



**Northampton**

**Local Development Scheme**

**May 2020**

## **1. Introduction to the Local Development Scheme**

- 1.1 The Local Development Scheme (LDS) is a rolling business plan for the preparation of key planning policy documents that will be relevant to future planning decisions. It outlines the programme and resources for completion and adoption of each relevant planning document. It is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended by Section 111 of the Localism Act 2011) that the Council prepares and maintains an LDS.
- 1.2 The LDS must specify:
- The local development documents which are to be development plan documents;
  - The subject matter and geographical area to which each development plan document is to relate;
  - Which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;
  - Any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee;
  - The timetable for the preparation and revision of the development plan documents; and
  - Such other matters as are prescribed.
- 1.3 Development Plan Documents must be prepared in accordance with the LDS.
- 1.4 The existing LDS covering Northampton was prepared and brought into effect by Northampton Borough Council in April 2019 and covered the period January 2015 to August 2020.
- 1.5 An updated timetable covering the period to 2021 has now been prepared and is attached at Appendix 1.
- 1.6 This LDS reflects discussions regarding future partnership working that have taken place with Daventry District and South Northamptonshire Councils following the adoption of the West Northamptonshire Joint Core Strategy in December 2014.

## **2. What is the current development plan?**

- 2.1 The Development Plan can comprise either a single document or a number of documents that set out the spatial planning strategy for the area.
- 2.2 For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004 the adopted Development Plan for Northampton Borough currently comprises the following:
- Northampton Local Plan Saved Policies - Adopted 1997
  - Northampton Central Area Action Plan - Adopted 2013
  - West Northamptonshire Joint Core Strategy Local Plan Part 1 - Adopted 2017
  - Northamptonshire Minerals and Waste Local Plan – Adopted 2017
  - Duston Neighbourhood Plan – Made December 2015
  - Growing Together Neighbourhood Plan – Made April 2017
  - Spring Boroughs Neighbourhood Plan – Made April 2016
- 2.3 The Northampton Local Plan was adopted in 1997 and a number of its policies were saved in 2007 to ensure that they remained part of the development plan prior to the adoption of a new plan. Some of these policies have subsequently been replaced by the West Northamptonshire Joint Core Strategy but a significant number of Saved Policies remain (see Appendix 2 – Remaining Northampton Local Plan Saved Policies).
- 2.4 The Northampton Central Area Action Plan was adopted in January 2013. Its Examination took place post-publication of the first edition of the NPPF. It provides up-to-date planning policies for the town centre and its surrounding area.
- 2.5 The West Northamptonshire Joint Core Strategy Local Part 1 was adopted in December 2014. Its Examination took place post-publication of the NPPF. It provides up-to-date planning policies for the whole of Northampton Borough as well as the neighbouring areas of Daventry District and South Northamptonshire.
- 2.6 The Northamptonshire Minerals and Waste Local Plan was adopted in July 2017. The Plan, which was prepared by Northamptonshire County Council, sets out the strategy, policy and locations for minerals and waste development in the county to 2031.

### 3. The future Development Plan

- 3.1 The Local Plan Saved Policies were adopted in 1997 which pre-dates the existing planning system, the NPPF and the adopted Joint Core Strategy. This means that there is a need to review and update these policies. It is important to have an up to date plan in place to positively guide development decisions. An up to date plan will also replace extant interim guidance that does not constitute a formal part of the Development Plan. In addition, there is a need to consider how the Local Plan Part 2 policies will relate to existing and future Neighbourhood Plans.
- 3.2 The continuing regeneration and growth of Northampton's Central Area coupled with recent planning reforms, such as the prior notification system for changes of use from business use to residential use, mean that it is also necessary to review the Central Area Action Plan's (CAAP) policies and proposals. Once adopted, the Northampton Local Plan Part 2 will replace the CAAP.
- 3.3 The Planning Practice Guidance (PPG) states that the Local Plan should make clear **what** is intended to happen in the area over the life of the plan, **where** and **when** this will occur and **how** it will be delivered. Local plans should be tailored to the needs of each area in terms of their strategy and the policies required. They should focus on the key issues that need to be addressed and be aspirational but realistic in what they propose.
- 3.4 As the West Northamptonshire Joint Core Strategy provides up to date strategic policies for Northampton Borough, the main scope of the Northampton Local Plan Part 2 will be as follows:
- Site specific allocations including residential and employment uses;
  - Detailed development management policies against which planning applications will be determined;
  - Identification, phasing and implementation of local infrastructure;
  - Boundaries of retail centres;
  - Historic conservation, open space and nature conservation policies and designations; and
  - Policies Map.
- 3.5 The Local Plan Part 2 will cover the entire Borough of Northampton including the Northampton Central Area.

