limited’ to describe development in the rural areas is appropriate. The JCS does however adopt a positive approach to enable development in the rural area that is consistent with the objective of meeting local needs and supporting local services. This approach is reflected in Policy S1 part D) and in the policies within the Housing and Rural Chapters of the JCS which support the provision of housing, jobs, services and facilities to meet the needs of the rural areas.

It is accepted that the first bullet point of part D could be amended to refer to enhancing as well as maintaining the distinctive character and vitality of rural communities. Some further clarification of the term ‘tranquility’ would also be helpful and could be included within the supporting text.

Encouraging the use of previously developed land (PDL) remains a key principle within national planning policy. It is appropriate therefore that the JCS should include a local policy which supports this principle. The 30% target within the policy has been derived from a robust analysis of past development and an assessment of future land supply. Further information on how the target was calculated will be set out in a technical paper. A 30% target is considered to be relatively modest and deliverable. There is no evidence to suggest that the target will in any way limit the delivery of development in West Northamptonshire. Conversely the scale of development which the JCS seeks to deliver is such that greenfield sites and PDL sites will need to come forward at the same time. It will not be possible or appropriate to insist that PDL sites should be developed in advance of greenfield sites as some representations suggest.

The JCS seeks to strike a balance between enabling development to be delivered and ensuring that development is of the highest quality possible. It is recognised that there will be cases where certain requirements within the JCS, such as affordable housing and certain design standards will be subject to viability assessment on a site

by site basis. Every effort has been made to ensure that the development allocated in the JCS and the associated infrastructure is deliverable within the plan period.

It is considered that the role of Daventry as a sub-regional centre is made clear within the JCS, including the scale and type of development and when, where and how it will be delivered.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PC003/SS

PC004/SS

5.0 - Spatial Strategy

11. Policy S2 – The Hierarchy of Centres

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy S2 – Hierarchy of Centres	19	19	0	9	10	3	4	3	0

Summary of issues raised by Respondents

- Representations largely from major retailers request that the plan should be flexible to deal with changing circumstances as PPS4 requires. Local centres should be reconsidered and reference to local centres in SUEs should be deleted. There is a request for Sixfields and Mereway to be identified in the hierarchy of centres as district centres and for district centre provision for Duston/ Upton area to be included.
- Respondents support the overall policy approach but seek greater emphasis on limiting out of town retailing.

Joint Planning Unit Response to Representations

Planning Policy Statement 4 is now replaced by the National Planning Policy Framework (NPPF). The Proposed Changes introduce some flexibility for retail policies to deal with changing circumstances.

The West Northamptonshire Retail Study Update 2011 and retail capacity refresh 2012 advises that new retail development should be located to serve the Sustainable Urban Extensions.

Sixfields is not identified as a centre but falls within a description as a retail and leisure park similar to that at Riverside Retail Park. Mereway is dominated by a large Tesco Extra store and a very limited number of smaller stores giving 7 units in total. As such it does not offer a broad diversity of retail uses expected of a District Centre. Although the Tesco store has a strong trade draw from a wide catchment it operates as a stand-alone store rather than as an anchor to a centre as for example the Waitrose store does at Kingsthorpe District Centre. Activity is strongly focused around the Tesco store with limited activity or obvious connectivity away from it to any surrounding uses, largely due to the extensive car parking area, as such the area around the store lacks any sense of place.

A local centre is proposed for Northampton Upton Park SUE and Northampton King Heath SUE which will provide local facilities for the residents in those Urban Extensions and for residents in the wider local area.

NPPF requires a sequential approach to the location of retail development with first preference for town centre location. The policy approach including Proposed

Changes seeks to limit comparison retailing outside town centres to an appropriate local scale. Policy S9, Distribution of Retail Development, imposes an impact assessment for retail proposals over 1000sqm gross for development outside centres in an up-to-date Local Plan.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PS005/SS

PS006/SS

PS007/SS

PS008/SS

PS009/SS

PS010/SS

5.0 - Spatial Strategy

12. Policy S3 – Scale and Distribution of Housing Development

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy S3 – Scale & Distribution of Housing Development	92	53	39	11	81	32	26	23	0

Summary of issues raised by Respondents

The Amount of Housing Required

- Respondents are challenging the overall housing requirement on the following grounds:
 - Does not conform with the RSS;
 - Will not provide for housing needs;
 - Housing requirements should be based on sound evidence rather than being reduced on the basis of an economic slowdown. The downturn in building rates is, in part, due to an outdated planning policy base and a lack of local authority commitment to address the problem; and
 - Concern that the requirement is still too high having regard to the demise of the RSS, uncertainty regarding population, and the ability to provide supporting infrastructure.
- Respondents consider that the JCS fails to plan for 15 years housing supply from adoption and is therefore in conflict with PPS3. Given the level of growth and infrastructure provision the plan period should be extended to 2031.

Policy S3: Scale and Distribution of Housing Development

- This policy has attracted a number of substantial representations, principally from the development industry, many of which are lengthy and technical in nature. The main focus of these representations is the reduction of the housing requirement to 50,150 dwellings from 2001 – 2026. For ease of reference the key issues raised in these representations are summarised under the following headings:
 - Legal Compliance;
 - Justification for the Policy;
 - Effectiveness of the Policy; and
 - Consistency with national policy

Legal Compliance

It is argued that the JCS is not legally compliant on the grounds that it fails to have regard to national policy and does not conform generally with the Regional Spatial Strategy (RSS) i.e. the East Midlands Regional Plan. Much reference is made to the Cala Homes case and its consideration by the courts and the conclusion that the RSS remains part of the development plan.

Justification for the Policy

Respondents criticise the robustness of the evidence base and the lack of justification for a reduction in the housing requirement. The key arguments are summarised below:

- The reduction in the housing requirement is not based on robust evidence;
- Concern that evidence was produced after the decision to reduce the housing requirement had been taken in October 2010;
- The Strategic Housing Market Assessment (SHMA) is inadequate and does not provide an independent assessment of need. The SHMA update has been revised to 'fit' the target, whereas it should be informing the target;
- There is no evidence that the needs and demands for housing are less than those identified through the RSS;
- The decline in housing provision is not a reflection of a lack of need or demand for housing in the area;
- The assumptions made regarding building rates are challenged as being unfounded and overly pessimistic. It is argued that there is considerable potential for growth, but the JCS has not considered growth options above 50,000 dwellings;
- It is argued that low building rates have not been caused simply by the recession, but also by the delays in the preparation of a strategic planning framework for the area, which has restricted land supply and housing provision even in strong market conditions;
- The demographic forecasting is criticised e.g. the assumptions about migration and the failure to use 2008 based projections which show an increase of 10,000 in the number of households to be accommodated in the area;
- ONS projections would justify a higher provision than the RSS;
- The RSS is based on robust and credible evidence, tested through consultation and examination. No compelling evidence has been provided which justifies departing from its provisions;
- It is unclear whether the scale and distribution of development has been informed by the analysis of the capacity of individual settlements;
- There is no justification for the split in provision between the urban and rural areas. A number of representations claim that the provision in the rural areas is too low especially in Daventry District;
- There is potential to increase the level of development in rural areas and therefore increase the overall target; and
- A range of alternative dwellings targets are proposed from reinstating the RSS target of 62,125 up to 72,000.

Effectiveness of the Policy

Respondents focus on the implications of the policy and the reduction in the housing requirement as follows:

- Insufficient homes will be provided for the population;
- The impact on adjoining areas has not been considered;
- Constraining supply will exacerbate problems regarding access to decent housing and the affordability of housing;
- The negative impact on the economy, e.g. the reduced housing target has led to a reduction in the targets for jobs;
- The needs and demands for housing will not be met;
- The provision in rural areas is too low to meet the needs of the villages;
- When provision within the NRDA is taken out the requirement for Daventry District is 40% lower than the RSS; and
- The housing requirement for Daventry District is not deliverable or flexible. There should either be no split between the urban and rural area, or if the split remains the rural requirement should be higher.

The need for greater flexibility is raised, particularly the need for contingencies, should one or more of the SUEs not be delivered, as anticipated by the JCS. It should be clearly stated that the figures are 'minima'.

Consistency with national policy

Respondents claim that the policy is not consistent with national policy, particularly PPS3 and PPS12 for the following reasons:

- Housing provision is not based on an assessment of the need and demand for housing as required by PPS3;
- The failure to plan for growth is inconsistent with the national objective to increase housing supply and promote sustainable development. It is argued that the JCS should adopt a long term, flexible approach and plan for improvements in the economic position; and
- The JCS will not make provision for housing for 15 years following adoption. The plan period should therefore be extended beyond 2026.

Whilst the majority of representations have come from the development industry, there have also been representations from local residents and community groups raising the following issues:

- Concern that there was no consultation on revised figures;
- Concern that the number of houses is still too high;
- Concern that the delivery of even the reduced requirement will be challenging in the light of the need to fund and deliver infrastructure; and
- A specific request for a reduction in the supply figure for South Northamptonshire to enable a reduction in the scale of growth planned at Towcester.

Joint Planning Unit Response to Representations

The response to representations follows the headings that have been used in the summary of issues raised by respondents above:

The Amount of Housing Required

The justification for the revised 50,150 housing requirement is fully set out in the Housing technical paper which was published alongside the Pre-submission JCS. The housing target is predicated on an assessment of the level of growth that is deliverable, having regard to the impact of the economic recession, but also ensures that 'local needs' arising from natural increase are met. The target also includes an element of growth above the level of development required against natural change in the existing population.

It is accepted that that the target is challenging, but a lower target would run the risk of failing to meet local needs, and represent a missed opportunity in terms of the positive benefits that housing growth would bring to West Northamptonshire.

It is accepted that the JCS will not make provision for housing for 15 years from the date of adoption, indeed it is expected that there will be at least 12 years left of the plan period at the time of adoption. This accords with the NPPF requirement to identify a supply of specific developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15. Whilst there is a preference in national policy for the time horizon to be at least 15 years, this is no longer an absolute requirement. Having regard to the uncertainty in respect of the economic recession and the subsequent recovery, it is considered that longer term development beyond 2026 is best considered through a subsequent review of the JCS.

Policy S3: Scale and Distribution of Housing Development

Legal Compliance

Policy S3 has been developed having regard to national policy as it applied at the time e.g. PPS 3. Specifically the development of the housing target has had regard to current and future demographic trends, the accommodation requirements of specific groups and the evidence provided in the Strategic Housing Market Assessment (SHMA). The National Planning Policy Framework (NPPF) expects Plans to meet objectively assessed needs for housing, but also expects plans to be realistic and deliverable. It is considered that the housing target in Policy S3 is realistic and deliverable and also meets the needs that arise from the natural increase in the existing population together with an element of growth.

It is accepted that the East Midlands Regional Plan (RSS) remains part of the development plan and as such the requirement for 'general conformity' currently applies. The housing target in Policy S3 is less than that specified in the RSS, but it is clear that the RSS target is undeliverable. The government intend to revoke the RSS and have put in place the legal mechanisms to secure revocation.

Justification for the Policy

As indicated above, the justification for the revised 50,150 housing requirement is fully set out in the Housing technical paper which was published alongside the Pre-submission JCS. The revised target is based on a realistic assessment of what is deliverable having regard to the economic recession and prospects for recovery, together with issues such as infrastructure delivery. It is not accepted that this target is overly pessimistic. Conversely it remains a positive and challenging target that will meet the needs arising from natural change and provide for some additional growth. The annual completion rate which is required from 2010 to 2026 is approximately 400 dwellings per annum higher than the rate that was actually achieved between 2001 and 2010.

The criticism that the planning system has restricted land supply is not borne out by the evidence. For example as at 1 April 2010 sites for over 13,000 dwellings have permission or approval in principle. Whilst the need and demand for housing clearly exists the market is not currently able to provide for this. The alternative dwelling targets which have been suggested of between 62,125 and 72,000 are simply unrealistic and undeliverable.

The evidence base underpinning the policy will be updated using the 2008 based population projections, and this work will be set out in a further technical paper.

The scale and distribution of development in Policy S3 reflects the spatial strategy which is set out in Policy S1. For each of the local planning authority areas development is focussed principally on the existing towns, with the most significant amount of development being directed to Northampton as the 'Principal Urban Area'. The precise scale of development within each of the settlements reflects the capacity of the SUEs and the ability to bring forward the necessary infrastructure to support the development, alongside other issues such as urban capacity and environmental constraints.

The scale of provision in the rural areas reflects the urban focus of the spatial strategy, but still includes provision for around 6,000 dwellings during the plan period. Further increases in the provision for the rural areas would undermine the spatial strategy and lead to unsustainable patterns of development.

The Joint Planning Unit is satisfied that the scale of development identified for Daventry is appropriate and can be delivered during the plan period. There is no need to identify additional development in the rural area on this basis.

Effectiveness of the Policy

Although the housing target is lower than the RSS it is still sufficient to accommodate the number of households arising from natural change, and also includes some provision for growth. The scale of development also provides significant scope to provide for affordable housing to meet the needs that have been identified in the SHMA. It is accepted that the proportion of affordable housing required in order to

meet housing needs is higher, but this is still deliverable having regard to the viability assessment that has been undertaken.

It is acknowledged that the jobs growth figure has been reduced, but it is important to ensure that there is a broad balance between the provision of homes and jobs. The jobs figure still provides significant scope for economic development in the area and is also expressed as a minimum.

The policy also provides significant scope for housing development within the rural areas and together with the positive policies in the Housing and Rural sections will enable local needs for housing development to be met in a sustainable manner.

Extensive work has been undertaken to ensure that the SUEs identified in the JCS will be deliverable in the plan period. On this basis the need for contingencies is reduced. Changes are proposed to Policy S6 that set out the monitoring arrangements for the JCS including housing, and the steps that will be taken if the housing trajectory is not being met. Information regarding the contingencies will be set out in Appendix 6 – the Monitoring Framework.

Consistency with National Policy

PPS3 and PPS12 have now been replaced by the National Planning Policy Framework (NPPF). The NPPF expects Plans to meet objectively assessed needs for housing, but also expects plans to be realistic and deliverable. It is considered that the housing target in Policy S3 is realistic and deliverable and also meets the needs that arise from the natural increase in the existing population together with an element of growth. On this basis the approach is consistent with national policy.

As regards concerns that the scale of growth is still too high, it is accepted that the level of development will still be challenging, but the JPU is satisfied that the development and the requisite infrastructure, as identified in the Infrastructure Delivery Plan, can be delivered in the plan period. The scale of growth proposed at Towcester during the plan period has been reduced to reflect the realities of delivering development and infrastructure in the current economic circumstances.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PC011/SS
PC012/SS
PC013/SS
PC014/SS
PC015/SS
PC016/SS
PC017/SS
PC018/SS

5.0 - Spatial Strategy

13. Policy S4 – Northampton Related Development Area

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy S4 – Northampton Related Development Area	159	150	9	3	156	74	75	7	0

Summary of issues raised by Respondents

- 120 of responses to the NRDA policy were received in the form of a standard representation from local residents seeking the following:
 - Restriction of the expansion of the Pineham employment area;
 - Assurance that the Junction 16 Warehouse Park will not be resurrected; and
 - A new policy to protect the countryside gap between Northampton and Kislingbury.
- The key issues raised in other representations include:
 - Concerns regarding the impact of development in the NRDA on the surrounding rural area, particularly the potential for coalescence, the lack of infrastructure, and traffic impact. The need for a specific policy to reduce the risk of coalescence with villages is raised;
 - The housing requirement within the NRDA should be increased to the level specified in the RSS for the Northampton Implementation Area;
 - The housing requirement should be expressed as minima;
 - The NRDA should not be defined on an OS base as this is too prescriptive and inflexible.
 - There are no contingencies within the policy to enable additional land to be brought forward should any of the SUEs be delayed;
 - Land to the east of Wootton previously identified as the Wootton Strategic Development Area (SDA) proposal should be included in the NRDA.
 - Greater flexibility is needed to enable the development of smaller sites on the edge of Northampton to meet higher growth target. Flexibility should also be provided to enable development beyond the boundary if the yield from urban sites is lower than expected;
 - The selection of SUEs within the NRDA has not been justified. A technical paper should be produced to explain how options have been evaluated.

Joint Planning Unit Response to Representations

A new strategic site at Junction 16 (Midway Park) and the expansion of Pineham employment area is not required to meet needs while likely to compete with more

sustainable employment land including derelict land in the Enterprise Zone on the edge of Northampton town centre.

The planning application that has been submitted by the Homes and Communities Agency in respect of Northampton South of Brackmills Sustainable Urban Extension (SUE) will ensure that the physical and visual separation of the urban edge and neighbouring villages is preserved.

The expansion of Northampton is controlled by the Northampton Related Development Area (NRDA) which is defined in Policy S4 of the JCS and on the Proposals Map. The boundary of the NRDA is drawn so that it avoids potential coalescence with the surrounding villages and the individual SUE proposals include provisions for structural greenspace, which will mitigate the impact of development on the landscape and neighbouring settlements. The countryside beyond the NRDA boundary is protected by national policy and other saved policies in Local Plans. A specific local policy to specify minimum distances of separation between settlements is not necessary or justified by evidence.

The housing development in the NRDA has been developed having regard to national policy as it applied at the time e.g. PPS 3. Specifically the development of the housing target has had regard to current and future demographic trends, the accommodation requirements of specific groups and the evidence provided in the Strategic Housing Market Assessment. The National Planning Policy Framework (NPPF) expects plans to meet objectively assessed needs for housing, but also expects plans to be realistic and deliverable. It is considered that the housing target in the NRDA is realistic and deliverable and also meets the needs that arise from the natural increase in the existing population together with an element of growth.

It is accepted that the East Midlands Regional Plan (RSS) remains part of the development plan and as such the requirement for 'general conformity' currently applies. The housing target is less than that specified in the RSS, but it is clear that the RSS target is undeliverable. The government intend to revoke the RSS and have put in place the legal mechanisms to secure revocation.

The housing targets for the NRDA should not be expressed as minima as the NRDA figure has been determined to be the most deliverable given the current economic climate. It would also be very difficult to monitor whether the NRDA housing target is being met if it is expressed as a minimum rather than a precise target.

The NRDA boundary is not intended to be flexible. It is a precise boundary which shows the whole of the administrative boundary of Northampton and those neighbouring parts of Daventry District and South Northamptonshire Councils' administrative areas where development 'related to the growth of Northampton' has already been completed or has planning permission or an approval in principle and those parts of Daventry District and South Northamptonshire Council's administrative areas that are allocated as Sustainable Urban Extensions (SUEs).

The SUEs do not restrict development coming forward on other sites. The policy outlines that development will be concentrated primarily in and adjoining the principal

urban area of Northampton for example, therefore other sites will be considered within the principal urban area of Northampton.

The Wootton Strategic Development Area (SDA) formed part of the Northampton South East proposal. The wider Northampton South East option has not been taken forward as an SUE in the Pre-Submission JCS, principally due to the significant delivery risks associated with the large scale development and the infrastructure required to support it, especially the highway infrastructure.

The development of smaller sites around the edge of Northampton is not encouraged in the Joint Core Strategy as this is an Option (Option A) that was rejected in the Emergent Joint Core Strategy. This is because spreading the development around the edges of the urban areas would increase the load to the current road and utilities infrastructure, without bringing forward the economies of scale that would make the provision of further infrastructure cost effective and therefore deliverable.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC019/SS

5.0 - Spatial Strategy

14. Policy S5 – Sustainable Urban Extensions

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy S5 – Sustainable Urban Extensions	43	31	12	8	35	15	13	7	0

Summary of issues raised by Respondents

This policy lists the SUEs which are allocated in the JCS. Respondents are seeking changes which fall into the following categories:

- Representations seeking the deletion of one or more of the SUES;
- Representations seeking the inclusion of additional/ alternative SUEs; and
- Representations seeking amendments to the existing SUEs specified in the policy.

The deletion of the following SUEs is sought:

- Northampton West;
- Northampton South; and
- Brackley North (excluding the 'Sawmills' element of the site)

The inclusion of the following additional or alternative SUEs is sought:

- Land south of the M1 – known as 'Northampton Highgate';
- Daventry South SUE – 2200 dwellings by 2026 and 3300 dwellings in total;
- Land east of Wootton should be identified as a 'direction of growth' to provide greater flexibility;
- Northampton South East – should be partly allocated with the balance of the growth area identified as a 'broad location for growth'; and
- M1 Junction 16 (Midway Park) – is a suitable employment site that should be included in the policy for B2 and B1 strategic employment.

The following amendments are sought to the existing SUEs listed in the policy:

- Daventry North East - the policy should reflect the total allocation of 4000 dwellings to avoid arbitrary phasing;
- Northampton West – additional land should be included to increase the capacity from 1500 dwellings to 5400;
- Towcester South – should not be limited to 1500 dwellings and 1500 jobs. The policy should specify development up to the full allocation and refer to a site area for employment land rather than job numbers;
- Brackley East – should be developed in advance of Brackley North;

- Northampton South of Brackmills – two separate extensions to the SUE are sought;
- Northampton Kings Heath – the dwelling yield should be ‘up to a maximum’ in the range of 2950-3000; and
- Northampton North – should be extended to incorporate provision from the Northampton West and South SUEs which should be deleted.

Other key issues raised by respondents:

- There is no evidence that the SUEs listed for Northampton can accommodate the housing targets set out in Policy S3;
 - Policy should reflect the committed site at Monksmoor Farm, Daventry;
 - Site specific allocation of SUEs in the JCS is inappropriate as the evidence base is insufficient, the allocations lack detail, and there are unresolved issues relating to viability and delivery. It is also argued that the SUEs, taken individually, are not fundamental to the delivery of the JCS and as such do not meet the requirements for strategic allocations specified in national policy.
 - There is no evidence that the employment provision specified in the SUEs will come forward: and
 - The reference to ‘local employment opportunities’ in each of the SUEs is unclear and does not specify the level at which it should be provided.
- One respondent considers that the policy should specify that some of the SUEs, such as Northampton – North of Whitehills, are allocated in existing ‘saved’ plans.

Joint Planning Unit Response to Representations

The respondent has recommended the deletion of one or more of the Sustainable Urban Extensions (SUEs). These include the Northampton West, Northampton South and Brackley North SUE. These options have been the subject of Sustainability Assessment as part of the plan-making process. The SUEs proposed perform well against other alternatives including extensions to other SUEs and is a sequentially preferable site for development and to provide for the required housing growth.

The area of land to the South of the M1 (known as Northampton Highgate) was rejected at the Emergent Joint Core Strategy stage. The reasons for rejection are set out in this document. The main reasons the option was rejected as the site is located beyond the strong physical barrier of the M1 motorway, which would conflict with the desire to provide good linkages between existing and new communities. In addition, this option would in effect, be akin to a new settlement requiring a wide range of its own facilities as it would be challenging for a new community to make maximum use of services and facilities within Northampton.

The Daventry South option was also rejected at the Emergent Joint Core Strategy stage. The reasons for rejection are set out in this document. The main reasons the option was rejected are because the site is disconnected from the urban area and town centre because of main roads would make it difficult to successfully integrate any residential development into the existing community. There is also a large

County Wildlife Site and an area of Ancient Woodland, limiting the potential development area.

In regards to the area of land to the east of Wootton, the current site of the South of Brackmills SUE is well contained by the existing urban area, woodland, roads and other clearly defined physical boundaries. The further development suggested in the representations would extend development into the open countryside and impact upon land which is of medium to high landscape sensitivity. It should be recognised that the traffic from the SUE will add stress to an already congested road network, including the Queen Eleanor interchange on the A45 and junction 15 of the M1. Further development would clearly add to congestion on the network.

The wider Northampton South East option has not been taken forward as an SUE in the Pre-Submission JCS, principally due to the significant delivery risks associated with the large scale development and the infrastructure required to support it, especially the highway infrastructure.

A new strategic site at Junction 16 (Midway Park) is not required to meet needs while likely to compete with more sustainable employment land including derelict land in the SEMLEP Northampton Waterside Enterprise Zone on the edge of Northampton town centre.

The JPU together with the developer has reassessed the rate of delivery of housing development in relation to the Daventry East SUE and agree that given the economic circumstances currently prevailing and the remaining number of years to implement the plan to 2026 a realistic delivery of housing from the site would be in the region of 2000 dwellings. However, should economic circumstances alter more quickly than anticipated then more housing could potentially be delivered. Hence a degree of flexibility is required in the policy wording to account for this.

An increase from 1,500 dwellings to 5,400 dwellings at the Northampton West SUE would lead to a disproportionate and unstable development in this location. Also given the recent economic circumstances currently prevailing and the remaining number of years to implement the plan to 2026 it would be unrealistic to deliver 5,400 homes over the plan period.

As part of the proposed changes, the 1,500 dwellings at Towcester South SUE are now expressed as a minimum figure to enable additional dwelling completions to take place during the plan period. Employment provision is now expressed as a site area and delivery expressed as a minimum figure.

It is recognised that significant progress is now being made at Brackley North SUE in respect of the proposed housing development to the south of Turweston Road such that the anticipated phasing of the site can be brought forward. This has been reflected in the supporting text. However, there is no justification that the Brackley North SUE should be brought forward ahead of the Brackley East SUE in terms of delivery.

The Northampton South of Brackmills SUE formed part of the Northampton South East preferred location for growth which was identified in the Emergent JCS. The

reasons for the rejection of the Northampton South East SUE have been explained earlier. The Northampton South of Brackmills SUE provides the opportunity for a smaller mixed use urban extension which adjoins the existing urban area and can be developed without the need for major infrastructure. The site is owned by the Homes and Communities Agency and has been included within their national accelerated delivery programme. There is therefore a high degree of certainty that the site will be delivered within the plan period.

The housing allocation at Northampton Kings Heath SUE policy has been reduced from 3,500 to 'In the region of 3,000'. The extent of development in the deliverable densities across the site and in recognition of archaeological and ecological constraints on the site has led to the reassessment of the overall housing quantum. A realistic figure of in the region of 3,000 houses is considered appropriate for the site.

The enlargement of the Northampton North SUE back to its Emergent JCS scale at over 5,000 dwellings is not considered the most sustainable option for Northampton set against the reduced quantum of housing growth now proposed to be delivered within the plan period as set out in the Pre-Submission JCS. A development of over 5,000 dwellings at Northampton North SUE would focus a significant proportion of development requirements in one location. To deliver a development of this scale within the plan period would require significant infrastructure and multiple housing starts in a local area for which marketability might then be depressed. The deliverability of such a scheme in the present economic climate is at best uncertain.

The SUE's listed for Northampton will not be expected to accommodate all of the development proposed in Policy S3. Whilst the SUE's will accommodate most of the development proposed in Policy S3, Policy S1 (The Distribution of Development) sets out that 'Development will be concentrated primarily in and adjoining the principal urban area of Northampton'. This includes other areas of land apart from the SUE's.

The Monksmoor development at Daventry is now at an advanced stage with developers on board and discussions regarding S106 legal agreement and reserved matters applications. Early delivery is anticipated. The development is included within the housing trajectory and in the increasingly unlikely event that the consent should lapse its previous consent and inclusion as a commitment within the JCS are material considerations. It is not considered that an additional policy for the Monksmoor development is necessary.

The evidence base documents have been kept up to date and have examined in detail the housing market and employment provision for example. The Infrastructure Delivery Plan has also examined the delivery and viability of each SUE and associated infrastructure project. This has been updated in line with the changes to the Pre-Submission JCS and the more recent Proposed Changes to the Joint Core Strategy. The SUE's are a fundamental component to the delivery of the SUE targets. As set out in the Emergent Joint Core Strategy, Sustainable Urban Extensions are the preferred option as the scale of the SUE's will make it easier to bring forward major infrastructure improvements and deliver the range of facilities

required to support the population and the job creation associated with large scale development.

The West Northamptonshire Employment Land Study and the Northamptonshire Strategic Employment Land Assessment have provided the evidence that the employment located within each SUE will come forward.

It will be up to the relevant local authority and developer as to whether the employment opportunities proposed are of a suitable 'local' scale.

It is not the responsibility of the Joint Core Strategy to specify the history of the allocated SUEs, such as the Northampton North of Whitehills SUE for example.

Recommended Action

That the policy be amended as set out in Proposed Changes:

PC020/SS

5.0 - Spatial Strategy

15. Policy S6 – Phasing of Housing Development

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy S6 – Phasing of Housing Development	25	10	15	4	21	8	7	6	0

Summary of issues raised by Respondents

- Representations from the development industry claim that the policy provides unreasonable constraints on the rate of development as follows:
 - It is argued that if infrastructure is provided then there should be no phasing limitations. Therefore achievement of completions above the phased targets should be allowed;
 - The approach pushes back development beyond 2016 which fails to address the ongoing need for housing across the area. Additional growth could be achieved by bringing forward the delivery of Northampton North; and
 - The policy should provide a set of criteria to enable greenfield sites to be brought forward based on para 69 of PPS3.
- Respondents consider that the absence of a SHLAA assessment makes the phasing policy meaningless and unsound.
- Respondents argue that statements in the supporting text regarding the completion of infrastructure and provision of local employment should be included within the policy. Growth targets explicitly linked to local employment growth and infrastructure targets would provide a stronger policy statement.
- Respondents claim that the projections seem to ignore the findings of the Daventry appeals and the constraint that applies to further development until a Flore-Weedon bypass is provided. SUEs in Daventry will not be able to deliver significant housing before 2017 at the earliest.
- One respondent considers that trajectories should be provided for each local authority area and include the split between housing provided within the NRDA and that which meets the local requirement.
- Respondents consider consequential changes may be needed arising from representations on Policy S5, in respect of Northampton – Kings Heath SUE and Towcester South SUE.

Joint Planning Unit Response to Representations

It is accepted that the policy as drafted is too prescriptive regarding the phasing development, particularly in the light of current economic circumstances. However an indication of expected phasing is important as an aid to monitoring housing delivery. A change is proposed to the policy to clarify that figures for each phase are

‘expected’ rather than ‘required’ and that their purpose is to aid monitoring. This change should provide greater flexibility as sought by respondents.

The expected phasing reflects an assessment of the anticipated rates of development and the delivery of infrastructure. As regards Northampton North SUE, the trajectory anticipates first completion on the site in 2014/15. There is no convincing evidence to suggest that this could be brought forward earlier.

PPS 3 has now been replaced by the National Planning Policy Framework (NPPF). The phasing policy does not place any restrictions on greenfield sites coming forward.

The Strategic Housing Land Availability Assessment (SHLAA) assessment has been completed and published and is available to inform the Proposed Changes and Submission JCS.

Substantial changes are proposed to Policy S6 to specify the critical areas of plan delivery which will be monitored, and the mechanism for progress reporting. This includes the monitoring of infrastructure delivery and employment development as referred to by respondents.

The anticipated phasing takes account of the infrastructure that is required to support the delivery of development at Daventry. Changes are proposed to the housing trajectory for the Daventry North East SUE to reflect the anticipated delivery of the Daventry Development Link by 2021.

The inclusion of individual trajectories for each district and for the NRDA is not necessary within the policy. Changes are proposed however to include this technical information within Appendix 3.

Any changes to the housing delivery in individual SUEs such as Northampton Kings Heath and Towcester South will be reflected in Policy S6.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC021/SS

PC022/SS

5.0 - Spatial Strategy

16. Policy S7 – Provision of Jobs

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy S7 – Provision of Jobs	19	16	3	9	10	4	4	2	0

Summary of issues raised by Respondents

- Respondents express concern that the jobs figure is so far removed from the RSS figure as to be out of general conformity.
- Respondents request a significantly higher jobs figure to stimulate/achieve investment. They consider the lower figure will not achieve the vision or objectives for West Northamptonshire and new sites are required to respond to the demand for B8.(e.g. Brackmills Point) and demand for strategic office development that cannot be accommodated in the Northampton central area.
- Respondents advise that it should be made clearer in the JCS that the skills and job targets are minima and that additional employment beyond this figure will be welcomed provided the local impacts, with mitigation, are acceptable and that the workforce will gain access by sustainable means. They also feel that it would be helpful to reference the 16,000 figure against the current level of jobs in West Northamptonshire i.e. the JCS could state what the base figure at 2010 is and/ or say what the percentage increase is if there are 16,000 additional jobs.
- The respondents consider that the JCS policies do not adequately reflect the economic potential of the area as a key driver for growth and economic prosperity. The respondents believe the JCS appears as a restriction on jobs. The respondents also believe that the disparity between 50,150 homes and 16,000 jobs needs to be clarified within the plan and the evidence base. The respondents point to the Strategic Employment Land Assessment which provides an indicative forecast of a requirement for 68,119 jobs for the 2001-2026 period based on a TEMPRO trend based model of employment growth rate building on the strong growth rates of previous years.
- Respondents support the reduced jobs target as this may help to stimulate growth in Wellingborough and reduce out commuting and that housing growth must be linked to local jobs growth.
- Respondents consider that the jobs contribution made by the expansion of the Higher and Further Education sectors should be better recognised in the plan.

Joint Planning Unit Response to Representations

The RSS jobs figure is a reference value for monitoring purposes rather than a target. It is intended to allow local areas to develop their own approach to sustainable jobs provision while taking account of regeneration in North

Northamptonshire. Policy S7 develops the approach with a minimum reference value for jobs provision to reflect the future available labour force, the impact of recession, and ensure enough jobs available for households moving into new housing. The JCS aims to build on the high levels of self-containment in the area especially in Northampton where 80% of people both live and work. The reference value avoids long distance commuting into the area and over allocation of employment sites that would prevent more centrally located sites coming forward. A significantly higher jobs value would not sustainably stimulate investment leading to unsustainable long distance commuting. However the JPU is mindful of the need to build in contingencies into the approach including stronger jobs growth than expected. The reference value approach now incorporates a stronger plan monitor process with clear review triggers for stronger or weaker jobs growth.

The National Planning Policy Framework (NPPF) requires a town centre first approach for office development with the focus within/on the edge of West Northamptonshire's town centres. Allocating additional out of centre greenfield land for town centre employment uses such as offices will divert investment from town centre/edge of centre employment sites and key initiatives such as the SEMLEP Northampton Waterside Enterprise Zone. Such additional out of centre greenfield allocations would not meet the objectives of the plan for sustainable growth. The Northampton Central Area plays an important role in providing jobs with potential to provide jobs growth in a sustainable location. The SEMLEP Northampton Waterside Enterprise Zone will help to bring forward key economic development in this central location.

The disparity between the SELA and JCS employment levels are due to:

- SELA including Non B-jobs unlike the RSS or JCS projections; and
- SELA (and RSS) based on pre-recession levels of growth as opposed to the available labour force or the effects of recession on growth.

Policy S7 is based on a jobs growth minima with a commitment to make up for jobs lost in the recession. Unexpected employment growth significantly beyond the minima will trigger a review of the plan. The JCS aims to create a step-change in the location and quality of jobs growth reversing recent trends of town-centre decline that if not managed will undermine the economic offer of West Northamptonshire.

The JPU agree the JCS jobs provision will help to stimulate growth in Wellingborough reducing out commuting to Northampton and that housing growth be linked to jobs growth. The jobs contribution made by the expansion of the Higher and Further Education sectors is further recognised in the JCS.

Brackmills Point has now been granted planning permission and incorporated into the employment land supply as an unconstrained site.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC023/SS

PC024/SS

PC025/SS
PC026/SS
PC027/SS
PC028/SS
PC029/SS
PC030/SS
PC031/SS

5.0 - Spatial Strategy

17. Policy S8 – Distribution of Jobs

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy S8 – Distribution of Jobs	35	27	8	7	28	12	10	5	1

Summary of issues raised by Respondents

- Representations to the policy from the development industry comment that the sites identified in the plan are not sufficient or attractive to the market to deliver jobs growth. Furthermore they consider that the plan does not embrace the value of the warehouse and distribution sector to the local and regional economy and the renewal of sites will not meet the needs of the warehouse and distributions sector. Consequential changes to the policy are sought as follows :-
 - Reference to a strategic employment site at Houghton Gate and a new policy inserted referring to the delivery of this development;
 - Flexibility to deliver sustainable rail- related freight other than DIRFT 3;
 - Allocation of Brackmills Point for warehouse development;
 - Delete reference to Policy E1 as this does not refer to regeneration or renewal;
 - Rural employment should be referred to in Daventry section; and
 - Include an additional bullet point for Silverstone Circuit to state ‘and further employment, tourism, education and leisure development’.
- Respondents are seeking clarification on the following:
 - What is meant by ‘local’ employment?
 - Additional text required to refer to office and retail employment provision in Towcester as set out in Policy T2; and
 - What is meant by town centre, central area and principal urban area?
- Respondents offer support for the deletion of the employment area at Junction 16 and to the inclusion of additional safeguards in Policy E3 to prevent diversion of investment from the central area
- Respondents express concern that the plan assumes policy will emerge from Daventry Master Plan which is still under public consultation.

Jobs Growth by Sector

- The responses largely replicate those submitted against policies above relating to:
 - The need for reference to a Strategic Employment Site on land north of the A428 Bedford Road and east of The Lakes (Houghton Gate); and
 - Greater reference to be made to the importance of the Higher and Further Education sectors in the growth of the non Class B jobs sector.
- General comments raised by respondents refer to the loss of retail jobs due to internet shopping and the need for superfast broadband and a JCS policy to address this.

Joint Planning Unit Response to Representations

The West Northamptonshire Employment Land Study 2010 and its 2012 update provide an assessment of the scale of need for employment land and quality of land available to meet needs. The Study shows that a sufficient scale and quality of employment land is available to meet job requirements over the plan period including the provision of unconstrained available land in the short-term and beyond. At the same time the approach ensures town centre and edge of centre sites are brought forward adding to the offer of the town centre. Land is available in town centres, SEMLEP Northampton Waterside Enterprise Zone, DIRFT 2, Silverstone Circuit, Swan Valley, Brackmills Point, and existing employment areas such as Lodge Farm and Brackmills provide an adequate supply to meet a variety of needs. These sources include readily available green-field sites in locations attractive to the market such as Swan Valley, DIRFT, and Silverstone. The JPU have with the co-operation with the LEPs set out the contribution of the SEMLEP Northampton Waterside Enterprise Zone to the employment land supply and how it will help bring forward key centrally located sites. The Technology Realm framework has been moved to the Enterprise Zone to assist the delivery of the framework and comply with National Planning Policy Framework (NPPF).

The role of the warehouse and distribution sector has been considered in the WNELS Study and Update. Needs for B8 are met with substantial supply while keeping a balance of provision to provide a step change in the quality of jobs provided. The JPU is mindful of the needs of B8 in the area adding a reference to supporting text for Policy E1 and a key diagram inset to explain Policy E4.

