



NORTHAMPTON
BOROUGH COUNCIL

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

Regeneration, Enterprise & Planning
Northampton Borough Council,
The Guildhall, St Giles Square
Northampton
NN1 1DE
0300 330 7000
www.northampton.gov.uk

Site reference number: General

Respondent number: 142

Name: Ian Dickinson

Company: Canal and River Trust

Other comments:

The Trust has no comments to make.

NBC response:

Noted.

Site reference number: General

Respondent number: 146

Company: Marine Management Organisation

Other comments:

No comments.

NBC response:

Noted.

Site reference number: General

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

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

Northamptonshire SPA mitigation strategy and will be happy to talk to the Borough Council if I can be of assistance

NBC response:

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

Site reference number: General

Respondent number: 71

Name: AD Hiam

Other comments:

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

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

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

NBC response:

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

There will be a need to provide a mix of housing types and sizes across the Borough to meet identified housing needs and existing housing policies on this will be reviewed and updated as required, informed by the new evidence base.

Offices form one of the main town centre uses and the Plan will seek to safeguard and promote employment sites which cover a range of employment uses including offices and small scale businesses. Business rates is not a planning issue.

Site reference number: General

Respondent number: 97

Company: Clayson Country Homes

Agent company: CC Town Planning

Protect from development:

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

NBC response:

Noted.

Site reference number: General

Respondent number: 109

Name: Julie Lemmy

Company: NHS Nene CCG

Appropriate for development:

At this stage we cannot comment but would welcome the opportunity to comment once the decision has been made.

NBC response:

Noted.

Site reference number: General

Respondent number: 121

Name: Ross Holdgate

Company: Natural England

Appropriate for development:

Do not intend to make comments on specific sites.

NBC response:

Noted.

Site reference number: General

Respondent number: 131

Company: Meridian Contracts Ltd

Agent company: CC Town Planning

Protect from development:

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

NBC response:

Noted

Site reference number: General

Respondent number: 132

Company: Clowes Developments

Agent company: CC Town Planning

Protect from development:

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

NBC response:

Noted

Site reference number: General

Respondent number: 144

Name: Richard Wood

Company: Daventry District Council

Other comments:

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

NBC response:

Noted.

Site reference number: General

Respondent number: 145

Name: Alison Benson

Company: Quinton Parish Council

Other comments:

Congratulate you on the new jobs which are currently being drawn to the town and the new homes to the north will justify improved road links to the north of the town including a greatly needed northern bypass which will also provide economic advantages for existing businesses located in areas such as Moulton Park.

Express great concern that there are many sites for further consideration which are south of the town. Any further residential development in or around Northampton needs to be in the north of the town. Any further extension to the south will not help in any regeneration plans for Northampton. It will just create further dormitory accommodation for workers in Milton Keynes and beyond.

Rural communities such as Quinton are already under enormous stress as local roads are used as rat runs for commuters. Road system cannot cope and accidents/near misses are escalating out of control. This situation is an everyday occurrence but when there is a problem on the motorway or junction 15 is at a standstill residents become almost prisoners in their own homes as the roads are swamped with bad tempered, late commuters in a hurry.

For the survival of our town urge you to build to the north.

NBC response:

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

Site reference number: General - Housing Delivery

Respondent number: 147

Company: Gallagher Estates

Agent company: Pegasus Group

Other comments:

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

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

NBC response:

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

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

Site reference number: General - Consultation Process

Respondent number: 112

Name: Palden Dorje

The consultation process has been very poor and many residents are completely unaware of this consultation and as a result will not have fed back in time for their opinions to have been voiced.

NBC response:

The sites consultation complied with the Council's adopted Statement of Community Involvement, which sets out how the Council will engage with the local community and other stakeholders throughout the preparation of the Local Plan. The consultation process also complied with the statutory requirements for Local Plans at this stage of their preparation. Information and adverts were placed in the Northampton Chronicle & Echo as well as on the Northampton Borough Council's website, information was made available in the Guildhall One Stop Shop and local libraries and everyone currently listed on the local plan consultation database was notified about the consultation.

Site reference number: General - Flood Risk

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Other comments:

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

Agree that there is an opportunity to build on Policy BN7: Flood Risk through more specific development management policies and site allocations that are selected following consideration of their risk of flooding particularly in those areas of the Borough that are the most vulnerable to flooding areas, such as St James and Far Cotton. Recommend sites keep built development out of flood zones 2 and 3 and consider such zones for water compatible uses such as green infrastructure. Where any sites have already been identified through NBCs Green Infrastructure Plan would support their use for GI. The Local Plan (Part 2) may also offer opportunities to encourage flood management through the green/blue infrastructure network and sustainable drainage systems for sites like the above. An SFRA refresh should consider if any sites present opportunities to encourage flood management.