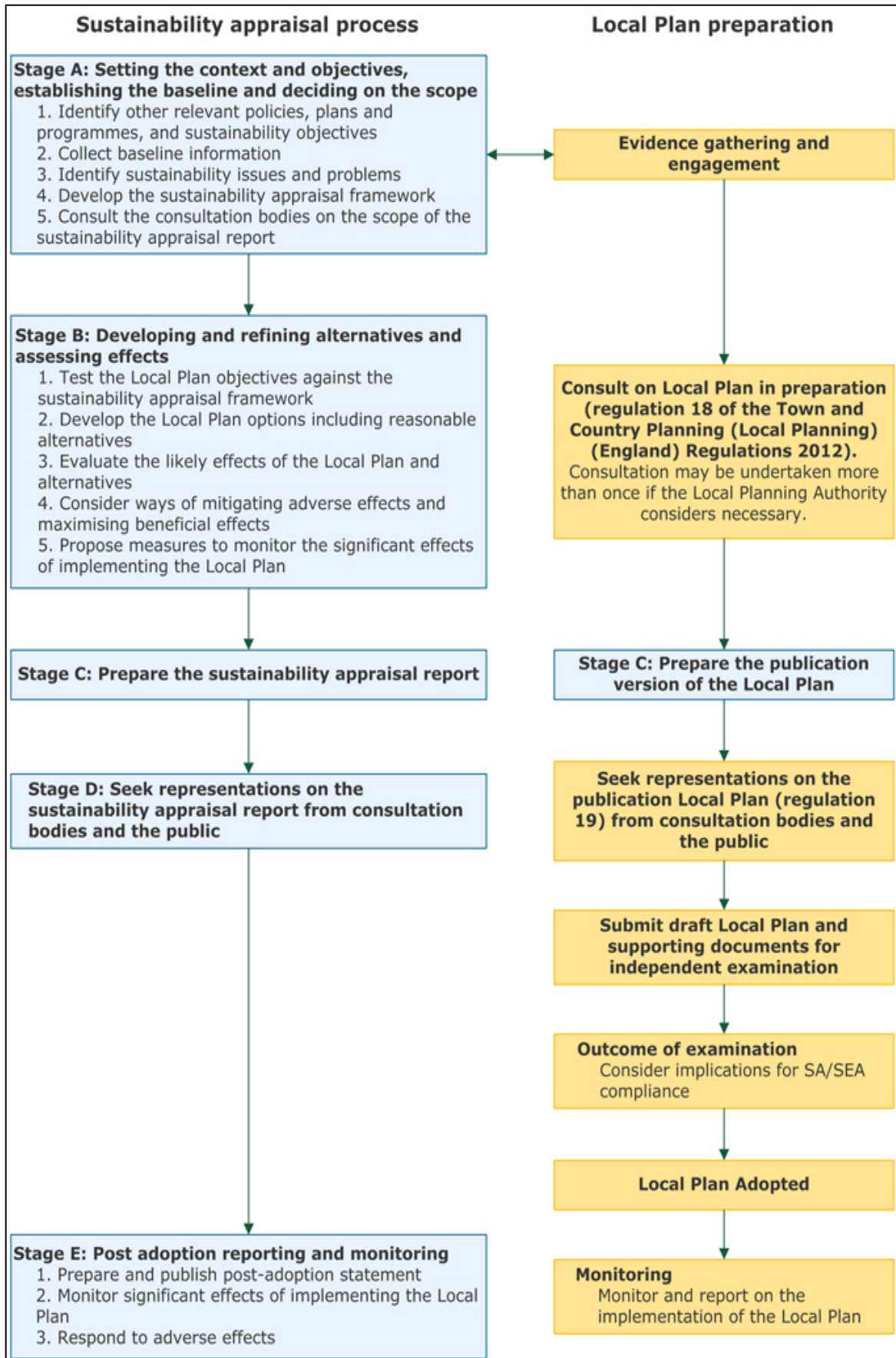
- 3.6 The Local Plan Part 2 will need to be consistent and in conformity with the Joint Core Strategy; it will cover the period up to 2029.
- 3.7 The Joint Core Strategy will be replaced by the West Northamptonshire Strategic Plan. Work on the Strategic Plan is at an early stage. The programme for the production of the Strategic Plan is set out in the West Northamptonshire Joint Local Development Scheme, which is posted at:  
<https://www.northampton.gov.uk/downloads/download/3581/local-development-scheme-for-west-northants>