The proposal at Houghton Gate is not necessary to meet JCS jobs provision, would be contrary to NPPF, while investigations reveal significant environmental and highway constraints at this location. Policy S8 and its supporting text has been amended to show the strategic contribution SEMLEP Northampton Waterside Enterprise Zone will make to manufacturing, research, and office uses on centrally located sites.

The JPU consider the employment locations at DIRFT, Silverstone, Swan Valley, Brackmills Point, and existing employment areas such as Lodge Farm and Brackmills provide an adequate supply to meet freight demands. The offer of Lodge

Farm to logistics will further improve once the Sandy Lane Relief Road and North West Bypass are in place.

In response to general comments already not covered in the response above:

- Planning permission for significant warehouse development was granted on a previously used site in 2012 at Brackmills Point;
- The reference to Policy E1 should be retained as the supply of employment land will include existing employment areas;
- The description of employment sector covers significant employer in rural areas while these employers are given specific coverage in the JCS policy;
- The JPU considers a definition of local employment for the SUEs would remove flexibility of employment use impacting unnecessarily on the viability of development;
- The terms town centre, central area and principal urban area are already defined in the JCS and Glossary;
- The JPU notes that consultation on the Daventry Master Plan is now complete;
- Safeguards for the Northampton North SUE are now in Policy N3;

The JPU accept the need for additional references to education proposals and a number of further references have been added to the JCS.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC032/SS to PC047/SS inclusive.

5.0 - Spatial Strategy

18. Policy S9 – Distribution of Retail Development

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy S9 – Distribution of Retail Development	23	22	1	5	18	6	6	6	0

Summary of issues raised by Respondents

- Responses from major retailers raise the following issues:
 - Restricting proposals for retail development to the newly designated local centres only, fails to take account of need within existing areas;
 - Policies should be made sufficiently flexible to allow for new and the intensification of existing retail development that is well located to established built up housing areas, to help meet local needs and to provide access to such facilities by means of transport other than the car.
 - A single redevelopment scheme (Grosvenor Centre) is being relied upon to deliver the vast majority of the comparison goods requirement, which may not begin to deliver until towards the end of the plan period, and therefore the gap between the retail offers of Milton Keynes and Northampton could become exacerbated, to the detriment of Northampton as a whole. A flexible approach to allowing for appropriate out-of-town comparison goods floorspace to be delivered throughout the plan period must be incorporated.
 - The effective moratorium on 'out of centre' retail development without the opportunity to consider the relative merits of proposals is counterproductive, and directly contradicts the emphasis on sustainable economic growth within PPS4.
 - Reference to 'need' should be removed as this is not consistent with PPS4 which considers impact on the shopping hierarchy.
 - Replace 'central area' for 'town centre' in Paragraph 5.61.
- Respondents comment that Policy S9 and its supporting text should be amended to ensure that proposals for out-of-centre development will not have an adverse impact on the vitality and viability of Wellingborough town centre.
- Respondents express support for Policy S9 but consider that local authorities will need robust advice to counter claims of no adverse effect on town centres from retailers.
- Respondents consider that banks are important contributors to town centres and as such A2 uses should not be restricted.

Joint Planning Unit Response to Representations

Any proposals for retail development outside identified centres will be subject to sequential approach and an impact assessment. This approach is consistent with National Planning Policy Framework (NPPF).

Some flexibility has been introduced through Proposed Changes to allow for local retailing provided it is of an appropriate local scale and serves a local catchment.

The Retail Study Update 2012 capacity refresh indicates that there will be 37,500sqm net of comparison retail floorspace to 2026 for Northampton Borough. Approximately half of this is required between the period 2016 to 2021. Should the redevelopment of the Grosvenor Centre fail to deliver there are triggers within the monitoring section of the plan that would allow the retail picture for Northampton to be reconsidered.

The Proposed Changes suggest the removal of the word 'need'.

The Retail Study evidence base advises further convenience retailing is required in the town centre not central area.

Policy S9 is proposed to be changed to refer to impact assessment in relation to other identified centres.

Support for S9 is welcomed.

Reference specifically to banks within a strategic policy document is not appropriate. Detailed development management policies for retail frontages will be provided in other local plan documents.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PC048/SS
PC049/SS
PC050/SS
PC051/SS
PC052/SS
PC053/SS
PC054/SS
PC055/SS
PC056/SS
PC057/SS
PC058/SS

5.0 - Spatial Strategy

19. Policy S10 - Sustainable Development Principles

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy S10 – Sustainable Development Principles	39	26	13	5	34	13	13	8	0

Summary of issues raised by Respondents

- Respondents to policy S10 raise concerns about requiring new development to generate a minimum of 10 % of energy needs from renewable or decentralised low carbon sources and to comply with stipulated Code for Sustainable Homes (CSH) standards. The concerns are as follows:
 - The omission of a minimum threshold for compliance in terms of the scale/size of development;
 - Its overall inflexibility and inability to be assessed for compliance; and
 - The lack of evidence to justify the viability of this requirement is contrary to national policy.
- Respondents express the following concerns in relation to the stipulated Code for Sustainable Homes (CSH) standards:
 - The timing of CSH compliance renders this requirement obsolete;
 - Imposing this requirement will need to unnecessary duplication of national standards and place a heavy burden on developers;
 - Compliance with the Building Standards and other national initiatives is preferred to locally imposed standards; and
 - No evidence has been produced to justify the stipulated CSH levels. Compliance with this requirement that exceeds the minimum statutory Building Regulations standards will threaten the viability of housing delivery and will reduce affordability.

Joint Planning Unit Response to Representations

The approach to Policy S10 and Policy S11 has been revised in the light of representations and new evidence on the low carbon energy opportunities and heat mapping for the East Midlands and Northamptonshire published in 2011, the proposed changes to the implementation of the Code for Sustainable Homes published in 2010, proposed Government changes to Zero Carbon Homes standard including the introduction of a Carbon Compliance standard and “Allowable Solutions” mechanism.

Reference to the 10% target proposed to be deleted in the Policy text, but recast sustainable development principle to emphasise energy generation from decentralised and renewable or low carbon sources.

Evidence on viability testing in 2010 has demonstrated that Code level 4 is a reasonable minimum target for housing in the plan area until 2016.

The proposed changes align policy with the recommendations of the Zero Carbon Hub uses a more sophisticated Zero Carbon Policy triangle approach, that decreases the suitability of using a percentage figure in determining the most appropriate balance between use of decentralised energy, renewable energy and low carbon approaches for development.

The Zero Carbon Policy triangle prioritises fabric energy efficiency approaches coupled with performance of heating and lighting and cooling systems.(Carbon Compliance) though use of higher building regulations and use of the Code for Sustainable Homes, then using appropriate onsite low carbon technologies. Zero Carbon will not necessarily be achievable within the building fabric or the site and therefore near site and off site solutions may be required through a proposed Allowable Solutions mechanism to offset remaining carbon emissions.

Recommended Action

That the text be amended as set out in Proposed Changes:

PC059/SS
PC060/SS
PC061/SS
PC062/SS
PC063/SS
PC064/SS
PC065/SS
PC066/SS
PC067/SS

5.0 - Spatial Strategy

20. Policy S11: Renewable Energy

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy S11 – Renewable Energy	8	8	0	4	4	1	0	3	0

Summary of issues raised by Respondents

- Most representations recommend minor amendments to the wording of the policy.
- Respondents question the validity and soundness of the policy. A respondent argues that it is unclear as to what local perspective this policy adds that is specific to West Northamptonshire as it simply repeats national policy. Additionally, they consider that paragraphs 5.80 - 5.82 of the preamble do not provide sufficient information to justify the policy.
- A respondent submits that the policy fails to provide a positive framework for renewable energy development, as required by PPS22 and the PPS1 supplement. Furthermore, they submit that three of the four bullet-point criteria of Policy S11 are either ineffective development management policies, or are in conflict with national policy.

Joint Planning Unit Response to Representations

The approach to Policy S10 and Policy S11 has been revised in the light of representations and new evidence on the low carbon energy opportunities and heat mapping for the East Midlands and Northamptonshire published in 2011, the proposed changes to the implementation of the Code for Sustainable Homes published in 2010, proposed Government changes to Zero Carbon Homes standard including the introduction of a Carbon Compliance standard and “Allowable Solutions” mechanism.

Evidence on viability testing in 2010 has demonstrated that Code Level 4 is a reasonable minimum target for housing in the plan area until 2016.

The revised policy has used the new evidence base on low carbon energy opportunities and heat mapping to strengthen the consideration of use of decentralised energy in major development and Sustainable Urban Extensions, and to align the policy with national guidance and support for all forms of renewable and low carbon energy generation balanced with adverse impacts.

The proposed changes align policy with the recommendations of the Zero Carbon Hub using a more sophisticated Zero Carbon Policy triangle approach that decreases the suitability of using a percentage in determining the most appropriate balance between use of decentralised energy, renewable energy and low carbon approaches for development.

The Zero Carbon Policy triangle prioritised fabric energy efficiency approaches coupled with performance of heating and lighting and cooling systems (Carbon Compliance) though use of higher building regulations and use of the Code for Sustainable Homes, than using onsite low carbon technologies. Zero Carbon will not necessarily be achievable within the building fabric or the site and therefore near site and off site solutions may be required through a proposed Allowable Solutions mechanism to offset remaining carbon emissions.

Recommended Action

That the supporting text and policy be amended as set out in the Proposed Changes:

PC068/SS
PC069/SS
PC070/SS
PC071/SS
PC072/SS
PC073/SS

West Northamptonshire Wide Policies

21. Introductory Text to West Northamptonshire Wide Policies

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
West Northamptonshire Wide Policies	0	0	0	0	0	0	0	0	0

Summary of issues raised by Respondents

- No representations received

Joint Planning Unit Response to Representations

No response required.

Recommended Action

None

6.0 Connections

22. Introductory Text

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	12	12	0	2	10	5	4	1	0

Summary of issues raised by Respondents

- The respondent considers that the Joint Core Strategy does not provide any clear indication of the relationship between the Northern Relief Road, including the Sandy Lane Relief Road as a temporary solution to the needs of the area and the later proposed alternative provision of a North West Bypass for the town.
- Respondents express concern that air quality will deteriorate further under the proposal to use the A508 to link traffic moving along the proposed Northern Relief Road to the Holly Lodge Road turning.
- The respondent questions how transport issues in developments will be enforced, monitored or addressed once they are built?
- The respondent questions the soundness of the North West Bypass proposal on the basis that it has been put forward without any proper consideration of its potential negative environmental impacts and has not been adequately addressed in the Sustainability Appraisal.

Joint Planning Unit Response to Representations

The JPU in conjunction with NCC have produced a Transport Options Technical Paper on sustainable patterns of growth for the JCS and solutions to a deliverable transport strategy to accommodate growth. Different transport options have been explored in the transport options paper to establish the most appropriate strategy to follow. The Northampton North West Bypass (NWBPs) addresses a major pinch point on the network that cannot be addressed by other means. The NCC Corridor Review (2012) shows the NWBP is essential for delivering an acceptable level of impact on junctions in Northampton. Further solutions suggested by the Paper explored the relationship between Sandy Lane Relief Road and the NWBP in feasibility work and assessment of needs. Work shows that to meet the traffic demands of JCS growth that both the Sandy Lane Relief Road and the NWBP need to be in place by the end of the plan period. The Sandy Lane Relief Road is required from 2016 while the NWBP is required from 2021.

These new link roads make a contribution to modal shift in terms of encouraging bus use. Air quality on the A508 will be within tolerable levels while the NWBP will assist modal shift as above. The delivery of specific transport measures is shown in JCS Appendix 4 and the IDP. These show what measures will be delivered, the costs, and who will pay. The monitoring of JCS transport infrastructure is set out in

Appendix 6. Transport infrastructure measures will be carried out by the relevant transport providers with arrangements explained in the IDP. The proposed NWBP (Northern Relief Road) has been subject to Sustainability Appraisal as part of the JCS assessment process. A more detailed assessment will be carried out by Northamptonshire County Council on submission of a planning application for the NWBP scheme.

Recommended Action

No changes in response to representations.

6.0 Connections

23. Policy C1 – Changing Behaviour and Achieving Modal Shift

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy C1 – Changing Behaviour and Achieving Modal Shift	23	23	0	9	14	4	7	3	0

Summary of issues raised by Respondents

- The modal shift targets are a key focus of these representations with the following issues being raised:
 - Object to modal shift targets for all new developments which seek to achieve no more than 40% of trips made by the car;
 - Targets should not be absolute/ minimum targets, but should be treated as aspirational targets. A flexible approach is required;
 - Targets are impossible to achieve in rural areas;
 - Need to clarify timescales for the modal shift targets;
 - Modal Shift Targets should be set out in the policy;
 - Only way a 20% shift could be achieved is if a developer provides extra contributions. This would place a considerable cost burden on development sites which already subject to many planning obligations such as the provision of affordable housing; and
 - To achieve targets it will be necessary for growth to be located in rural areas. For example the significant development at Silverstone Circuit should have housing to support it, yet JCS policies limit the housing growth in larger villages like Silverstone.
- Respondents express concern that public transport schemes are unfeasible given recent reduction in public transport funding and do not appear to be factored into infrastructure costs.
- Respondents express concern that a bypass at Towcester Sustainable Urban Extension will encourage motorists to bypass Towcester.

Joint Planning Unit Response to Representations

The JCS recognises that in order to mitigate the impact of development that modal shift is required and sets targets to enable this. Policy C1 (Changing behaviour to enable modal shift) sets requirements for transport schemes to contribute to behavioural change and sets out supporting over-arching measures to be introduced across West Northamptonshire. The Northamptonshire County Council's Transport Strategy for Growth provides an evidence base for modal shift targets and for the

measures required to deliver them. Modal shift will be provided through an optimal pattern of development, the design of new development and improved travel options. The JCS SUE locations have been selected to take advantage of public transport corridors and services. Modal shift targets relate to the percentage reduction in single car occupancy journey to work.

The Northampton Rail station improvements and the new bus station will assist modal shift but only if gains are reinforced through travel behaviour in private development. Modal shift will be achieved through developer contributions but also WNDG and government funding in case of the Northampton railway station. The Northamptonshire Transportation Plan (NTP) also prioritises broadband improvements that help reduce the need to travel having secured funding towards this. Further details on key specific measures to help achieve modal shift are set out in the IDP. However modal shift targets need to be more than an aspiration in order to maximise the benefits of public investment and mitigate the effects of development with the JCS setting minima targets.

Timescales for the achievement of modal shift targets are not set to assist the viability of development. Further details on key specific measures to help achieve modal shift are set out in the Infrastructure Delivery Plan (IDP). Some measures need to be in place at the beginning of development while some smarter travel measures have a minimal impact on viability. Nevertheless the JPU is mindful of developers concerns over viability making Policy C1 more flexible with revised wording for its application.

The JPU agrees that schemes need to be better prioritised to favour modal shift and safeguard the strategic road network.

The JPU is aware of the difficulties faced in the provision of rural transport services as explained in Paragraph 6.27 of the JCS. Flexibility is applied to rural areas through Policy C5 and in Policy RC3 that sets out a transport strategy for rural areas. The JCS has accommodated housing growth in the most sustainable locations to make the best use of rural services.

The Towcester Relief Road is needed to serve SUE development while taking through traffic will create a better environment for users of Towcester town centre. Improved junctions on the A43 will mean better access to Towcester town centre. It is agreed that the Towcester “bypass” should be referred to as the Towcester “relief road” to better describe its role.

In response to general comments already not covered in the response above:

- It is agreed to add cross-reference on modal shift targets in Policy C2; and
- The JCS Appendix 4 and IDP includes the latest funding position for schemes having regard to “cuts in public spending” and shows that schemes are deliverable over the plan period.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC003/C

PC004/C

PC005/C

PC006/C

6.0 Connections

24. Policy C2 – New Developments

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy C2 – New Developments	26	26	0	11	15	7	6	2	0

Summary of issues raised by Respondents

- Four of the representations focus on the effectiveness of the policy as follows:
 - Proposed transport schemes are impractical given recent reduction in bus services;
 - It is expensive for developers to provide transport infrastructure to reduce car use. Modal Shift will take time to deliver and cars will be used until completion of the public transport infrastructure
 - Object to modal shift targets for all new developments which seek to achieve no more than 40% of trips made by the car;
 - The policy fails to tackle safety in anyway; and
 - Policy should refer to the numeric modal shift targets specified in the supporting text.
- Respondents challenge the justification for a number of the policy requirements as follows:
 - It is unclear why there is a need for a Travel Plan SPD for the production of travel plans as there is already national policy guidance on this matter;
 - It is unreasonable to expect small scale developments to accord with this policy;
 - The expectation that Sustainable Urban Extensions should ensure that new or enhanced public transport services are secured on occupation of the first dwelling is unreasonable and does not have regard to the level of existing services which may already be available and their potential adequacy;
 - Service providers require a critical mass before significant new services are provided. There is therefore a need, the respondent feels, to recognise the differing/ lower availability of existing public transport services in the market towns than exists in Northampton;
 - The developer cannot be penalised for its efforts to achieve modal shift targets if they ultimately fail, particularly where the spending choices are made by the local authority; and
 - Provision of enhanced public transport facilities will be reliant on the needs and requirements of operators not, solely, developers.

- The respondent makes specific comments in respect of the Grosvenor Centre and the need to continue to provide for cars within the development through a wording change to the policy.
- The respondent highlights problems they feel relate to the phasing of the Brackley SUE and the need for linkages to be provided. It is argued that the Eastern SUE has a crucial role to play in providing the routes and should be built before the Northern SUE as the Northern SUE relies heavily on routes provided by the Eastern SUE.

Joint Planning Unit Response to Representations

Policy C2 seeks to optimise the contribution that developments can make to modal shift through, minima targets, the approach to transport assessments and requirements for SUEs. The design of new development influences travel behaviour and the delivery of modal shift targets. The delivery of modal shift targets helps mitigate the need for less sustainable transport measures. Modal shift targets relate to the percentage reduction in single car occupancy journey to work. Northamptonshire County Council intends to produce more detail on modal shift in its Smarter Travel Choices document that will comprise part of the Northamptonshire Transportation Plan (NTP).

The Northampton Rail station improvements and the new bus station will improve modal shift but only if modal gains are maximised through travel behaviour in private development. Modal shift will be achieved through developer contributions, NTP measures, and WNDC and government funding in case of the railway station. The NTP has taken account of available budgets and likelihood of grant funding with regard to public transport schemes. Proposed transport schemes are shown in the NTP and the IDP to remain deliverable over the JCS timeframe.

Some smarter travel measures such as travel information can be in place on occupation of the first dwellings with minimal impact on development viability. The JPU has clarified smarter travel measures in the JCS. However the JCS recognises the need to ensure viability with Policy C2 made more flexible to take account of the viability of such sites and the most sustainable travel solutions. The County Council has stated its intention to produce more detail on modal shift targets in a Smarter Travel Choices document that will form part of the NTP.

The JPU do not agree that safety is disregarded by the JCS. JCS Policies on traffic management deal appropriately with safety issues. Traffic management measures are set out in Policy C3, the IDP, and the NTP. NTP Policy 12 specifically deals with matters of safety on the highway network.

The JPU note that national guidance on Transport Assessments have triggers for large developments. The NPPF encourages sustainable solutions to transport issues. The JPU and partners consider smaller developments can also contribute to smarter travel measures. SPD will provide the most locally specific way of setting triggers best related to the optimum modal shift the local area can deliver.

The highway authority has stated that Park and Ride sites are unlikely to be brought forward within the plan period. The JPU accepts therefore that Policy C2 should be

made more explicit to make clear that development must mitigate its effects on the highway.

In response to general comments not covered in the response above:

- The JCS policies seek to maximise contributions to modal shift subject to development viability;
- The NTP and IDP take account of budget and service provision following “budget cuts” taking account of expected future spending levels;
- It is agreed that a cross-reference to the modal shift targets be added to Policy C2;
- Brackley East SUE can be developed independently of the Brackley North SUE;
- Policy amendments take account of the Grosvenor Centre in changes to Policy N1; and
- Contributions from developers help to maximise modal shift but are not the only contributors to modal shift.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC007/C
PC008/C
PC009/C
PC010/C

6.0 Connections

25. Policy C3 – Strategic Connections

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy C3 – Strategic Connections	16	16	0	7	9	2	7	0	0

Summary of issues raised by Respondents

- Respondents propose the following amendments/ additions to the initiatives listed in the policy:
 - Could include reference to provision of park and ride facilities to compliment Sustainable Urban Extensions where required. e.g. Northampton North?
 - It would be logical to recognise that A43 junction modifications and road improvements also include the A5 to A43 bypass at Towcester;
 - The Northampton Growth Management Strategy should be referred to under the "Road" heading, as the scheme is well developed and is intended to be mainly delivered through developer contributions;
 - The policy wording relating to Water Strategic Connections is very unspecific and could be made more meaningful through references to provision of interchange facilities, enhanced water supply and channel dimensions; and
 - Amend bullet to read "Implementation of an Inter-Urban Coach service to connect to the Midland Mainline and improved journey times/ connections to access the East Midlands Airport."

- Respondents' representations focus on the delivery of transport infrastructure and raise the following issues:
 - JCS should set out how the A45 Improvements are to be funded - what funding streams have been identified/ will be identified, and a timetable for implementation of them and by whom;
 - A new access to Moulton College is required from the A43 to address existing traffic problems;
 - A respondent is querying whether their £375m Infrastructure funding offer has been given any consideration by the WNJPU; and
 - Concerned that period of the JCS is not sufficiently long to give confidence and certainty to investors in infrastructure and those delivering it.

- Period is sufficient to provide clarity on infrastructure investment.
 - The IDP has not been able to correctly identify or prioritise key primary infrastructure in terms of its cost, funding and delivery. The Towcester SUE proposal is an example of defining a growth location prior to the adoption of the A5 Bypass;

- What measures are being put in place to ensure rail services through Northampton are at a standard to support increase in housing as it is inevitable that many people will be working out of the area and likely to be commuting to London;
- More consideration must be given to existing traffic congestion on the M1 in the County; and
- It is suggested that further consideration be given to the robustness of the improvements detailed to improve the A43 and deliver the Northampton North SUE as no details are given in the IDP.

Joint Planning Unit Response to Representations

Policy C3 aims to maintain and enhance strategic connections working with partners to secure improvements and enhancement measures. The JPU has worked closely with the Highways Agency and Northamptonshire County Council to assess and mitigate impacts on the strategic road network. The JPU and partners have assessed the impact of development on the A45/M1 corridor through the Northampton Growth Management Scheme agreeing a Memorandum of Understanding with the Highways Agency mitigating the growth of Northampton. As a result Policy C3 now refers to delivery of the M1/A45 NGMS. The supporting text to Policy C3 sets out how contributions will be secured through flexible mechanisms from developers. The IDP/JCS Appendix 4 refers to the specific junctions measures that comprise the NGMS.

The JPU has considered the suggestion that further reference be given to the robustness of the improvements to improve the A43 and deliver the Northampton North SUE. The development of the SUE requires a solution to congestion on the A43 and in particular the capacity of the A43 between Round Spinney Roundabout and Overstone Lane. The County Council as local highway authority is supportive of an improvement to the strategic corridor link between Kettering and Northampton. Whilst the improvement of the strategic link is not a requirement of the SUE development, the development could accommodate the County Council's aspiration. The JPU has therefore amended Policy N3 accordingly while a reference to A43 improvements has been added to Policy C3 reflecting those in the North Northamptonshire Joint Core Strategy.

The highway authority has stated that Park and Ride sites are unlikely to be brought forward within the plan period. The JPU accepts therefore that Policy C2 be strengthened to make clear that development must mitigate its effects on the highway. A local interchange is proposed for Northampton North SUE.

In response to general comments already not covered in the response above:

- The JPU agree the suggested amendments should be made to Policy C3 regards "Implementation of an Inter-Urban Coach service to connect to the Midland Mainline and improved journey times/ connections to access the East Midlands Airport.";

- Further reference made in the IDP that the A43 will require junction improvements to accommodate traffic from growth around Towcester and Silverstone;
- The policy wording on water connections is considered to be appropriate;
- The locations relating to the £375m Infrastructure funding offer have not been found to be sustainable. The offer is not therefore acceptable;
- The JPU consider the period of the JCS is sufficiently long to give confidence to investors in infrastructure with this shown by JCS Appendix 4 and the IDP;
- Infrastructure for Towcester SUE is correctly addressed by JCS Appendix 4 and in the IDP including the A5 Relief Road;
- Policies C1, C3, and C4 set out the approach to improving rail services while sustainable and viable improvements are included in JCS Appendix 4 and the IDP; and
- Impact on the M1 is addressed through the NGMS that assessed the impact of development on the Strategic Road Network.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC011/C
PC012/C
PC013/C
PC014/C
PC015/C
PC016/C
PC017/C
PC018/C
PC019/C

6.0 Connections

26. Policy C4 – Connecting Urban Areas

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy C4 – Connecting Urban Areas	8	8	0	6	2	0	2	0	0

Summary of issues raised by Respondents

- Respondents propose the following amendments/ additions to the proposals listed in the policy:
 - The policy should refer to improved transport links to DIRFT;
 - The road between Daventry-Northampton is part A45, part A4500. The policy should therefore read “A45/A4500 Daventry to Northampton”;
 - Policy N8 identifies need for a park and ride site on A5199, which is not included in the priority network. This appears to be an inconsistency that needs to be addressed;
 - The reference to A43/ A361 Brackley to Cherwell District requires amendment as A361 does not lead from Brackley to Cherwell district; and
 - Daventry should be included in the A5 corridor link to Milton Keynes as the town is a big employment draw for people and shoppers.
- Respondents also seek further clarifications of the following aspects of the policy:
 - Clarity of the policy could be improved as it is not currently evident whether any of the proposed public transport measures are needed to support the JCS or if they are deliverable;
 - The present the nature of the Arc Transit system is not defined and accordingly the JCS should not assume it will be entirely bus-based; and
 - More detail on the A45 Northampton to Wellingborough and A43 Northampton to Kettering routes is needed.

Joint Planning Unit Response to Representations

Policy C4 identifies sustainable connections between urban areas and improvements to public transport interchanges. The NTP supported by work from WNDC and Northampton Borough Council sets out how public transport interchanges will be improved and delivered. The Northamptonshire County Council Arc report indicates potential for the inter-urban bus network within the County. The Arc report and NTP propose the development of a high quality Northamptonshire Arc Transit network to provide mass transit links between the main urban areas. The JPU notes the present nature of the Arc Transit system may not be entirely bus-based making an amendment to Policy C3 to take this into account.

The JPU agree to correct a drafting error referring to the A43/ A361 Brackley to Cherwell District corridor by showing that two distinct corridors exist on the A43 and A361 respectively. The JPU accept that more detail on the delivery of such improvements be made with a cross-reference to Appendix 4 of the JCS and the IDP.

The highway authority has stated that Park and Ride sites are unlikely to be brought forward within the plan period. The JPU accepts therefore that Policy C2 be strengthened to make clear that development must mitigate its effects on the highway. The JPU therefore agree that reference to the park and ride site on the A5199 in Policy N8 be removed.

It is considered that improved transport links to DIRFT requested by respective transport authorities are adequately dealt with by Policy C4 and the IDP. Specific mitigation measures for DIRFT 3 are a matter for consideration by the Major Infrastructure Planning Unit.

In response to general comments already not covered in the response above:

- The JPU agrees the road between Daventry and Northampton is part A45, part A4500, and consequently the policy should be amended to read “A45/A4500 Daventry to Northampton;
- Strategic corridors are agreed with the highway authorities who do not consider it necessary to add Daventry to the Towcester A5 corridor;
- Amendment to Policy C3 refers to A43 to Kettering Improvements and to the A45 junction improvements; and
- The public transport measures identified are required to deliver modal shift. The delivery of these measures is addressed in Appendix 4 of the JCS and the IDP.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC020/C
PC021/C
PC022/C

6.0 Connections

27. Policy C5 – Enhancing Local and Neighbourhood Connections

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy C5 – Enhancing Local and Neighbourhood Connections	9	9	0	6	3	1	1	1	0

Summary of issues raised by Respondents

- Respondents' query whether park and ride should be included in the local connections section or whether it would be more appropriate to include it in Policy C4.
- Respondents consider Daventry should also be included as a park and ride location, with a prospective A45 Park and Ride site serving both Daventry (local) and Northampton (inter-urban).
- Respondents argue that the Brackley East Sustainable Urban Extension will provide crucial local connections and should be developed in advance of Brackley North.

Joint Planning Unit Response to Representations

The highway authority has stated that Park and Ride sites are unlikely to be brought forward within the plan period. The JPU accepts therefore that Policy C2 be strengthened to make clear that development mitigate its effects on the highway network. The highway authority continue to support the provision of park and ride by developers as a way of mitigating impact on the highway network but no longer propose specific locations. Any Park and Ride schemes are a matter for detailed consideration by developers and the local transport authority as set out in Policies C5 and C2.

Brackley East SUE can be developed independently of the Brackley North SUE.

Recommended Action

That the policy be amended as set out in Proposed Change:

PC023/C

6.0 Connections

28. Policy C6 – High Speed Rail 2

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy C6 – High Speed Rail 2	4	4	0	2	2	1	1	0	0

Summary of issues raised by Respondents

- Respondents consider the Joint Core Strategy should take High Speed 2 into account in terms of how the WNJPU propose to engage with the development/ emergence of this project and how allocated sites will be protected against its effects.
- Respondents consider it is not clear how Policy C6 would be enforced, as the constituent authorities in the WNJPU will be no more than consultees, as acknowledged in the supporting text (Paragraph 6.29).
- Respondents feel that given the expected "major impact" of HS2 on Brackley, it is surprising Brackley East and Brackley North SUE policies do not refer to HS2 in any way. Policies should take account of HS2 and its potential to affect the two SUEs.
- Respondents consider that HS2 could harm heritage assets including Edgcote House, and its park, a scheduled monument and the Battle of Edgcote site. This should be acknowledged in the policy.
- Respondents are concerned at the lack of detail in the information published for consultation and the degree to which this makes the consultation process sound.
- Respondent considers that Northampton suffers from longer rail journey times and service frequencies compared to other stations served by Inter-City services. It is essential that if HS2 is built that existing rail services should also be improved. Improved journey times/ service frequencies are critical to ensure the area retains its economic competitiveness and this should be outlined in Policy C6 or its pretext.

Joint Planning Unit Response to Representations

The JCS appropriately addresses the High Speed 2 proposal and how allocated sites will be protected against its effects in the JCS SUE and environmental policies.

As acknowledged in the supporting text JCS policies will contribute to and help shape HS2 proposals as these emerge.

The JCS takes account of the impact of HS2 on Brackley through Policy C6 and Brackley East and Brackley North SUE policies.

The JCS notes that impacts on the environment and local community caused by HS2 should be minimised.

The JCS has followed a full consultation on the JCS proposals while the government have pursued necessary consultation on detailed proposals. Further reference is made to the latest stage of national consultation in the JCS.

Policy C6 seeks HS2 to be accompanied by improved existing rail services on the West Coast Main Line, while an example is added to JCS supporting text.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC024/C
PC025/C
PC026/C

7.0 Regenerating and Developing Communities

29. Introductory Text

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	5	5	0	3	2	0	2	0	0

Summary of issues raised by Respondents

- A respondent considers that the Plan fails to grasp the challenge of regeneration opportunities. They feel there are two major omissions from both the Emergent JCS and the Pre-Submission JCS, these being the 44 acres at Northampton General Hospital Site and 75 plus acres at Daventry Marches. They consider that the redevelopment of both of these sites will change the dynamics and inward investment opportunities for Northampton and Daventry 'central areas' and indeed for the 'whole community' of West Northamptonshire and need to be part of a compelling vision for a plan period to 2031.
- One respondent feels that this section should address rural communities/deprivation.
- One respondent reports that Paragraph 7.3 identifies the need for four key attributes to be considered in the need for and delivery of regeneration, relating to: economic, social, physical and environmental. However, the respondent feels that the datasets used to measure deprivation, as listed in Paragraph 7.16, relate only to the first three of these attributes (living standards, crime, housing condition etc). They feel that environmental measures can also be used to determine regeneration priorities. They also point out that a large amount of data on the condition of a wide range of environmental indicators is available that may be used for such assessment.
- A respondent feels that Paragraph 7.11 refers to further work that may need to be undertaken in DPDs and strategies but that the JCS does not identify who will take this area of work forward, the resources available or what priority there is on this work compared to other work areas identified in the JCS. They feel the JCS needs to ensure that there is commitment to undertake this work, or alternatively delete reference to it.
- One respondent suggests a number of minor changes to aid clarity and comprehension including clearer references to social and cultural facilities.

Joint Planning Unit Response to Representations

The JCS meets the challenge of regeneration including policies on town centre regeneration, community regeneration, and rural regeneration. Some of these contain significant amounts of land identified for development within urban areas while encouraging appropriate opportunities in rural communities. The JPU

considers that rural communities/rural deprivation are adequately addressed by the range of indicators in the regeneration section and the rural policies of the plan.

In response to general comments already not covered in the response above:

- No detailed proposals for the relocation of the Hospital within the plan period have been put to the JPU.
- The JPU considers that environmental factors are appropriately addressed in the deprivation measures with living standards/environment being in the Index of Multiple Deprivation (IMD).
- The Revised Local Development Scheme (June 2012) sets out the project plan for Local Plan document production.
- The JPU agrees with a number of the minor changes put forward to aid clarity and comprehension including clearer references to social and cultural facilities.
- The JPU agrees that extra references to facilities be added and that the protection of these be strengthened in Policy RC2 and the supporting text.

Recommended Action

That the introductory text be amended as set out in Proposed Change:

PC001/RC

7.0 Regenerating and Developing Communities

30. Policy RC1 – Delivering Community Regeneration

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy RC1 – Delivering Community Regeneration	6	6	0	4	2	0	1	1	0

Summary of issues raised by Respondents

- One respondent suggests that table 3 intimates that Village Design Statements (VDS) will be important 'local' policy documents. They also wonder whether local councils are committed to reviewing and helping communities to get VDS complete and adopted?
- One respondent feels that the role of churches as critical partners, including alongside partners from the Third Sector, should be acknowledged in the JCS. The respondent also considers that the Faith Sector has shown itself to be innovative and with the ability to deliver long term benefits to locals communities.
- Respondents consider reference could be added in the JCS to the forthcoming Localism Bill.
- Some respondents express support for this policy.

Joint Planning Unit Response to Representations

The support for this policy is welcomed.

The JCS agrees that a reference be made to the voluntary sector including faith groups in supporting text to Policy RC1.

The JPU considers that the JCS rural policies offer a range of measures to deal with rural issues including design.

The JPU agrees that reference be made to Church Halls in the supporting text to Policy RC1.

The JPU agrees that reference to the Localism Act 2011 be added to the JCS.

Recommended Action

That the supporting text and table 3 be amended as set out in Proposed Changes:

PC002/RC

PC003/RC

7.0 Regenerating and Developing Communities

31. Introductory Text to Policy RC2

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	5	5	0	3	2	0	2	0	0

Summary of issues raised by Respondents

- One respondent considers that it should be acknowledged in the JCS that community needs extend beyond physical infrastructure and buildings.
- They also consider that the significant contribution made by Churches and most other faith communities as community assets is ignored and that the JCS should include reference to these.
- One respondent feels that the JCS should set out a clear policy with regard to the suitability of former public and community buildings and commercial buildings located outside residential areas as appropriate locations for places of worship and associated community activities. They feel this, would of course, be subject to such buildings satisfying any requirements set out in policy.
- One respondent considers that Paragraph 7.26 should list Places of Worship or Religious Buildings as an emboldened bullet point. They also feel that such places are essential for sustaining a mixed use environment.
- A respondent considers in relation to Page 70 that it is suggested that the sub-heading should refer to ‘Public’ Open Spaces and Paragraph 7.34 should distinguish between open space and green infrastructure in Paragraphs 10.8-10.12. They feel that it is not clear whether the protection of incidental open space, private gardens, public rights of way, canals etc. are dealt with here or under green infrastructure. They feel that clarity is needed when assessing planning applications that involve the loss of open space.
- Some respondents consider that it is unclear who will prepare the Developer Contributions SPD.

Joint Planning Unit Response to Representations

The JPU consider that Policy RC2 is a spatial policy extending beyond land use issues in trying to protect locally valued facilities that may lack commercial viability. However, it is accepted that a further reference be added to voluntary and faith groups in the supporting text to Policy RC1.

The JPU agrees that a reference to church hall facilities be added and that the protection of community facilities be strengthened in Policy RC2 and supporting text.

It is considered that new community buildings are encouraged by Policy RC2 and its supporting text.

Policy RC2 addresses private and public open space while more specific definitions would be in specific open space assessments.

The Partner Councils will progress a Developer Contributions SPD.

Recommended Action

That the supporting text be amended as set out in Proposed Changes:

- PC004/RC
- PC005/RC
- PC006/RC
- PC007/RC
- PC008/RC
- PC009/RC
- PC010/RC
- PC011/RC
- PC012/RC

7.0 Regenerating and Developing Communities

32. Policy RC2: Community Needs

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy RC2 – Community Needs	15	9	6	6	9	4	3	2	0

Summary of issues raised by Respondents

- A respondent considers that it is unclear how the JCS or subsequent DPDs might provide existing cultural facilities any protection from closure, decline or enhancement. They feel that Policy RC2 should have a wider focus to include the protection and enhancement of existing community and cultural facilities to reflect the description of the term 'social infrastructure' or Policy E7 could be expanded to protect existing cultural facilities. They also feel that the description of the term 'social infrastructure' could be deleted and a new entry made in the Glossary for 'community facilities' along the lines of community facilities provide for the health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. They go onto feel that for consistency, continuity and clarity, sui generis should be included in the Glossary for buildings that are not in any Use Class such as theatres, petrol filling stations, nightclubs and launderettes.
- Some respondents feel that Policy RC2 does not comply with Community Infrastructure Levy (CIL) Regulation 122. The JCS should properly be a high level strategy document and, as such, it should not rely upon preceding SPD's which will not have been subject to examination and may pre-date the introduction of the CIL Regulations (6th April 2010) pursuant to what should be the establishment of the overarching principles in the JCS. They also feel that there is a real risk of inappropriately endorsing documents which have not been properly considered in context so that the related policy, in this case Policy RC2, may not be justified, effective or legally sound. They also feel that reference to previous PPG17 studies should be deleted.
- One respondent considers that the strategic allocations identified in the JCS will not necessarily require the preparation of Development Management and Site Allocations Development Plan Documents (DPDs). For example, Policy N5 refers to the Northampton South SUE requiring only a master plan rather than any DPD. Accordingly for reasons of clarity and not being the most appropriate strategy, the respondent feels that JCS Policy RC2 should be amended to reflect this approach for the SUE's.
- Respondents feel that the JCS should not explicitly refer to the PPG17 studies; the West Northamptonshire Sports Facilities Strategy or the Cultural Investment Plan within the policy as these have not have been subject to examination. They feel that their inclusion within Policy RC2 would have the effect of giving these

documents development plan status and that this is not justified. They feel reference to previous PPG17 studies, the Sports Facility Strategy and the Cultural Investment Plan from Policy RC2 should be deleted from the JCS.