NBC response:

The Level 1 SFRA has been updated and was published in December 2017. As part of the assessment process to determine the suitability of a site for allocation there will be a need to undertake further work in respect of flood risk, including the application of the Sequential Test.

Comments made regarding policies will inform the review and preparation of development management policies as part of the next phase of preparing the Local Plan Part 2. Will continue to work with our partners and technical stakeholders on the development management policies and/or development principles for individual allocated sites.

Site reference number: General - Heritage

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Other comments:

Would submit that the Plan has not shown that it will be likely to deliver the Government's objectives for the historic environment. The Plan puts forward a number of sites which, if developed, will affect the significance of one or more designated heritage assets in their vicinity. The allocation of a site for development within the Local Plan is, in effect, establishing that the principle of development in that particular location is acceptable. However, in the case of this Plan there should be more evaluation of what impact the development of these areas might have upon those heritage assets.

The LAA (2017) is sparse on information with respect to the approach on assessing the historic environment. Sometimes relevant information is not included meaning the evidence base for the historic environment is not robust. The issue is addressed more fully through the Sustainability Appraisal with officer assessment work included in that document which is helpful and should be used to inform site specific policies which may come forward as the Plan progresses

The absence of any evaluation to address 'uncertainty' outcomes in the evidence base for the Plan must bring into question the deliverability of a number of those particular sites and, for some, the amount of development they can accommodate. When the requirements of the Act are eventually undertaken as part of application considerations, it may be found that the quantum of development on some of the sites is, either, unachievable or, at worst, that the need to safeguard the setting of the building actually renders them largely undevelopable.

NBC response:

The Sites Consultation Paper provides an overview of sites and identifies those that, on the basis of the information available at the time, should be taken forward for further investigation. However, no decision has yet been made about the allocation of any sites mentioned in the paper and as part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work, including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Sites have also been subject to a Sustainability Appraisal: this makes clear that in respect of the historic environment sites have been subject to an initial screening and evaluation only and that a more detailed evaluation of the potential impact on heritage assets both designated and non-designated will be required as sites are taken forward. This will enable a more robust assessment of the historic significance of the assets to be identified and the potential impact of proposed development.

Site reference number: General - Housing Delivery

Respondent number: 135

Company: Shoo22 Ltd

Agent company: Linden Homes

Other comments:

The consultation document indicates that once commitments, completions and allocated sites have been taken into account, a further 3,033 dwellings still need to be identified to meet the housing requirement. Therefore it is a matter of concern that would appear a heavy reliance is to be placed upon windfall sites to deliver a significant amount of the remaining housing requirement (2,400 dwellings), despite fact very clear there is enough available and suitable land (over 4,350 dwellings) to allocate specific sites within Part 2 Local Plan. Only by allocating sufficient sites will certainty be provided to ensure sites are brought forward in a flexible and timely fashion. Approach would also be consistent with requirements of NPPF which sets out specific requirement for the Councils to "allocate sites to promote development and flexible use of land" (para 157 refers).

Consultation document also states some 9,000 dwellings are accounted for through the allocated Sustainable Urban Extensions (SUEs), some of which have outline planning permission and others not. This is significant proportion of the overall housing requirement which is not currently being built, despite the plan period commencing in 2011. The delays

in delivery are acutely highlighted by the Council's decision to refuse outline planning applications for the allocated SUEs at Hardingstone and Collingtree in the last few years. Although subsequently approved at appeal delay was considerable and will have impacted upon the housing trajectory. This is further highlighted by the fact that annual completions for the last three years have substantially fallen short of the annual housing requirement, so much so that since the start of the plan period, there is now a shortfall of 914 dwellings. As a result of the delays in delivering on a number of the SUEs, very questionable whether they will deliver the level of housing first envisaged in the JCS over the plan period. The consultation document is silent on this point. Essential that any anticipated shortfall in delivery from the SUEs over the plan period is accounted for within the Part 2 Local Plan with additional sites allocated to address any shortfall.

NBC response:

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

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

Site reference number: General - Housing Delivery

Respondent number: 87

Company: Miller Homes

Agent company: Pegasus Group

Other comments:

The Local Plan Options paper indicated that the urban area had limits on the amount of available land and there was likely to be a shortfall of land to meet identified needs. The Sites Consultation Paper now indicates there is sufficient land available in the urban area to meet the housing target but this would involve the development of existing areas of open space, redevelopment of employment sites and other open areas. This would result in increased urbanisation and increased risk that not all of the sites identified would actually deliver housing over the remainder of the plan period. The SA of the Sites Consultation has failed to consider the reasonable alternative of provision for larger development sites

adjoining the urban area through the Duty to Cooperate: the sustainability of these options compared with the option of developing a large number of small site opportunities should have been properly appraised.