#### Sustainability Appraisal and Habitats Regulation Assessment

- 3.8 Under the Planning and Compulsory Purchase Act 2004 the sustainability appraisal of development plans is mandatory. For the development plan it is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment Directive (European Directive 2001/42/EC). Therefore, it is a legal requirement for Local Plans to be subject to Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) throughout their preparation. The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process. The aim of the process is to appraise the social, environmental and economic effects of plan strategies and policies and ensure that they accord with the objectives of sustainable development.
- 3.9 The SA, incorporating the SEA, will be undertaken as an integral part of preparing Local Plans and will help arrangements for monitoring and implementation. The SA process has the following five stages:
- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
  - Stage B: Developing and refining alternatives and assessing effects
  - Stage C: Prepare the sustainability appraisal report
  - Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public
  - Stage E: Post adoption reporting and monitoring
- 3.10 Under the EU Habitats Directive (92/43/EEC) a Habitats Regulations Assessment (HRA) is required for any proposed plan or project which may have a significant effect on one or more European sites and which is not necessary for the management of those sites. The purpose of the HRA is to determine whether or not significant effects are likely and to suggest ways in which they could be avoided. The first stage is to carry out a Screening process to establish if the Local Plan might

have any Likely Significant Effects on any European site and therefore to determine whether a full HRA would be required for the Plan.

- 3.11 Further details of how the SA and HRA processes relate to the Local Plan preparation stages are set out in the diagram below.



#### **4. Other documents to be produced**

4.1 In addition to the Development Plan, a suite of other documents will be prepared:

##### Neighbourhood Plans

4.2 Neighbourhood Plans can be produced by Parish Councils or Neighbourhood Forums to set out policies in relation to the development and use of land in the whole or any part of a particular specified neighbourhood area. They are not prepared by Northampton Borough Council but are submitted to it ahead of independent examination and a referendum. They are not legally defined as Development Plan Documents but they do become part of the statutory Development Plan when they are made.

4.3 In Northampton Borough the following Neighbourhood Plans have been made:

- Duston – Made 14 December 2015;
- Spring Boroughs – Made 18 April 2016; and
- Growing Together – Made 3 April 2017.

4.4 At the time of writing an additional two neighbourhood areas have been designated as follows:

- Semilong & Trinity
- Queen's Park

##### Adopted Policies Map

4.5 A map of Northampton Borough which illustrates geographically the application of the policies in the adopted Development Plan.

##### Annual Monitoring Report (AMR)

4.4 AMRs are produced each year to monitor progress in producing the Development Plan and the implementation of policies. It is currently prepared as a joint AMR by the West Northamptonshire Joint Planning Unit on behalf of Northampton Borough, Daventry District and South Northamptonshire Councils.

##### Supplementary Planning Documents (SPDs)

4.5 SPDs expand upon and provide further detail to policies in the Development Plan. There are currently no plans to prepare any SPDs.

##### Community Infrastructure Levy Charging Schedule



- 4.6 On 21 September 2015 the Borough Council adopted a Community Infrastructure Levy. All planning applications for liable developments submitted and granted permission after 1<sup>st</sup> April 2016 have to pay the Levy. Charges apply to residential development and to retail developments of more than 100 square metres outside the town centre. Further details are available on the Council's website: [www.northampton.gov.uk/cil](http://www.northampton.gov.uk/cil) .

#### Statement of Community Involvement

- 4.7 The Statement of Community Involvement (SCI) sets out how communities and stakeholders can expect to be engaged in the preparation of planning documents and in the consideration of planning applications in Northampton Borough. The SCI was adopted in January 2017 and modified in 2018.