- Some respondents feel that regarding policy RC2 (the first bullet point referring to replacement of equal quality) of equal importance, they consider, is the location of any such replacement. The loss of a sports pitch within an urban area cannot be adequately replaced by a new facility in the middle of the countryside, especially if it is not accessible by public transport. The respondent suggests that at the end of the first bullet it should say “A replacement facility of equal or better quality and accessibility”.
- Some respondents express support for the policy.

Joint Planning Unit Response to Representations

The JPU considers that Policy RC2 is an appropriate policy to include in the JCS. The Development Contributions SPD is also appropriate for adding further detail on meeting community needs. The requirements of the SPD would comply with those suggested by National Planning Policy Framework (NPPF).

The SPD is not considered contrary to the introduction of the CIL Regulations.

It is agreed that Policy RC2 should include the protection of existing community facilities with an appropriate reference added to Policy RC2.

The JPU considers that reference to open space or “PPG17 studies” is necessary as these are part of the JCS evidence base subject to the JCS consultation process. However, it is agreed reference to PPG17 studies should be clarified.

The JPU agrees that accessibility be added to the criteria in Policy RC2.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC013/RC
PC014/RC
PC015/RC
PC016/RC
PC017/RC
PC018/RC

8.0 Economic Advantage

33. Introduction

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	7	7	0	4	3	2	1	0	0

Summary of issues raised by Respondents

- Respondents consider that the JCS needs to be more responsive to accommodating the demands of the market. The respondents feel that the lack of supply of large (in excess of 20,000 square metres) floor space opportunities within the area will mean inward investors will not look to the West Northamptonshire area for speculative development, or long term plans. The respondent advises of an option on land in a strategic location, just south of the M1, Junction 15A, which they state is a prime, deliverable site for employment use to meet the demand for space that is strong in the Northamptonshire area and should be allocated as a strategic employment site within the JCS.
- The respondents consider that the JCS policies do not adequately reflect the economic potential of the area as a key driver for growth and economic prosperity. The respondents believe the JCS appears as a restriction on jobs growth through a reduction of housing targets. The respondents also believe that the disparity between 50,150 homes and 16,000 jobs needs to be clarified within the plan and the evidence base. The respondents point to the Strategic Employment Land Assessment which provides an indicative forecast of a requirement for 68,119 jobs for the 2001- 2026 period based on a TEMPRO trend based model of employment growth rate building on the strong growth rates of previous years.
- The respondents broadly support the Economic Advantage policies.

Joint Planning Unit Response to Representations

The 2010 WNELS and the updated 2012 WNELS show that land is still available for such B8/logistics at DIRFT, Swan Valley, Brackmills Point, and other locations that will be attractive to the market. The employment strategy is one of balance allowing the expansion of B8 but also encouraging more job creation in the most sustainable locations available over the plan period. Enabling the regeneration of key town centre and edge of centre locations will in the long-term make stronger town centres with higher employment densities than out-of town locations. However, the JPU accept that clarification of the role of B8 would make the approach clearer and this is added to the relevant JCS supporting text.

The economic strategy of the JCS has been discussed with partners including both Local Economic Partnerships. The strategy is an ambitious one given the impact of

the recession and the need to rebalance the economy with quality jobs next to central areas including use of derelict land and underused sites. The approach builds on key decisions of government and partners especially the creation of the SEMLEP Northampton Waterside Enterprise Zone. This provides a unique opportunity for synergy between the SEMLEP Northampton Waterside Enterprise Zone and the town centre and sustainable economic development for the West Northamptonshire area. This strategy will strengthen the economic offer of the area more sustainably than using out-of centre locations.

The JPU notes the Temprow jobs projection performs badly against actual jobs growth with the recession creating job losses rather than growth. A double dip recession in the UK is a matter of fact meaning the early years of the plan period will be one of returning to base levels. Nevertheless, the JPU accepts the need for contingencies in the approach that deal with stronger jobs growth. In the light of this the reference value approach now incorporates a stronger plan monitor process with clear review triggers for stronger jobs growth and maintaining an adequate employment land supply. The JPU accepts that Policy S7 should be amended so as to make up for job losses while review triggers in Appendix 6 of the JCS ensure that unexpected job increases can be taken into account.

The disparity between the Strategic Employment Land Assessment and JCS employment levels are due to:

- SELA including Non B-jobs unlike the Regional Spatial Strategy (RSS) or JCS projections; and
- SELA (and RSS) based on pre-recession levels of growth as opposed to the available labour force or the effects of recession on growth

Further explanation of the jobs target is provided in the Employment Technical Paper. WNELS explains that SELA targets are not likely to be reached because of limited growth in the local workforce and the impact of recession. The recession is impacting on the local economy and will continue to impact especially in the early part of the plan period.

Recommended Action

No changes are proposed to the Introduction Section, but changes are proposed to parts of the Spatial Strategy Section and Appendix 6 as referred to above.

8.0 Economic Advantage

34. Policy E1 – Existing Employment Areas

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy E1 – Existing Employment Areas	19	16	3	4	15	4	6	4	1

Summary of issues raised by Respondents

- The respondent considers that although titled 'Existing Employment Areas', the Policy also refers to allocated employment sites and this requires clarification.
- The respondent questions what the JCS intends by reference to investment of a "scale commensurate with" the function of the town. The respondent considers clarity is required on the word 'commercial' in the policy as the remainder of the policy refers to 'employment' and 'industrial uses'.
- The respondent considers that the JCS is unclear on what is intended for the new employment space at Kings Heath.
- The respondent objects to reference to 'non-strategic' B8 in Policy E1.
- The respondent considers that the JCS does not reflect the strategic advantage West Northamptonshire has for distribution. The respondent considers that existing sites are unsuitable for distribution and consequently new sites need to be allocated. In this respect the respondent considers Swan Valley can continue and develop the role of a gateway location to Northampton and a new site such as Junction 16 (Midway Park) should be allocated.
- A respondent considers that the policy and/ or its explanatory text should acknowledge that the Minerals and Waste Development Framework identifies industrial areas, and in the case of the locations for Waste Development the DPD designates certain industrial areas, within which waste management uses would be acceptable in principle.
- The respondent considers that the Policy is not consistent with PPS4 and more flexibility is required within the policy. The respondent considers the policy should be redrafted to focus on strategically important sites and allow a more flexible approach to other, historic 'employment sites'.
- The respondent considers the policy is unduly onerous particularly where economic viability is not always clear cut, and harmful impact or benefits of redevelopment are subjective. The respondent considers there is no need to prevent the change of use of all employment sites to other uses as is sought by the policy.
- The respondent considers the policy is contrary to national guidance in PPS3 which advises LPAs to consider the release of employment sites for housing.
- The respondent considers the policy runs counter to the proposals by the Government to make it easier to switch from office to housing use. Consequently

the respondent considers the first two paragraphs of the policy should be deleted.

- The respondents consider there is an insufficient of supply of high quality commercial floorspace. The respondents also consider there is a deficit of available unconstrained land across Northampton to meet employment growth in the short term and a severe shortage in the long term. The respondents consider that the JCS offers little to suggest how these sites will be delivered.
- The respondents support the policy approach.

Joint Planning Unit Response to Representations

An up to date assessment of employment land (WNELS 2010 & 2012) shows the important role played by serviced existing employment areas in providing for employment needs. The assessment looks at specific employment areas in detail to assess what land is no longer fit for employment purposes. Policy E1 follows the National Planning Policy Framework (NPPF) by identifying what land uses it wishes to protect while ensuring that such land is fit for that purpose. In addition the JPU has added further flexibility to Policy E1 in its approach to considering other uses where sites are no longer fit for employment uses. WNELS makes a distinction between the smaller non-strategic B8 uses needed to support the local economy and larger units that have a wider logistics function. The JPU agree a definition of 'non-strategic' B8 in Policy E1 is required with this added to supporting text.

A new strategic site at Junction 16 (Midway Park) is not required to meet JCS needs while likely to compete with more sustainable employment land, including derelict land in the SEMLEP Northampton Waterside Enterprise Zone, within Northampton.

Policy E1 applies to both existing and allocated employment sites as explained in the policy text. The JPU consider a "scale commensurate with the function of the town" ensures a flexible approach optimising provision. The phrase "scale commensurate with" the function of the town is needed to ensure the relationship between settlements is complemented and not harmed.

In response to general comments not covered in the response above:

- More flexibility has been added to Policy E1 through the supporting text in line with the NPPF. The JPU consider Policy E1 to comply with NPPF;
- The intentions of the JCS for new employment space at Kings Heath are dealt with in Policy N7;
- It is not necessary for the JCS to repeat the policies of the Minerals and Waste Local Development Framework (MWLDF). The Introduction section of the JCS draws attention to the MWLDF and the fact that regard should be had to it as well as the policies within the JCS and other Local Plans;
- The reasons for protecting employment land are explained in the JCS supporting text and in WNELS;

- There are measures in place to support the provision of high quality commercial floorspace including the SEMLEP Northampton Waterside Enterprise Zone; and
- Policy E1 already includes reference to the viability of development.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC001/E
PC002/E

8.0 Economic Advantage

35. Policy E2 – New Office Floorspace

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy E2 – New Office Floorspace	14	8	6	2	12	4	4	3	1

Summary of issues raised by Respondents

- The respondents consider the policy is not consistent with Government policy at PPS4 which allows for a sequential approach beyond town centres.
- The respondent questions what the JCS intends by reference to investment of a “scale commensurate with” the function of the town in respect of new commercial floorspace at Towcester,
- The respondent comments that if employment is to be viable at Towcester it will be critically important to be able to deliver major office development.
- The respondent comments that if employment is to be viable at Kings Heath it will be critically important to be able to deliver major office development.
- The respondent questions the relevance of referring to the need to retain manufacturing jobs in the supporting text of an office development policy.
- A respondent comments that as Paragraph 8.7 refers to other DPDs there is a need to identify priorities, timescales and resources for each DPD/SPD to avoid raising unfair expectations.
- Respondents express support for the policy approach.

Joint Planning Unit Response to Representations

WNELS (2010 and 2012) provides the evidence base for office needs in the area including its town centres. The National Planning Policy Framework requires a town-centre first approach for town centre uses including offices and Policy E2 supports this approach. However, Policy E2 does not apply a sequential test to small scale rural office proposals in line with NPPF to ensure a flexible approach.

Towcester town centre is designated as suitable for office development. Significant employment land is allocated at Towcester South and Kings Heath to accommodate sufficient office development to meet needs. The Northampton Central Area Action Plan, as set out in the Revised Local Development Scheme (June 2012), will support regeneration including office provision. There is however a need for a balanced economy including manufacturing as well as office development.

Recommended Action

That the supporting text be amended as set out in Proposed Changes:

PC003/E
PC004/E
PC005/E

8.0 Economic Advantage

36. Policy E3 – Technology Realm

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy E3 – Technology Realm, Northampton North	7	6	1	1	6	2	2	1	1

Summary of issues raised by Respondents

- The respondent considers that the policy is overly prescriptive, particularly regarding site size, and scale and the form of units. The respondent considers the policy should be rolled in with Policy N3 Northampton North SUE and Policy E3 deleted.
- The respondents consider delivery and timing of the Technology Realm with the SUE delivery is unclear.
- The respondent welcomes the allocation of a Technology Realm but considers a strategic site of at least 28 hectares (112,000 sq m) linked to an urban extension is required to meet the policy objective.
- The respondent comments that the range of employment uses specified means that it is unlikely to compete with Northampton central area as the preferred and primary destination for B1, which is to be supported.
- The respondent considers the Northampton North area is already subject to significant congestion and major road works will be necessary to facilitate the development.
- A respondent considers that Proposals Map 5 - Inset 10 should show the location of the Technology Realm and the route of the 650mm diameter (2' 2") high pressure gas main.

Joint Planning Unit Response to Representations

The JPU considers that the Technology Realm framework will be more sustainable and viable if moved to the SEMLEP Northampton Waterside Enterprise Zone. The initiative is based on linkages with education particularly the University of Northampton who are now actively progressing plans to relocate to central Northampton. An enterprise zone has been announced in central Northampton and it is crucial that synergy exists between economic initiatives. The JPU has agreed with NEP and SEMLEP that elements of the framework are worthy of retention but that the revised Technology Realm framework is more viable and sustainable within the SEMLEP Northampton Waterside Enterprise Zone.

The delivery of the Technology Realm will be supported by NEP and SEMLEP while its viability will benefit from the measures in place to attract new commercial activity attached to the Enterprise Zone. Employment provision is still to be made at the Northampton North SUE but for local employment provision. The JPU has agreed with the Local Economic Partnerships that the Technology Realm framework need not include a land allocation but instead comprise a policy enabling a range of starter and grow-on units. The SEMLEP Northampton Waterside Enterprise Zone location allows the new policy to not be prescriptive regarding the size, scale and form of units in order to minimise impact on development viability.

Transport improvements for the Northampton North SUE are listed in the JCS Appendix 4 and the IDP.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC006/E
PC007/E
PC008/E
PC009/E

8.0 Economic Advantage

37. Policy E4 – Daventry International Rail Freight Terminal (DIRFT)

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy E4 – Daventry International Rail Freight Terminal (DIRFT)	11	7	4	3	8	2	4	2	0

Summary of issues raised by Respondents

- Whilst supporting the general thrust of the policy the respondent considers the final sentence of Paragraph 8.14 which reads: 'The floorspace to be provided at DIRFT 2 is counted as part of the 2010 to 2021 supply of warehouse and distribution for the West Northamptonshire area.' should be deleted.
- The respondent considers any floorspace targets set out for rail-related strategic distribution development in any evidence base should not be regarded as maxima and this should be added to the JCS text. The respondent considers an increased focus on rail freight movement by the retail, logistics and rail industry is likely to increase demand for rail freight interchange development in the plan area, bringing with them significant economic and sustainability advantages.
- The respondent considers additional text should be added to paragraph 8.19 and the policy text should refer specifically to DIRFT III.
- The respondent considers that the symbol on the diagram representing DIRFT is relocated to reflect the location of DIRFT III (west of the M1 and north of Junction 18) and that a plan is provided as part of the JCS which outlines the location and extent of the DIRFT III site as was agreed at the committee meeting of the Joint Strategic Planning Committee on the 31st January 2011.
- A respondent considers that paragraph 8.18 should be updated to take account of the DIRFT III proposals and reference should be made in the text and policy to the need to reconcile the proposals with the need to protect the natural and heritage assets in this area.
- A respondent considers the expansion of DIRFT should be supported. The respondent also considers that given the proximity of DIRFT to the village of Crick there are clearly significant benefits in terms of access to jobs. The respondent, therefore, considers Crick should accommodate additional housing growth. The respondent considers Policy R1 is silent on the availability of jobs when considering the sustainability of settlements and this represents a significant failing in the JCS and should be addressed.
- The respondent does not object to Policy E4 but considers that DIRFT will provide a limited number of jobs for West Northamptonshire residents due to accessibility. The respondent also considers the site is unattractive and

unsuitable for businesses that do not require access to rail facilities, consequently the allocation of other employment sites, such as M1 Junction 16 (Midway Park) will be required to meet the needs of business and to provide job opportunities for the residents of West Northamptonshire.

- A respondent welcomes the recognition of the importance of DIRFT as an economic driver but considers it should be recognised that it will not have a significant impact on employment levels within West Northamptonshire as it will generate a high level of in-commuting.
- The respondent considers paragraph 8.19 should acknowledge that any future proposals in and around DIRFT may necessitate cross boundary working with Rugby Borough Council and Warwickshire County Council.
- The respondent considers that Kilsby and Crick railway station should be reinstated to improve public transport use associated with DIRFT.
- Respondents express support for the policy approach.

Joint Planning Unit Response to Representations

Policy E4 and its supporting text considers the role and need for rail-related strategic distribution at DIRFT in line with national policy. DIRFT lies within the West Northamptonshire boundary being a significant employer in the area. Policy E4 and its supporting text already support further rail connected storage and distribution expansion at DIRFT in principal but cannot prejudge a decision on DIRFT 3 that will have to be taken by the Major Infrastructure Planning Unit. The floorspace to be provided at DIRFT 2 is correctly counted as part of the supply of warehouse and distribution for West Northamptonshire being within the boundaries of this area. Rugby Borough Council officers have given their support for this approach. The JPU have added a key diagram enlargement map to show Policy E4 more clearly as suggested. The JPU welcomes the general support for the thrust of the policy.

The number of jobs in Policy S7 is a minimum with an undertaking to add in job losses caused by the recession and review the policy if more jobs are created than expected.

The supporting text to Policy E4 sets out the wider context for DIRFT including its sphere of influence. However DIRFT is located within West Northamptonshire and accessible to the populations of Daventry and much of Northampton. DIRFT is more sustainable, than the suggested location at M1 Junction 16 (Midway Park) being rail related. More sustainable locations than Midway Park also exist elsewhere such as those in Northampton's existing urban area.

In response to general comments not covered in the response above:

- Policies on the protection of heritage are set out in Policy BN5;
- The reinstatement of the former Crick/ Kilsby railway station is not considered viable by the JPU or Northamptonshire County Council;
- Policy R1 deals with role of Crick in the settlement hierarchy including employment; and

- Rugby Borough Council officers consider Policy E4 to fit in with their adopted Core Strategy.

Recommended Action

That the supporting text, policy and proposals map be amended as set out in Proposed Changes:

PC010/E
PC011/E
PC012/E
PC002/MK

8.0 Economic Advantage

38. Policy E5 – Silverstone Circuit

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy E5 – Silverstone Circuit	19	11	8	3	16	5	7	4	0

Summary of issues raised by Respondents

- The respondent considers cross-boundary impacts, including the setting of heritage assets need to be considered in the policy. The respondent considers the international importance of Stowe Park, in particular, landscape mitigation and archaeological investigations, should be referred to in the policy and accompanying text.
- The respondent considers that Policy E5 should be amended to indicate that development will take place in accordance with the agreed outcomes of the identified studies and any required mitigation.
- The respondent supports the policy approach but advises the Development Brief was approved in February 2009 and not January as stated.
- The respondent generally supports the policy approach but advises the entire bracketed text at bullet point one be removed as the entire technology park is within South Northamptonshire area.
- The respondent considers that the JCS cannot make allocations outside its area it can only support such provision.
- The respondents consider that it is necessary for the development at the Circuit to be supported by further housing growth associated with Silverstone village. In the respondents opinion failure to do this will simply promote large scale commuting to the Circuit which is wholly unsustainable and therefore in conflict with wider policies and objectives in the JCS.
- The respondent considers the strategic nature of the Circuit development requires clarification by inclusion of the word “strategic” before the word “employment” in the first sentence of the policy.
- The respondent considers the policy should include text referring to the need for functional links from the Circuit to the settlements of Towcester, Brackley and Silverstone, in particular by strengthening sustainable transport links, and by demonstrating that a sustainable balance would be achieved between economic and employment growth and provision of housing in these nearby and adjoining settlements.
- The respondent has no objection to the policy but considers that it will provide a limited number of jobs for West Northamptonshire residents. Consequently other employment sites, such as M1 Junction 16 (Midway Park) will be required to meet the needs of business and to provide job opportunities for the residents of West Northamptonshire.

- The respondent welcomes the recognition of the importance of Silverstone Circuit as an economic driver but considers it will not have a significant impact on employment levels within West Northamptonshire as it will generate a high level of in-commuting.
- The respondent considers Silverstone Circuit should be assessed later as part of a specific SPD/DPD paper.

Joint Planning Unit Response to Representations

Policy E5 and its supporting text consider the role and need for the expansion of Silverstone Circuit. The expansion has implications for the local and wider economy but impact most on Aylesbury Vale. Silverstone Circuit will create job opportunities for those living in Towcester and Brackley and much of South Northamptonshire as well as outside of West Northamptonshire in Aylesbury Vale. A Planning Brief for the expansion of the Circuit has been agreed by South Northamptonshire Council and Aylesbury Vale Council. The approach of Policy C5 is one of supporting the expansion of the Circuit in line with the Planning Brief. The JPU welcomes support for the approach from Aylesbury Vale Council. The JPU therefore consider cross-boundary issues have been addressed with support given for JCS proposals.

The JPU agree that Policy E5 be corrected to refer to Silverstone Advanced Technology Park as within the boundary of South Northamptonshire Council and to correct the date of the Development Brief. The Silverstone Circuit proposal was granted planning permission in 2012 by South Northamptonshire Council subject to a S106 agreement. In addition the JPU agree reference be made to the latest position for the University Technical College proposal at Silverstone.

In response to general comments not covered in the response above:

- Transport links from settlements to the Circuit are adequately set out in Policy T4;
- Policy E5 already mentions the need to take account of identified studies;
- The level of housing proposed in settlements is appropriate to balance jobs growth;
- Policies on the protection of heritage are set out in Policy BN5; and
- The wider role of Silverstone is explained in the JCS with the word “strategic” not required in Policy E5.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC013/E
 PC014/E
 PC015/E
 PC016/E
 PC017/E

8.0 Economic Advantage

39. Policy E6 – Education, Skills and Training

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy E6 – Education, Skills and Training	2	2	0	1	1	1	0	0	0

Summary of issues raised by Respondents

- The respondent considers paragraph 8.31 should refer to Moulton College and Northampton College are referred to by name, rather than as ‘the Colleges’ as this will provide consistency with the rest of the document.
- The respondent considers Policy E6 should refer to support for new educational facilities on the existing campuses of the University of Northampton, Moulton College and Northampton College and other educational institutions and at other sites which are accessible by sustainable transport modes.
- The respondent question whether employment agreements providing positive discrimination in favour of the local workforce are lawful having regard to EU legislation and otherwise.
- The respondents express support for the policy approach.

Joint Planning Unit Response to Representations

The JCS aims to ensure the right skills are in place to support and enable residents to take advantage of new skilled jobs. Support for the approach in Policy E6 is noted.

The JPU consider the reference to “Colleges” is adequate.

Policy E6 adequately encourages new educational facilities. Specific education proposals are listed in the infrastructure schedule.

The policies in the JCS including Policy E6 have been subject to an equalities impact assessment.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC018/E
PC019/E

8.0 Economic Advantage

40. Policy E7 – Tourism, Visitor and Cultural Industries

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy E7 – Tourism, Visitor and Cultural Industries	6	6	0	2	4	1	2	1	0

Summary of issues raised by Respondents

- The respondent considers a policy should be included to assist Northampton Saints Rugby Ground or the Northampton Cobblers Football Ground in providing facilities to a National Standard.
- The respondent considers that as ‘culture’ is covered in paragraph 7.25 in the Regenerating and Developing Communities section further mention is not required in the Economic Advantage chapter as the topic should be covered in one section.
- The respondent considers there is no evidence base to statements regarding increasing tourism.
- The respondent considers that to be consistent with national policy at PPS4 Policy R2 ought to state that Policy E7 applies in relation to tourism in rural areas and the reference to Policy R2 in Policy E7 should be removed.
- The respondent considers Policy S8 should cross refer to Policy E7; however the latter does not refer to the change of use of rural buildings to uses falling within the B use classes. The respondent considers Policy E7 should in line with PPS4 to refer to reuse of rural buildings.
- The respondent considers some definition of attractions and facilities of a ‘significant scale’ should be provided for clarity.
- Respondents express support for the policy approach.

Joint Planning Unit Response to Representations

The National Planning Policy Framework (NPPF) requires a town centre first approach to leisure and tourism provision in order to strengthen the role of centres. The JCS evidence base for tourism and leisure is provided by a range of organisations in Northamptonshire including the JPU, WNDC, the Borough and District Councils and Northamptonshire County Council. The evidence base for the JCS includes the following:

- The Cultural Mapping Report for West Northamptonshire 2008 and West Northamptonshire Cultural Investment Plan assesses culture, arts, and entertainment;

- The Sports Facilities Strategy for West Northamptonshire 2009 assesses the provision and need for sporting visitor attractions; and
- The Northampton Central Area Design Framework, Waterside Northampton and St John's Masterplans provide an assessment of leisure potential for land within and outside of the Northampton town centre.

These and other assessments found that leisure and hotel provision can be accommodated in the town centres and other identified areas. The Northampton Central Area Plan identifies specific sites for leisure and hotels. An evidence base for proposals such as Towcester Racecourse have been provided and approved as part of the planning application process. The above evidence base has informed JCS policy on leisure in and outside of town centres and across West Northamptonshire.

In response to general comments not covered in the response above:

- Culture is a significant employer in West Northamptonshire especially in Northampton town centre requiring reference in the employment section;
- A reference is already made to sports clubs in the Spatial Portrait section of the JCS;
- Policy E7 does not apply a sequential test to small scale rural leisure proposals in line with NPPF;
- The reuse of rural buildings is adequately covered in Policy R2; and
- Further detail on 'significant scale' is included in Policies R1 and R2.

Recommended Action

No change.

9.0 Housing

41. Introductory Text

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	20	17	3	2	18	7	5	2	4

Summary of issues raised by Respondents

- Respondents focus on the content of the Strategic Housing Market Assessment (SHMA) and the Viability Appraisal. The key concerns raised are summarised below:
 - The targets recommended by the Viability Assessment for Daventry District are inconsistent with the affordable housing targets set out in Policy H2;
 - The Viability Assessment findings are challenged on the grounds that the baseline model is flawed and as a result the policy is unrealistic and unsound;
 - The requirements identified in the SHMA as set out in Table 4 of the JCS are unviable and should either be reduced or deleted; and
 - The SHMA findings are out of date e.g. they do not reflect changes in economic circumstances, and have not addressed the new affordable rent tenure.
- One of the respondents suggests the following minor wording changes:
 - Para 9.1 replace reference to development ‘around’ the main towns with ‘adjoining’; and
 - Para 9.6 add reference to registered providers preferring 2 bed units rather than 1-bed units because of the flexibility they provide.

Joint Planning Unit Response to Representations

The evidence base provided by the Strategic Housing Market Assessment (SHMA) has been updated in two respects. Firstly, the consultants ORS were commissioned to provide an update looking at the implications of affordable rent. The SHMA Affordable Rents update (August 2011) has been published as part of the evidence base. The update concluded that although affordable rent represents a change in tenure, these dwellings will still be used to meet the needs of households who require affordable housing. If allocation policies remain constant and households who cannot afford to meet the costs of Affordable Rent receive housing benefit to cover its costs then Affordable Rent will be the equivalent of social rent. This in turn implies that the findings of the October 2010 update of West Northamptonshire SHMA are still valid for the affordable housing requirements in the area.

Secondly, the SHMA model has been updated to accommodate the 2008 based household projections produced by ONS. In addition to the household projections other data within the model has also been updated including house prices and

income data. These updates address the issues raised by the representations and it is considered that the original SHMA report, together with the subsequent updates provide a comprehensive and robust evidence base to inform the housing policies within the JCS.

The SHMA meets the core output and process checklist requirements of Communities and Local Government's SHMA Practice Guidance. ORS, the consultants who produced the SHMA, have extensive experience of producing SHMAs across the country and the housing mix model has withstood scrutiny at numerous planning inquiries.

The criticisms levelled at the Viability Assessment have been fully considered and responded to by the consultants Three Dragons. The assumptions used in the baseline model were the subject of stakeholder consultation which included a workshop involving development industry representatives. The baseline model has been used to support policy development within other Core Strategies and has been tested through the public examination process. A further update of the Viability Assessment has been undertaken, principally to consider the impacts of more recent cost estimates relating to zero carbon homes and the implications of the new affordable rent tenure. The update has included an assessment of viability using a density of 35 dwellings per hectare as opposed to 45 dwellings per hectare used in the original study. This accords with the policy position in the JCS and also reflects recent market trends towards lower densities. The update also tests the viability of Sustainable Urban Extensions at a lower scale i.e. 1000 dwellings as opposed to 5000 dwellings in the original study. This is more representative of the nature of the SUEs included in the JCS. These changes address specific issues raised in the representations.

It should be understood that the Viability Assessment is strategic in nature and provides a technical evidence base to inform strategic policy. Viability varies over time and from site to site and this is recognised in the wording of policy within the JCS.

The text and table within this section of the JCS need to be revised to reflect the findings of the updated SHMA and Viability Appraisal.

The minor wording changes suggested to Paragraphs 9.1 and 9.6 are accepted as being appropriate.

Recommended Action

That the introductory text to the Housing Chapter be revised as set out in the following Proposed Changes:

- PC001/H
- PC002/H
- PC003/H
- PC004/H
- PC005/H
- PC006/H

9.0 Housing

42. Policy H1 - Housing Density and Mix

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy H1 – Housing Density and Mix and Type of Dwellings	30	30	0	4	26	10	8	8	0

Summary of issues raised by Respondents

- Representations which challenge the soundness of this policy are exclusively from the development industry. Whilst there is support for the design led approach developers are objecting to the 35 dwelling minimum average residential density provision on the following grounds:
 - One size fits all approach is not justified;
 - Not consistent with national policy – i.e. the change to PPS3 removes national target for densities;
 - No justification in the evidence base for 35 dwellings per hectare. Reference is made to the Northampton Longer Term Growth Options Study and to the SHLAA which use different densities; and
 - The term ‘minimum average density’ is unclear and difficult to work out.
- The key change which is sought is the deletion of the 35 dph minimum average density.

Joint Planning Unit Response to Representations

It is recognised that the minimum national target for densities was removed from Planning Policy Statement 3: Housing and also does not appear within the National Planning Policy Framework (NPPF). However in the context of the expansion of the urban areas of West Northamptonshire, the effective and efficient use of land is still considered to be a valid local objective. The emphasis within the policy is on a design led approach to densities, but given the extensive nature of the Sustainable Urban Extensions (SUEs) a minimum average density is justified to ensure that these greenfield sites are used efficiently and to reduce the need to release further greenfield sites.

The characterisation work undertaken as part of the West Northamptonshire Development Corporation’s Manual for Design Codes demonstrates that the existing urban areas of Northampton, Daventry and Towcester support a number of different character areas which have been developed at a range of densities. The use of minimum average densities will enable the development of different character areas within each of the SUEs, with some areas being developed at densities below 35

dwellings per hectare and the potential for higher densities elsewhere. This approach provides flexibility to support high quality design, whilst ensuring efficient use of land and a sustainable pattern of development.

Amendments are required to Paragraph 9.10 of the explanatory text to delete the reference to national planning policy and to provide further explanation as to how minimum average densities should be calculated.

Recommended Action

That Paragraph 9.10 be amended as set out in the following Proposed Change:

PC007/H

9.0 Housing

43. Policy H2 – Affordable Housing

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy H2 – Affordable Housing	34	34	0	9	25	10	8	6	1

Summary of issues raised by Respondents

- Representations which challenge the soundness of this policy are principally from the development industry challenging the percentage requirements for affordable housing both on the grounds of viability and evidence of need.
- Respondents challenge the Viability Assessment and the baseline model which was used on the following grounds:
 - Base model is not applicable to large sites as it assumes a 1ha site, 100% net to gross (i.e. no allowance for non developable land);
 - Assumed densities 35/40 dph have not been tested;
 - 15% developer profit is too low;
 - 12% allowance for other costs e.g. fees is too low;
 - Infrastructure costs are too low;
 - The modelling of a 5000 dwelling SUE is flawed as no SUEs in the JCS are this size;
 - The Code for Sustainable Homes cost assumptions are too low;
 - Further falls in land values/ house prices from the 2009 base data in the study; and
 - No account taken of affordable rent and the changes in HCA funding regimes.
- To a lesser extent respondents also challenge the SHMA on the following grounds:
 - It does not provide clear evidence of need for additional affordable housing;
 - The housing mix model is not consistent with CLG guidance; and
 - It does not consider affordable rent.
- One representation is challenging the thresholds suggesting that they should be 15 dwellings for both Daventry District and South Northamptonshire.
- The key change that is being sought by respondents is either the deletion of the percentage requirements for affordable housing or a reduction in the percentage that is sought.
- One representation proposes an alternative affordable housing requirement for South Northamptonshire of 35% and a site size threshold of 8 dwellings.

Joint Planning Unit Response to Representations

The evidence base provided by the Strategic Housing Market Assessment (SHMA) has been updated in two respects. Firstly, the consultants ORS were commissioned to provide an update looking at the implications of affordable rent. The SHMA Affordable Rents update (August 2011) has been published as part of the evidence base. The update concluded that although affordable rent represents a change in tenure, these dwellings will still be used to meet the needs of households who require affordable housing. If allocation policies remain constant and households who cannot afford to meet the costs of Affordable Rent receive housing benefit to cover its costs then Affordable Rent will be the equivalent of social rent. This in turn implies that the findings of the October 2010 update of West Northamptonshire SHMA are still valid for the affordable housing requirements in the area.

Secondly, the SHMA model has been updated to accommodate the 2008 based household projections produced by ONS. In addition to the household projections other data within the model has also been updated including house prices and income data. These updates address the issues raised by the representations and such that the original SHMA report, together with the subsequent updates provide a comprehensive and robust evidence base to inform the housing policies within the JCS.

It is considered that the SHMA meets the core output and process checklist requirements of Communities and Local Government's SHMA Practice Guidance. ORS, the consultants who produced the SHMA, have extensive experience of producing SHMAs across the country and the housing mix model has withstood scrutiny at numerous planning inquiries.

The criticisms levelled at the Viability Assessment have been fully considered and responded to by the consultants Three Dragons. The assumptions used in the baseline model were the subject of stakeholder consultation which included a workshop involving development industry representatives. The baseline model has been used to support policy development within other Core Strategies and has been tested through the public examination process. A further update of the Viability Assessment has been undertaken, principally to consider the impacts of more recent cost estimates relating to zero carbon homes and the implications of the new affordable rent tenure. The update has included an assessment of viability using a density of 35 dwellings per hectare as opposed to 45 dwellings per hectare used in the original study. This accords with the policy position in the JCS and also reflects recent market trends towards lower densities. The update also tests the viability of Sustainable Urban Extensions at a lower scale i.e. 1000 dwellings as opposed to 5000 dwellings in the original study. This is more representative of the nature of the SUEs included in the JCS. These changes address specific issues raised in the representations.

It should be understood that the Viability Assessment is strategic in nature and provides a technical evidence base to inform strategic policy. Viability varies over time and from site to site and this is recognised in the wording of policy within the JCS.

The lower site size thresholds proposed for Daventry and South Northamptonshire are justified by the relatively high contribution made by small sites within these areas as set out in the Viability Assessment.

The suggested deletion of the percentage requirements for affordable housing within the policy would be contrary to national policy. The reduction of the requirements suggested by respondents would fail to meet the needs for affordable housing identified in the SHMA.

Changes are required to both the supporting text and the policy itself to reflect the evidence provided by the SHMA and Viability Appraisal updates. These changes include split requirements for the urban and rural areas within Daventry and South Northamptonshire Districts having regard to the evidence of need and viability.

A full justification for these changes and an explanation of how they have been informed by the evidence base is set out in a separate technical paper.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PC008/H
PC009/H
PC010/H
PC011/H

9.0 Housing

44. Policy H3 – Rural Exception Sites

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy H3 – Rural Exception Sites	7	5	2	4	3	0	2	1	0

Summary of issues raised by Respondents

- One respondent considers that the first bullet point ‘within or adjoining the built up area’ is too restrictive and not within the spirit of PPS3.
- One respondent considers that the policy should include some reference to the need for community support for exception sites.
- One respondent considers that the final bullet point should refer to ‘people in local housing need’ rather than ‘local people in housing need’.

Joint Planning Unit Response to Representations

It is considered that the wording of the first bullet point is justified as it would be inappropriate for the policy to promote schemes which would be detached and isolated from existing settlements and potentially remote from services and facilities.

The importance of community engagement in seeking to meet housing needs in rural areas is accepted. This can be addressed by the inclusion of appropriate wording within the supporting text.

The proposed amendment to the final bullet point is accepted.

More extensive changes to the policy are now proposed in response to the provisions of the National Planning Policy Framework (NPPF) in particular the advice that local planning authorities should consider the role that market housing could play in delivering more affordable housing in rural areas.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Change:

PC012/H

9.0 Housing

45. Policy H4 – Specialised Accommodation

Summary of Representations

Policy/ Section	Total No of Reprs	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy H4 – Specialised Accommodation	11	11	0	2	9	3	4	1	1

Summary of issues raised by Respondents

- Respondents raise the following concerns:
 - It is unclear how the needs will be identified and quantified;
 - It is unclear how the policy will be implemented and there is a concern that it could complicate and encumber delivery;
 - The omission if any reference to ‘live-work’ units is criticised; and
 - Concern that Paragraph 9.15 implies that the elderly will only be able to live on SUEs.

Joint Planning Unit Response to Representations

This policy recognises that the proportion of older people within the population of West Northamptonshire is growing and will continue to increase. It is important therefore that appropriate provision is made where proven need is identified. The policy is strategic in nature and does not seek to prescribe the exact form and scale of development. This will vary depending on evidence of need in particular locations and the nature of the site.

Scope exists to provide further guidance on the operation of the policy through other Local Plans such as the Northampton Related Development Area, supplementary guidance and master planning on individual sites.

‘Live – work’ units can be considered within the context of Policy H5 – Sustainable Housing in the Joint Core Strategy.

The policy does not apply exclusively to SUEs, but Paragraph 9.15 recognises that these sites are of a scale which provides the scope to meet a full range of housing needs.

A minor change is proposed to address the off-site provision of affordable accommodation where on site provision is not practicable.

A minor change is also required to the policy to correct a drafting error.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC013/H

PC014/H

9.0 Housing

46. Policy H5 – Sustainable Housing

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy H5 – Sustainable Housing	175	174	1	1	174	86	86	2	0

Summary of issues raised by Respondents

- 158 of the representations are in the form of a standard response submitted by residents in the Wootton/ Hunsbury area and relate to a general criticism of the housing policies failure to deal with the needs of the elderly.
- Respondents raise strong objections to the requirement for ‘Lifetime Homes’ on the following grounds:
 - They are not necessary or desirable;
 - They are not justified by evidence e.g. viability assessment does not consider it;
 - They are unduly onerous and costly;
 - They will affect viability and delivery;
 - They should not encourage households to remain in the same home i.e. they should be encouraged to downsize; and
 - They are inconsistent with national policy – i.e. lifetime homes not mandatory until Level 6 of CSH.
- The changes sought by respondents include the deletion of the policy or an amendment to the policy whereby a proportion of lifetime homes would be provided subject to viability, or a policy to ‘encourage’ rather than ‘require’.