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

NBC response:

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

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

Site reference number: General - Housing Delivery

Respondent number: 111

Name: R Churchill

Company: Vanderbilt Homes

Agent company: Berrys

Other comments:

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

Note the approach proposed to be undertaken by South Northamptonshire Council (SNC) to the NRDA in their forthcoming part 2 Local Plan. SNC, in recognition of the severe housing shortfall at Northampton Borough and as one of the authorities adjoining NRDA boundary (like Daventry District) propose a policy to support development on the edge of the NRDA within the SNC boundary subject to certain criteria and applicable only whilst there is a shortfall within Northampton Borough.

NBC response:

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

Site reference number: General - Housing Delivery

Respondent number: 144

Name: Richard Wood

Company: Daventry District Council

Other comments:

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

NBC response:

Noted.

Site reference number: General - Housing Delivery

Respondent number: 140

Name: Ellie Gingell

Company: South Northamptonshire Council

Other comments:

SNC supports higher densities within the urban area in order to improve sustainability and reduce pressure on less sustainable more rural parts of the county.

However, have number of concerns regarding aspects of the approach taken to windfall development and assessing delivery from sites with planning permission or allocated as SUEs.

Windfall assumptions should be based on a longer time horizon to ensure that the figure is robust and pragmatic, taking into account recessionary years. It would also be usual for an appropriate lapse rate of at least 10% to be applied.

Further work will need to be done on the timing and rates of delivery, particularly on large sites, to establish the amount of houses that the Local Plan Part 2 will need to plan for. SNC

would welcome further clarification of how the figures referred to in the consultation have been arrived without the production of an action plan or capacity assessment.

Given the acute issues with delivery within the Northampton area, SNC consider that where possible, all sites including smaller sites should be identified and allocated for housing within the Local Plan, in order to speed up delivery and ensure that there is a five year supply of sites.

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

NBC response:

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

Site reference number: General - Infrastructure

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Other comments:

Cannot support the progression of the Local Plan part 2, on the grounds of soundness, unless it is fully supported, informed by,

and takes full account of the risks set out in, up to date Water Cycle Strategies (WCS). The current WCS is considered out of date for these sites that have been assessed as being suitable for further consideration. As previously agreed Anglian Water will do a RAG assessment of any sites which are proposed to be allocated to inform whether further water cycle work is necessary to support the sites. We would request sight of their assessment and the opportunity to

comment ahead of any decision regarding whether further water cycle work is necessary.

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work. This will include continuing to work closely with the Environment Agency and Anglian Water on the matters raised by the respondent.

Site reference number: General - LAA Methodology

Respondent number: 85

Company: Northampton Shopping Centre Limited Partnership

Agent company: Assistant Director

Other comments:

It is not clear how the housing yield has been calculated, and it is noted that the yield for both sites is currently low, therefore further details are requested.

NBC response:

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

Site reference number: General - LAA Methodology

Respondent number: 97

Company: Clayson Country Homes

Agent company: CC Town Planning

Least appropriate for development:

The Council have put forward their own land holdings on the interests of completeness. Many of these sites will be protected as open space or sports and playing pitches. Areas such as these should be removed from the next phase of the LAA.

Many sites that have been assessed as suitable for further consideration could simply be managed through the development management process. Many of these benefit from existing development plan provisions and permitted development rights for conversion to residential. These sites could also be removed.

NBC response:

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

Site reference number: General - LAA Methodology

Respondent number: 131

Company: Meridian Contracts Ltd

Agent company: CC Town Planning

Least appropriate for development:

The Council have put forward their own land holdings on the interests of completeness. Many of these sites will be protected as open space or sports and playing pitches. Areas such as these should be removed from the next phase of the LAA.

Many sites that have been assessed as suitable for further consideration could simply be managed through the development management process. Many of these benefit from existing development plan provisions and permitted development rights for conversion to residential. These sites could also be removed.

NBC response:

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

Site reference number: General - LAA Methodology

Respondent number: 132

Company: Clowes Developments

Agent company: CC Town Planning

Least appropriate for development:

The Council have put forward their own land holdings on the interests of completeness. Many of these sites will be protected as open space or sports and playing pitches. Areas such as these should be removed from the next phase of the LAA.

Many sites that have been assessed as suitable for further consideration could simply be managed through the development management process. Many of these benefit from existing development plan provisions and permitted development rights for conversion to residential. These sites could also be removed.