### **5. Programme for Plan Preparation**

- 5.1 The programme for preparing the Northampton Local Plan Part 2 is set out in the schedule below and shown on the LDS timetable in Appendix 1. The Council is expected to progress the preparation of this Local Plan in accordance with the schedule. Progress on meeting the programme will be reported annually in the AMR. If significant changes occur the LDS will be reviewed.

<b>Schedule 1 - Northampton Local Plan Part 2</b>	
Subject Matter	To set out site specific allocations for Northampton Borough including residential and employment uses. It will include policies against which planning applications for the development, management and use of land and buildings will be considered. It will include the identification, phasing and implementation of local infrastructure for sites. As an example of some of its policies' content, it will include boundaries of retail centres, historic conservation, open space and nature conservation policies and designations, highway issues and car parking. It will replace the Central Area Action Plan.
Geographical Area	Northampton Borough
Status	Development Plan Document
<b>Timetable for Production and Conformity with Appropriate Regulations</b>	
Formal Commencement of Preparation/ Consultation on the Scope of the Local Plan Part 2/ Call for Sites (Regulation 18)	September – October '15
Issues Consultation (Regulation 18)	April - June '16
Options Consultation (Regulation 18)	September – November '16
Sites Consultation (Regulation 18)	October - November '17
Publication of Draft Plan and Consultation (Regulation 19)	May '19 – June '19
Round 2 Publication of Draft Plan and Consultation (Regulation 19)	July '20 - August '20
Submission (Regulation 22)	December '20
Examination (Regulation 24) (To be Confirmed)	April '21
Adoption (Regulation 26)	September '21
Management Arrangements	Director of Planning and Sustainability. Regular reports to Cabinet Advisory Group – Local Plan.
Resources Required	Planning Policy team; input from other Council services, neighbouring authorities, consultees, Programme Officer and Planning Inspectorate.
Monitoring and Review Mechanisms	Annual Monitoring Report



## Appendix 2 – Remaining Northampton Local Plan Saved Policies

The Planning and Compulsory Purchase Act 2004 provided for the saving of policies in adopted Local Plans for a period of 3 years from the commencement of Section 38 of the Act (which was on 28 September 2004). Policies in plans approved or adopted at that date expired on 27 September 2007 unless the Secretary of State extended them beyond that date, by direction. The remaining policies are known as “Saved” Policies. The intention is that as new Local Plans are prepared Saved Policies will be replaced. In the case of Northampton Borough some Saved Policies have already been replaced as a result of the adoption of the Northampton Central Area Action Plan and the West Northamptonshire Joint Core Strategy Local Plan (Part 1). The list below shows the remaining Northampton Local Plan Saved Policies.

### Note

An asterisk \* next to the Policy Number indicates that the 1997 Northampton Local Plan Policy Applies Outside Central Area Action Plan Boundary. In all other cases 1997 Northampton Local Plan Policy Applies as originally.

### List of Remaining Northampton Local Plan Saved Policies

Policy Number	Policy Name/ Description	Notes
E7	Skyline development	Part of Development Plan
E9 *	Locally important landscape areas	Part of Development Plan. Part Replaced by CAAP Policies 4 and 29.
E20 *	New development (design)	Part of Development Plan. Part Replaced by CAAP Policy 1.
E26 *	Conservation Areas: development and advertisements	Part of Development Plan. Part Replaced by CAAP Policy 1.
E28	Use of upper floor shops and other commercial premises	Part of Development Plan
E29 *	Shopping environment: new or replacement shop fronts	Part of Development Plan. Part Replaced by CAAP Policies 1 and 13.
E30 *	Shop front: external security protection	Part of Development Plan. Part Replaced by CAAP Policy 1.
E35	Advertisements: in conservation areas	Part of Development Plan
E36	Advertisement hoardings: express consent	Part of Development Plan
H10	Other housing development: backland development	Part of Development Plan