Joint Planning Unit Response to Representations

The inclusion of this policy within the JCS is supported by evidence within the SHMA. The SHMA recognises that the population of West Northamptonshire will become older and in particular the number of people aged 60 years and above will increase. The SHMA recommends that there should be more choice of housing available that is suited to older households and that design standards such as Lifetime Homes should be met.

Ensuring that housing is flexible and capable of meeting the changing needs of households is a key feature of sustainability. Lifetime Homes is a recognised national standard for building accessible and adaptable homes, and is widely used in development plan policies. Ensuring that new development meets this standard will increase the choice of homes suitable for older people and benefit other households such as those with disabilities, and families with young children.

The Communities and Local Government (2008) publication 'Lifetime Homes, Lifetime Neighbourhoods' estimates the additional cost of meeting the standard as being £547 per new home. As the costs are relatively modest it was considered that the impact on overall scheme viability would be marginal, and as such it was not included within the Viability Appraisal. Notwithstanding this it is accepted that some flexibility should be introduced into the policy as requested in representations, and a change is proposed to include a reference to scheme viability.

A further minor change is proposed to the supporting text to clarify that the policy applies to development falling within Class C3 of the Use Classes Order.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC015/H

PC016/H

9.0 Housing

47. Policy H6 – Existing Housing Stock

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy H6 – Managing the Existing Housing Stock	2	2	0	1	1	1	0	0	0

Summary of issues raised by Respondents

- One respondent considers that the policy could unreasonably restrict the change of use of housing to other uses.

Joint Planning Unit Response to Representations

The policy recognises that the existing housing stock is an important resource and has an essential ongoing role in meeting the housing needs of the area. As such the policy seeks to ensure that existing dwellings are not lost to other uses unless there is a clear justification for the change of use.

Recommended Action

No changes are proposed.

9.0 Housing

48. Policy H7 – Gypsies, Travellers and Travelling Showpeople

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy H7 – Gypsies, Travellers and Travelling Showpeople	13	13	0	3	10	4	4	2	0

Summary of issues raised by Respondents

- There are no objections to the wording of the policy itself.
- Some respondents are objecting to the reference in Paragraph 9.21 that gypsy sites could be included within the SUEs where they meet the criteria.
- A respondent expresses concern about reference to ‘fear of crime’ in Paragraph 9.25.

Joint Planning Unit Response to Representations

There is no reason why sites should not be provided within the proposed SUEs where they meet the criteria specified in the policy, and as such this in an option which should be considered in the relevant site allocation Local Plan.

The commonly expressed concerns relating to the ‘fear of crime’ is an example of why further work is required to engage effectively with both the settled and travelling communities.

No changes are required in response to the representations, but a number of changes are proposed in response to the national ‘Planning Policy for Traveller Sites’ published by Communities and Local Government in March 2012.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC017/H
PC018/H
PC019/H
PC020/H
PC021/H
PC022/H

10.0 Built and Natural Environment

49. Introduction

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	4	4	0	2	2	0	2	0	0

Summary of issues raised by Respondents

- Respondents raise no major issues other than some minor changes which are suggested to aid clarity and comprehension.

Joint Planning Unit Response to Representations

Minor text changes are proposed to the introductory text to aid clarity and to reflect the wording of the National Planning Policy Framework.

Recommended Action

That the introductory text be amended as set out in Proposed Changes:

PC001/BN
PC002/BN
PC003/BN
PC004/BN
PC005/BN

10.0 Built and Natural Environment

50. Policy BN1 – Green Infrastructure Connections

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy BN1– Green Infrastructure Connections	15	11	4	7	8	2	4	0	2

Summary of issues raised by Respondents

- Respondents raise no major issues other than some minor changes which are suggested to aid clarity and comprehension.

Joint Planning Unit Response to Representations

Minor text changes are proposed to the introductory text to aid clarity and to refer to a factual update. Text changes include a more detailed definition of Green Infrastructure. Minor changes to the policy text are proposed to aid clarity and comprehension.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC006/BN
PC007/BN
PC008/BN
PC009/BN

10.0 Built and Natural Environment

51. Policy BN2 – Biodiversity

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy BN2 – Biodiversity	7	7	0	5	2	0	1	1	0

Summary of issues raised by Respondents

- Respondents raise no major issues other than some minor changes which are suggested to aid clarity and comprehension.

Joint Planning Unit Response to Representations

Text changes are proposed to the supporting paragraphs to the policy to improve clarity and to reflect the wording of Natural Environment White Paper, national Biodiversity Strategy, the need for climate change adaptation and to clarify the operation of the Wildlife and Countryside Act 1981 (as amended).

Proposed changes to the policy are suggested to the aid clarity of policy, clarify the approach to designations and confirm that compensatory measures will be required in cases of biodiversity loss.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC010/BN
PC011/BN
PC012/BN
PC013/BN
PC014/BN
PC015/BN

10.0 Built and Natural Environment

52. Policy BN3 – Woodland Enhancement and Creation

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy BN3 – Woodland Enhancement and Creation	4	4	0	3	1	0	0	1	0

Summary of issues raised by Respondents

- Respondents raise no major issues other than some minor changes which are suggested to aid clarity and comprehension.

Joint Planning Unit Response to Representations

Proposed changes to the supporting text of the policy are suggested to provide for factual updates including changes to the documents included in the Local Development Scheme.

Proposed changes to the policy text are proposed to strengthen the policy on the management of woodland and provide greater protection in policy for ancient woodland and veteran trees outside ancient woodland.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC016/BN
PC017/BN

10.0 Built and Natural Environment

53. Policy BN4 – Upper Nene Valley Gravel Pits Potential Special Protection Area

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy BN4 – Upper Nene Valley Gravel Pits Potential Special Protection Area	4	4	0	2	2	2	0	0	0

Summary of issues raised by Respondents

- Respondents raise concerns about the proposed 900 m buffer zone in this location, arguing that there is little evidence to support this position. Instead, all these respondents propose that the policy be amended to include restrictions on building height or alternatively residential development in order to protect birds from predation.

Joint Planning Unit Response to Representations

The evidence base for the policy was discussed with Natural England and it was established that the 900m zone related to cat predation from residential development only.

The Appropriate Assessment raised the potential issue of bird sightlines and predation of protected bird species. Natural England agreed a methodology and new research has been carried out to determine bird sightlines from the site.

This evidence was used to develop a 250m zone around the site to the West and south where further assessment will be required to demonstrate that it will not have a significant adverse effect on bird's sightlines.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC018/BN
PC019/BN
PC020/BN
PC021/BN
PC022/BN
PC023/BN
PC024/BN

PC025/BN
PC026/BN
PC027/BN

10.0 Built and Natural Environment

54. Policy BN5 – The Historic Environment

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy BN5 – The Historic Environment	6	6	0	4	2	0	2	0	0

Summary of issues raised by Respondents

- Respondents raise no major issues other than some minor changes which are suggested to aid clarity and comprehension.

Joint Planning Unit Response to Representations

Proposed changes to the supporting text of the policy are suggested to aid clarity and to reflect the NPPF as well as to provide factual updates.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC028/BN
PC029/BN
PC030/BN
PC031/BN
PC032/BN
PC033/BN

10.0 Built and Natural Environment

55. Policy BN6 – Weedon Depot

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy BN6 – Weedon Depot	9	9	0	7	2	1	1	0	0

Summary of issues raised by Respondents

- Respondents express in-principle support for the policy and there are no objections to the principle of the redevelopment of the site.
- A number of minor wording changes are proposed by these respondents which are summarised below:
 - Changes to the wording of the supporting text to reflect heritage significance of the site and factual changes regarding the ‘Heritage at Risk’ Register;
 - An alternative mix of uses is suggested which would include employment (B2 and B8), and exclude any residential use;
 - Supporting text should recognise that it is the combination of the individually listed buildings and structures, the spaces between them, their functional and historic connections and wider setting that contributes to the significance of the site as a whole;
 - Supporting text should ‘positively support’ or actively encourage’ rather than just ‘enable’ the re-use of the site;
 - A minor re-ordering of the policy wording; and
 - Reference in the policy to the setting of the individual buildings and structures and the asset as a whole.
- Respondents also propose a minor wording change to include a reference to the ‘identification and implementation of mitigation measures’ arising from the Transport Assessment.

Joint Planning Unit Response to Representations

The ‘in-principle’ support for the policy is noted and welcome.

The suggested minor wording changes are all acceptable, with the exception of the alternative mix of uses which is suggested. B2 and B8 employment uses would not be appropriate on this site having regard to the nature of the vehicular access and the proximity to residential areas.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC034/BN
PC035/BN
PC036/BN
PC037/BN
PC038/BN
PC039/BN
PC040/BN

10.0 Built and Natural Environment

56. Policy BN7 – Flood Risk

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy BN7 – Flood Risk	64	64	0	5	59	5	52	2	0

Summary of issues raised by Respondents

- There is significant opposition to this policy. Most representations consist of standard responses objecting to additional housing numbers in Northampton on the following grounds:
 - Excessive reliance was being placed on Sustainable Urban Drainage Systems to avoid the flood risk to the River Nene which could seriously affect the town; and
 - Figures for the overall flood risk provided by the Environment Agency for Northampton are currently being questioned, and their assessment of risk is potentially well below that suggested by other sources. Accordingly, the Northampton flood risk assessment needs to be confirmed as correct before the additional housing is approved.
- Respondents challenge the soundness of the policy on the grounds that there is currently insufficient evidence to justify it and that significant risks exist that need resolving before the policy can be deemed to be sound. The key issues raised in this respect are summarised below:
 - The Sustainability Appraisal does not currently reflect the potential significance of water quality issues and should be updated to consider the final Water Cycle Strategy (WCS). Furthermore, the weighting of water quality impacts as part of sustainable development decisions may need to be explored further;
 - The supporting paragraphs should consider water resource, water quality and flood risk in turn (rather than water quality included as part of water resource and flood risk discussions). The water quality section should reflect the conclusions and recommendations from the WCS, the requirements of Water Framework Directive and the implications to spatial planning decisions within West Northamptonshire;
 - To protect water quality and deliver growth simultaneously, the JCS may require a locally specific water quality policy set to ensure the JCS's growth in West Northamptonshire is delivered within environmental limits; and
 - The possibility that significant issues or risks could still remain (even once the above requirements have been satisfied).

Joint Planning Unit Response to Representations

The completion of the West Northamptonshire Water Cycle Study in September 2011 has strengthened an integrated approach to flood risk, water resources, water quality and wastewater infrastructure and provided site specific information and recommendations for further action building on the Strategic Flood Risk Assessment. This includes specific town based information on flood risk management, water quality and wastewater infrastructure and water supply. There are also larger than local recommendations and advice for water resources, flood risk water management and the in the choice, operation and adoption of Suds in the light of the new role of the County Council under the Flood and Water Management Act.

The Sustainability Appraisal Report is being updated to reflect and comment on the JCS in the light of the new evidence base.

To reflect the new evidence base a new policy (BN7a) concerning Water Supply, Quality and Wastewater Infrastructure is proposed which, with the existing Flood Risk policy, seeks to integrate water management policy, including the water aspects of the Code for Sustainable Homes level 4 for water conservation or any equivalent national standard.

Recommended Action

That the supporting text and policy be amended with the introduction of a new policy as set out in Proposed Changes:

PC041/BN
PC042/BN
PC043/BN
PC044/BN
PC045/BN
PC046/BN
PC047/BN
PC048/BN
PC049/BN
PC050/BN
PC051/BN
PC052/BN
PC053/BN
PC054/BN

10.0 Built and Natural Environment

57. Policy BN8 – The River Nene Strategic River Corridor

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy BN8 – The River Nene Strategic River Corridor	4	4	0	3	1	1	0	0	0

Summary of issues raised by Respondents

- Respondents support the policy in-principle. Minor changes to wording are proposed to further elaborate on the historical, ecological and recreational value of the canal network.

Joint Planning Unit Response to Representations

Support for the policy in principle is welcomed.

Reference to the river environment as an important resource for wildlife, leisure and recreation and the link to the area's past are made in supporting text to the policy. Further elaboration is not considered necessary to support the operation of the policy.

A minor change to the policy is proposed to aid clarity.

Recommended Action

That the policy be amended as set out in Proposed Changes:

PC055/BN

10.0 Built and Natural Environment

58. Policy BN9 – Planning for Pollution Control

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy BN9 – Planning for Pollution Control	17	17	0	6	11	3	6	2	0

Summary of issues raised by Respondents

- Respondents do not object to the policy itself. Instead, the policy is used to oppose planned development in the South and West of Northampton that would result in increased air pollution from traffic emissions and increase what is perceived to be already poor air quality in these areas.
- Respondents also propose wording changes to aid clarity and comprehension.

Joint Planning Unit Response to Representations

The overall aim of planning and pollution control policies is to ensure the sustainable and beneficial use of land. New development will be subject to appropriate controls in order to reduce their adverse effects and contain them within acceptable limits.

Proposed changes to the supporting text are provided to reflect factual updates and changes to national policy. Changes to the policy itself are suggested to aid clarity, strengthen the policy and include factual updates such as changes to the documents included in the Local Development Scheme.

Recommended Action

That the text and policy be amended as set out in Proposed Changes:

PC056/BN
PC057/BN
PC058/BN
PC059/BN
PC060/BN

10.0 Built and Natural Environment

59. Policy BN10 – Ground Instability

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy BN10 – Ground Instability	3	3	0	1	2	1	1	0	0

Summary of issues raised by Respondents

- No respondents directly object to the policy. A minor amendment is proposed that seeks to draw a connection between protecting water resources and ground stability.

Joint Planning Unit Response to Representations

Protecting water resources is dealt with in Policy BN7a.

Recommended Action

Response to issue raised by inclusion of policy BN7a. Minor change to supporting text is made to reflect changes to national policy.

PC060/BN

11.0 Infrastructure and Delivery

60. Introduction

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	106	104	2	3	103	11	91	1	0

Summary of issues raised by Respondents

- Respondents expressed a number of concerns regarding the level and timing of future infrastructure provision over the plan period, arguing that these would not be able to be provided in time to keep up with the projected development. Respondents submitted that current economic conditions suggest that projected building timescales are optimistic and should be reviewed and that Government and its Agencies should underwrite funding for essential infrastructure before development commences.
- Respondents raised specific concerns regarding the lack of evidence on the future infrastructure needs of Northampton General Hospital in line with expected growth and the insufficient evidence base to determine the level of investment required for education, water supply and sewerage and on the SUEs projected for North Northampton.
- Respondents also felt that the infrastructure schedule is incomplete as the source of funding is not secure and lacks evidence as to a realistic cost.
- A respondent also feels that that sufficient evidence has not yet been prepared in order to justify its support for proposed environmental infrastructure.
- The majority of representations were received in the form of a standard response. This raises concern about the amount of development that has already occurred during the plan-period without adequate infrastructure and raises a number of questions about future infrastructure provision for health, roads, utilities and education. Response concludes that all new developments in West Northamptonshire should be blocked and the JCS put on hold until the required improvements in infrastructure have been approved and fully financed.

Joint Planning Unit Response to Representations

The Proposed Changes to the Pre-Submission JCS update the information in relation to known infrastructure requirements and a new Appendix 4 Infrastructure Requirements to the JCS is included. This update provides detailed information in relation to the Key Primary Infrastructure Projects included at Table 7 of the Pre-Submission JCS. Appendix 4 is taken directly from the updated work in relation to the Infrastructure Delivery Plan Update 2012 (IDP). The IDP update 2012 has (as previous versions have) been reviewed in close consultation with infrastructure providers. The timing and cost of infrastructure delivery is also subject to

consultation with infrastructure providers and in relation to the anticipated delivery of housing as set out in the housing trajectory.

In some instances housing build out rates have been reviewed in the light of updated market information and this is set out in relation to specific SUE policies.

Funding has already been secured for a number of major infrastructure projects. For example, in May 2012 West Northamptonshire Development Corporation (WNDC) provided significant funding to deliver Northampton Castle railway station which will be supported by other partners including Northamptonshire County Council and Network Rail giving a total investment of £30m. WNDC and Northampton Borough Council have invested £10m in the new Northampton bus interchange project. The Government's Growing Places Fund allocated by Northamptonshire Enterprise Partnership has contributed almost £1m to secure the junction improvements at the A45/ A5 Weedon crossroads.

Acute healthcare provision is revenue funded by the Department of Health and delivered by NHS Trusts and the Clinical Commissioning Groups within the County. Providing acute healthcare infrastructure is beyond the control of the Partner Authorities and developers within West Northamptonshire. Northampton General Hospital NHS Trust has expressed concerns about adequately meeting future needs due to present uncertainties in Government funding provision.

Northampton General Hospital is the major acute healthcare hospital for Northampton, Daventry and South Northamptonshire. The hospital has developed incrementally over the years and has not resulted in the best use of the site, which impacts on the efficiency of service. It contains a number of single storey buildings and all car parking is at surface level. There are opportunities to improve the efficiency of the site however present uncertainties with healthcare funding make it difficult for the hospital to plan with any certainty over the longer period for holistic site improvements. The hospital has started the process of planning for the future use of its site and has developed a Strategic Masterplan. Smaller changes to hospital facilities are undertaken in-line with the overall Masterplan. There is a potential funding gap for acute services provision which is beyond the means of developers' contributions to influence. No information is available on how large any funding gap could be, but it is likely that Government funding would be needed in order to raise the funds needed.

Recommended Action

No further changes required.

11.0 Infrastructure and Delivery

61. Policy INF1 - Approach to Infrastructure Delivery

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy INF1 – Approach to Infrastructure Delivery	179	174	5	8	171	74	85	8	4

Summary of issues raised by Respondents

- A number of respondents wish to see the policy strengthened and/ or clarified and raise the following issues:
 - Respondents feel the JCS needs stronger recognition/ commitment to provide infrastructure alongside housing development and ensure it will have clear sources of funding, be sustainable and provided in a timely manner;
 - The word ‘should’ should be replaced with ‘will’ to strengthen the policy;
 - Respondents express concern about the apparent lack of detail relating to necessary infrastructure required to support the planned growth. First priority is for necessary infrastructure to be constructed prior to building of any of the planned homes, which must be built around the infrastructure, not other way round. It is questioned whether this can be achieved in reality, particularly with the likely disbanding of West Northamptonshire Development Corporation;
 - Current infrastructure needs should be addressed first, prior to the construction of further development;
 - Some respondents feel that the policy could be clearer about the work that has already been undertaken to identify infrastructure that is necessary to support development and how this is intended to be delivered;
 - Policy should be consistent with and refer to the CIL regulations. Specifically that any planning obligation must meet the three legal tests namely that infrastructure provision must be: necessary; directly related; and fairly and reasonably related in scale and kind;
 - There is a need for tough guidance on infrastructure provision within the JCS. Examples of specific concerns include the need for A45 Flore/ Weedon improvements;
 - The value of having infrastructure provision linked to development cannot be overstressed. Local Authorities must monitor and enforce S.106 where these form part of approval. Developers should be made to observe and complete their obligations;
 - A respondent feels that it is important for policies or their supporting text to acknowledge the principle that developers should only be liable for infrastructure which directly relates to their development;
 - Decisions about what infrastructure is required should be made by local authorities, not developers.

- A number of respondents have also highlighted where they feel key areas of infrastructure that the JCS does not make adequate provision for, as follows:
 - Rural area infrastructure improvements should include broadband speed provision for every rural household at a speed as fast as in the next town or better;
 - Healthcare provision: A respondent is concerned that there has been no specific reference to the need for investment in Acute Healthcare to meet the planned population growth;
 - School provision: It is argued that the provision of one new secondary school in Northampton is inadequate; and
 - A respondent feels that Water Infrastructure needs to be upgraded in order to serve proposed growth in West Northamptonshire. Evidence has not been produced that demonstrates whether revised discharge consents required to serve growth proposed within JCS are achievable with conventional technologies.

- Other representations focus in the deliverability of infrastructure as follows:
 - Some respondent's estimate that based on a partial assessment of the infrastructure costs listed, a cost of £31,000 would be need related to each home. Respondents consider that this is an unrealistically high cost for developers in what is likely to be difficult period for house builders.
 - Public sector funding is required, and the respondent feels it is likely to be much reduced on earlier years; and
 - Respondents feel that there needs to be a greater account of the short to medium term economic situation and its relationship to delivery of infrastructure and the stated natural growth needs;
 - One respondent considers that the JCS promises increased economic investment at Paragraph 11.6, but this is contradicted elsewhere in evidence base where experts have assessed the West Northamptonshire area and its associated employment market and admit there's an insatiable demand for warehouses; hardly qualifies as a source of "high tech jobs";
 - One respondent feels that there is no mention is made of how localism bill and associated changes to planning law and how they will affect and change Policy INF1 especially in regards to rural villages and their relationship to urban conurbations.

Joint Planning Unit Response to Representations

Policy INF1 is considered to be robust. It requires new development to be supported by physical, green and social infrastructure within an appropriate timescale. The policy is supported by specific infrastructure requirements as set out within the SUE polices and the Infrastructure Delivery Plan Update 2012. The IDP Update provides estimated costs of infrastructure and funding sources. The IDP is a supporting document to the JCS. Table 7 of the Infrastructure and Delivery section of the JCS identifies 12 Key Primary Infrastructure Projects which have the potential to delay development if not bought forward in a timely manner.

Funding has already been secured for a number of Key Primary Infrastructure projects. For example, in May 2012 the West Northamptonshire Development

Corporation (WNDC) provided significant funding to deliver Northampton Castle railway station which will be supported by other partners including Northamptonshire County Council and Network Rail giving a total investment of £30m. WNDC and Northampton Borough Council have invested £10m in the new Northampton bus interchange project. The Government's Growing Places Fund allocated by Northamptonshire Enterprise Partnership has contributed almost £1m to secure the junction improvements at the A45/ A5 Weedon crossroads. The improvements to Daventry Waste Water Treatment Works at Whilton are ahead of schedule and Anglian Water Services will complete the works in 2012.

The West Northamptonshire partners are seeking to introduce the Community Infrastructure Levy (CIL) following the adoption of the JCS. The CIL is a viability tested charge on most forms of new development. Unlike S106 planning obligations CIL monies can be used to help fund a wide range of infrastructure projects including strategic infrastructure not necessarily directly related to the development the CIL monies are accrued from. Section 106 planning obligations will still be relevant to infrastructure provision directly related to mitigating the impact of development but must be in compliance with CIL regulation 122 and paragraph 204 of the National Planning Policy Framework. This is fully explained in the text to the Infrastructure and Delivery section of the JCS and further clarified by Proposed Changes to the section.

Policy C1 titled Changing Behaviour and Achieving Modal Split, includes a Proposed Change to the policy by adding a requirement that new development across West Northamptonshire should be accessed by fibre to the premises technology enabling access to superfast broadband and speeds of at least 20 megabits per second. In addition the West Northamptonshire IDP Update 2012 includes further information on broadband delivery across Northamptonshire as a result of Northamptonshire County Council's proactive working with the communications industry and opportunities for Government funding.

Acute healthcare provision is revenue funded by the Department of Health and delivered by NHS Trusts and the Clinical Commissioning Groups within the County. Providing acute healthcare infrastructure is beyond the control of the Partner Authorities and developers within West Northamptonshire.

School provision across the four towns in West Northamptonshire has been the subject of close consultation with Northamptonshire County Council as the education provider. Provision for a new secondary school at Northampton and the consequent site provision is made within the JCS. The IDP also refers to the need for future secondary education provision by expansion at existing schools to be determined in the future dependent on delivery of housing growth.

Water infrastructure has been the subject of close consultation with Anglian Water Services and the Environment Agency.

The funding of infrastructure will be via a number of funding sources including public sector investment (including central Government funding for major and smaller projects), private sector development (including developer contributions to public sector projects) and the business plans of statutory undertakers. As Government

funding is restricted and developer contributions are potentially affected by diminished land value, funding strategic infrastructure will remain challenging in the short term. Nevertheless, evidence shows that Northamptonshire has shown some resilience to the economic downturn and is well placed to thrive as the national economy improves. Recent public funding investment in Northampton new bus interchange, Northampton Castle Station and the A45/A5 Weedon crossroads improvements demonstrate that public funding although hard fought is available for both large and small infrastructure projects.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PC001/ID
PC002/ID
PC003/ID

11.0 Infrastructure and Delivery

62. Policy INF2 – Contributions to Infrastructure Requirements

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy INF2 – Contributions to Infrastructure Requirements	86	77	9	6	80	11	61	6	2

Summary of issues raised by Respondents

- A number of respondents raised similar issues to those summarised in Policy INF1 above, for example concerns regarding the provision of infrastructure ahead of housing rather than retrospectively. They also mention the unrealistically high cost for developers (The infrastructure costs equates to a cost per home of £28,159 they feel), and the principle that developers should only be liable for infrastructure which directly relates to their development.
- Representations also identify some specific items of infrastructure which should be addressed by the policy as follows:
 - Some respondents feel it is essential that schools are provided to service new communities around Northampton in conjunction with development and occupation of those areas;
 - Also some respondents feel that potential contributions to flood risk management infrastructure should be included;
 - Some feel that no commitment is given towards contributions to Northampton General Hospital; a facility that would inevitably be further overloaded by developments in question; and
 - Another respondent felt that the A43 improvements should be listed in Table 7.
- Many respondents focussed on the CIL regulations and the following key points are made:
 - The legal compliance and soundness of the policy is challenged on the grounds that it does not accord with CIL regulations and Circular 05/2005. In particular, the policy should recognise that any planning obligation will need to pass the statutory tests of CIL Regulation 122.
 - Confirmation is sought whether retail development is included in definition of commercial development and if CIL will be sought for development of this use;
 - Some respondents feel that the policy should be amended to refer to the need for the respective councils to assess the cost of infrastructure and seek an appropriate level of contribution from developers through the mechanism of the CIL. The policy gives the impression that pooling of developer

contributions via the S106 mechanism can still continue to provide a basis on which to raise contributions towards infrastructure; and

- Some consider that there does not appear to be any clarity in terms of determining how the choice between schemes that are development-specific and those where pooled contributions apply will be made.
- Respondents have suggested a number of detailed wording changes are proposed to the policy and supporting text concerning CIL.
- There is criticism from a respondent regarding the intention to produce an SPD to provide further guidance on developer contributions. PPS12 gives guidance on infrastructure planning and indicates that Core Strategies should identify strategic infrastructure requirements and give clear steer as regards to its delivery. This should not be delegated to an SPD. Specifying future documents can cause problems due to possible delays or future changes, and therefore it would be better not to refer to a future SPD.
- One respondent feels that there is no mention is made of how localism bill and associated changes to planning law and how they will affect and change Policy INF2 especially in regards to rural villages and their relationship to urban conurbations.

Joint Planning Unit Response to Representations

The funding of infrastructure will be via a number of funding sources including public sector investment (including central Government funding for major and smaller projects) private sector development (including developer contributions to public sector projects) and the business plans of statutory undertakers. Financial contributions from developers via S106 planning obligations are subject to CIL regulation 122 and paragraph 204 of the National Planning Policy Framework (NPPF). The West Northamptonshire partners are seeking to introduce the Community Infrastructure Levy (CIL) following the adoption of the JCS. The CIL is a viability tested charge on most forms of new development. Unlike S106 planning obligations CIL monies can be used to help fund a wide range of infrastructure projects including strategic infrastructure not necessarily directly related to the development the CIL monies are accrued from.

The provision of schools to support new development has been the subject of close consultation with Northamptonshire County Council as education provider. The IDP Update 2012 provided further supporting information on schools provision across the West Northamptonshire area.

The policy includes reference to necessary infrastructure requirements to support development and mitigate its impact. Infrastructure to mitigate any impact on flood risk falls within the policy.

Northampton General Hospital provides acute healthcare provision for the area. It is revenue funded by the Department of Health and delivered by NHS Trusts and the Clinical Commissioning Groups within the County. Providing acute healthcare infrastructure is beyond the control of the Partner Authorities and developers within West Northamptonshire. Northamptonshire NHS has confirmed that no upgrade to Northampton General Hospital is currently planned, and that no upgrade is

considered necessary as a result of the growth of West Northamptonshire. Northampton General Hospital has developed incrementally over the years and has not resulted in the best use of the site, which impacts on the efficiency of service. It contains a number of single storey buildings and all car parking is at surface level. There are opportunities to improve the efficiency of the site however present uncertainties with healthcare funding make it difficult for the hospital to plan with any certainty over the longer period for holistic site improvements. The hospital has started the process of planning for the future use of its site and has developed a Strategic Masterplan. Smaller changes to hospital facilities are undertaken in-line with the overall Masterplan. There is a potential funding gap for acute services provision which is beyond the means of developers' contributions to influence. No information is available on how large any funding gap could be, but it is likely that Government funding would be needed in order to raise the funds needed.

As originally identified in the IDP 2011 and carried forward to the IDP Update 2012 certain infrastructure provision is key to the delivery of the JCS and without it development could be at least delayed or at worst prevented. These items are identified as 'Key Primary Infrastructure Projects' and are projects that linked to more than one development. These 12 Key Primary Infrastructure Projects are identified in the JCS at Table 7 of the Infrastructure and Delivery section of the JCS. It is not considered that the A43 Towcester improvements fall within the parameters of a 'Key Primary Infrastructure Project' as identified above.

Since the responses to the Pre-Submission JCS were made the NPPF has superseded Circular 05/2005 and the West Northamptonshire partner authorities are actively moving forward to introduce the Community Infrastructure Levy (CIL) across the partner authority areas. Proposed Changes therefore update the information relating to the CIL within the section of the JCS. The level of CIL rates and the types of development they are applied will be determined through viability testing and an independent examination and not through the JCS planning process. The regulations allow for pooling of financial contributions via Section 106 planning obligations up to the limit of 5 to any one infrastructure project. The list of infrastructure projects or types of infrastructure to be funded by CIL will be determined by the partner authorities via their Regulation 123 lists.

The production of an SPD is considered appropriate in this context as it will enable more detailed guidance to be provided, particularly regarding CIL and offer greater certainty and consistency in approach for the development industry and local communities.

The JCS does identify key strategic infrastructure planning requirements and their delivery as identified at Table 7 and further supported through evidence base at the Infrastructure Delivery Plan.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PC004/ID

PC005/ID
PC006/ID
PC007/ID
PC008/ID
PC009/ID
PC010/ID
PC011/ID
PC012/ID
PC013/ID
PC014/ID

11.0 Infrastructure and Delivery

63. Infrastructure Delivery Plan Introductory Text

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Infrastructure Delivery Plan Introductory Text	27	22	5	2	25	11	11	2	1

Summary of issues raised by Respondents

The following issues are raised by respondents in respect of Table 7 – Key Primary Infrastructure Projects:

- Objection is raised to the implication that the 'A45 Northampton - Daventry Corridor Improvements' are required solely as a result of the Daventry North East SUE;
- The current option for the A45 upgrade as single carriageway is inadequate to serve future development in Daventry;
- Clarification is sought regarding the Flore-Weedon Bypass and the A45/ A5 crossroads;
- A respondent feels that the A5 Towcester Relief Road should be identified as a Key Primary Infrastructure Project. Respondent feels the Towcester Transport Study demonstrates the need for a relief road;
- A respondent feels that it is unclear whether Table 7, together with supporting IDP and the supporting text between Paragraphs 11.30 - 11.39 is formally part of the JCS or is just for information in the context of Policy INF2. In the event that this is a policy requirement of the JCS, then, they feel, it needs to be subject to the tests of soundness;
- A respondent is concerned that Table 7 does not refer to the A45 Growth Management Strategy. The A45 Corridor Study demonstrates the need for this scheme to safeguard the A45 from the impact of committed and allocated development in the Northampton area;
- Northern Relief Road (Including the A428 and A5199). This road should pass to the north, rather than the south of Harlestone Firs. Completion, the respondent feels, should also be linked to the development of the North of Whitehills SUE;
- Respondent feels that further information is required to prove that the Northern Relief Road is deliverable, including when and by whom the Relief Road will be funded and constructed;

Objections are raised in relation to the Northern Relief Road in relation to:

- The inconsistent terminology used for the Northern Relief Road/ North West Bypass;
- The delivery of the road not being viable; and

- The obligation requiring the completion of the Northern Relief Road within the first 3 years of initial dwelling completions at Kings Heath SUE.
- Some respondents refer to enhanced utilities provision, as well as a responsibility of the statutory undertakers and should not be a planning policy requirement. Elevating such matters to a policy requirement, they feel, may serve only to inflate costs, reducing the overall viability of a scheme and reducing funds available for S106 items;
- The Sandy Lane Improvements North is already completed; and
- Clarification is sought by some respondents regarding capacity at Whilton Waste Water Treatment Works.

A number of representations challenge the soundness of the IDP as follows:

- There is uncertainty about the need, costs, funding sources and delivery mechanisms for the key infrastructure projects identified;
- The obligations sought are unlikely to satisfy the tests set out in Regulation 122 of the CIL Regulations 2010;
- The respondent feels that Paragraph 11.34 and Table 7 should be amended to say that the list of 'key infrastructure projects' is indicative and each development will be considered on its own merits, flexibly, in line with the aims of paragraph 11.36;
- The methodology used to create infrastructure costs in the IDP and the omission of necessary key transport infrastructure such as the A43 Moulton - Broughton improvement as part of the A43 Northampton to Kettering strategic corridor improvement are material factors in determining the soundness of the plan; and
- The respondent feels that the IDP is merely an infrastructure 'wish list' with numerous omissions with flawed cost projections that ignore 'best practice'.

Joint Planning Unit Response to Representations

In respect of Table 7 of the Pre-Submission JCS which identifies Key Primary Infrastructure Projects the Proposed Changes clarify the following:

- The 'A45 Northampton - Daventry Corridor Improvements' are not required solely as a result of the Daventry North East SUE, and
- The A45 Growth Management Strategy is a Key Primary Infrastructure Project.

Table 7 is supplemented by further information as the Infrastructure Delivery Plan from which Table 7 is derived has been updated. Table 7 and appendix 4, as revised and updated via the Proposed Changes, is part of the JCS and therefore subject to the tests of soundness. The text is not however, policy text and does not therefore carry the same weight. Inevitably information about infrastructure requirements and delivery may be subject to change over time. For example, the Whilton Waste Water Treatment Works improvements are being delivered ahead of schedule and will be completed before the JCS is adopted.

Highway improvements are needed to the A45 corridor between Daventry and Junction 16 of the M1 to enable the expansion of Daventry to be completed. Improvements to the existing A45/ A5 Weedon junction will form a key proposal for

the early stages of development, and the M1 Junction 16 to Daventry A45 Link Road, known as the Daventry Development Link, will provide the opportunity to enable development in the longer term.

The A5 Towcester Relief Road is a requirement of a single development, the Towcester South SUE. As such it is to be provided and funded by the developer as development mitigation. Table 7 Key Primary Infrastructure Projects are necessary to support multiple development proposals.

A North West Bypass for Northampton will be required within the JCS plan period. The section from the A428 to Grange Farm (North West Bypass, Phase 1) will be required as part of the Northampton Kings Heath SUE and is likely to be commenced around 2016. Phase 2 of the North West Bypass (between Grange Farm and A5199) will be required to be delivered by 2026 with a possible commencement date at around 2021. The North West Bypass is required to serve the Sustainable Urban Extensions of North of Whitehills, King's Heath and Northampton West. Phase 1 of the North West Bypass will link in to the Sandy Lane Improvement North which runs from the A428 to Roman Road/ Berrywood Road and which has already been built. A new section of road to the south of the Sandy Lane Improvement North is known as the Sandy Lane Relief Road (between Roman Road and the A4500). A southern part of this is built and the remaining part will be brought forward by the Norwood Farm/ Upton Lodge development at around 2016. The Sandy Lane Relief Road and Northampton North West Bypass between them will complete an orbital route around the western side of Northampton, giving access to the A45, A43, M1 and to SUEs to the north-west and west of the town.

The Proposed Changes ensure consistent wording by reference to the North West Bypass and the delivery timings of phases of the road.

As regards utilities provision, as already referred to, Whilton Waste Water Treatment Works will be completed by 2012 and will provide capacity for the new development proposed. It is accepted that the Sandy Lane Improvement North is already completed.

In the development of the Infrastructure Delivery Plan and the identification of Key Primary Infrastructure Projects close liaison with infrastructure providers was maintained. For required strategic upgrades utilities providers are then able to factor these required upgrades into their annual monitoring plans in order to determine required funding. The Water Cycle Strategy for West Northamptonshire concludes that Anglian Water Services, through their existing strategic infrastructure and resource planning, have planned for a number of capital schemes that will support the proposed growth within the West Northamptonshire area until 2035.

Recommended Action

That the supporting text and table 7 be amended as set out in the following Proposed Changes:

PC015/ID

PC016/ID

PC017/ID
PC018/ID
PC019/ID
PC020/ID
PC021/ID
PC022/ID
PC023/ID
PC024/ID
PC025/ID
PC026/ID
PC027/ID
PC028/ID
PC029/ID
PC030/ID

Places Policies

64. Introductory Text to Places Policies

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Places Policies	0	0	0	0	0	0	0	0	0

Summary of issues raised by Respondents

- No representations received.

Joint Planning Unit Response to Representations

No response required.

Recommended Action

None

12.0 Northampton

65. Introductory Text

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	6	6	0	0	6	3	2	1	0

Summary of issues raised by Respondents

- A respondent considers further reference should be made to the importance of the historic environment of Northampton town centre to better link the evidence base with respect to the identification of heritage assets in this area and the plan.

Joint Planning Unit Response to Representations

The JPU agrees with the respondent that the further reference could be made in the introductory text to highlight the importance of the historic environment of the town centre. However there is also a need to ensure the plan text is not over-long and as such there is a limit to the extent to which supporting text of this nature can be included. The Northampton Central Area Action Plan provides detailed policy consideration of the town centre and its historic attributes.

Recommended Action

That the introductory text to the Northampton Chapter be revised as set out in the following Proposed Changes:

PC001/N
PC002/N

12.0 Northampton

66. Policy N1 – The Regeneration of Northampton

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy N1 – The Regeneration of Northampton	65	65	0	7	58	5	52	1	0

Summary of issues raised by Respondents

48 of the responses are standard responses related to concern that there is a lack of hospital provision related to growth. Other respondents comment that infrastructure needs and funding are insufficiently understood and highway connections such as the A45, A508 and A4500 are already congested.

One respondent considers that the regeneration of Northampton should be supported by the allocation of a strategic employment site at Houghton Gate and the allocation referred to in the policy text.

Other responses relate to retail provision including the following issues:-

- A full appraisal of the existing network of shopping provision has not been undertaken and the immediate shortfall in retail floorspace is not addressed.
- Local shopping within the SUEs, the words "of an appropriate scale" should be inserted after "...shopping, services and facilities."
- The respondent considers that restricting proposals for retail development in town centres and SUEs fails to take account of existing need in existing housing areas.
- The JCS over-estimates the town as a regional centre (it is not competitive with Milton Keynes) and under-estimates the connection of the town with the historic nature of its wider surroundings.

The following minor wording changes are suggested:

- The respondent considers that after 'heritage attributes' the words 'and historic character' should be added.
- A respondent feels an additional bullet point is required to read 'support improvements to the transport network to improve connectivity, safety and journey reliability'.

Joint Planning Unit Response to Representations

The majority of responses to this policy refer to concern that there is a lack of hospital provision related to growth. Acute healthcare provision is revenue funded by

the Department of Health and delivered by NHS Trusts and the Clinical Commissioning Groups within the County. Providing acute healthcare infrastructure is beyond the control of the Partner Authorities and developers within West Northamptonshire.

Northampton General Hospital is the major acute healthcare hospital for Northampton, Daventry and South Northamptonshire. Northampton General Hospital NHS Trust has expressed concerns in adequately meeting future needs due to present uncertainty in Government funding provision. Northampton General Hospital has developed incrementally over the years and the incremental form of development has not resulted in the best use of the site, which impacts on the efficiency of service. It contains a number of single storey buildings and all car parking is at surface level. There are opportunities to improve the efficiency of the site, however present uncertainties with healthcare funding make it difficult for the hospital to plan with any certainty over the longer period for holistic site improvements. The hospital has started the process of planning for the future use of its site and has developed a Strategic Masterplan. Smaller changes to hospital facilities are undertaken in-line with the overall Masterplan. There is a potential funding gap for acute services provision which is beyond the means of developers' contributions to influence. No information is available on how large any funding gap could be, but it is likely that Government funding would be needed in order to raise the funds needed.

The JPU in conjunction with NCC have produced a Transport Options Technical Paper on sustainable patterns of development and solutions to a deliverable transport strategy to accommodate the transport requirements of development.

A new strategic employment site at Houghton Gate, Northampton is not required to meet needs and is likely to adversely compete with more sustainably located and available employment land including derelict land in the SEMLEP Northampton Waterside Enterprise Zone on the edge of Northampton town centre.

The retail policies of the plan have been updated in relation to a further retail study update 2012 which has reassessed retail capacity in the light of changing parameters, including reduced expenditure forecasting due to the extent of the economic issues facing the retail industry. This update also took into account retail commitments at Northampton which had been achieved since the earlier 2011 retail study. The 2012 update advises that for Northampton a quantitative capacity for an additional convenience goods (grocery) floorspace of 7,800sqm (net) exists to 2026 with almost 3,000sqm of this required by 2016. The JCS seeks to allocate about 3,000sqm of this convenience retailing to the town centre. The Retail Study evidence base indicates that there are no quantitative convenience retailing gaps at Northampton outside the town centre. Policy S9 Distribution of Retail Development directs convenience retailing via a sequential approach to district and local centres and via Policy N11 to new local centres within SUEs at an appropriate scale.

The JPU has commissioned a study of existing retail centres which were assessed against the definition of centres provided in PPS4.

The suggested minor wording changes are accepted by the JPU as opportunities to clarify the policy content and direction. Reference to protecting heritage assets and historic character through managed change is proposed to be added to Policy N1 at its first bullet point. In addition it is proposed to add reference to the improvement of connectivity, safety and journey reliability to the final bullet point.

Recommended Action

That the supporting text and policy be revised as set out in the following Proposed Changes:

PC003/N

PC004/N

PC005/N

12.0 Northampton

67. Policy N2 – Northampton Central Area

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy N2 – Northampton Central Area	24	24	0	4	20	7	7	6	0

Summary of issues raised by Respondents

- The respondent considers the final sentence of Paragraph 12.18 relating to restricting comparison retailing outside the town centre is unsound and should be deleted.
- The respondent considers that the justification for additional convenience floorspace within the town centre is not robust. The respondent considers there is an immediate need for retail floorspace that will and will not be satisfied by the proposed convenience shopping development for the town centre and the SUEs. The respondent considers the opportunity must be given to examine the approach of the JCS as the evidence base to support the shopping hierarchy is deficient and inadequately justified.
- The respondent considers that the second bullet point of Policy N2 should be replaced with “3,000sqm convenience (food) shopping floorspace for the period 2010 to 2026 within the periphery of the central area; and”.
- A respondent considers additional text is required in the JCS to refer to the opportunity for convenience goods retailing in the Central Area and suggest an increase in the convenience floorspace from 3,000sqm to 8,000sqm. The respondent also considers figures should be clarified as being net.
- The respondent strongly supports the policy approach and Paragraph 12.18 however, they consider a stand-alone policy to support the redevelopment of the Grosvenor Centre as a strategic site should be included.
- The respondent considers the 45,000sqm of comparison floorspace (2010-2021) for the town centre is different to that in the CAAP.
- A respondent considers additional wording is required at the end of the first sentence of the second paragraph to read ‘...on sites identified within the Central Area Action Plan.’
- The respondent considers that the policy should be rewritten to make clear that financial services are appropriate in designated shopping frontages.
- The respondent considers that the level of detail in the policy is premature as the CAAP is not at an advanced stage. The policy should be more generalised until the CAAP is adopted and floorspace figures removed.
- The respondent considers there is a need to emphasise the county town status and the importance of focusing on redevelopment.
- The respondent considers that appropriate Flood Risk Management and the opportunities for betterment should be included within Policy N2

- The respondent considers the provision of infrastructure and its funding lacks clarity.

Joint Planning Unit Response to Representations

The wording in Paragraph 12.18 of the JCS is proposed to be changed to the careful assessment of comparison retailing outside the town centre against the policy requirements of the National Planning Policy Framework (NPPF).

The West Northamptonshire Retail Study Update 2011 and the retail capacity refresh of 2012 advises that Northampton town centre is in need of further convenience retailing presence. The proposed wording of the policy requires that further town centre convenience retailing floorspace should be in the region of 3,000sqm, the size of a medium sized to large store. This is identified in the retail evidence base. There remains further retail headroom to provide for convenience retailing over and above the town centre convenience retailing quantum suggested. The West Northamptonshire Retail Study Update 2011 advises that new convenience retail provision should be linked to areas of housing growth. The Policy approach provided by the JCS is consistent in its sequential approach with the NPPF which requires a town centre first approach.

The Borough Council has consented a number of convenience retail applications since the 2011 Retail Study was published including an extension the Sainsbury store at Sixfields, the Tesco Extra Store at Mereway and other smaller consents including a new Aldi and Tesco Metro at Wellingborough Road, and an extension to a former Netto at Far Cotton.

The shopping hierarchy as identified in the JCS is based on the definition of district and local centres as described in the now withdrawn Planning Policy Statement 4 and the assessment process provided by the West Northamptonshire Retail Study Update 2011.

The JCS supports the provision of the Grosvenor Centre and its allocation is made within the Northampton Central Area Action Plan (NCAAP).

The floorspace capacity (headroom) figures differ between the JCS and the NCAAP as the JCS figures were provided as net whereas the NCAAP figures were provided as gross. The expression figures in the NCAAP are now provided as net.

The Proposed Changes to the Pre-Submission JCS add reference to sites identified within the Central Area Action Plan as requested.

The appropriate representation of financial services within designated shopping frontages is a detailed matter that goes beyond the strategic view of the JCS and is a matter for development management policies in other local plans.

The Proposed Changes seek to introduce some flexibility in the provision of floorspace figures as indicated in the NPPF. However, it is not considered premature to provide an indication of floorspace requirements as these link closely

with the NCAAP and the evidence base that supports the detailed delivery of sites within the Central Area Action Plan.

The County town status of Northampton and the focus on its regeneration is emphasised throughout the plan.

The Proposed Changes add reference to appropriate flood risk management solutions to deliver a reduction in flood risk wherever possible.

Appendix 4 to the JCS which is drawn from the West Northamptonshire Infrastructure Delivery Plan has been updated in close consultation with infrastructure providers. Funding sources have been identified where ever possible.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PC006/N
PC007/N

12.0 Northampton

68. Policy N3 – Northampton North SUE

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy N3 – Northampton North Sustainable Urban Extension	48	43	5	7	41	15	18	8	0

Summary of issues raised by Respondents

- The respondent considers statements on transport infrastructure needs would be clearer if they were prefixed by “The development should mitigate its impact on the transport network through measures including:”
- A respondent considers that the challenge of delivering Park and Ride for Northampton, even on the busiest corridors, by 2026 is sufficient to make most of the allocated Park and Ride sites unlikely to be brought forward within the plan period. The respondent considers the only one that is believed to have potential is the site associated with the A43 at Northampton North SUE as this is the busiest of the northern approaches to the town centre, and there is an opportunity to combine Park and Ride with a new bus service to the development, in a way that will not be possible at other sites. The respondent considers, with the exception of Northampton North, Park and Ride sites should be deleted from the plan.
- The respondent considers greater clarity is required on the need for and the approach to the delivery of the A45 Northampton Growth Management Strategy. This could be achieved through referring specifically to the need for SUE development to contribute towards the provision of strategic infrastructure.
- The respondent considers that brownfield land should be developed first. The respondent also considers development should not be concentrated around a single place as infrastructure will not cope, the environment will suffer and Park and Ride is not a sufficient solution to the transport problems.

Policy N3: Northampton North SUE

- The respondent supports the allocation but considers the policy should be amended by;
 - Deletion of reference to Park and Ride;
 - Greater flexibility for Primary school provision;
 - Flexibility of the quantum of the Technology Realm;
 - Deletion of reference to health care and library provision; and
 - Review of the retail limit as contrary to PPS4.

- A respondent considers the floorspace limit for retail convenience store should be deleted.
- A respondent considers the JCS does not address the existing shortfall in convenience retailing for urban areas by requiring all new floorspace to be in the town centre and SUEs.
- A respondent considers that reference to local centre and floorspace limit should be removed.
- The respondent considers Northampton North SUE should be reduced to the southern portion of the site only with a capacity of 1,000 dwellings and the remaining quantum of development relocated to an allocation at Northampton North of Holly Lodge Drive SUE which the respondent considers is a more sustainable site.
- The respondent considers the SUE should revert to at least 5,660 dwellings.
- The respondent proposes a 20 acre (200 dwelling) site adjoining the Sandy Hill at Moulton as an additional allocation for the JCS.
- A respondent considers Northampton North is unjustifiably allocated and development should be spread along the northern fringe in a more sensitive manner as per Option 3 of the Northampton Longer Term Growth Options Study to include a small site at Boughton Green Road (with consent for hotel) which is deliverable available and achievable.
- The respondent considers Policy N3 should be amended to include reference to an appropriate package of infrastructure including a link from the A43 towards Holcot, and that specific reference should be made within the Policy to the Park and Ride serving local employers such as Moulton College and the University of Northampton
- The respondent queries the deliverability of the site given the identified infrastructure burden. The respondent also has concerns regarding coalescence with Overstone.
- The respondent considers the housing provision at Northampton North should be increased to at least 4,500 dwellings to 2026 with a further post 2026 requirement to at least 5,400 dwellings with consequent deletion of SUEs at Northampton West and Northampton South.
- The respondent considers additional wording should be added to the policy to require the development to mitigate its impact on the transport network. The respondent also considers a 3ha site for Park and Ride is excessive and reference to a bus service for the P&R should be included in the policy wording.
- The respondent considers that the allocation should be strictly limited to 2,000 dwellings within the red line site, that traffic problems should not be further exacerbated and that the setting of Pytchley Gates and views of Overstone Park should be protected.
- The respondent comments that Paragraph 12.27 suggests the Technology Realm location is shown on Inset Map 5 when it is not.
- A respondent expressed concern regarding the viability of the SUE against infrastructure funding. They considers a comprehensive solution for the improvement of the A43 between Northampton and Kettering to be essential in resolving issues of traffic congestion and improving connectivity along this strategic transport corridor. They further consider the extent and location of the proposed development at Northampton North should be reviewed in order to avoid coalescence and ensure adequate protection of the setting and character

of Overstone and Overstone Park. Respondent considers that the scale of the proposed structural greenspace is insufficient to adequately prevent the erosion of the setting and character of Overstone and Overstone Park.

- The respondent considers reference should be made to the inclusions of Flood Zones 2 and 3 within the discussion on Northampton North SUE.
- The respondent considers that the policy should refer to "flood risk management schemes" rather than "flood attenuation".
- Respondents offer general comments, these are; -
 - Development will lead to local traffic congestion;
 - The area is of landscape importance;
 - Gas pipes and power lines dissect the site;
 - Will the water supply and waste water system cope?
 - There will be significant disruption for existing residents;
 - There is potential for the area to flood from Overstone Lake;
 - There will be an impact on protected birds;
 - Agricultural land is needed for food production;
 - Property will be devalued locally;
 - Increased noise and chemical pollution;
 - Assurance is needed that services and facilities will be provided;
 - What is the cost of the development?
 - Dualling of the A43 Moulton Bypass should be linked to this SUE;
 - Development should respect the rural character of Moulton and Overstone;
 - Development should be spread between the other SUEs as the site is unsustainable;
 - Northampton North is not 3.5km from the centre of Northampton;
 - The inset map is incomplete;
 - Billing Brook watercourse should be correctly described;
 - The Inset map should show the location of the Technology Realm;
 - The Technology Realm will not be delivered;
 - A comprehensive highway study is required together with evidence to show the Park and Ride is economically viable;
 - Highway infrastructure identified is insufficient and the costing for it is too low;
 - The development is not viable due to infrastructure costs; and
 - The area is not all arable land as described in para. 12.22.
- Respondents support the allocation.

Joint Planning Unit Response to Representations

Support for the allocation is welcomed.

Highway mitigation at a strategic level is specified within the policy however the detailed extent of highway mitigation (e.g. the specification of minor junction improvements) and traffic calming through villages will be informed by detailed transport assessments as required by Policy C2, New Developments, in the JCS. The development will be required to mitigate its traffic impact on the local road network. The wording change suggested regarding mitigation of impact on the

transport network is proposed to be incorporated into Policy C2 and does not need to be repeated in each of the SUE policies.

There is no transport evidence to suggest that a link from the A43 towards Holcot would be required highway infrastructure to support the development of the SUE.

The development of the SUE requires a solution to congestion on the A43 and in particular the capacity of the A43 between Round Spinney Roundabout and Overstone Lane. Northamptonshire County Council (NCC) as local highway authority is supportive of an improvement to the strategic corridor link between Kettering and Northampton. Whilst the improvement of the strategic link is not a requirement of the SUE development, the development could accommodate NCC's aspiration.

The North West Bypass will be delivered in phases and supported via a number of developer contributions. Highway mitigation at a strategic level is specified within the policy.

In accordance with the respondents submission Park and Ride sites are proposed to be deleted from the JCS. The Northampton North SUE is indicated by NCC as having potential for Park and Ride however it is accepted that conventional Park and Ride will not be viable at Northampton North SUE. Proposed Changes to the Northampton North SUE provide for a Local Multi Modal Interchange co-located with a local centre providing a high quality bus service with services to the town centre and Moulton together with car and cycle parking provision.

The Northampton Growth Management Scheme (NGMS) for the M1/A45 sets out necessary mitigation measures on the A45 between M1 Junction 15 and Great Billing Junction required to support the growth of Northampton. The WNJPU and partners have agreed a Memorandum of Understanding (MoU) with the Highways Agency (HA) on the delivery of NGMS. The MoU provides a mechanism for using S106 planning obligations (prior to the introduction of CIL and then CIL funding) to secure contributions to enable delivery of the NGMS. The specific developer funded measures on the A45 and A43 are set out in the Transport Infrastructure Schedule. The MOU provides a mechanism for the flexible delivery of the NGMS including staging of contributions and use of S106s rather than Grampian Conditions. NCC has agreed to provide a "banker role" to enable developers to enter into S106 agreements. The NGMS MOU (at Paragraph 3.4 of that document) states that NGMS works will be coordinated between the HA and NCC through agreements under the 1980 Highways Act as necessary.

The JCS provides for and accounts for brownfield development, however the housing requirement cannot all be accommodated on brownfield sites hence greenfield allocations are required. In order to deliver the scale of development required a mix of greenfield and brownfield development needs to take place at the same time.

The Proposed Changes remove the specification within the policy text for two primary schools to be delivered as consultation with NCC as education provider allow for a single school provision. However, the Proposed Changes allow for

flexibility in the form of provision provided the needs of the development for primary school education are covered.

The Technology Realm location at Northampton North SUE is based on linkages with education primarily the University of Northampton however the University has announced its intention to move to central Northampton. In addition, since the Pre-Submission JCS was prepared an enterprise zone has been announced in central Northampton. It is crucial that synergy exists between economic initiatives. Northamptonshire Enterprise Partnership (NEP) and South East Midlands Local Enterprise Partnership (SEMLEP) agree that a elements of the Technology Realm approach are worthy of retention but that the revised Technology Realm framework is more viable and sustainable within the SEMLEP Northampton Waterside Enterprise Zone. The delivery of the Technology Realm will be supported by NEP and SEMLEP while viability will benefit from the subsidies attached to the Enterprise Zone. Employment provision is still to be made at the SUE but for local employment provision.

The reference to health care is retained within the policy provision as there is insufficient capacity locally at existing health centres to provide for primary health care for new residents associated with the development. Specific reference to library provision as a part of the development delivery is deleted as Library Services are consolidating existing services. However this would not preclude a library provision within a multi-use community building within the site.

As regards retail provision it is accepted that some flexibility should be introduced in this respect. The Proposed Changes delete the convenience floorspace limit but require new retail provision to be of an appropriate scale. Policy S9 Distribution of Retail Development of the JCS requires an impact assessment for proposals over 1,000sqm gross floorspace.

The Northampton North SUE a mixed use development of 2,000 dwellings, is a deliverable and sustainable site. It can bring with it a scale of infrastructure provision to support the development. Areas along the northern fringe of Northampton (including Holly Lodge Drive) were subject to sustainability appraisal at the Issues and Options stage of the JCS as Option 3 and had emerged from the Northampton Longer Term Growth Options Study. This sporadic linear type development was considered to be less sustainable than the area now allocated.

The enlargement of the Northampton North SUE back to its Emergent JCS scale at over 5,000 dwellings is not considered the most sustainable option for Northampton set against the reduced quantum of housing growth now proposed to be delivered within the plan period as set out in the Pre-Submission JCS. A development of over 5,000 dwellings at Northampton North would focus a significant proportion of development requirements in one location. To deliver a development of this scale within the plan period would require significant infrastructure and multiple housing starts in a local area for which marketability might then be depressed. The deliverability of such a scheme in the present economic climate is at best uncertain.

The SUE is proposed for 2,000 dwellings however Proposed Changes insert the words “in the region of 2,000 dwellings”. This allows the detailed masterplanning and design work to respond appropriately to site context.

The proposed addition to the SUE of a further 200 dwellings at Sandy Hill at Moulton is not considered to be strongly linked to the SUE or an identifiable part of it.

The Infrastructure Delivery Plan (IDP) that supports the JCS has been updated. The delivery of the SUE will require supporting infrastructure including highway improvements and supporting services and facilities, however, it is not considered that the delivery of required infrastructure will render the site unviable.

The SUE will retain a separation from Overstone provided by indicative structural greenspace and Overstone Park. The separation and greenspace will also serve to protect the setting of Pytchley Gates and views of Overstone Park.

As regards flood risk, a simplified and consistent form of wording to address flood risk and surface water management has been agreed with the Environment Agency which will be included within each of the SUE policies as a Proposed Change. Detailed Flood Risk Assessment will be required as part of a planning application submission which will address the context of development in relation to small areas within in Flood Zones 2 and 3 and any impact on Overstone Lake.

In response to general comments not already covered in the responses above:

- The area is not of significant landscape importance that would be an absolute impediment to its development;
- The presence of gas pipes and power lines do not act as an impediment to the development of the site;
- Disruption for existing residents will be minimised wherever possible through planning control;
- The Policy requires an ecological assessment and required mitigation;
- The land is not high quality agricultural land and its agricultural grading does not act as a constraint to development;
- The planning system cannot protect individual property values;
- Northampton North is not 3.5 km from the centre of Northampton and this is proposed to be corrected in the text;
- The inset map is incomplete and Proposed Changes will enlarge the plan area covered;
- Billing Brook watercourse is correctly described; and
- The description of the area at Paragraph. 12.22 of the Pre-Submission JCS is a broad description of the area.

Recommended Action

That the supporting text, policy and proposals map inset be amended as set out in Proposed Changes:

PC008/N
PC009/N

PC010/N
PC011/N
PC012/N
PC013/N
PC014/MK

12.0 Northampton

69. Policy N4 – Northampton West SUE

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy N4 – Northampton West Sustainable Urban Extension	1355	326	1029	10	1345	530	474	341	0

Summary of issues raised by Respondents

- Over 1,310 responses were made by local residents largely responding via petitions. Local groups and organisations also responded.
- The comments cover the following points:
 - The SUE should be dropped - no development should be allowed west of new road;
 - Sandy Lane Improvement North Road has been omitted from the JCS and therefore the plan is, inaccurate, misleading and unlawful;
 - Not a sustainable urban extension as it is not a sequentially preferable location or contiguous with the urban area as it is severed by the Sandy Lane Improvement North;
 - The site is isolated in a rural location with boundaries to the East, to the North, to the West and exposed to open countryside on all three sides;
 - A series of bridges and underpasses would be required to connect the SUE with existing urban development;
 - The proposal based upon an urban development located in a rural environment and is clearly not sustainable;
 - Alternatives to the North of Northampton (such as North East of Kingsthorpe, Holly Lodge Drive, Moulton Park and Moulton), are a sequentially preferable sustainable urban extensions;
 - A primary school would be isolated and difficult to access;
 - Land is owned by the two Harpole Charities since 1778, which is not acknowledged in the document and contravenes Policy R1 as land is of significant historic importance;
 - The development of areas around the south and west will adversely affect areas already suffering from pollution issues;
 - Farmland is required for food production;
 - Further explanation is required to demonstrate how the new and existing areas will interconnect and share facilities;
 - Historic Harlestone village will be spoilt and lose its identity;
 - The location of the site will encourage out commuting via the M1;
 - Local roads are already congested;

- Brownfield sites must be developed first;
 - The SUE was not shown in the EJCS;
 - The SUE should be replaced by extensions to Wootton Park and Grange Park;
 - The SLRR should be considered the western boundary of Northampton's development;
 - An alternative location is to the north of Northampton, North East of Kingsthorpe, Holly Lodge Drive, Moulton Park and Moulton;
 - Villages must retain their identity;
 - Insufficient clarity on infrastructure provision and funding;
 - Lack of evidence that sewage works has capacity;
 - Need to prevent coalescence through policy provisions;
 - Impact of flooding and need for flood attenuation not clear; and
 - Concerned regarding deliverability of the Northwest bypass without it there would be an adverse effect on quality of life for Brampton residents. Traffic calming also required.
- The respondent objects to the limit of retail floorspace and reference to local centre.
 - The respondent considers careful attention will be required through master planning to ensure the site is well integrated, and care given to Harlestone conservation area as well as protecting against coalescence. The respondent considers there should be no access through Port Road.
 - The respondent considers Paragraph 12.30 should note that Harlestone Firs is designated as a County Wildlife Site, that Harlestone is designated as a Conservation Area and that Paragraph 12.31 should refer to replacement of ecological interest as the road scheme will result in the loss of some features.
 - The respondent considers the words "a contribution towards" are not specific enough as a minimal amount could satisfy this requirement.
 - The respondent considers Sandy Lane Improvement (North) is already built so reference to land provision should be removed.
 - The respondent considers it is unclear whether improvements to A508 corridor should be linked to this site as this road is distant from the site.
 - The respondent considers the policy should refer to "flood risk management schemes" rather than "flood attenuation".
 - The respondent supports the allocation however, they object to the need to contribute to the North West Bypass and the delineation of 'Strategic Green Space'.
 - The respondent considers the allocation should be increased to 5,400 dwellings
 - The respondent considers the SUE is unviable and unsustainable.
 - The respondent considers Northampton West SUE should be deleted in favour of allocation of a proposed Northampton North of Holly Lodge Drive SUE.

Joint Planning Unit Response to Representations

The Sandy Lane Improvement North is proposed to be shown on the inset map. Reference to its provision within the policy is proposed to be deleted as the road is completed.

The Northampton West SUE has been the subject of Sustainability Assessment as part of the plan-making process. The SUE performs well against other alternatives including extensions to other SUEs and is a sequentially preferable site for development and to provide for the required housing growth.

The SUE has a boundary with the existing urban edge in similarity with other designated SUEs. It is the nature of SUEs that they are usually located on greenfield sites.

The JCS provides for and accounts for brownfield development, however the housing requirement cannot all be accommodated on brownfield sites hence greenfield allocations are required. In order to deliver the scale of development required a mix of brownfield and greenfield development needs to take place at the same time.

The Emergent JCS provided for a larger SUE which encompassed additional land to the south.

The location of Harpole Charities land has been taken into account but is not considered to be an absolute constraint on the development of this land.

The interconnection between the SUE and the existing urban area will require detailed consideration through the masterplanning work, however, there is no suggestion that this cannot be successfully achieved. The primary school will be required to serve the development and will be located to ensure easy accessibility to its catchment population.

As regards flood risk, a simplified and consistent form of wording to address flood risk and surface water management has been agreed with the Environment Agency which will be included within each of the SUE policies as a Proposed Change. Detailed Flood Risk Assessment including appropriate connection to the sewage works will be required as part of a planning application submission, however there is no indication through the Water Cycle Strategy and liaison with the Environment Agency and Anglian Water Services that this will act as an impediment to delivery.

The Northampton West SUE is located within a natural landscape bowl and areas of indicative structural greenspace will allow for the development to be assimilated into the surrounding area. It is considered the separate identity of Harlestone or Harpole villages will not be lost by the development of Northampton West SUE.

There is no indication that new development at the south and west of Northampton will have any significant effect on pollution issues.

County Wildlife Sites and conservation areas will be shown on the proposals maps. An ecological assessment and required mitigation is a requirement within the Policy.

The North West Bypass will be delivered in phases and supported via a number of developer contributions. Highway mitigation at a strategic level is specified within the policy however, the detailed extent of highway mitigation (e.g. the specification of minor junction improvements) and traffic calming through villages will be informed by

detailed transport assessments as required by Policy C2 (New Developments). The wording change suggested regarding mitigation of impact on the transport network is proposed to be incorporated into Policy C2 and does not need to be repeated in each of the SUE policies.

The JCS is supported by an Infrastructure Delivery Plan.

As regards retail provision it is accepted that some flexibility should be introduced in this respect. The Proposed Changes delete the convenience floorspace limit but require new retail provision to be of an appropriate scale. Policy S9 (Distribution of Retail Development) requires an impact assessment for proposals over 1000sqm gross floorspace.

Recommended Action

That the supporting text, policy and proposals map inset be amended as set out in the following Proposed Changes:

PC014/N
PC015/N
PC016/N
PC017/N
PC011/MK

12.0 Northampton

70. Policy N5 – Northampton South SUE

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy N5 – Northampton South Sustainable Urban Extension	189	188	1	4	185	95	88	2	0

Summary of issues raised by Respondents

- 159 of the responses are standard representations received from local residents in the Hunsbury and Collingtree area. Responses relate to flooding issues, highway issues (traffic congestion and road noise) and the impact of affordable housing on the character of Collingtree.
- The respondent considers Northampton South should be deleted on the basis that the SUE is infrastructure heavy and would promote car borne trips due to its proximity to the M1. The respondent considers development at Northampton South should be replaced by additional land allocated at Northampton North.
- The respondents consider key issues raised in objection to the allocation relate to the perceived constraints including archaeology, ecology, noise and air pollution, sand and gravel safeguarding, impact on the local highway network, poor accessibility particularly by public transport, and viability of infrastructure.
- The respondents consider greater flexibility is required towards retail development on the site including the deletion of the 500sqm floorspace limit.
- The respondent supports the allocation but considers the allocation should be extended to include additional land to the west up to the railway line.
- The respondent objects to the exclusion of land from the allocation on the basis that it is not justified and is inconsistent with the SHLAA.
- The respondent considers the policy should refer to ‘flood risk management schemes rather than ‘flood attenuation’.
- The respondent considers the policy wording should be changed to: ‘The development should mitigate its impact on the transport network through measures including:’

Joint Planning Unit Response to Representations

The Northampton South SUE is essentially a refinement of the Northampton South Preferred Location for Growth identified in the EJCS. This location was chosen following a robust assessment of all the reasonable development options for Northampton against a range of criteria relating to suitability, availability and

achievability. No additional evidence has emerged in the responses to the PSJCS to suggest that this should no longer be a preferred option.

The issues raised by respondents relating to flooding issues, highway issues and affordable housing are all matters that can be adequately addressed through masterplanning and the development management processes. They do not represent absolute constraints to the development of the site. The policy includes a specific requirement for surface water management to address flood risk from all sources. A detailed site specific flood risk assessment will be required to support any planning application on the site and other than the necessary road access no development will be permitted within Flood Zones 2 and 3. The technical work undertaken to date indicates that the proposed reconfiguration of the golf course as part of the SUE proposal will benefit flood alleviation along the Wootton Brook.

As regards highway impact the policy requires an integrated transport network focused on sustainable transport modes including public transport, walking and cycling with strong links to adjoining neighbourhoods, employment areas and the town centre. A detailed transport assessment will be required to support any planning application which will identify measures to mitigate the effect of development on the highway network.

Other 'constraints' to development such as ecology, archaeology, noise and air pollution can be addressed through further assessment and mitigation measures as specified in the policy and the supporting text.

Notwithstanding the potential mitigation measures it is recognised that the traffic from the SUE will add stress to an already congested road network, including the Queen Eleanor interchange on the A45 and junction 15 of the M1. For this reason the PSJCS adopted a cautious approach in terms of both the extent and overall capacity of the allocated site. The reduction in the extent of the site from that shown in the EJCS also excludes a significant area of ridge and furrow which is identified as being of medium cultural sensitivity within the Northampton Landscape and Green Infrastructure Study.

It is accepted that some flexibility should be introduced in respect of retail provision within the local centre and that the 500sqm floorspace limit can be deleted.

As regards flood risk, a simplified and consistent form of wording to address flood risk and surface water management has been agreed with the Environment Agency which will be included within each of the SUE policies as a Proposed Change.

The wording change suggested regarding mitigation of impact on the transport network is proposed to be incorporated into Policy C2 and does not need to be repeated in each of the SUE policies.

Recommended Action

That the supporting text, policy and proposals inset map be amended as set out in the following Proposed Changes:

PC018/N
PC019/N
PC020/N
PC016/MK

12.0 Northampton

71. Policy N6 – Northampton South of Brackmills SUE

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy N6 – Northampton South Sustainable Urban Extension	189	188	1	4	185	95	88	2	0

Summary of issues raised by Respondents

- The following points were raised by respondents:
 - Concern expressed about the capacity of secondary education, with particular reference to the Caroline Chisholm School:
 - Lack of recognition of the landscape sensitivity of the 'Nene Ridge' within the JCS and the policy. There is a specific request for the provisions of existing Northampton Local Plan policies relating to landscape and skyline development being included within Policy N5; and
 - The area is already densely populated and development could be better accommodated to the north and north-east of Northampton.
- The respondent considers an additional area of land, which is physically detached from the Brackmills SUE to the south and east of Wootton Fields, should be allocated to accommodate an additional 1,000 dwellings:
- The respondent considers an additional 24ha of land to the east of the SUE should be allocated which would increase its capacity to 1,500 and make it more sustainable.
- Representations from retail interests seek greater flexibility towards retail development on the site including the deletion of the 500sqm floorspace limit.
- The respondent considers the policy wording should be changed to refer to 'flood risk management schemes rather than 'flood attenuation'.
- Respondent considers the policy wording should be changed to state: 'The development should mitigate its impact on the transport network through measures including:'
- The respondent suggests the inclusion of the following within the policy: 'Archaeological and ecological assessment of the site and required mitigation.'
- The respondent supports the policy and is committed to the delivery of the SUE.

Joint Planning Unit Response to Representations

The South of Brackmills SUE formed part of the Northampton South East preferred location for growth which was identified in the Emergent JCS. The wider Northampton South East option is not taken forward as an SUE in the Pre-

Submission JCS, principally due to the significant delivery risks associated with the large scale development and the supporting infrastructure, especially the highway infrastructure. The South of Brackmills SUE provides the opportunity for a smaller mixed use urban extension which adjoins the existing urban area and can be developed without the need for major infrastructure. The site is owned by the Homes and Communities Agency and has been included within their national accelerated delivery programme. There is therefore a high degree of certainty that the site will be delivered within the plan period.

As with all SUEs infrastructure is required to be delivered alongside the development and this will include adequate secondary school provision. The IDP includes provision for the extension of secondary schools in Northampton to ensure that sufficient capacity exists.

It is accepted that some flexibility should be introduced in respect of retail provision within the local centre and that the 500sqm floorspace limit can be deleted.

As regards flood risk, a simplified and consistent form of wording to address flood risk and surface water management has been agreed with the Environment Agency which will be included within each of the SUE policies as a Proposed Change.

The wording proposed in respect of archaeological and ecological assessment is acceptable and would be consistent with the other SUE policies.

The wording change suggested regarding mitigation of impact on the transport network is proposed for incorporation into Policy C2 and does not need to be repeated in each of the SUE policies.

The policy and the supporting text refer to the provision of landscape buffers and green infrastructure corridors. The supporting text refers to the creation of a green corridor and to the need for the development to consider the impact on the skyline when viewed from the north. It is therefore considered that the policy provides adequate recognition of the landscape sensitivity of the site, including the importance of the Nene Ridge. The Northampton Local Plan policy relating to skylines will remain as a saved policy and as such will continue to be a material consideration.

The development of this SUE is an important part of the overall spatial strategy in the PSJCS which provides for a range of sites adjoining the existing urban edge of Northampton, all of which are capable of being delivered during the plan period. If all the development were to be concentrated in one location i.e. the north/northeast as suggested in representations, then it is unlikely that this would be delivered in the plan period. It would also reduce the choice of sites available to the market.

The site of the SUE is well contained by the existing urban area, woodland, roads and other clearly defined physical boundaries. The further development suggested in the representations would extend development into the open countryside and impact upon land which is of medium to high landscape sensitivity. It should be recognised that the traffic from the SUE will add stress to an already congested road network, including the Queen Eleanor interchange on the A45 and junction 15 of the M1. Further development would clearly add to congestion on the network.

Recommended Action

That the supporting text, policy and proposals map inset be amended as set out in Proposed Changes:

PC021/N
PC022/N
PC015/MK

12.0 Northampton

72. Policy N7 – Northampton Kings Heath SUE

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy N7 – Northampton King's Heath Sustainable Urban Extension	14	14	0	3	11	4	6	1	0

Summary of issues raised by Respondents

- A respondent considers policy should refer to "flood risk management schemes" rather than "flood attenuation" and in Paragraphs 12.52-12.58 reference should be made to the inclusions of Flood Zones 2 and 3 within discussion on Northampton Kings Heath SUE.
- The respondent considers the policy wording should be changed to include, 'The development should mitigate its impact on the transport network through measures including:' and that wording is changed to state "Provision of part and financial contribution towards completion of the North Western Bypass".
- The respondent support the allocation of the SUE but consider amendments to the policy should include;
 - A need to recognise a phased delivery will be necessary - anticipated to be 1,950 with further environmentally unconstrained land to follow capable of delivering some 2,950 in total;
 - Further testing of the environmental constraints on the remaining and will be required for a development of 3,500 dwellings to be achieved; and
 - Strongly object to the linkage currently proposed in relation to the Kings Heath allocation in Table 7.
- The respondent considers there will be a need to review the retail component.
- The respondent the extent of Structural Greenspace shown on the Proposals Map should be larger, particularly to the north-west boundary with Harlestone Firs and the River Nene valley to the east.
- The respondents consider that the JCS does not address the existing shortfall in convenience retailing for urban areas by requiring all new floorspace to be in Northampton town centre and SUEs. The respondents consider reference to local centre and floorspace limits should be removed.
- The respondent questions the viability of the North West Bypass and the Park and Ride and feel that traffic calming in the Bramptons will be required.
- The respondent considers clarity is required on what "Community Facilities" might be in contrast to clearly defined educational provision within the policy text. The respondent draws attention to the fact that the existing developments of St Crispins, Upton and the Timkin site have no provision for new worship areas.

- Respondents consider the highway mitigation proposed is insufficient.
- Respondents express support the principle for the development of the SUE.

Joint Planning Unit Response to Representations

Support for the SUE allocation is welcomed.

As regards flood risk, a simplified and consistent form of wording to address flood risk and surface water management has been agreed with the Environment Agency which will be included within each of the SUE policies as a Proposed Change.

The wording change suggested regarding mitigation of impact on the transport network is proposed to be incorporated into Policy C2 and does not need to be repeated in each of the SUE policies. The detailed extent of highway mitigation and traffic calming through villages will be informed by detailed transport assessments as required by Policy C2 New Developments.

The Policy recognises a phased delivery will be required for the full development which can be set out in the required masterplan. However, the delivery of 3,500 dwelling on the site as indicated by the developers initially is now questioned. The overall quantum of housing has been reassessed having regard to the densities that will be deliverable across the site and in recognition of archaeological and ecological constraints on the site. A realistic figure of in the region of 3,000 houses is considered appropriate for the site. The delivery of the development will be dependent on highway improvements. Table 7 in the Infrastructure and Delivery Chapter has been updated to refer to timings of phases of highway infrastructure provision.

As regards the Park and Ride Northamptonshire County Council as the local highway authority consider delivering Park and Ride, even on the busiest corridors, by 2026 will be challenging and there has been no progress in establishing a viable business case for a Park and Ride bus service from any of the sites. As such, Park and Ride as a requirement from this SUE is proposed to be deleted from the JCS.

The structural greenspace shown within the inset plans is indicative. The detailed extent of this greenspace will be informed by masterplanning work.

As regards retail provision it is accepted that some flexibility should be introduced in this respect. The Proposed Changes delete the convenience floorspace limit but require new retail provision to be of an appropriate scale. Policy S9 Distribution of Retail Development requires an impact assessment for proposals over 1,000sqm gross floorspace.

The type and extent of new community facilities at the SUE will be considered in detail through the master planning process including neighbourhood engagement.