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H11 *	Other housing development: commercial property in primarily residential areas	Part of Development Plan. Part Replaced by CAAP Policy 1.
H14 *	Residential development, open space and children's play facilities	Part of Development Plan. Part Replaced by CAAP Policy 4.
H16	Housing for the elderly	Part of Development Plan
H17	Housing for people with disabilities	Part of Development Plan
H18	Extensions	Part of Development Plan
H21	Conversion to flats	Part of Development Plan
H23	Conversion to flats	Part of Development Plan
H24	Conversion to flats	Part of Development Plan
H26	Conversion to flats – floors above shops	Part of Development Plan
H28	Hostels	Part of Development Plan
H29	Residential institutions	Part of Development Plan
H30	Multi-occupation with a single dwelling	Part of Development Plan
H31 *	Cumulative effect	Part of Development Plan. Part replaced by CAAP Policy 16.
H35	Childcare facilities	Part of Development Plan
B5	Development policies for proposed business areas: Brackmills, Milton Ham and Pineham	Part of Development Plan
B6	Support services	Part of Development Plan
B7	Brackmills: height considerations	Part of Development Plan
B8	Northampton Cattlemarket	Part of Development Plan
B9	Pineham and Milton Ham: landscaping Zone	Part of Development Plan
B10	Pineham and Milton Ham	Part of Development Plan
B11	Milton Ham: height considerations	Part of Development Plan
B14 *	Development for non-business uses in business areas	Part of Development Plan. Replaced by CAAP Policy 15.
B17 *	Use of land for open storage, salvage and recycling	Part of Development Plan. Part Replaced by CAAP Policies 1 and 15.
B19 *	Existing business premises in primarily residential area	Part of Development Plan. Part Replaced by CAAP Policy 1.
B20	Working from home	Part of Development Plan
B22 *	Small businesses: up to 200 sq.m	Part of Development Plan. Part Replaced by CAAP Policies 1, 10 and 11.

B23 *	Repair and maintenance of vehicles	Part of Development Plan. Part Replaced by CAAP Policies 1, 10 and 11.
B31 *	Environmental impact of business development: new locality	Part of Development Plan. Part Replaced by CAAP Policy 1.
B32	Environmental impact of business development: amelioration	Part of Development Plan
B33	Environmental impact of business development: hazardous development	Part of Development Plan
T11 *	Commercial uses in residential areas	Part of Development Plan. Part Replaced by CAAP Policies 1, 10 and 36.
T12 *	Development requiring servicing	Part of Development Plan. Part Replaced by CAAP Policy 36.
T14 *	Public transport – rail corridors	Part of Development Plan. Part Replaced by CAAP Policy 8.
T16 *	Taxi services	Part of Development Plan. Part Replaced by CAAP Policy 1.
T22 *	Provision for people with a disability	Part of Development Plan. Part Replaced by CAAP Policy 1.
R9	Districts and local centres: change of use from shops	Part of Development Plan
R11	Shopping facilities/ local centre in major residential development	Part of Development Plan
R15 *	Car showrooms	Part of Development Plan. Part Replaced by CAAP Policy 1.
R16	Retail sales from petrol filling stations	Part of Development Plan
R17 *	Retailing from industrial premises	Part of Development Plan. Part Replaced by CAAP Policy 11.
L2 *	Community use of existing schools and colleges	Part of Development Plan. Part Replaced by CAAP Policy 4.
L10	Bradlaugh Fields	Part of Development Plan
L12	Motor sports and motorised water sports	Part of Development Plan
L13	Local community facilities	Part of Development Plan
L24	Allotment gardens	Part of Development Plan

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L25	Alternative use of allotment land	Part of Development Plan
L26 *	Leisure proposals: site specific	Part of Development Plan. Part Replaced by CAAP Policy 4.
D4	Crow Lane (north): business or leisure	Part of Development Plan
D6	Delapre Abbey: office and conference centre	Part of Development Plan
D9	M1 Junction 15a/ A43: suitable for single development with high standard of building design within a landscaped setting	Part of Development Plan
D12	Land north west of Kings Heath	Part of Development Plan
D13	Overstone Scout camping ground (off Billing Lane): residential or public house/ hotel	Part of Development Plan
D16	St Edmund's Hospital: development guidelines given	Part of Development Plan
D17 *	Southbridge area and power station site, Nunn Mills: residential, business and leisure	Part of Development Plan. Part Replaced by CAAP Policies 27 and 28.
D20	Tweed Road (Pioneer Aggregates): development guidelines given	Part of Development Plan