Recommended Action

That the supporting text, policy and proposals map inset be amended as set out in Proposed Changes:

PC023/N
PC024/N
PC025/N
PC026/N
PC012/MK

12.0 Northampton

73. Policy N8 – Northampton North of Whitehills SUE

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy N8 – Northampton North of Whitehills Sustainable Urban Extension	16	16	0	3	13	5	7	1	0

Summary of issues raised by Respondents

- The respondent considers there should be mention of the historic village of Boughton in the text. The respondent further considers the development is not needed and the allocation should be deleted.
- Respondents consider the North West Bypass should be shown more accurately on Figure 4.
- Respondents consider there will be local road congestion as a result of the development and the mitigation required should be specified.
- The respondent questions the viability of the Park and Ride site and the delivery and funding of the North West bypass. In addition the respondent considers traffic calming in the Bramptons will be required.
- Respondents consider the SUE is neither viable nor sustainable and that the highway mitigation proposed is insufficient.
- The respondent considers the status of the SUE as an existing allocation through an adopted DDLP means it should be treated as a commitment.
- Respondents consider the JCS does not address the existing shortfall in convenience retailing for urban areas by requiring all new floorspace in Northampton town centre and SUEs. They consider reference to local centre and floorspace limits should be removed.
- A respondent considers any development within Northamptonshire would represent an increased burden on the provision of Secondary healthcare for the county and it is therefore imperative that any developments that are delivered through would need to formally involve consultees including the hospital along with the Primary Care Trust and NHS Northamptonshire.
- The respondent considers the supporting text should refer to financial contributions being required for improvements to the Cock Hotel junction.
- The respondent considers that all transport mitigation measures are preceded by a statement such as "The development should mitigate its impact on the transport network through measures including:" and reference to land provision for the North West Bypass in the policy should be deleted.
- Respondents express support for the principle of development of the SUE.

Joint Planning Unit Response to Representations

The support in principle for the SUE is welcomed.

The SUE allocation at Northampton North of Whitehills has already received outline planning consent during the course of plan preparation. The site is a sustainable location for new development and its development is required to support housing growth for the needs of the population.

The JPU agrees that reference to the historic village of Boughton in the text is helpful descriptively although this does not affect the soundness of the plan.

The purpose of Figure 4 of the JCS is to show the Northampton Related Development Area and is of a scale that cannot be precise as regards road infrastructure.

The wording change suggested regarding mitigation of impact on the transport network is proposed to be incorporated into Policy C2 and does not need to be repeated in each of the SUE policies.

The Policy wording includes a requirement for financial contribution towards the Kingsthorpe Corridor, the Cock Hotel Junction and the North West Bypass. It is not considered that further reference to financial contributions to the Cock Hotel Junction through the supporting text is necessary. Reference to a land requirement for the North West Bypass is proposed to be deleted through the Proposed Changes as further work has shown that no land requirement is necessary from the SUE.

Highway mitigation at a strategic level is specified within the policy, however, the detailed extent of highway mitigation (e.g. the specification of minor junction improvements) and traffic calming through villages will be informed by detailed transport assessments as required by Policy C2 New Developments.

As regards the Park and Ride Northamptonshire County Council as the local highway authority consider delivering Park and Ride, even on the busiest corridors, by 2026 will be challenging and there has been no progression in establishing a viable business case for a Park and Ride bus service from any of the sites. As such, Park and Ride as a requirement from this SUE is deleted from the JCS.

The North West Bypass will be delivered in phases and supported via a number of developer contributions.

As regards retail provision it is accepted that some flexibility should be introduced in this respect. The Proposed Changes delete the convenience floorspace limit but require new retail provision to be of an appropriate scale. Policy S9 Distribution of Retail Development requires an impact assessment for proposals over 1,000sqm gross floorspace.

Healthcare providers for both secondary (acute) and primary care have been consulted in respect of the JCS. Secondary healthcare for the county is provided at Northampton General Hospital. Northamptonshire NHS has confirmed that no

upgrade to Northampton General Hospital is currently planned, and that no upgrade is considered necessary as a result of the growth of West Northamptonshire. Northampton General Hospital NHS Trust has expressed concerns in adequately meeting future needs due to present uncertainty in Government funding provision.

Northampton General Hospital has developed incrementally over the years and the incremental from of development has not resulted in the best use of the site, which impacts on the efficiency of service. It contains a number of single storey buildings and all car parking is at surface level. There are opportunities to improve the efficiency of the site however present uncertainties with healthcare funding make it difficult for the hospital to plan with any certainty over the longer period for holistic site improvements. The hospital has started the process of planning for the future use of its site and has developed a Strategic Masterplan. Smaller changes to hospital facilities are undertaken in-line with the overall Masterplan. There is a potential funding gap for acute services provision which is beyond the means of developers' contributions to influence. No information is available on how large any funding gap could be, but it is likely that Government funding would be needed in order to raise the funds needed.

The Primary Care Trust and NHS Northamptonshire are formal consultees in the development of the JCS.

Recommended Action

That the supporting text, policy and proposals map inset be amended as set out in Proposed Changes:

PC027/N

PC028/N

PC013/MK

12.0 Northampton

74. Policy N9 – Northampton Upton Park SUE

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy N9 – Northampton Upton Park Sustainable Urban Extension	136	136	0	5	131	64	65	2	0

Summary of issues raised by Respondents

- 121 of the 136 representations were submitted as a standard form stating that;
 - There should be no development west of the new road; and
 - The Country Park extension should be confirmed in Norwood Park/ Upton Lodge development between Sandy Lane and the new road.
- Respondents consider that the JCS does not address the existing shortfall in convenience retailing for urban areas by requiring all new floorspace in Northampton town centre and SUEs. Respondents consider reference to local centre and floorspace limits should be removed;
- A respondent supports the extension of the Country Park and reference to green links;
- The respondent considers reference to archaeological assessment of the site and required mitigation should be made in the policy; and also that measures to ensure the protection of the setting of listed buildings and the scheduled monument at Upton should be included in the policy text. The respondent considers also considers Inset Map 13 should include the boundary of the scheduled monument and an indicative buffer to protect the setting of the heritage assets;
- The respondent suggests all transport mitigation measures are preceded by a statement such as "The development should mitigate its impact on the transport network through measures including:"
- The respondent considers clarity is required on what "Community Facilities" might be in contrast to clearly defined educational provision within the policy text. The respondent draws attention to the fact that the existing developments of St Crispins, Upton and the Timkin site have no provision for new worship areas;
- The respondent supports the allocation in principle, however suggests some wording changes to include replace "2016" with "2013" in Paragraph 12.70 as the development can commence earlier and to include the word 'approximately' before '1,000 dwellings' to allow for flexibility in the master planning of the site. The respondent further considers the allocation of 'Structural Greenspace' is too detailed for the purposes and objectives of a Core Strategy and considers this

would be better refined through the master planning process. The respondent however supports the need for Structural Greenspace and suggests a criterion is added to the policy as a way of providing guidance on what is required on-site rather than an allocation on an inset map;

- A respondent questions what road improvements are to be made to encourage people to travel into Northampton from the western side of the county;
- The respondent is concerned that villages must retain their identity and not be swallowed up by towns; and
- Respondents express support the principle for the development of the SUE.

Joint Planning Unit Response to Representations

Support for the policy is welcomed.

It is accepted that the Cross Valley Link Road represents the logical eastern boundary for built development within the SUE. As such the Inset Map should be amended to show that only greenspace will be provided to the east of the CVLR. This accords with the planning application that has been submitted by the HCA and will ensure that the physical and visual separation of the urban edge and neighbouring villages is preserved. It will also maintain and enhance an important green infrastructure corridor.

The wording proposed in respect of archaeological assessment is acceptable and would be consistent with the other SUE policies. Following further discussion with the HCA it is apparent that no development is proposed that would affect the listed buildings and scheduled ancient monument at Upton in the north-western quarter of the site. It is proposed that this area should be excluded from the SUE allocation boundary. As such an indicative buffer is not required.

The support for the Country Park and green links and the principle of the SUE is noted and welcome.

It is accepted that some flexibility should be introduced in respect of retail provision within the local centre and that the 500sqm floorspace limit can be deleted.

The wording change suggested regarding mitigation of impact on the transport network is proposed for incorporation into Policy C2 and does not need to be repeated in each of the SUE policies.

A minor change is proposed to make it clear that the Structural Greenspace is shown indicatively, to provide flexibility for a more detailed definition in masterplans and planning applications. It is also recognised that the development of the site is likely to commence in the early part of the plan period.

A series of road improvements are shown in the IDP, including the provision of the North West Bypass, which will improve accessibility from the western side of Northampton.

Recommended Action

That the supporting text, policy and proposals map inset be amended as set out in Proposed Changes:

PC029/N
PC030/N
PC031/N
PC032/N
PC033/N
PC017/MK

12.0 Northampton

75. Policy N10 – Shopping Needs Outside Northampton Town Centre

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy N10 – Shopping Needs Outside Northampton Town Centre	9	9	0	1	8	3	4	1	0

Summary of issues raised by Respondents

Employment

- The respondent considers the final sentence of Paragraph 12.72 should be deleted as the allocation of a further strategic employment sites on the edge of Northampton is necessary due to the shortfall in Northampton of high quality, deliverable sites.
- The respondent considers reference to additional strategic employment sites should be made in the penultimate sentence of Paragraph 12.74. The representation recommended that the sentence be reworded to include mention of both a strategic employment site and a 'technology realm'.

Policy N10: Shopping Needs Outside Northampton Town Centre

- Representations raise concerns about the restriction of additional comparison goods floorspace outside the Northampton central area.
- The respondent considers the policy is not necessary and is inappropriate over the lifetime of the plan.
- Respondents express support for the policy approach.

Joint Planning Unit Response to Representations

There is no identified need for the further allocation of strategic employment sites. Further allocations would be likely to compete with more sustainable employment land including derelict land in the SEMLEP Northampton Waterside Enterprise Zone on the edge of Northampton town centre.

The JCS responds to the National Planning Policy Framework which requires a sequential approach to retail development where the town centre is the first sequential preference. However, reference to no further comparison floorspace outside the town centre is deleted to provide for greater flexibility to respond to local

needs outside the town centre provide these are of local scale and any adverse impact on higher order centres is fully assessed.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PC034/N
PC035/N
PC036/N
PC037/N

12.0 Northampton

76. Policy N11 – Supporting Areas of Community Regeneration

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy N11 – Supporting Areas of Community Regeneration	2	2	0	1	1	0	0	0	1

Summary of issues raised by Respondents

- A respondent objects to the policy as there seems no attempt to connect Policy N11 with Policy N4 despite dealing with the same area, Kings Heath and Spencer.
- The respondent supports the policy but suggested additional amendments to read: "To support the regeneration of Spring Boroughs, Kings Heath/ Spencer and Northampton East, Northampton Borough Council will, working in partnership with other service providers and with the full involvement of the local community, set out a strategy approach designed to address the key principles of delivering inclusive, sustainable communities, to include the following....."

Joint Planning Unit Response to Representations

The policies within the JCS should be read as a whole.

The Proposed Changes make some changes to the Policy wording as suggested by the respondent.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PC038/N
PC039/N
PC040/N
PC041/N
PC042/N
PC043/N

12.0 Northampton

77. Policy N12 – Northampton’s Transport Network Improvements

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy N12 – Northampton’s Transport Network Improvements	4	4	0	1	3	0	3	0	0

Summary of issues raised by Respondents

- The respondent considers the Policy should be amended to identify the strategic transport infrastructure that is to be funded through CIL and that the supporting text refers to the strategic transport measures for Northampton as set out in the infrastructure schedule.
- A respondent expresses concerns that the policy provides no detail on how connectivity with Healthcare is to be improved and the lack of public parking on the hospital site.
- Representations suggest amendments to Policy N12 to link the proposed improvements to the bus station as part of the delivery of the CAAP. These include amending policy N12 to refer to sustainable transport modes to link principal destinations, improved connectivity throughout the Central Area from all parts of the town, reference to Northampton Castle Station and Greyfriars Bus Station as priority interchanges, and reference to ‘redevelopment’ of the Grosvenor Centre.

Joint Planning Unit Response to Representations

It is not for the JCS to identify the strategic transport infrastructure that is to be funded through CIL. Each of the partner authorities will determine their spending priorities for CIL in their capacity as separate and coordinated charging authorities.

The Infrastructure Delivery Plan that supports the JCS takes into account health care provision. Access to health care as a community facility is within the framework of the Connections section and its policies. In respect of Northampton General Hospital’s parking provision this is a matter for the Hospital Trust.

The policy refers to improvements to both the bus station and Northampton Castle Station and improved connectivity throughout the town centre by public transport walking and cycling.

The Grosvenor Centre as a retail centre improvement is referred to in the section covering Northampton Central Area and in more detail as a proposal within the Northampton Central Area Action Plan.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PC044/N

PC045/N

13.0 Daventry

78. Introductory Text (Introduction and Daventry Today)

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	6	6	0	3	3	2	1	0	0

Summary of issues raised by Respondents

- Respondents referred to the Town Centre Vision produced with the Civic Trust in 2004, the new masterplan, which is being prepared for Daventry town - Daventry 2040, the development proposals at Eastern Way and where the Waterspace proposals are with reference to Daventry District website.
- Other response comments that the Waterspace proposal should be deleted as it is not a committed scheme.
- One respondent is unconvinced that Southbrook area requires attention and doubts that planned new developments will provide Southbrook accessible amenities due to distance. Other areas are more in need of regeneration [these other areas are not named].
- One respondent considered major residential development in the town centre was questionable as will take away employment and open space.
- A respondent considered there needs to be a wider vision for the area encompassing areas to the west of Daventry and their catchments. Development should take place within the town before expanding too far from the centre and facilities for the younger generation and for the disabled are required in new development.
- One respondent felt Daventry should have a rail line to Weedon and a station at Weedon.

Joint Planning Unit Response to Representations

The JPU agrees with the need to add reference to the masterplan for Daventry 2040 which has been consulted on since the issue of the Pre-Submission JCS as a factual update.

The JPU does not consider reference to the Town Centre Vision 2004 is essential within this supporting text and will add further unnecessary text to an already large document. This document is to be replaced by the 2040 masterplan.

The introductory text within a strategic document is not intended to be a comprehensive list of all Daventry town centre proposals as this information is readily available elsewhere.

The Waterspace proposals are now the subject of a planning application. As a high profile potential development for Daventry a reference to this proposal is considered appropriate.

Southbrook has been identified by Northamptonshire County Council as an area for community regeneration. The area has a history of social problems, lower educational attainment and higher level of crime and anti-social behaviour. Policy RC1 allows for other areas to be identified for community regeneration following assessment.

The JCS does not specify sites within the town centre for residential development, but it is appropriate that the best use of existing urban land is taken into account in considering the growth of Daventry. Town centre applications for residential development will be considered in detail by the local planning authority where an assessment of the desirability of retaining any existing uses will be made.

The JCS does recognise adjoining areas and their catchments as described in the spatial portrait and the local planning authorities in West Northamptonshire have a duty to cooperate with adjoining authorities.

Provision of community facilities and accessibility in new developments will be considered in detail at planning application stage.

There are no plans for a rail connection for Daventry or a station at Weedon. The cost of this infrastructure is likely to be high and unlikely to represent best value for money.

Recommended Action

That the introductory text to the Daventry section be revised as set out in the following Proposed Changes:

- PC001/D
- PC002/D
- PC003/D
- PC004/D
- PC005/D
- PC006/D
- PC007/D

13.0 Daventry

79. Policy D1 – The Regeneration of Daventry Town

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy D1 – The Regeneration of Daventry Town	7	7	0	2	5	4	1	0	0

Summary of issues raised by Respondents

- A respondent considers Policy D1 should include reference to the desirability of developing a green infrastructure network for the town, as set out in the Daventry Infrastructure Studies, Main Report, January 2009. and an additional item should be added to Appendix 4 West Infrastructure Schedule, page 219, highlighting the need for improvements to Borough Hill Country Park and Burnt Walls scheduled monument.
- Respondent requests consideration of surface water management in the policy.
- A respondent considers the wording in Paragraph 13.19 implies that the required improvements to the A45 arise solely as a consequence of the SUE.
- Reference should not be made to planning consent being granted in 2009 for an SUE at Monksmoor as it was only outline consent and site may not be delivered. Monksmoor Farm should be identified via a JCS policy and by notation on the Key Diagram in order that a long term commitment to the development is enshrined in policy in the event that a renewal of consent or new application was needed.
- Respondent considers that Paragraph 13.17 contradicts the planning appeal judgement as it suggests that further development additional to the Monksmoor site can take place without resolution of the highway issues. The respondent's interpretation is that a total of 800 units across Daventry could be allowed before the highways issues are resolved. The respondent considers that as funding for this comes from developer contributions at Monksmoor, it is the only that site which can be allowed to proceed at this stage.
- Respondent asserts that without the A45 bypass and its part public funding the Daventry North East SUE cannot be brought forward, consequently the JSC cannot be considered 'sound'. The respondent considers Policy D1 should be amended to remove the reference to 'Daventry North East SUE' as until funding is made available for the bypass the site cannot be delivered.
- The respondent considers to maintain a 5 year land supply an alternative SUE is proposed to south east of the town and fronting the A45, which can be 'accommodated on the existing line of A45'.
- The respondent considers Daventry District Council's Open Space Sport and Recreation Needs Study (2009) should be incorporated into all development

plans. In the respondents opinion Daventry has a deficiency in open space and recreation facilities and any lost should be replaced, for example at Eastern Way. The respondent considers that a canal should not be considered a green space.

- The respondent considers topography should be fully understood in overarching planning decisions.
- The respondent asks if there is evidence to show that Daventry needs hotels and residential development in the Town Centre.
- The respondent considers the JCS needs to demonstrate it is serious about its objectives without publishing contradictory plans for example providing more housing in the town centre but at the expense of leisure facilities, open space and space for more retail facilities.

Joint Planning Unit Response to Representations

The JPU considers that the policy will be improved by the addition of a further bullet point with reference to green infrastructure as suggested by the respondent. The green spaces within Daventry and historic green spaces such as Borough Hill are important to the amenity of the town and its residents. Whilst Policy BN1 generically covers green infrastructure connections and Policy BN5 covers the historic environment including historic landscapes, reference to greenspace protection as part of the regeneration of Daventry supports the overall approach and enhances the policy context. Reference to the enhancement of Borough Hill Country Park as an infrastructure requirement is made in the updated Infrastructure Delivery Schedule.

Policy BN7 refers to flood risk and surface water management in development proposals throughout the West Northamptonshire area. The strategic allocation of Daventry North East SUE also refers to the need to ensure surface water management is addressed in the delivery of this development. Further reference in the generic Regeneration of Daventry policy is not considered necessary.

The Monksmoor development is now at an advanced stage with developers on board and discussions regarding S106 and reserved matters applications. Early delivery is anticipated. The development is included within the housing trajectory and in the increasingly unlikely event that the consent should lapse its previous consent and inclusion as a commitment within the JCS are material considerations. It is not considered that an additional policy for the Monksmoor development is necessary.

In respect of highway considerations the appeal inspector considering conjoined appeals for development at Daventry in 2009 advised that the Monksmoor development could be delivered provided improvements to the Weedon A5/A45 crossroads were in place. This junction improvement would provide capacity for the Monksmoor development at 1,000 dwellings and a further 1,250 dwellings could be delivered at Daventry before the delivery of a Flore/Weedon bypass.

The conjoined appeal inquiry identified that a phase 1 delivery of development at Daventry North East SUE would be achievable with Weedon A5/A45 junction improvements in place. The delivery of the remaining development (circa 750 by 2026 and a further 2,000 dwellings post 2026) would be dependent on the delivery of

a bypass. The conjoined appeal decision in 2009 concluded that the bypass must in part be publicly funded as it is required as a response to existing growth. Indications when aligned with the JCS housing trajectory are that the bypass will not be required until the latter part of the plan period. Northamptonshire County Council is actively seeking public funding for the bypass through major scheme funding. This funding will be supported by developer contributions from the Daventry North East SUE and potentially through the Community Infrastructure Levy.

The alternative SUE suggested to the south east of the town will still require highway improvement to deliver housing as any strategic development at Daventry beyond the housing quanta advised by the Daventry appeals will require highway improvements to the A45 to the east of the town. An SUE to the south east of Daventry was subject to sustainability appraisal¹ at the emergent Joint Core Strategy Stage. Development at south east Daventry performed marginally less well against a number of indicators than a development at the north east. The north east is therefore the preferred sustainable choice for SUE location in the JCS.

The Daventry Open Space, Sport and Recreation Facilities Strategy 2009 has been taken into account in developing the JCS and is listed as part of the evidence base in its appendix. Policy RC2, Community Needs, of the JCS refers to such studies. Policy INF1, Approach to Infrastructure Delivery, requires new development to ensure it is supported by infrastructure including green and social elements.

The town centre proposals that are being brought forward by Daventry District Council accord with the policy framework of Policy D1 - The Regeneration of Daventry. The National Planning Policy Framework advises that residential development should be encouraged in town centres as it can play an important role in ensuring their vitality. Hotel development is also a main town centre use.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PC008/D
PC009/D
PC010/D
PC011/D
PC012/D
PC013/D
PC014/D

¹ West Northamptonshire Emergent Joint Core Strategy Draft Sustainability Appraisal Report 2009 – available at JPU website www.westnorthamptonshirejpu.org

13.0 Daventry

80. Policy D2: Daventry Town Centre

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy D2 – Daventry Town Centre	3	3	0	2	1	0	0	1	0

Summary of issues raised by Respondents

- The respondent considers that the policy must acknowledge how the historic environment will inform the approach to development in line with the Government's objectives. The respondent recommends additional text to promote heritage-led regeneration within the conservation area.
- The respondent considers there needs to be some consideration of surface water management in the policy.
- The respondent considers new shops and big retail names will force out individual traders and the town centre will lose its appeal.

Joint Planning Unit Response to Representations

The JPU considers that the policy will be improved by the addition of further text in relation to the need to appropriately consider the conservation of the heritage assets of the town centre in the context of managed change. Daventry town has an historic core that is protected by conservation area designation. Whilst Policy BN5 refers to the historic environment in relation to development it is considered appropriate to draw attention to Daventry town centre's historic assets in the context of a policy covering the town centre.

Policy BN7 refers to flood risk and surface water management in development proposals throughout the West Northamptonshire area. Further reference in the generic Daventry Town centre policy is not therefore considered necessary.

Detailed proposals for the town centre will be required to adhere to the policy framework set out in the JCS. As noted in paragraph 5.63 of the JCS under the heading Distribution of Retail Development there is a need for Daventry to improve its retail offer both as a niche retailing destination and for large high street store to ensure it continued vitality and viability, and to reclaim some expenditure lost to other destinations ¹

Recommended Action

¹ West Northamptonshire Retail Study Update 2001 and 2012 addendum. JPU website refers

That the policy be amended as set out in the following Proposed Change:

PC0015/D

13.0 Daventry

81. Policy D3 - Daventry North East Sustainable Urban Extension

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy D3 – Daventry North East Sustainable Urban Extension	22	22	0	5	17	9	7	1	0

Summary of issues raised by Respondents

- A respondent considers Policy D3 should refer to "flood risk management schemes" not "flood attenuation" as flood risk management can include attenuation but could include many other measures. Respondent also considers Policy D3 should be strengthened to ensure no development is located within the extent of the dam break area.
- The respondent considers that nationally important designated heritage assets should be shown on the inset map, in the same way as nature conservation sites are shown.
- A respondent considers Borough Hill could provide enhanced green space for the residents of the SUE, as well as existing residents and visitors, and should be referred to in this policy. The respondent further considers an additional bullet point should refer to financial contributions to improvement to Borough Hill as part of the Green Infrastructure Network.
- The respondent considers that the criteria for the development of this SUE should refer to the need for archaeological or ecological assessment, as there are references to the need for archaeological assessments in other SUE policies, e.g. Policy N3.
- The respondent considers "A contribution towards" is not specific enough, as a minimal amount could satisfy this requirement. Policy D3 should read "The development should mitigate its impact on the transport network through measures including...."
- The respondent expresses concern over the impact of growth in Daventry on the A5/A45 junction at Weedon. The respondent comments that currently there are no plans to improve the A5/ A45 junction beyond what should be delivered as part of the Monksmoor development. The respondent is of the opinion that the inspector considering the conjoined planning appeals for Daventry in 2009 commented that no further significant development should be allowed in Daventry until the link issues through Flore and Weedon are addressed.
- A respondent considers that the JCS is unsound as there is no justification for restricting Daventry North East to three local centres and limiting the size of

stores. They are of the opinion that the floor space figures are arbitrary, lack flexibility and should be deleted.

- The respondent supports the allocation, but considers that restricting development to commence from the south eastern edge places an unreasonable constraint on the developer. In addition the respondent considers the development should provide for two local centres and a district centre given the scale of the development and that restricting individual stores to not exceed 500 sqm will result in the development not sufficiently meeting the needs of residents.
- The respondent considers that placing an arbitrary limit on the quantum of housing development to be delivered by 2016 is an unjustified and unnecessary constraint. The sentence should be reworded to read 'At least 2,500....'
- A respondent considers the Monksmoor Farm development should be allocated via Policy D3, shown on the relevant maps and referred to in supporting text at policy D3.
- The respondent considers land at Daventry North East SUE should be reserved for development post 2021 and the JCS should allocate land adjacent to Boughton for Northampton North of Holly Lodge Drive SUE with a capacity of circa 1,000.
- The respondent considers the allocation of Daventry North East SUE is not the most appropriate strategy when considered alongside all reasonable alternatives and the JCS is therefore unsound. They consider Policy D3 and Daventry North East SUE should be deleted from the JCS and land at Mickle Well Park should instead be allocated since it is more appropriate in terms of flood risk, landscape and heritage and highways implications.
- A respondent considers that the Daventry North East SUE should be deleted and substituted by a Daventry South East SUE together with other smaller sites [unidentified].
- A respondent feels Paragraph 13.25 should include wording consistent with that used in 12.68 requiring 'sympathetic treatment of development at the country park edge'.
- A respondent feels Paragraph 13.25 should make reference to the fact that the reservoir is designated as a Conservation Area and is a designated Local Nature Reserve.
- The respondent considers Policy D3 should not specifically state 420 place primary schools where Policy T3 just refers to primary schools.
- The respondent queries why reference is made to provision of 'local employment opportunities' whereas Policy T3 is specific about the number of jobs.
- The respondent considers clarity is required on the form of the A45 improvements and cost as without this the full implications of the Daventry North East SUE are not taken into account and the plan is therefore unsound.
- The respondent considers that if Long Buckby railway station is to be part of the transport network it requires a more frequent bus service and as people will still drive to the station more parking will be required.
- The respondent considers the policy must make provision for road safety.
- The respondent considers Long Buckby Road improvements (B4036) should be given priority, and Norton should have traffic calming measures implemented.

- The respondent considers references to 'phased accordingly' for the introduction of infrastructure is too open ended and should be more precise, detailed and measurable in terms of deliverable constraints.
- The respondent considers the policy must reflect the need avoid a detrimental effect on the visual landscape around Borough Hill.
- The respondent considers natural contours of land should be used to determine site boundaries.
- The respondent considers natural planting for screening should be planted before development takes place
- The respondent considers waste water infrastructure does not appear to have been adequately assessed.
- The respondent considers there should be clear and effective boundaries between any development and the village of Norton.
- The respondent considers Daventry should expand from Daventry Centre, outward and not start from open countryside inwards. To keep "Town Centre" as the Central more developments are needed to the South and Southwest.
- The respondent considers Agricultural land should be built on as a last resort due to the need for UK food production.
- The respondent considers "Village Design Statements" should be incorporated into the consultation process.

Joint Planning Unit Response to Representations

The JPU agrees with the respondent in that the last two bullet points of the policy can be appropriately combined in to a single bullet point relating to flood risk management. The detailed layout of the scheme will be informed by the master planning process. The indicative structural green space alongside the reservoir includes the flood zone areas 1 and 2 and the extent of the dam break area. This is referred to in the supporting text to the policy.

Nationally important designated heritage assets are shown on the Saved Proposals Maps of the Partner authorities' Adopted Local Plans.

The JPU agrees that the historic green space of Borough Hill is important to the amenity of the town and its residents. Reference to the enhancement of Borough Hill Country Park as an infrastructure requirement is made in the updated Infrastructure Delivery Schedule. It is considered that the importance of Borough Hill does not relate solely to the Daventry North East SUE but to the wider town. The SUE is already providing greenspace to accommodate the canal arm and as an extension of Daventry Country Park. In the future should the Community Infrastructure Levy be adopted by the District Council CIL monies could be directed to Borough Hill Country Park if the Council considered it an infrastructure priority.

The JPU agrees that reference to archaeological and ecological assessment is required as part of the policy for the sake of consistency of approach across all SUE policies and to ensure any information already collected is up to date.

The JPU agrees that bullet point 8 of Policy D3 could be improved to ensure it is clear that the development must mitigate its highway impact off-site which will include a necessary contribution to off-site highway works. Policy INF2 and its

supporting text clarifies that the extent of financial contributions are controlled by Regulation 122 of the Community Infrastructure Levy Regulations as amended and the National Planning Policy Framework.

In respect of highway considerations the appeal inspector considering conjoined appeals for development at Daventry in 2009 advised that the Monksmoor development could be delivered provided improvements to the Weedon A5/A45 crossroads were in place. This junction improvement would provide capacity for the Monksmoor development at 1,000 dwellings and a further 1,250 dwellings could be delivered at Daventry before the delivery of a Flore/ Weedon bypass.

The conjoined appeal inquiry identified that a phase 1 delivery of development at Daventry North East SUE would be achievable with Weedon A5/A45 junction improvements in place. The delivery of the remaining development (circa 750 by 2026 and a further 2,000 dwellings post 2026) would be dependent on the delivery of a bypass. The conjoined appeal decision in 2009 concluded that the bypass must in part be publicly funded as it is required as a response to existing growth. Indications when aligned with the JCS housing trajectory are that the bypass will not be required until the latter part of the plan period.

The A45 improvements comprise a junction improvement at the A5/ A45 crossroads at Weedon at an estimated cost of £0.95m and a new Daventry Development Link which will serve as a bypass to the villages of Flore and Weedon at an estimated cost of £27m. Northamptonshire County Council is actively seeking public funding for the bypass through major scheme funding. This funding will be supported by developer contributions from the Daventry North East SUE and potentially through the Community Infrastructure Levy.

The JPU agrees that the policy is overly restrictive in relation to retail development requirements and that the masterplanning process involving open public engagement will be the preferred process for directing detailed development issues. The JPU considers that retailing facilities of a local nature and scale consistent with a local centre will still be appropriate. Policy S9 requires retail development over 1,000 sqm gross to be subject to impact assessment.

The supporting text to Policy D3 suggests that development of the SUE should commence from the south western edge however the JPU agrees a degree of flexibility is required to respond to site circumstances.

The JPU together with the developer has reassessed the rate of delivery of housing development in relation to the site and agree that given the economic circumstances currently prevailing and the remaining number of years to implement the plan to 2026 a realistic delivery of housing from the site would be in the region of 2,000 dwellings. However, should economic circumstances alter more quickly than anticipated or more sharply then more housing could potentially be delivered. Hence a degree of flexibility is required in the policy wording to account for this.

The Monksmoor development is now at an advanced stage with developers on board and discussions regarding S106 and reserved matters applications. Early delivery is anticipated. The development is included within the housing trajectory

and in the increasingly unlikely event that the consent should lapse its previous consent and inclusion as a commitment within the JCS are material considerations. It is not considered that the inclusion of the Monksmoor Farm development is necessary within Policy D3.

The allocation of land at Holly Lodge Drive, Northampton for 1,000 dwellings whilst within Daventry District Council area would not support the housing needs of Daventry town or its town centre regeneration. The inclusion of such an allocation, which it is proposed would delay any development at Daventry North East SUE until post 2021, is not considered a sustainable option for Daventry town.

An allocation for SUE development at Mickewell Park in the form of a Daventry North SUE was considered within the Emergent Joint Core Strategy as was an allocation for SUE development at the South East of Daventry, however, neither were taken forward into the Pre Submission Joint Core Strategy. During the course of plan preparation it became evident that the scale of development as required by the Regional Spatial Strategy (RSS) could not be delivered within the plan period to 2026 due largely to the economic downturn. Consequently, the scale of development as required by the RSS has been reduced in the JCS in line with a deliverable projection and reflecting local needs. The JCS should only bring forward sites that enable development to make maximum benefit to the communities in a sustainable manner. Following further consideration, including a review of the representations and in the light of the reduced delivery for West Northamptonshire, as well as in comparison to the potential for allocation at Daventry North East the JPU continues to consider that there is evidence to show that Daventry North and Daventry South East SUEs are less sustainable locations than other options.

The JPU agrees to the addition of wording in the supporting text to the policy noting required sympathetic treatment of development at the country park edge. This will in addition be part of the masterplanning process. The JPU also agrees to the addition of wording to inform that the Daventry reservoir is designated as a Conservation Area and is a designated Local Nature Reserve.

Northamptonshire County Council as education provider has advised that three new primary schools will be required to serve the full development allocation to 4,000 dwellings, however the number of schools places has been removed from the policy to allow for detailed consideration as the development is delivered. The number of places is however within Infrastructure Delivery Plan Update 2012 as the best information available at this time. The schools will be provided by the developer and NCC where the number of school places exceeds the requirement of the SUE.

Reference to job numbers in Policy T3 is proposed to be deleted from the JCS.

The transport links associated with the development of the SUE will follow the framework set in the JCS policy. A detailed transport plan to support a planning application will be considered by Northamptonshire County Council as highway authority. This will give detailed consideration to the frequency of bus services, station facilities at Long Buckby, traffic calming and road safety. The developer will be required to make relative and appropriate contributions according to the impact of the development.

The phasing of infrastructure delivery will be determined in detail through the masterplanning and planning application processes, and will be secured by both planning conditions and S106 planning agreements. The phasing of key elements of infrastructure are indicated in the Infrastructure Delivery Plan and are largely dependent on the delivery of housing and other development it is intended to support. The need for Waste water Treatment Works (WwTW) up-grade is highlighted in the Infrastructure and Delivery section of the plan at Table 7 which refers to Key Primary Infrastructure Projects. This refers to improvements to Whilton WwTW required to commence in 2013. In fact these works have already commenced and will be completed by 2012. The main trunk sewer from Daventry to Whilton WwTW was considered to have some capacity issues at the 2009 Daventry appeals inquiry however, the co-joined appeal proposals had a higher housing delivery (10,000 dwellings) than that to be provided through the current JCS (which provides for approximately 2,000 dwellings to 2026). AWS is reviewing trunk sewer capacity.

Landscape matters connected with the allocation of Daventry North East SUE have been fully considered as presented in supporting paragraphs to Policy D3 at 13.24 to 13.27. Policy BN5, The Historic Environment, of the JCS requires all development to demonstrate an appreciation and understanding of development on surrounding heritage assets and their setting, and be sympathetic to locally distinctive landscape features.

Recommended Action

That the supporting text, policy and proposals map inset be amended as set out in the following Proposed Changes:

PC016/D
PC017/D
PC018/D
PC019/D
PC020/D
PC021/D
PC022/D
PC023/D
PC024/D
PC025/D
PC026/D
PC027/D
PC028/D
PC029/D
PC030/D
PC010/MK

13.0 Daventry

82. Policy D4 – Supporting Areas of Community Regeneration

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy D4 – Supporting Areas of Community Regeneration: Southbrook	1	1	0	1	0	0	0	0	0

Summary of issues raised by Respondents

- The respondent considers the JCS should be sufficiently flexible to allow for areas to be identified for regeneration that are not currently identified, for example where indices of deprivation change over time or places deteriorate over time against such indicators.

Joint Planning Unit Response to Representations

Policy RC1 allows for other areas to be identified for community regeneration following assessment.

Recommended Action

No change recommended in relation to issue raised by respondent, however one change in response to updated information as set out Proposed Change:

PC031/D

13.0 Daventry

83. Policy D5 – Daventry Transport Network Improvements

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy D5 – Daventry's Transport Network Improvements	9	9	0	3	6	3	3	0	0

Summary of issues raised by Respondents

- The respondent considers greater clarity is required on how the A45 scheme is expected to be funded, when it is likely to be implemented and the interaction between delivery of the scheme and phasing of development in Daventry.
- The respondent considers that Paragraph 13.35 implies improvements to the A45 Northampton to Daventry highway corridor arise solely as a consequence of the development of the Daventry North East SUE whereas the need for such improvements does not arise solely as a result of the SUE. The respondent considers Paragraph 13.35 should be reworded to make this clear.
- The respondent considers reference should be made in the supporting text to the policy to protecting corridors for future advanced public transport system(s), to be defined in the Masterplan and Daventry DPD. The respondent further considers reference to the A45 should be clarified that this means to junction 16 of the M1.
- The respondent considers a railway station at Weedon should be reinstated.
- The respondent considers there is poor disabled access at Long Buckby Railway Station and public transport to the station needs to be improved.
- The respondent considers use of red ways and underpasses should be adopted for the whole of Daventry like Milton Keynes.
- The respondent considers the cycling network requires improvement.
- The respondent considers links to DIRFT should be improved.

Joint Planning Unit Response to Representations

An appeal inspector considering conjoined appeals for development at Daventry in 2009 advised that the Monksmoor development could be delivered provided highway improvements to the Weedon A5/A45 crossroads were in place. This junction improvement would provide capacity for the Monksmoor development at 1000 dwellings and a further 1,250 dwellings could be delivered at Daventry before the delivery of a Flore/Weedon bypass.

The conjoined appeal inquiry identified that a phase 1 delivery of development at Daventry North East SUE would be achievable with Weedon A5/A45 junction

improvements in place. The delivery of the remaining development (circa 750 by 2026 and a further 2,000 dwellings post 2026) would be dependent on the delivery of a bypass. The conjoined appeal decision in 2009 concluded that the bypass must in part be publicly funded as it is required as a response to existing growth. Indications when aligned with the JCS housing trajectory are that the bypass will not be required until the latter part of the plan period.

The A45 improvements comprise a junction improvement at the A5/A45 crossroads at Weedon at an estimated cost of £0.5m and a new Daventry Development Link which will serve as a bypass to the villages of Flore and Weedon at an estimated cost of £27m. Northamptonshire County Council is actively seeking public funding for the bypass through major scheme funding. This funding will be supported by developer contributions from the Daventry North East SUE and potentially through the Community Infrastructure Levy.

For clarity Paragraph 13.35 is proposed to be reworded to remove any perceived implication that the A45 Northampton to Daventry highway corridor improvements arise solely as a consequence of the development of the Daventry North East SUE.

At present there is no identified and costed scheme for future advanced public transport systems for Daventry that are indicated as deliverable in the plan period. In this respect it is premature to define and protect corridors which could subsequently be blighted and where the Council could be open to claims of compensation by land owners.

There are no plans for the reinstatement of a rail station at Weedon. The cost of this infrastructure is likely to be high and unlikely to represent best value for money.

The Infrastructure Delivery Schedule that supports the JCS identifies a requirement for improvements to facilities at Long Buckby Station. Improvements to Long Buckby Station are currently referred to within the policy. Improvements may be delivered and funded by Network Rail and Northamptonshire County Council.

The policy also presently refers to the completion of the cycling network in Daventry town. These are provisionally costed at £2.35m by the County Council through their Cycling Development Plan for Daventry.

Policy E4 Daventry International Rail Freight Terminal (DIRFT) refers to the support for associated road infrastructure. A detailed planning application for DIRFT III will be considered in the future by the Major Infrastructure Planning Unit.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PC032/D

PC033/D

14.0 Towcester

84. Introductory Text

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	3	3	0	3	0	0	0	0	0

Summary of issues raised by Respondents

Introduction

- Both representations are supportive of the JCS.

Towcester Masterplan

- A respondent comments that this section needs updating to reflect the final Masterplan.

Joint Planning Unit Response to Representations

It is accepted that the introductory text needs to be updated to reflect the final adopted version of the Towcester Masterplan.

Recommended Action

That the introductory text be amended as set out in Proposed Change:

PC001/T

14.0 Towcester

85. Policy T1 – Spatial Strategy for Towcester

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy T1 – Spatial Strategy for Towcester	9	8	1	3	6	2	4	0	0

Summary of issues raised by Respondents

- One respondent is seeking a minor amendment to include consideration of surface water management in the policy.
- One respondent expresses concern that there is no specific reference to the need for investment in Acute Healthcare to meet planned infrastructure growth.
- Respondents express support for references to the Towcester South SUE and Towcester Racecourse in the policy.
- Respondents express concern that the route of the bypass remains unclear. Alternative proposals are suggested which would involve a link to the existing Whittlebury junction, avoiding the cost of creating a new junction on the A43.
- Respondents argue that further evidence is required to demonstrate that the transport infrastructure implications have been fully considered, including the consideration of alternatives, to confirm that the most appropriate scheme has been identified and that infrastructure requirements can be met in a timely manner.

Joint Planning Unit Response to Representations

Surface water management is dealt with in Policy BN7 – Flood Risk and as such does not need to be repeated in this Policy.

The specific needs for additional Acute Healthcare provision arising for the development at Towcester have not been identified by the respondent. Where infrastructure requirements are identified these are addressed in the Infrastructure Delivery Plan.

The proposed A5 relief road will be delivered as an integral part of the Towcester South SUE (Policy T3). The Towcester Transport Study has identified a preferred transport mitigation strategy which comprises:

- A link road between the A5 and the A43 to the south-east of Towcester;
- A new junction onto the A43 south of the Abthorpe roundabout junction;
- Improvement works to the existing roundabout junctions at Abthorpe and Tove; and
- Measures to control speeds through Towcester on the current A5.

This 'preferred transport strategy' can accommodate both the level of development proposed within the Joint Core Strategy plan period and the full quantum of development allocated to the south of Towcester. Changes are proposed to the site allocation boundary for the Towcester South SUE to reflect the preferred strategy identified in the Towcester Transport Study.

Minor changes are required to refer to the 'relief road' rather than 'bypass', to ensure a consistency of wording between the JCS, the Towcester Masterplan and the Towcester Transport Study.

Recommended Action

That the supporting text and policy be amended as set out Proposed Change:

PC002/T

PC003/T

14.0 Towcester

86. Policy T2 – Town Centre and Moat Lane Regeneration Area

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy T2 – Town Centre and Moat Lane Regeneration Area	2	2	0	1	1	0	0	1	0

Summary of issues raised by Respondents

- One respondent suggest a minor wording change to last bullet point of Policy T2 so that it would read: [development will provide:] ‘The preservation and enhancement of the conservation area and the setting of the town centre’s heritage assets.’
- One respondent seeks a minor amendment to include consideration of surface water management in the policy.

Joint Planning Unit Response to Representations

The minor wording change relating to the conservation area and the town centre’s heritage assets is acceptable and should be included in the Schedule of Proposed Changes.

Surface water management is dealt with in Policy BN7 – Flood Risk and as such does not need to be repeated in this Policy.

Recommended Action

That the policy be amended as set out in Proposed Change:

PC004/T

14.0 Towcester

87. Policy T3 – Towcester South Sustainable Urban Extension

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy T3 – Towcester South Sustainable Urban Extension	22	21	1	4	18	6	10	2	0

Summary of issues raised by Respondents

- Representations from local residents/ residents groups raise the following concerns:
 - Scale of growth is totally unjustified;
 - Unsustainable development which will exacerbate the housing/employment balance;
 - No realistic prospect of the anticipated level of employment development being delivered;
 - The development will not be integrated into the town and is too far from the town centre;
 - Viability of the scheme to deliver physical and community infrastructure is not proven;
 - Wood Burcote is a separate and distinct settlement and it would be illegal for it to be enclosed by development from the neighbouring town; and
 - Some of the land earmarked for development is subject to flooding which is not acknowledged in the Flood Risk Assessment.

- One respondent seeks greater recognition for the designated heritage assets which adjoin the site and the potential setting issues. Additional wording is proposed for inclusion in the policy to deal with the setting of Easton Neston registered park and garden, listed buildings and nearby conservation areas.

- The provision of A5 Bypass is a consistent theme raised by respondents with the following key issues being raised:
 - Reliable funding should be in place before the SUE is confirmed.
 - The promoted road line has not been subject to consultation and alternatives have not been considered.
 - The Towcester Transport Study has not been completed or published for public scrutiny.
 - The optimal route for the bypass has not been chosen. An alternative is promoted which would link to the existing Whittlebury junction, provide the

missing slip roads for Silverstone and other villages and open up additional land for economic development.

- Concern is expressed that the provision of the bypass and traffic restraint in the town centre will have a substantial impact on the A43. It is essential therefore that all the implications have been fully considered and that infrastructure requirements can be met.
- One respondent is seeking changes to the proposal for a new town park to make it clear that it requires enabling housing and transport development to make it happen. The owners of the land support the creation of the park but object to its designation as Strategic Green Space. They are seeking changes to wording to reflect their view that the site provides an important linkage between the town and the SUE, but is not a focal point for the development itself.
- One respondent supports the policy relating to the Towcester SUE but is seeking the following focused changes:
 - The policy should not restrict the rate of delivery to a cap, or ceiling, of 1500 dwellings, as additional dwelling completions may take place during the plan period;
 - The capacity of the site should be “up to 3,000 dwellings”;
 - Policy should not seek to cap the job numbers during the plan period and should use the area of land to be provided rather than job numbers in line with the other SUEs;
 - The floorspace allowance for convenience retail should be increased to 2500 sqm;
 - Town Park is not required in the respondent’s view as part of SUE and should be promoted as an entirely separate proposal;
 - Reference should be made to comprehensive development and realistic contributions to infrastructure delivery having regard to viability;
 - Reference to enhanced utility provision is not justified; and
 - T3 should refer to provision of ‘sites’ for schools, other contributions are still subject to negotiation.
- Respondents seek greater flexibility towards retail development on the site including the deletion of the 500sqm floorspace limit.
- Respondents are also promoting the allocation of additional land to the south and west of the SUE, including land at Burcote Wood Farm, and Green Lane Nurseries.
- One respondent considers that the policy should refer to the specific inset map on which the SUE boundaries are shown.
- One respondent suggests the following wording change: ‘The development should mitigate its impact on the transport network through measures including:’

Joint Planning Unit Response to Representations

The Towcester South SUE has been included within the Pre-Submission JCS as a refinement of the preferred location for development identified in the Emergent Joint Core Strategy (EJCS). This location was chosen following a robust assessment of all the reasonable development options for Towcester against a range of criteria relating

to suitability, availability and achievability. No additional evidence has emerged in the responses to the PSJCS to suggest that this should no longer be the preferred option.

The scale of growth is consistent with the overall development needs of South Northamptonshire and reflects the preferred spatial strategy of concentrating additional development within the existing towns as far as possible and in a small number of large development areas, called sustainable urban extensions. The extent of the site will enable the delivery of the A5 relief road, but also ensure that the site is accessible to and will support the regeneration of the town centre. The provision of strong and sustainable links to the town centre is a key feature of the policy.

The policy seeks to strike a balance between employment and housing provision and requires a minimum level of employment land to be delivered alongside the housing development during the plan period. It is expected that the delivery of employment land will be phased alongside the housing, but this is a matter for detailed master planning and development management. Changes are proposed to the supporting text to provide further information regarding the employment development on the site.

No convincing evidence has been submitted to substantiate claims that the required physical and community infrastructure is not viable. Developers are continuing to pursue an outline planning application for the site, supported by a comprehensive master plan. The Infrastructure Delivery Plan has identified the costs and funding sources for the infrastructure requirements.

Wood Burcote is recognised as being an attractive landscape within an area of high landscape sensitivity. The new development will protect the setting of Wood Burcote and ensure that appropriate green infrastructure corridors and other links are provided. These areas will allow the built form to be assimilated into the landscape.

Flood risk is addressed through Policy T3 which outlines that the Towcester South SUE will provide *“Flood risk management, including surface water management from all sources”*.

It is accepted that greater recognition for the designated heritage assets which adjoin the site and the potential setting issues could be included in the policy. To this end additional wording is proposed for inclusion in the policy to deal with the setting of Easton Neston registered park and garden, listed buildings and nearby conservation areas.

The proposed A5 relief road which will be delivered as an integral part of the Towcester South SUE (Policy T3) is fully justified by the evidence set out in the Towcester Transport Study. This study has identified a preferred transport mitigation strategy, following the consideration of alternative options, which comprises:

- A link road between the A5 and the A43 to the south-east of Towcester;
- A new junction onto the A43 south of the Abthorpe roundabout junction;
- Improvement works to the existing roundabout junctions at Abthorpe and Tove; and
- Measures to control speeds through Towcester on the current A5.

This 'preferred transport strategy' can accommodate both the level of development proposed within the Joint Core Strategy plan period and the full quantum of development allocated to the south of Towcester. Changes are proposed to the site allocation boundary for the Towcester South SUE to reflect the preferred strategy identified in the Towcester Transport Study. Minor changes are also required to refer to the 'relief road' rather than 'bypass', to ensure a consistency of wording between the JCS, the Towcester Masterplan and the Towcester Transport Study.

It is recognised that further clarity could be provided within the supporting text and the policy regarding the delivery of the town park. Changes are therefore proposed which acknowledge the role of enabling development to deliver the town park and that this development can be subject to a separate application from the main SUE.

The following changes proposed in representations are considered to be acceptable:

- Express 1,500 dwellings, as a minimum figure to enable additional dwelling completions to take place during the plan period;
- A minor reduction in the capacity of the site to 3000 dwellings to reflect market conditions;
- Employment provision to be expressed as a site area and delivery expressed as a minimum figure; and
- Reference to enhanced utilities provision is deleted as it is recognised that such provision must be directly related to the development.

As regards the other changes suggested these are not accepted for the following reasons:

- The limit on convenience floorspace is justified by the evidence set out in the South Northamptonshire Retail Study. The larger floorspace limit that is being sought is likely to have an adverse impact on the town centre;
- The wording relating to education provision is appropriate and consistent with other SUE policies; and
- The wording of the policy already refers to a masterplan and infrastructure delivery and as such requires a comprehensive approach to development. Introducing viability into the wording would be inconsistent with the other SUE policies.

The extension of the allocated site further south is not considered appropriate for the following reasons:

- It would necessitate development beyond the line of the relief road, which would then be disconnected from the existing urban area and the town centre.
- Alternatively the relief road would have to be moved further south, which would reduce its effectiveness in terms of the relief it would provide to the A5 and the town centre.
- Further greenfield development in this location is not justified or sustainable.

The wording change suggested regarding mitigation of impact on the transport network is proposed for incorporation into Policy C2 and does not need to be repeated in each of the SUE policies.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC005/T

PC006/T

14.0 Towcester

88. Policy T4 – Transport Improvements for Towcester

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy T4 – Transport Improvements for Towcester	2	2	0	1	1	0	1	0	0

Summary of issues raised by Respondents

- One respondent considers that the first bullet point should include connectivity to Brackley and surrounding communities.
- One respondent supports the reference to the A5 bypass.

Joint Planning Unit Response to Representations

The policy highlights connections to the key employment destinations for residents in Towcester, but would not exclude improving connectivity to Brackley as it applies to the wider A43 network.

Minor changes are required to refer to the 'relief road' rather than 'bypass', to ensure a consistency of wording between the JCS, the Towcester Masterplan and the Towcester Transport Study.

Recommended Action

That the policy be amended as set out in Proposed Change:
PC007/T

14.0 Towcester

89. Policy T5 – Towcester Racecourse

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy T5 – Towcester Racecourse	3	3	0	1	2	0	1	1	0

Summary of issues raised by Respondent

- One respondent notes that the site is almost entirely within the Grade II* registered park and garden and as a consequence the following changes to the policy are sought:
 - Specific requirement for a development brief to be prepared;
 - Bullet point 5 to be strengthened to ensure that the significance of the heritage assets is not adversely affected, including a consequential change to bullet point 6; and
 - The supporting text should include additional wording to reflect the significance of the heritage assets which are affected.
- One respondent supports the inclusion of the policy, but is seeking the following changes to the policy and supporting text to provide greater flexibility:
 - Inclusion of a specific objective to acknowledge the opportunity to create a regional or national facility;
 - The requirement to meet ‘all’ the criteria should be replaced by meeting ‘any of the following criteria’;
 - Other forms of development which support the future of the racecourse should be considered; and
 - Access should be primarily from the A5, but not exclusively.

Joint Planning Unit Response to Comments

The changes suggested by the respondent relating to the site’s status as a registered park and garden are justified in order to acknowledge the heritage assets within the site and the need for development to take account of these.

The other suggested changes would provide an unreasonable degree of flexibility to the extent that development permitted by the policy could be unsustainable. For example, all the criteria within the policy are important and justified and to suggest that only one of the listed criteria should be met would be unreasonable.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC008/T
PC009/T
PC010/T
PC011/T

15.0 Brackley

90. Introductory Text

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	5	4	1	4	1	0	1	0	0

Summary of issues raised by Respondents

Introduction

- One supportive representation. No other significant issues raised.

Brackley Masterplan

- One respondent considers that Brackley is unsuitable for and cannot sustain the proposed developments for the following reasons:
 - The secondary school is oversubscribed;
 - Existing roads cannot take the increase in traffic;
 - Few jobs are available;
 - There are numerous empty shops which previous development has not helped;
 - Views of local residents have not been considered; and
 - The document is factually untrue and does not reflect the lack of infrastructure.
- One respondent considers that capacity and congestion issues on the A422 should be referred to in this section.
- One respondent notes that the section requires updating to reflect the final masterplan.

High Speed Rail

No representations received.

Joint Planning Unit Response to Representations

The supportive representation is noted and welcome.

The scale and nature of growth proposed at Brackley is considered to be appropriate having regard to its role as a Rural Service Centre. The development proposals have been subject to comprehensive assessment including sustainability appraisal and provision is made for the infrastructure needs arising from the development proposals. The Sustainability Appraisal has identified a number of positive effects arising from the Brackley policies. Significant positive effects were identified in

relation to education and training, health and well being, labour market and economy; material assets, population and social deprivation. The provision of sustainable growth to the north and east of the town will strengthen the town's role as a service centre and will be complemented by the revitalisation of the town centre through the Brackley Business District.

The Brackley Masterplan was subject to public consultation as part of its preparation and changes were made between the consultation draft and final versions having regard to responses received. It is recognised that this section of the JCS needs to be updated to reflect the final adopted version of the Brackley Masterplan.

In respect of High Speed Rail, although no representations were received there is a need for a minor factual update to reflect the current status of the scheme.

Recommended Action

That the Introductory text be amended as set out in Proposed Changes:

PC001/B
PC002/B
PC003/B
PC004/B

15.0 Brackley

91. Policy B1 – Spatial Strategy for Brackley

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy B1 – Spatial Strategy for Brackley	9	9	0	6	3	1	1	1	0

Summary of issues raised by Respondents

- One respondent expressed concern regarding the absence of any recognition of the historic importance of the town centre. They consider that the text should encourage heritage led regeneration in the town centre and the following wording should be added to the third bullet point of the policy: ‘Development in the town centre should conserve its historic character.’
- A respondent promoting an alternative site to the west of Brackley considers that the proposals are not the most appropriate strategy for the town when considered against reasonable alternatives. They claim that the SA is flawed.
- One respondent claims that there is a shortfall in housing provision in Brackley of 700 dwellings which should be met either by allocating one or more additional SUEs or by reallocating part of the requirement to the rural area.
- A minor amendment is sought by one respondent to include consideration of surface water management in the policy.
- One respondent expresses support for the policy which identifies the town as a focus for growth.

Joint Planning Unit Response to Representations

It is accepted that the supporting text to this policy could make reference to the opportunities offered by the historic character of the town centre to promote heritage led regeneration.

The Spatial Strategy for Brackley, in particular the proposed SUEs at Brackley North and Brackley East, is essentially a refinement of the preferred options set out in the Emergent Joint Core Strategy. The alternative site to the west of Brackley was one of the options that were considered and rejected in the EJCS. The reasons for rejection are clearly set out in the EJCS and it is considered that the Brackley West options remain less preferable than the SUEs that have been included in the Pre-Submission JCS. The SA concludes that *‘The Brackley policies will have a positive impact on most of the SA objectives through the provision of sustainable growth to the north and east of town, development which would strengthen the town’s role as a service centre, revitalisation of the town centre through the Brackley Business District and sensitive development which protects the town’s landscape setting.’*

The alleged 700 dwelling shortfall does not take into account the 420 dwellings that were completed in Brackley between 2001 and 2010. This leaves 280 dwellings which it is expected will come forward through urban capacity on sites identified within the SHLAA.

Surface water management is dealt with in Policy BN7 – Flood Risk of the Joint Core Strategy and as such does not need to be repeated in this Policy.

Some minor updating is required to the supporting text and policy to reflect the adoption of the Brackley Masterplan, changes to the Local Development Scheme, and to assist users of the plan by referring to specific Inset Maps.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC005/B

PC006/B

PC007/B

15.0 Brackley

92. Policy B2 – Brackley East Sustainable Urban Extension

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy B2 – Brackley East Sustainable Urban Extension	9	5	4	1	8	2	3	2	1

Summary of issues raised by Respondents

- The following wording is proposed by a respondent for inclusion within the policy: ‘Archaeological and ecological assessment of the site and required mitigation.’
- One respondent broadly supports the policy relating to the Brackley East SUE, but is seeking the following changes:
 - The policy should recognise that permission exists for the employment area to the north of Turweston Road and the remainder of the area should be allocated for housing.
 - There is no evidence to suggest why the site will not come forward until 2021-2026. A planning application has been submitted and the development will create links to the rest of the town that the northern SUE will rely on. It should therefore be brought forward early in the plan period.
- One respondent considers the policy is sound provided that bus provision is adequate. They assume that the Highways Agency have been consulted and commented regarding impacts on the A43, M40 and A34.
- One respondent proposes following minor wording change: ‘The development should mitigate its impact on the transport network through measures including:’

Joint Planning Unit Response to Representations

The wording proposed in respect of archaeological and ecological assessment is acceptable and would be consistent with the other SUE policies.

It is recognised that the employment area has been granted planning permission and the supporting text should be updated to reflect this.

It is also recognised that significant progress is now being made in respect of the proposed housing development to the south of Turweston Road such that the anticipated phasing of the site can be brought forward. This should be reflected in the supporting text.

The wording change suggested regarding mitigation of impact on the transport network is proposed for incorporation into Policy C2 and does not need to be repeated in each of the SUE policies.

Other minor changes are required to ensure consistency of wording with other SUE policies.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC008/B

PC009/B

PC010/B

15.0 Brackley

93. Policy B3 – Brackley North Sustainable Urban Extension

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy B3 – Brackley North Sustainable Urban Extension	8	8	0	3	5	2	2	1	0

Summary of issues raised by Respondents

- The following wording is proposed by a respondent for inclusion within the policy: ‘Archaeological and ecological assessment of the site and required mitigation.’
- A respondent is seeking the deletion of the Radstone Fields component of the Brackley North and its replacement with a residentially led mixed use scheme for West of Brackley. Respondent requests that these changes should be made through a review of the SA and consequential changes being made in advance of any examination. It is submitted that the key argument to support the inclusion of Brackley North SUE is the provision of a link to Northampton Road which will facilitate access to the strategic road network which makes the Brackley North SUE less sustainable than development to the West, and that this has not been properly considered through the SA.
- One respondent supports the policy on the grounds that the site represents the most logical and well related option for an SUE.
- Respondents are seeking greater flexibility towards retail development on the site including the deletion of the 500sqm floorspace limit.
- One respondent considers the policy is sound provided that bus provision is adequate. They assume that the Highways Agency have been consulted and commented regarding impacts on the A43, M40 and A34.
- One respondent proposes the following minor wording change: ‘The development should mitigate its impact on the transport network through measures including:’

Joint Planning Unit Response to Representations

The wording proposed in respect of archaeological and ecological assessment is acceptable and would be consistent with the other SUE policies.

The Brackley North SUE is essentially a refinement of the preferred option set out in the Emergent Joint Core Strategy. The alternative site to the west of Brackley was one of the options that were considered and rejected in the EJCS. The reasons for

rejection are clearly set out in the EJCS and it is considered that the Brackley West option remains less preferable than the SUEs that have been included in the PSJCS. The SA has properly assessed and considered the impacts of the Brackley North SUE and no significant effects were identified. Conversely a number of significant positive effects were identified.

Policy B3 does include provision for a road link between Halse Road and Northampton Road. The primary function of this link is to ensure connectivity across the whole development site and to relieve pressure on the local road network, rather than facilitate direct access to the strategic road network. It will also assist connectivity to the employment development proposed as part of the Brackley East SUE and the main route into the town centre. A change to the supporting text is proposed to explain why the link road would be beneficial and to reflect the position established through the consideration of planning applications for Radstone Fields and the Sawmills site. The policy also requires an integrated transport network with sustainable transport modes including access to the town centre, which will help to reduce travel out of Brackley.

The policy seeks to limit the overall scale of retail development on the site in order to ensure that it will be consistent with the role of a local centre within the SUE and not undermine the vitality and viability of the town centre. This approach is justified by local evidence set out in the South Northamptonshire Retail Study. The relaxation sought in representations would not be consistent with the objective of revitalising the town centre.

The wording change suggested regarding mitigation of impact on the transport network is proposed for incorporation into Policy C2 and does not need to be repeated in each of the SUE policies.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC011/B
PC012/B
PC013/B

15.0 Brackley

94. Policy B4 – Transport Improvements for Brackley

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy B4 – Transport Improvements for Brackley	3	3	0	1	2	1	1	0	0

Summary of issues raised by Respondents

- A respondent promotes an alternative site to the west of Brackley and considers that the proposals, including Policy B4, are not the most appropriate strategy for the town when considered against reasonable alternatives. They claim that the SA is flawed.
- One respondent supports the policy, but suggests that the policy needs an emphasis on public transport links serving the town and local villages to Oxford, Banbury, Bicester, Buckingham and Northampton.
- One respondent considers the policy is sound provided that bus provision is adequate. They assume that the Highways Agency have been consulted and commented regarding impacts on the A43, M40 and A34.

Joint Planning Unit Response to Representations

The Spatial Strategy for Brackley, in particular the proposed SUEs at Brackley North and Brackley East, is essentially a refinement of the preferred options set out in the Emergent Joint Core Strategy. The alternative site to the west of Brackley was one of the options that were considered and rejected in the EJCS. The reasons for rejection are clearly set out in the EJCS and it is considered that the Brackley West options remains less preferable than the SUEs that have been included in the Pre-Submission JCS. The SA concludes that *‘The Brackley policies will have a positive impact on most of the SA objectives through the provision of sustainable growth to the north and east of town, development which would strengthen the town’s role as a service centre, revitalisation of the town centre through the Brackley Business District and sensitive development which protects the town’s landscape setting.’*

It is considered that the policy as worded, together with the supporting text places sufficient emphasis on improving public transport connections through reference to the wider A43 network and inter-urban services. The further detail suggested, whilst unobjectionable, is not necessary.

Recommended Action

That no changes be made.

16.0 Rural Areas

95. Introduction

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Introductory Text	11	11	0	8	3	1	1	1	0

Summary of issues raised by Respondents

- Respondents support the content of the JCS in relation to the rural areas.
- Respondents consider that there should be explicit recognition of the status of the village of Great Houghton as a discrete village within Northampton Borough.
- One respondent considers that whilst the section acknowledges the need to increase housing supply in rural areas, the failure to define a settlement hierarchy is criticised for failing to address shortfall in housing provision in Daventry District, in particular.
- One respondent is concerned that the last two sentences of Paragraph 16.4 are misleading regarding the amount of power that will be available to rural communities.

Joint Planning Unit Response to Representations

The support for this section is noted.

Further explanation of the status of Great Houghton is not considered necessary within the strategic context of the JCS. The proposed Local Plan for the Northampton Related Development Area can provide this detail if required.

Housing requirements for the rural areas, including Daventry District, are clearly defined in Policy S3 of the JCS, and whilst the Rural Areas section of the Joint Core Strategy does not define a specific hierarchy Policy R1 provides a clear framework for the definition of the hierarchy in the Local Plans that are being prepared for Daventry District and South Northamptonshire. This will enable a range of needs to be met in rural areas, including housing. A clear programme has been established for the preparation of the relevant Local Plans through in the Revised Local Development Scheme (June 2012), and development will continue to occur in the rural areas in accordance with saved Local Plan policies and interim policy arrangements.

It is accepted that Paragraph 16.4 would benefit from some updating now that government policy has been more clearly expressed in the National Planning Policy Framework.

Recommended Action

That the section be amended as set out in Proposed Change:

PC001/R

16.0 Rural Areas

96. Policy R1 – Spatial Strategy for the Rural Areas

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy R1 – Spatial Strategy for the Rural Areas	125	112	13	60	65	20	30	14	1

Summary of issues raised by Respondents

- The overall approach set out in the policy is supported by a significant number of Parish Councils, community groups and local residents.
- There are however concerns raised by community representatives which are summarised below:
 - Concerns regarding the % growth limits specified in the policy – some consider that they are too large and would allow villages to grow beyond their service capacity. Also concerned that they have not been justified by evidence;
 - A more sophisticated approach is required taking into account criteria such as the ability of a village to remain sustainable, the local demand for housing and environmental constraint;
 - Definition of a hierarchy based on service provision should be dropped in favour of a more ‘ad hoc’ approach looking at villages where population growth could provide new facilities;
 - More flexibility should be given to local communities to determine which services and facilities are most important for their area, and to decide the levels of growth that are appropriate;
 - The explanatory text focuses too heavily on service provision as the key determinant of the hierarchy. This is inconsistent with the policy which specifies other factors;
 - Greater emphasis should be given to the role of communities in determining the hierarchy and the policy approach needs to be consistent with the provisions of the Localism Bill;
 - Concern is expressed that residents do not know which category their village will be in, and respondents also set out reasons why individual villages should or shouldn’t be in a particular category;
 - The policy should ensure that development is permitted only where this meets local needs and supports local services; and
 - Some concern that aspects of the policy may be too restrictive in terms of meeting the needs of rural areas.
- There is also a body of representations from the development industry and landowners which challenge the soundness of the policy approach. Specific

criticisms focus on the absence of a hierarchy, the use of percentage targets, and the use of the 2006 base date. These are considered in more detail below.

Absence of a hierarchy

The failure to specify which villages fall into which category in the hierarchy is criticised by respondents for the following reasons:

- They consider that the housing requirement for the rural areas specified in Policy S3 will not be delivered;
- Core strategies should identify the principal locations for growth which includes the 'primary' and secondary service villages; and
- Respondents are seeking inclusion of specific settlements within the named hierarchy.

Use of percentage targets

These are criticised by respondents on the following grounds:

- Respondents think they are arbitrary and unjustified and should be deleted;
- It is not clear how they have been derived based on the housing requirement specified in Policy S3;
- A more sophisticated approach is sought by respondents; e.g. one which is based on the availability of land, demand for and viability of new housing, the environmental capacity of the village, and community consultation on appropriate levels of growth; and
- The policy should be more flexible regarding the circumstances in which the % target could be exceeded.

2006 base date:

The use of this base date is challenged by respondents for the following reasons:

- It is not justified by evidence;
- It is 'out of date' and will not help bring development forward in the future; and
- The base date should be consistent with the anticipated adoption date of the plan.

Other criticisms of the policy from respondents include:

- The restrictive nature of the policy which fails to meet the challenges facing rural areas as specified in the supporting text;
- Not consistent with national policy due to the absence of a positive and proactive approach based on evidence;
- Too much emphasis on the role of local communities which is likely to restrict development;
- Will result in inadequate provision of housing in the rural areas at least in the short to medium term;
- The reference to saved policies is inflexible, contrary to national policy and unnecessary;
- The criterion for the settlement hierarchy fails to acknowledge the need for a sustainable balance of homes and jobs and the importance of developing those settlements with potential to achieve that balance;

- Concerns regarding the use of the terms ‘small scale’ and ‘local need’ on the grounds that they are not defined and will restrict development; and
- Policy should recognise the economic benefits of renewable energy.

Joint Planning Unit Response to Representations

The significant level of support for the overall approach is noted and welcomed.

Concerns raised by Community Representatives

The analysis of services and facilities within settlements as an indicator of their relative sustainability is a well established methodology which has been widely used within development plans to inform settlement hierarchies. Policy R1 does however acknowledge that presence of services and facilities is not the only factor to be taken into account. Other factors include opportunities to enhance service provision, accessibility, local needs and environmental and infrastructure constraints. It is accepted that further reference to these other factors could be included within the explanatory text.

In line with the changes in national policy and the emphasis on localism it is accepted that further flexibility should be given to local communities to determine the services and facilities that they consider to be most important.

Some updating of the policy is required to reflect the provisions of the Localism Act and the National Planning Policy Framework.

Absence of a hierarchy

Housing requirements for the rural areas are clearly defined in Policy S3 of the JCS, and whilst the Rural Areas section of the Joint Core Strategy does not define a specific hierarchy Policy R1 provides a clear framework for the definition of the hierarchy in the Local Plans that are being prepared for Daventry District and South Northamptonshire. This will enable a range of needs to be met in rural areas, including housing. A clear programme has been established for the preparation of the relevant Local Plans through in the Revised Local Development Scheme (2012), and development will continue to occur in the rural areas in accordance with the saved Local Plan policies and interim policy arrangements.

This framework approach will allow a more sophisticated and fine-grained approach to be taken forward in the relevant Local Plans. This approach is very much in line with the localism agenda which is a key part of government policy.

Use of Percentage Targets

The use of percentage targets has attracted significant criticism both from those who feel they are too restrictive and those who think they are not restrictive enough. The purpose of using % limits is to ensure that the scale of growth in any individual settlement is consistent with the rural character and appropriate having regard to local needs. The emphasis on small scale development consistent with local needs reflects the feedback from extensive consultation with local communities. It also follows the approach adopted by South Northamptonshire Council in its Interim Rural Housing Policy which has been supported through appeal. It is considered that this approach is consistent with the National Planning Policy Framework (NPPF) which

expects local planning authorities to be responsive to local circumstances and plan housing developments to reflect local needs.

It is accepted however that some flexibility could be introduced by confirming that the % growth figures are indicative and also expressing them as being 'up to' rather than within a narrow range.

2006 Base Date

It is accepted that the base date for the policy should be amended to 2011 to be consistent with other aspects of the housing provision within the JCS.

Overall Conclusions

The overall approach set out in Policy R1 is considered to be justified and consistent with national policy, particularly the localism agenda. It is accepted however that the policy and supporting text would benefit from a series of changes as follows:

- To clarify the scale of growth that is required in the rural areas;
- To provide greater flexibility for local decisions by confirming that the percentage growth figures are indicative and expressing them as being "up to" rather than within a narrow range;
- To provide further clarification on the operation of the policy; and
- To reflect the introduction of Neighbourhood Plans in the Localism Act.

Recommended Action

That the supporting text and policy be amended as set out in Proposed Changes:

PC002/R
PC003/R
PC004/R
PC005/R
PC006/R
PC007/R
PC009/R
PC010/R

16.0 Rural Areas

97. Policy R2 – Rural Economy

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy R2 – Rural Economy	15	12	3	2	13	3	4	6	0

Summary of issues raised by Respondents

- Whilst there is a large measure of support for the policy in principle, the majority of representations are seeking changes which would provide greater flexibility and/ or suggest the inclusion of additional forms of development within the policy.
- The key changes sought by respondents to the policy are summarised below:
 - The policy should seek to enhance not just sustain the rural economy;
 - Greater flexibility is sought from the policy to permit residential re-use of rural buildings in accordance with national policy;
 - The policy should not restrict the expansion of businesses in their existing location. Expansion should be permitted for new firms in rural areas not just existing businesses – specific reference is made to Shacks Barn Farm, near Towcester;
 - The extension of rural buildings should be permitted as well as their re-use;
 - It is not necessary for diversification to contribute to the operation and viability of the farm holding;
 - Concern that the wording is too restrictive, specifically the use of the terms ‘small scale’ and ‘local need’, and may be used to prevent employment development. Use of the term ‘small scale’ is not consistent with national policy;
 - Reference should be made to ‘live/ work’ which is a particularly important and growing trend in rural areas;
 - The use of land for the development of renewable energy facilities should be supported. This is particularly important for farm diversification; and
 - Should include support and protection for village facilities and local economic needs.

Joint Planning Unit Response to Representations

It is accepted that the policy should seek to enhance as well as sustain the rural economy. This change would be consistent with national policy to support economic growth in rural areas.

The scope of the policy as drafted is considered to be appropriate and consistent with national policy as expressed in the National Planning Policy Framework.

Some of the additions to the policy which are sought by respondents are dealt with elsewhere in the JCS and do not need to be repeated here. For example renewable energy is dealt with in Policy S11, whilst the retention and development of village facilities is covered by Policy R1. Scope also exists to address more detailed issues such as the re-use of rural buildings, including their potential extension, and the potential for live-work units in the relevant Local Plans that will cover the rural areas of Daventry and South Northamptonshire Districts.

The link between farm diversification and the overall viability of farm holdings is a significant one. In addition to supporting the rural economy, diversification has an important role in maintaining the viability of agricultural holdings thus ensuring that the countryside is effectively managed and its character retained. It is important that this link is recognised within the policy.

The policy does provide opportunity for the establishment of new firms where development is of a small scale to meet local needs. This is consistent with the objective of promoting sustainable development within the rural areas. If large scale employment were to be encouraged this would lead to unsustainable patterns of development and potentially undermine the regeneration of urban areas. The approach also reflects the results of consultation with rural communities.

Recommended Action

That the Policy be amended as set out in Proposed Changes:

PC011/R
PC012/R

16.0 Rural Areas

98. Policy R3 – A Transport Strategy for the Rural Areas

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Policy R3 – A Transport Strategy for the Rural Areas	12	12	0	4	8	2	6	0	0

Summary of issues raised by Respondents

- Respondents offer some support for the policy, particularly the provision of ‘demand-led’ services, improving connections between villages and their nearest services and measures to reduce ‘rat-running’.
- Respondents consider that the policy should promote better information about transport. Accessibility should include access to information. It should also promote connections with places of employment.
- Respondents question the effectiveness of the policy in the light of Northamptonshire County Council’s budget cut to transport subsidies and the impact this will have on rural bus services.
- The following improvements to transport facilities are suggested by respondents:
 - Re-opening of Roade rail station;
 - Intermediate rail station at Brackley;
 - Bus interchange at Towcester; and
 - Improvements to disabled access at Long Buckby Station and associated public transport improvements.
- Specific concerns are raised regarding the capacity of the A43 corridor at Moulton.
- Respondents question the ability of the local authorities to improve connectivity and obtain funding is questioned. Particular concern is expressed regarding the A45 Flore-Weedon Bypass.
- One respondent claims that the excessive traffic experienced by villages such as Nether Heyford is not given significant weight in the document.

Joint Planning Unit Response to Representations

The support for the policy is noted and welcomed.

The importance of providing better information about transport is noted. This is referred to elsewhere in the JCS, at Policy C1, and does not need to be repeated here.

The implementation of improvements to rural transport is challenging in the current economic situation, but the principles of the policy remain valid. Greater use will need to be made of innovative solutions such as “demand” operated services.

It is not appropriate to include the specific improvements suggested by the respondents in the policy for the following reasons:

- The proposed railway stations at Roade and Brackley are not supported by any evidence that they would be viable and deliverable;
- The improvement of bus facilities at Towcester is dealt with in Policy T4; and
- The Infrastructure Delivery Schedule that supports the Joint Core Strategy identifies a requirement for improvements to facilities at Long Buckby Station. Improvements to Long Buckby Station are currently referred to within Policy D5 of the Joint Core Strategy. The specific improvements at Long Buckby Station are too detailed for inclusion within the Joint Core Strategy.

Issues relating to the A43 corridor and the A45 Flore/ Weedon Bypass are dealt with in the Connections section of the Joint Core Strategy.

The Infrastructure Delivery Plan sets out a range of schemes that will improve connectivity and identifies costs and funding sources for these.

The policy recognises the wider problems of traffic growth in rural areas, but it would not be appropriate to single out particular locations such as Nether Heyford.

No changes are required other than a minor factual update to reflect the fact that the Northamptonshire Transportation Plan has now been adopted.

Recommended Action

That the supporting text be amended as set out in Proposed Change:

PC013/R

17.0 Monitoring and Implementation Framework

99. Monitoring and Implementation Framework

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
17.0 Monitoring and Implementation Framework	13	10	3	4	9	4	3	2	0

Summary of issues raised by Respondents

Introduction

- A respondent considers the Pre-Submission JCS should contain a clear statement that infrastructure should be installed before major or cumulative development takes place.
- One respondent considers that the Pre-Submission version of the Joint Core Strategy should be supported by an up-to-date SHLAA document which the JPU have had sufficient time to prepare. This should inform the over-arching plan document, specifically help to identify the sites available to meet local housing requirements.

Funding and Delivery

- A respondent considers that there is a lack of discussion within the Pre-Submission JCS regarding the funding and infrastructure constraints that may make the Daventry North East SUE undeliverable in the plan period. Respondent's view is that an increased burden on the road network from the development should be quantified in the JCS to fully show the implications of development, when infrastructure improvements are essential and when contingency measures will need to be triggered if site proves undeliverable.
- A respondent considers the delivery of required Strategic Road Network improvements should be noted as a significant challenge, with no Highways Agency funding envisaged in the plan period. The respondent considers that a high degree of importance should be placed on Paragraph 17.7 in the JCS given the importance of developer contributions or possible local public sector funding sources to deliver essential schemes.

Monitoring the Plan

- A respondent suggests minor changes to include the referencing of the quotations in Paragraph 17.8.
- A respondent considers that there is a lack of clarity on housing delivery due to uncertainty around provision of extensions in Daventry and a lack of

contingencies or certainty about what level of development will be provided through the Strategic Housing Land Availability Assessment (SHLAA). The respondent considers that the full housing trajectory and the Strategic Housing Land Availability Assessment information should be provided within the JCS.

- A respondent raises concerns that the level of development proposed is a fundamental change in approach and departure from present policy from one supporting a growth area to one seeking to ensure only natural change is accommodated.

Housing Trajectory

- A respondent considers that housing trajectories and site delivery schedules for individual districts should be included as part of the JCS to help calculate 5 Year Land Supply position.

Joint Planning Unit Response to Representations

The response to representations follows the headings that have been used in the summary of issues raised by respondents above:

Introduction

The Proposed Changes to the Pre-Submission JCS update the information in relation to known infrastructure requirements and a new Appendix 4 Infrastructure Requirements to the JCS is included. This update provides detailed information in relation to the Key Primary Infrastructure Projects included at Table 7 of the Pre-Submission JCS. Appendix 4 is taken directly from the updated work in relation to the Infrastructure Delivery Plan Update 2012 (IDP). The response to representations under Section 11 of the Pre-Submission JCS contains further details on the JPUs work on this topic, including where Proposed Changes have been made to the plan. However, no changes are proposed to Section 17 in response to these representations.

The Draft Strategic Housing Land Availability Assessment (SHLAA) was published for a 'Call for Further Technical Evidence' consultation in December 2009. The intention of the Joint Planning Unit was always to ensure the Final SHLAA was published in time to support Submission of the Joint Core Strategy. Following an extensive period of work the SHLAA Update (2012) was published in January 2012 in advance of Proposed Changes to the JCS. This represents the Final SHLAA for West Northamptonshire. The documentation is available to review on the JPU website and contains a full update of technical site suitability, availability and achievability constraints whilst also fully reflecting the wider influences currently affecting the house building in West Northamptonshire.

Funding and Delivery

The JPU together with the developer has reassessed the rate of delivery of housing development in relation to Daventry North East SUE and agree that given the economic circumstances currently prevailing and the remaining number of years to implement the plan to 2026 a realistic delivery of housing from the site would be in

the region of 2000 dwellings. However, should economic circumstances alter quicker or more sharply than anticipated then more housing could potentially be delivered. Hence a degree of flexibility is required in the policy wording to account for this. The response to representations under Section 13 (Policy D3) of the Pre-Submission JCS contains further details on the JPUs work on this topic, including where Proposed Changes have been made to the plan. However, no changes are proposed to Section 17 in response to these representations.

The funding of infrastructure will be via a number of funding sources including public sector investment (including central Government funding for major and smaller projects), private sector development (including developer contributions to public sector projects) and the business plans of statutory undertakers. As Government funding is restricted and developer contributions are potentially affected by diminished land value, funding strategic infrastructure will remain challenging in the short term. Nevertheless, evidence shows that Northamptonshire has shown some resilience to the economic downturn and is well placed to thrive as the national economy improves. Recent public funding investment in the proposed new Northampton new bus interchange, Northampton Station and the A45/ A5 Weedon crossroads improvements demonstrate that public funding although hard fought is available for both large and small infrastructure projects. The response to representations under Section 11 (in particular Policy INF1) of the Pre-Submission JCS contains further details on the JPUs work on this topic, including where Proposed Changes have been made to the plan. However, no changes are proposed to Section 17 in response to these representations.

Details of Proposed Changes to the Joint Core Strategy in terms of contingency arrangements are covered in the following sections of this response.

Monitoring the Plan

The quotation requiring a direct reference in Paragraph 17.8 has been removed as part of the Proposed Changes following the revocation of guidance relating to Planning Policy Statement 12: 'Local Spatial Planning'. This Proposed Change addresses representations on this issue.

The Joint Planning Unit has undertaken a comprehensive review of the Monitoring Framework in the Pre-Submission Joint Core Strategy to reflect new guidance in the National Planning Policy Framework in-particular. As a part of this work the Joint Planning Unit agree with the representations seeking greater depth and clarity in terms of monitoring arrangements and contingency measures in the Joint Core Strategy. A series of 'triggers' and 'contingencies' has now been identified in revisions to Appendix 6 ('The Monitoring Framework'). These identify when delivery of JCS policies is not in-line with that required to support the objectives of the Joint Core Strategy and suggest appropriate contingency measures to re-align delivery or instigate the review of policy. This approach is now referenced in this Section as well as in Proposed Changes to Appendix 6 and Section 5 (in particular Policy S6) of the Plan.

The justification for the revised 50,150 housing requirement is fully set out in the Housing technical paper which was published alongside the Pre-submission JCS

and has been updated as part of the Proposed Changes process. The revised target is based on a realistic assessment of what is deliverable having regard to the economic recession and prospects for recovery, together with issues such as infrastructure delivery. It is not accepted that this target is overly pessimistic. Conversely it remains a positive and challenging target that will meet the needs arising from natural change and provide for some additional growth.

Housing Trajectory

It is accepted that the inclusion of individual trajectories for each district and for the NRDA would be helpful within the Joint Core Strategy document. Consequently changes are proposed to Policy S6 and the Housing Trajectory in Appendix 3. Changes are proposed in this section to highlight the role of the housing technical paper in terms of setting out detailed projections of supply on identified sites and the updating of the housing trajectory undertaken through the Joint Authorities' Monitoring Report.

The response to representations under Section 5 (in particular Policy S6) also details Proposed Changes that have been made to the plan to establish projections for housing supply in West Northamptonshire.

Recommended Action

That the Monitoring section be amended in accordance with the following Proposed Changes:

PC001/M to PC027/M inclusive.

18.0 Appendices

100. Appendix 1 – Plans and other Strategies taken into account in the preparation of the Joint Core Strategy

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Appendix 1 – Plans and Other Strategies Taken into Account in the Preparation of the Joint Core Strategy	0	0	0	0	0	0	0	0	0

Summary of issues raised by Respondents

- No representations received.

Joint Planning Unit Response to Representations

No response required.

Recommended Action

None

18.0 Appendices

101. Appendix 2 – Evidence Base for the Joint Core Strategy

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Appendix 2 – Evidence Base for the Joint Core Strategy	5	5	0	2	3	3	0	0	0

Summary of issues raised by Respondents

- One respondent considers that the Sustainability Appraisal provides an inadequate assessment of the potential negative impacts on historic environment; Appraisal tables and Table 7.2 do not identify any of these negative impacts.
- One respondent considers that there are cases where negative impacts on historic environment should have been identified such as Policies C6 and T5, and where it may be difficult to reconcile the amount of new development proposed with areas' designation as a registered park and garden.
- Respondent comments that it is stated that Roade Masterplan have been completed in 2010 but when the JCS consultation opened it had not been finalised or adopted.
- One respondent comments that the evidence base lists the SHLAA which is still work in progress and highly controversial due largely to its emphasis on greenfield sites with no regard for current policies; some sites are in, or immediately adjacent to, conservation areas and special landscape areas.
- One respondent considers that it is unfortunate that the final version of SHLAA is yet to be completed. Respondents would like confirmation that previously made representations to the SHLAA regarding the unsuitability of potential sites around Great Houghton at the draft stage have been properly considered.
- One respondent considers that the following should be added to the evidence base list:
 - Towcester Transport Study;
 - South Northamptonshire Council's Transport Strategy;
 - South Northamptonshire Council's State of the District Economy 2009;
 - South Northamptonshire Council's State of the District Economy 2010; and
 - South Northamptonshire Council's Economic Development Strategy.
- A respondent considers that the 5 Year Land Supply Assessment should be 2010.
- Respondent comments that the Brackley, Roade and Towcester Masterplans completion dates should be 2011.

Joint Planning Unit Response to Representations

The Sustainability Appraisal has assessed the potential impacts of each policy will be on archaeology and the historic environment. The respondent has provided two examples where they feel the Historic Environment has not been adequately analysed, these being Policy C6 (High Speed 2) and T5 (Towcester Racecourse). In regards to Policy C6 and the impact on the historic environment, it is difficult to assess what impact there will be on the historic environment as the final route of High Speed 2 has yet to be determined.

In regards to Policy T5, the respondent has outlined that it may be difficult to reconcile the amount of new development proposed with the area's designation as a registered park and garden. A change is proposed to Policy T5 to address this issue.

In relation to the SHLAA comments, whilst the respondent has listed that the SHLAA in their opinion maybe 'controversial', it is still a piece of evidence that has been taken into consideration during the preparation of the JCS. Furthermore, the SHLAA is not a policy document as indicated under Paragraph 1.2 of the Executive Summary of the SHLAA. The SHLAA does not indicate or determine whether a site could be allocated for development. Instead, it is an evidence source to inform the development plan process as it provides background evidence on the possible availability of land from various sources within West Northamptonshire. It will be used to inform the Joint Core Strategy, which will consider the appropriate policy approach to deliver the housing requirement for Daventry District, Northampton Borough and South Northamptonshire Councils. Therefore it is a requirement to list the SHLAA in Appendix 2.

The final SHLAA has now been completed and all comments were considered during the preparation of the document, including any comments relating to sites around Great Houghton.

South Northamptonshire Transport Strategy, the Towcester Transport Study and South Northamptonshire Economic Development Strategy are included in the Appendix 2 list.

The five year housing land supply assessments are updated annually. A note to this effect will be added to Appendix 2.

It is agreed that the Brackley, Roade and Towcester Masterplans completion dates should be updated accordingly.

Recommended Action

That Appendix 2 is amended as set out in the following Proposed Changes:

PC001/A2 to PC039/A2 inclusive.

18.0 Appendices

102. Appendix 3 – West Northamptonshire Housing Trajectory

Summary of Representations

Policy/ Section	Total No of Reprs	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Appendix 3 – West Northamptonshire Housing Trajectory	0	0	0	0	0	0	0	0	0

Summary of issues raised by Respondents

- No representations received

Joint Planning Unit Response to Representations

No response required.

Recommended Action

None

18.0 Appendices

103. Appendix 4 – West Northamptonshire Infrastructure Schedule

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Appendix 4 – West Northamptonshire Infrastructure Schedule	25	21	4	4	21	10	6	3	2

Summary of issues raised by Respondents

The following comments have been received in relation to specific elements of the Infrastructure Schedule:

- One respondent considers that adding up the costs for Northampton North leads to the conclusion that developers would pay almost £34,000 per house. No developer could afford such an approach.
- One respondent considers that 40,000 new homes will lead to a bigger shortfall in open space provision when a shortfall already exists. As most green infrastructure proposals are only of tertiary importance and are unlikely to come into existence, we are left with the prospect of more high density housing squeezed onto greenfields.
- One respondent does not consider specified costs and timing of delivery associated with many of the items currently set out in Appendix 4 relating to Daventry North East SUE is sufficiently robust or substantiated.
- Respondents consider that healthcare issues are only resolved at a local level, consisting of health centres and doctor/ dentist surgeries. Provision of new or extended hospital facilities is not covered.
- A respondent considers that in relation to Page 201 of the JCS the infrastructure schedule is incomplete as the source of funding is not secure and lacks the evidence base as to realistic cost. It is linked to specific developments and does not identify the cumulative effective on the infrastructure and the overall cost of that infrastructure, e.g. the North West Bypass.
- A respondent questions that in relation to Item L5 in the West Northamptonshire Infrastructure Schedule whether this a realistic sum of money (£59.63m) to expect developer contributions to fund? Respondents question given that the Infrastructure Delivery Plan was published in February 2011 and the Pre-Submission JCS was approved for publication in January 2011, how was the Infrastructure Delivery Plan (IDP) evidence used to inform the JCS? Respondent questions that Northampton West South SUE section has no contributions for road infrastructure listed - what about road safety improvement to the busy commuter/ "rat runs" north and south of site?
- A respondent considers that Appendix 4 is not deliverable in respect of the requirement for a new primary school to be provided as part of the Northampton South SUE (Item G2 in the West Northamptonshire Infrastructure Schedule).

- One respondent requests clarification in relation to Policy N5 that requires a 'contribution' towards off-site primary school provision, whilst Appendix 4 suggests a school might be provided on-site.
- A respondent considers that clarification is sought as to whether the required infrastructure provision for Northampton South SUE is based on the 1,000 dwellings indicated in Policy N5. The respondent requests clarification because Appendix 4 is stated to be based on the IDP which indicates that Collingtree (assumed to be the same location) has a capacity for 2,200 dwellings. The respondent considers that clearly, a materially larger scheme would have greater implications for physical, social and other infrastructure. The respondent considers that accordingly, the matters identified in Appendix 4 may be incorrect even if Bovis Homes' objection to increase the size of the allocation to accommodate up to 1,400 dwellings is accepted.
- A respondent considers that in relation to Towcester it is noted that:
 - In Policy T4 for example, the bypass is to be funded by the Highways Agency and Northamptonshire County Council whilst all negotiations to-date have consistently placed responsibility for funding in the first instance with developers;
 - Secondly, it has been agreed that the secondary schooling required by development is significantly less than 6 form entry but the County Council wish to have the option to build a 6 form entry, or larger; and
 - Thirdly, whilst noted that the town park has a tertiary status, it is established that this is aspirational and not necessary for the main scheme developer to provide this.
- One respondent considers that the entry in the West Northamptonshire Infrastructure Schedule for the Grosvenor Centre is factually incorrect. The respondent states that whilst the new Bus Interchange is integral to the Grosvenor Centre development, the developer is not responsible for funding or to procure the new bus interchange as it is to be provided and funded by the public sector. It is suggested that the Infrastructure Delivery Plan should be amended as such.
- A respondent considers that in relation to Northampton North SUE Item I2 in the West Northamptonshire Infrastructure Schedule outlines a 2 x 2 form entry primary school as being funded by developers and the County Council. Northampton North in itself would generate the requirement for these two schools and it is understood that the level of growth being planned for would not result in significant increases in children of school age. Respondents are concerned that the costings attributed to some infrastructure items have not been subject to a suitable level of scrutiny and are unsound.
- A respondent considers that in relation to Northampton King's Heath Sustainable Urban Extension Item J1 in the West Northamptonshire Infrastructure Schedule:
 - A new road link from the A428-A5199 is identified within 0-3 years of first dwelling completions; however it cannot be established that any such road must be constructed within the first three years following any completion.
 - Secondly, the respondent considers that the IDP attributes Item J16 (a secondary school) as being funded by developers and the County Council. Respondents consider that it should be clear that Kings Heath, by itself would not require a secondary school. If the school is required to meet needs arising from the development of other sites that this must be made clear.

- Thirdly, the respondent considers that in relation to the timing for Item J14 (Dallington to Kings Heath road improvements under Northampton King's Heath SUE) in the West Northamptonshire Infrastructure Schedule any link between Dallington and Kings Heath at 2015 can only be arbitrary at this stage.
- The respondent considers that Item K4 (Park and Ride Facility under Northampton North of Whitehills SUE) in the Schedule mistakenly states the park and ride facility related to Buckton Fields is to be provided on A508 corridor. In fact the facility is to be provided at the junction between Welford Road (A5199) and Brampton Lane.
- The respondent questions, in relation to Item AE2 (Public Transport under Daventry International Rail Freight Terminal), whether constraints or conditions are being imposed on the businesses taking on Daventry International Rail Freight Terminal units to utilise the Motorways and not the A361, A5, A45 as these roads are not appropriate for increased Heavy Goods Vehicle traffic.
- The following comments have been received in relation to more general aspects of the Infrastructure Schedule:
 - The respondent questions whether the Infrastructure Delivery Plan has been updated to take account the reduction in housing provision now proposed in the JCS.
 - The respondent considers that the IDP should clearly set out a current view of critical infrastructure required to deliver the JCS and suggest it is not currently clear which infrastructure is critical to delivery of the JCS and which is merely desirable.
 - A respondent is concerned that in relation to Secondary School Provision the plan should make adequate provision for secondary schooling as currently the JCS makes provision for only one secondary school at Northampton which appears light relative to level of housing proposed. The respondent requests that this matter be kept under review as the plan develops.

Joint Planning Unit Response to Representations

The Infrastructure Delivery Plan Update 2012 (IDP) provides estimated costs of infrastructure and funding sources. The IDP Update provides refreshed information on cost and timing of infrastructure in close consultation with infrastructure providers. It is a supporting document to the JCS.

Funding for infrastructure will be via various forms of funding both public and private. The West Northamptonshire partners are seeking to introduce the Community Infrastructure Levy (CIL) following the adoption of the JCS. The CIL is a viability tested charge on most forms of new development. Unlike S106 planning obligations CIL monies can be used to help fund a wide range of infrastructure projects including strategic infrastructure not necessarily directly related to the development the CIL monies are accrued from. Section 106 planning obligations will still be relevant to infrastructure provision directly related to mitigating the impact of development but must be in compliance with CIL regulation 122 and paragraph 204 of the National Planning Policy Framework. This is fully explained in the text to the Infrastructure and Delivery section and further clarified by Proposed Changes to the section.

The IDP includes green infrastructure provision which includes open space. Green infrastructure and open space are important elements of infrastructure provision. Sustainable Urban Extension (SUE) policies require green infrastructure provision.

Acute healthcare provision is revenue funded by the Department of Health and delivered by NHS Trusts and the Clinical Commissioning Groups within the County. Providing acute healthcare infrastructure is beyond the control of the Partner Authorities and developers within West Northamptonshire.

A North West Bypass for Northampton will be required within the JCS plan period. The section from the A428 to Grange Farm (North West Bypass, Phase 1) which will be required as part of the Northampton Kings Heath SUE and is likely to be commenced around 2016. Phase 2 of the North West Bypass (between Grange Farm and A5199) will be required to be delivered by 2026 with a possible commencement date at around 2021. The North West Bypass is required to serve the Sustainable Urban Extensions of North of Whitehills, King's Heath and Northampton West. Phase 1 of the North West Bypass will link in to the Sandy Lane Improvement North which runs from the A428 to Roman Road/Berrywood Road and which has already been built. A new section of road to the south of the Sandy Lane Improvement North is known as the Sandy Lane Relief Road (between Roman Road and the A4500). A southern part of this is built and the remaining part will be brought forward by the Norwood Farm Upton Lodge development at around 2016. The Sandy Lane Relief Road and Northampton North West Bypass between them will complete an orbital route around the western side of Northampton, giving access to the A45, A43, M1 and to SUEs to the north-west and west of the town.

The publication of the IDP in February 2011 closely followed approval for publication of the Pre-submission JCS. The IDP was however available during production of the JCS as the document had been drafted and reviewed by infrastructure delivery partners in advance of its publication. The reference to £59.63m in Appendix 4 of the Pre-Submission JCS in relation to water infrastructure was found to be a typographical error.

Northampton West SUE will require highway infrastructure provision as referred to in the SUE policy and IDP 2012 update.

The IDP Update 2012 amends the entry in respect of the new bus interchange for Northampton.

The Towcester Relief Road is to be funded by the developer as infrastructure required to mitigate the impact of the development of the Towcester South SUE.

Any further extension of Daventry International Rail Freight Terminal (DIRFT) will be determined by application to the new Major Planning Infrastructure Unit created within the Planning Inspectorate. The relevant Secretary of State will be the decision maker which may include transport requirements.

The developer of Towcester South SUE will be required to provide green infrastructure to support the development. The proposal for a town park has been put forward by the developer. Potentially there may be other financial contributors.

Northampton South SUE, a development of 1,000 dwellings, will be required to provide a site for a primary school. The developer will contribute proportionally to this infrastructure, consistent with paragraph 204 of the National Planning Policy Framework (NPPF) and regulation 122 of the Community Infrastructure (CIL) Regulations (as amended).

Towcester South SUE, a development of 3,000 dwellings in total, will be required to provide for secondary education to meet the needs of the development. The developer will contribute proportionally to this infrastructure, consistent with paragraph 204 of the National Planning Policy Framework (NPPF) and regulation 122 of the Community Infrastructure (CIL) Regulations (as amended).

Northampton North SUE will be required to provide for primary school education to serve the needs of the development. This may be via single, 3 form entry primary school or by 2, 2 form entry schools. If greater capacity for school places is created than the development requires this will be funded via other means such other developer contributions from developments that may access the new schools. There is presently no capacity within Northampton related primary schools and non-forecast in the identifiable future.

Neither the IDP 2011 nor the IDP Update 2012 implies that the new secondary school to be sited at Northampton Kings Heath SUE is required solely as a result of the development of the Northampton Kings Heath SUE.

Secondary school provision as identified in the IDP has been updated in the 2012 Update in close consultation Northamptonshire Council as education infrastructure provider.

As regards Park and Ride sites these are proposed to be deleted from the JCS. Northamptonshire County Council considers that the challenge of delivering Park and Ride for Northampton, even on the busiest corridors, by 2026 is sufficient to make most of the allocated Park and Ride sites unlikely to be brought forward within the plan period.

Both the IDP 2011 and the IDP Update 2012 are based on the reduction in housing provision provided by the Pre-Submission JCS.

The IDP identifies Key Primary Infrastructure which is then identified at Table 7 of the JCS. Infrastructure priorities are likely to change over time as items of infrastructure are delivered.

Recommended Action

That Appendix 4 is amended as set out in the following Proposed Changes:

PC001/A4

PC002/A4

18.0 Appendices

104. Appendix 5 – Saved Local Plan Policies to be replaced by Joint Core Strategy Policies

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Appendix 5 – Saved Local Plan Policies to be Replaced by Joint Core Strategy Policies	3	3	0	1	2	1	1	0	0

Summary of issues raised by Respondents

- The respondent does not believe that Saved Northampton Local Plan policies E1, E7, E9 and E39 have been adequately addressed by the Joint Core Strategy policies which are supposed to replace them (i.e. Policies BN2, BN5, S10 and S11).
- The respondent considers that the remaining Northamptonshire County Structure Plan Policy SDA 1 (Strategic Development Area Proposals) which includes development at Towcester should be on the list of policies to be replaced by the Joint Core Strategy.
- The respondent considers that in regard to large scale development at Dallington Heath and North of Whitehills the JCS appears merely to have accepted them as commitments derived from old style development plans. The respondents consider that saved development policies in old style development plans should be subjected to utmost critical scrutiny as to the current circumstances rather than merely be treated as commitments because of their presence in the old style development plans.

Joint Planning Unit Response to Representations

In regards to the Northampton Local Plan policies, Policies E7 and E9 have not been included in the replacement policies list in Appendix 5, therefore these policies will be saved until such time when they are replaced by the Northampton Related Development Area Local Plan. In relation to Policies E1 and E39, it is considered that Policies BN2 (Biodiversity) and BN5 (The Historic Environment) of the Joint Core Strategy are an adequate replacement to Policy E1 of the NBC Local Plan. Policies S10 (Sustainable Development Principles) and S11 (Renewable Energy) of the Joint Core Strategy are an adequate replacement to Policy E39 of the NBC Local Plan. It is considered that the Joint Core Strategy policies are more positively prepared and are more consistent with national policy than the Local Plan policies.

In regards to Policy SDA1 of the Northamptonshire County Structure Plan, this has now been added to the Appendix 5 list as a policy that is replaced by Joint Core Strategy Policy S1 (The Distribution of Development) and Policy S5 (Sustainable Urban Extensions).

Dallington Heath and North of Whitehills SUE allocations have been subject to the 'upmost scrutiny' through the JCS process and have been subject to analysis through the Sustainability Appraisal process that runs alongside the development of JCS. The development of these SUE options have been scrutinised and assessed through the progression of the Joint Core Strategy from the initial Issues and Options stage through the Emergent Joint Core Strategy stage and assessed at Pre-Submission. They have been found to be sustainable development options along with other SUE allocations.

Recommended Action

That Appendix 5 is amended as set out in the following Proposed Changes:

PC001/A5
PC002/A5
PC003/A5
PC004/A5
PC005/A5
PC006/A5
PC007/A5
PC008/A5
PC009/A5
PC010/A5
PC011/A5
PC012/A5.

18.0 Appendices

105. Appendix 6 – West Northamptonshire Monitoring Framework

Summary of Representations

Policy/ Section	Total No of Reprs	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Appendix 6 – West Northamptonshire Monitoring Framework	1	1	0	1	0	0	0	0	0

Summary of issues raised by Respondents

- The respondent considers that changes should be made to the indicators on the National "Heritage At Risk Register" so that all designated heritage assets are included rather than Grade I / II* only. The respondent considers that the indicator should also recognise that not all heritage assets were assessed in 2006, so the target should be revised to achieve a decline in assets at risk since assessment began.

Joint Planning Unit Response to Representations

The Joint Planning Unit accepts the concerns of the respondent and has included revisions to the monitoring of heritage assets as part of the Proposed Changes to the Joint Core Strategy. Revisions to Appendix 6 ('The Monitoring Framework') now allow the identification of all heritage assets at risk so full use can be made of the English Heritage "At Risk" Register. This Register has been updated substantially since publication of the Pre-Submission Joint Core Strategy. Provisions now made under the Trigger and Contingencies section of the Monitoring Framework establish the 2011 base date of the Joint Core Strategy for reporting the condition of heritage assets. They also set out that reporting will commence for new assets as soon as data becomes available.

Recommended Action

That the supporting text and policy be amended as set out in the following Proposed Changes:

PC178/A6
PC180/A6
PC181/A6

19.0 Glossary of Terms and Abbreviations

106. Glossary of Terms and Abbreviations

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
19.0 Glossary of Terms and Abbreviations	0	0	0	0	0	0	0	0	0

Summary of issues raised by Respondents

- No representations received

Joint Planning Unit Response to Representations

No response required.

Recommended Action

None

20.0 Maps and Key Diagram Index

107. Figure 1 – West Northamptonshire Context Map

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Figure 1 – West Northamptonshire Context Map	0	0	0	0	0	0	0	0	0

Summary of issues raised by Respondents

- No representations received

Joint Planning Unit Response to Representations

No response required.

Recommended Action

None.

20.0 Maps and Key Diagram Index

108. Figure 2 – West Northamptonshire Key Diagram

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Figure 2 – West Northamptonshire Key Diagram & Legend	4	4	0	1	3	1	1	1	0

Summary of issues raised by Respondents

- Respondents recommended that additional information be depicted in Figure 2, including:
 - A Strategic Employment Site allocation should be denoted at Houghton Gate;
 - The symbol for DIRFT Policy E4 on the Key Diagram should be relocated to reflect the correct location of DIRFT III (west of the Motorway and north of Junction 18); and
 - A plan should be included within the JCS showing the location and extent of the DIRFT III strategic development opportunity site. It was also a resolution of the West Northamptonshire Joint Strategic Planning Committee held on the 31/1/11 that a map of DIRFT was provided to accompany the Submission JCS.

Joint Planning Unit Response to Representations

The Houghton Gate Strategic Employment site allocation is a site specific issue which will be shown on the Northampton Related Development Area Local Plan. It is too site specific to deal with at a strategic level. No reference is made to Houghton Gate in the JCS, therefore showing an allocation on this Figure would lead to confusion.

It is recognised that although the DIRFT allocation on the Pre-Submission was drawn in the correct location, the label for this allocation was placed on the wrong side of the motorway which gave the appearance of the DIRFT site appearing on the wrong side of the carriageway. This has now been rectified by moving the label to the correct side of the motorway above the proposed allocation.

At the Joint Strategic Planning Committee on the 31st January 2011, it was agreed that 'a map of DIRFT be produced to accompany the 'Submission' Joint Core Strategy. The DIRFT site will be shown in detail on the Proposals Map which will accompany the Submission Core Strategy.

Recommended Action

Amend Figure 2 and insert a new Figure 3.1 as set out in the following Proposed Changes:

PC001/MK
PC002/MK

20.0 Maps and Key Diagram Index

109. Figure 3 – West Northamptonshire Key Enlargement

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Figure 3 – West Northamptonshire Key Diagram Enlargement	1	1	0	1	0	0	0	0	0

Summary of issues raised by Respondents

- The respondent recommends that the A428 be shown north of Northampton.

Joint Planning Unit Response to Representations

It is proposed to add the A428 north of Northampton.

Recommended Action

That Figure 3 is amended as set out in the following Proposed Changes:

PC001/MK

20.0 Maps and Key Diagram Index

110. Figure 4 – Northampton Related Development Area Map

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Figure 4 – Northampton Related Development Area Map	3	2	1	1	2	1	0	1	0

Summary of issues raised by Respondents

- Respondents seek clarification of the term: 'Greenspace associated with the SUE' and recommend this be amended to 'as part of the SUE'.
- The respondent seeks clarification regarding the legend and that it should make it clear that the road line for the North West Bypass is indicative.
- Respondent considers that a Strategic Employment Site allocation should be denoted at Houghton Gate.

Joint Planning Unit Response to Representations

The 'Greenspace associated with the SUE' has subsequently been re-worded to state 'Indicative Structural Green Space associated with SUE'. It is felt that it is not appropriate to add 'as part of the SUE' as some of the Green space allocations may be delivered independently from the SUE proposal, e.g. Upton Park.

The legend for the North West Bypass has now been re-phrased to read 'Indicative alignment for improvements to Transport Infrastructure (Road)'. This clarifies that the route shown on Figure 4 is indicative.

Finally the Houghton Gate Strategic Employment Site has not been allocated in the JCS and is not therefore shown on the Proposals Map.

Recommended Action

That Figure 4 is amended as set out in the following Proposed Changes:

PC003/MK

20.0 Maps and Key Diagram Index

111. Figure 5 – West Northamptonshire Proposal Map

Summary of Representations

Policy/ Section	Total No of Reprs	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Figure 5 – West Northamptonshire Proposals Map & Insets	20	20	0	4	16	6	7	2	1

Summary of issues raised by Respondents

- Respondents consider that the maps do not deal with green infrastructure in West Northamptonshire. It is felt that such a map would aid an overview of where wind farms might best be sited.
- Respondent considers that the maps are dominated by constraints i.e. flood zones, minerals safeguarding areas, nature conservation areas, etc. In addition, Figure 5 only shows locations of inset maps rather than any actual development or other proposals.
- Respondent considers that most Inset maps show Mineral Safeguarding Areas from the adopted Minerals and Waste Development Framework Core Strategy and refer to them in the legend accordingly. The JCS however does not explain what the Mineral Safeguarding Areas are and the role they perform.
- Respondent considers that a Strategic Employment Site allocation should be denoted at Houghton Gate.
- Respondents disagree with part of Towcester South SUE being identified as Strategic Green Space on the grounds that no robust evidence exists to justify this position. Respondent supports the development of housing and connections on the site but consider that the designation of part of the land as Strategic Green Space designation would be inconsistent with residential development.

Inset 1: Brackley North SUE and Inset 2: Brackley East SUE

- Respondent considers that the standard legend on all the inset maps could cause confusion if none of the elements are depicted on the maps.
- Respondent considers colour tone of the mineral safeguarding area is the same colour tone as all the SUEs on Figure 4, whereas the SUEs on the inset maps are left without a colour tone. They feel that this is confusing and the notations ought to be consistent.
- Respondent considers that unless there is a proposal to extract any mineral reserves within a SUE prior to any development proceeding, it is unnecessary to show the designation within the SUE boundary.

Inset 3: Towcester South SUE

- Respondent disagrees with part of Towcester South SUE being identified as Strategic Green Space on the grounds that no robust evidence exists to justify this position. The respondent supports the development of housing and connections on the site but consider that the designation of part of the land as Strategic Green Space designation would be inconsistent with residential development.

Inset 4: Towcester Racecourse

No Representations Received

Inset 5: Towcester Centre & Moat Lane Regeneration Area

No Representations Received

Inset 6: Daventry North SUE

- Respondents recommend that the Inset Map 6 under Figure 5 be amended to include another red line which depicts the Monksmoor Farm site.
- Respondent seeks clarity regarding the approach to be taken to addressing the Minerals Safeguarding designation on part of the SUE site in the planning application process.
- Respondent express concern that the Local Nature Reserve is not depicted on the map despite being shown on the legend.

Insets 7 - 13: Northampton Inset Maps showing SUE locations

- Respondent seeks clarification regarding the allocation of 'approved in principle' in respect of Upton Lodge and Norwood Farm should not show development west of the new Link Road – this is unsound. There is opposition to residential development in the area of Upton Lodge/ Norwood Farm to the west of the new link road. It is thought that it is a clear intention to reserve this land as an extension to the country park therefore this area should be shown as green on the diagram to avoid doubt and or change of planning policy within the plan period.

Inset 8: Northampton Kings Heath SUE

- Respondent considers that the line of the Northampton Related Development Area disappears. They feel that the map needs to be improved in cases where lines run together in order that they can still be seen.

Inset 10: Northampton North SUE

- Respondent draws attention to the point that Crowfields Common Local Nature Reserve is not notated on the plan. They feel that the line of the Northampton Related Development Area disappears.

Inset 12: Northampton South SUE

- Respondent considers the allocated site includes a large area of land which is existing public open space and is shown on the attached plan (green area). This was provided to meet the needs arising from the existing development at East Hunsbury and in particular that area to the south of Rowtree Road and east of the railway line. They therefore feel that it would be totally inappropriate for this public open space to be counted as part of the structural greenspace to be provided as part of the Northampton South SUE. The existing public open space should be deleted from the allocated area as edged red.

Insets 14 – 15: Brackley Business District

No Representations Received

Joint Planning Unit Response to Representations

Figure 6 shows the Green Infrastructure network in West Northamptonshire in regards to sub-regional and local corridors. Any site specific Green Infrastructure asset would be dealt with at a site specific level.

Figure 5 is intended to show the constraints within the West Northamptonshire area. This was in line with the guidance contained within PPS 12 on what was required to be shown on a proposals map. Paragraph 8.1 of PPS12 lists all of the requirements for the Proposals Map which are shown on Figure 5. Figure 5 also shows the outline of the Sustainable Urban Extensions within West Northamptonshire within the Inset plans. Further details of the Sustainable Urban Extensions can be found within the relevant inset plans.

It has been recognised on the Pre-Submission version of Figure 5 that no explanation was given for the term 'Mineral Safeguarding Area' A note will be added to Figure 5 and all the Inset Maps stating: 'For further details about the Minerals Safeguarding Area see the Northamptonshire MWDF Core Strategy DPD (Adopted May 2010)'.

The Houghton Gate Strategic Employment Site not been allocated in the JCS and as such it is not shown on the Proposals Map.

The area identified as the Strategic Greenspace within the Towcester South SUE is of high environment quality and presents the opportunity to provide a new town park which will link the existing urban area with the SUE at Towcester South. It will also help to sustain and enhance the green infrastructure networks in this area.

Inset 1: Brackley North SUE and Inset 2: Brackley East SUE

The legend for each SUE plan will be amended to only show those constraints which particularly affect that SUE. For example, the Brackley East SUE (Inset 2) is affected by flood risk areas, therefore these are shown on the legend. However, the Brackley North SUE (Inset 1) does not include any flood risk areas and these will be deleted from the legend.

The colour tone on Figure 4 will be adjusted to ensure that there is no confusion with the SUE shading and Mineral Safeguarding areas. It is appropriate to show any mineral safeguarding area on the Proposals Map as a statement of fact, regardless of whether or not a scheme is in place to extract any mineral reserves in an SUE prior to any development commencing.

Inset 3: Towcester South SUE

As discussed under the general comments section, the area identified as the Strategic Greenspace is of high environment quality and presents the opportunity to provide a new town park which will link the existing urban area with the SUE at Towcester South. It will also help to sustain and enhance the green infrastructure networks in this area.

Inset 6: Daventry North SUE

As Monksmoor Farm is not a Sustainable Urban Extension allocated in the JCS the site is not shown on the Inset Map.

A note will be included on all the Inset Maps referring to the Northamptonshire MWDF Core Strategy (2010) which provides guidance on minerals safeguarding and extraction in relation to development sites.

It has been recognised that the Daventry Reservoir Local Nature Reserve was not shown on the Inset Plan. This Nature Reserve has now been added to the Inset Plan.

Insets 7 - 13: Northampton Inset Maps showing SUE locations

Figure 4 is an illustrative guide to the development that has been approved in the area. The 'development' in the Upton Lodge and Norwood Farm area includes the proposed extension to the country park. Figure 4 therefore shows the full extent of the development including the country park which extends beyond the relief road.

The line of the Sandy Lane Improvement North will be shown on the Inset Map for clarity.

Inset 8: Northampton Kings Heath SUE

It has been recognised that in the original Pre-Submission Inset plan that the NRDA line was hidden by the SUE boundary. The Inset Map will be amended to rectify this.

Inset 10: Northampton North SUE

It has been recognised that the Crowfields Common Local Nature Reserve was not shown on the Inset Plan. This Nature Reserve will be added to the Inset Plan.

Inset 12: Northampton South SUE

Whilst it is recognised that the area highlighted in the consultation response forms an area of existing public open space, allocating this area as 'Indicative greenspace associated with the SUE' does not change this designation of existing open space. The area will continue to be protected as public open space.

Recommended Action

That Figure 5 and Inset Maps be amended as set out in the following Proposed Changes:

PC004/MK
PC005/MK
PC006/MK
PC007/MK
PC008/MK
PC009/MK
PC010/MK
PC011/MK
PC012/MK
PC013/MK
PC014/MK
PC015/MK
PC016/MK
PC017/MK
PC018/MK
PC019/MK

20.0 Maps and Key Diagram Index

112. Figure 6 – West Northamptonshire Green Infrastructure Networks

Summary of Representations

Policy/ Section	Total No of Reps	Legally Compliant		Sound		Unsound – Reasons			
		Yes	No	Yes	No	Not Justified	Not Effective	Not Consistent with National Policy	Not Stated
Figure 6 – West Northamptonshire Green Infrastructure Networks Map	1	1	0	1	0	0	0	0	0

Summary of issues raised by Respondents

- Respondent considers that the title refers to ‘Networks’ whereas the legend refers to ‘Corridors’. The respondent feels that this needs to be clarified.

Joint Planning Unit Response to Representations

The title of Figure 6 has been amended to read ‘network’ instead of ‘networks’ in order to clarify that the green infrastructure ‘corridors’ form the green infrastructure network.

Recommended Action

That Figure 4 is amended as set out in the following Proposed Changes:

PC020/MK