NBC response:

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

Site reference number: General - LAA Methodology

Respondent number: 140

Name: Ellie Gingell

Company: South Northamptonshire Council

Other comments:

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

NBC response:

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

Site reference number: General - SA

Respondent number: 121

Name: Ross Holdgate

Company: Natural England

Sustainability Appraisal:

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

NBC response:

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

Site reference number: General - Site selection

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Suitable for consideration:

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

NBC response:

Noted.

Site reference number: General - Site selection

Respondent number: 97

Company: Clayson Country Homes

Agent company: CC Town Planning

Use for other purposes:

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

NBC response:

This will be considered in the next stage of the plan making process.

Site reference number: General - Site selection

Respondent number: 131

Company: Meridian Contracts Ltd

Agent company: CC Town Planning

Use for other purposes:

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

NBC response:

This will be considered in the next stage of the plan making process.

Site reference number: General - Site selection

Respondent number: 132

Company: Clowes Developments

Agent company: CC Town Planning

Use for other purposes:

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

NBC response:

This will be considered in the next stage of the plan making process.

Site reference number: General - Transport

Respondent number: 105

Name: Mike Billingham

Company: Great Houghton Parish Council

Other comments:

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

NBC response:

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

Site reference number: General - Transport

Respondent number: 65

Name: Simon Barber

Company: English Regional Transport Association

Other comments:

Wish to see old railway track beds protected especially the Northampton - Bedford railway, where re-opening of rail link would bring substantial benefits for both passengers and freight. Both St James Inner Relief Road and Northampton Northern Relief Road would obliterate old track-beds. They would only shift traffic rather than remove it and soon fill up with traffic and would not meet the challenges of climate change or enhance the town's historic or natural environment.

NBC response:

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

Site reference number: General - Transport

Respondent number: 68

Name: Martin Seldon

Company: Highways England

Other comments:

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

NBC response:

Noted. The impact of additional traffic on the SRN will be considered as part of the process of identifying suitable sites for allocation.

109 Barry Road (Abington Ward)

Site reference number: LAA0004

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within Dry Weather Flow (DWF) permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required.

Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

2-36 Barry Road (Abington Ward)

Site reference number: LAA0005

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

94a - 94b Wycliffe Rd (Abington Ward)

Site reference number: LAA0006

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Crockett and Jones, Turner Street (Abington Ward)

Site reference number: LAA0036

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

175-181 Abington Road (Abington Ward)

Site reference number: LAA0054

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

The Old Rectory, Church Lane (Billing Ward)

Site reference number: LAA0057

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be

helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Cramden Nursery, Harborough Road North (Spring Park Ward)

Site reference number: LAA0114

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Harborough Road North Allotments (Obelisk Ward)

Site reference number: LAA0120

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Garden Centre, Kingsthorpe Road (Semilong Ward)

Site reference number: LAA0123

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Braylake Cars, Burleigh Road (Semilong Ward)

Site reference number: LAA0133

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

St Pauls CE Lower School Norfolk Terrace (Semilong Ward)

Site reference number: LAA0145

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

St Peter's Way (Castle Ward)

Site reference number: LAA0166

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0166

Respondent number: 141

Name: Marie Dickie

Company: Spring Boroughs Neighbourhood Voice

Other comments:

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

NBC response:

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

Tanner Street (Castle Ward)

Site reference number: LAA0167

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0167

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Least appropriate for development:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0167

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Rowtree Road (East Hunsbury Ward)

Site reference number: LAA0168

Respondent number: 127

Lagan Homes

Agent company: DLP Planning Ltd

Use for other purposes:

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

NBC response:

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

Site reference number: LAA0168

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Quinton Road (Nene Valley Ward)

Site reference number: LAA0171

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Bedford Road (Rushmills Ward)

Site reference number: LAA0173

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Sixfields (St James Ward)

Site reference number: LAA0176

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

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

NBC response:

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

Site reference number: LAA0176

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0176

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Least appropriate for development:

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

NBC response:

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

Site reference number: LAA0176

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated

NBC response:

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

Site reference number: LAA0176

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

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

NBC response:

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

to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Sixfields (St James Ward)

Site reference number: LAA0177

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

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

NBC response:

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

Site reference number: LAA0177

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0177

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Least appropriate for development:

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

NBC response:

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

Site reference number: LAA0177

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

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

Site reference number: LAA0180

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0180

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Least appropriate for development:

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

NBC response:

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

Site reference number: LAA0180

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

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

NBC response:

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

Site reference number: LAA0180

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the impact from operational noise on existing residential receptors from any proposed commercial use. An air quality assessment will also be required.

NBC response:

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

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

Site reference number: LAA0181

Respondent number: 129

Company: Homes and Communities Agency HCA

Agent company: Turley

Other comments:

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

NBC response:

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

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

Site reference number: LAA0195

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0195

Respondent number: 128

Company: Northamptonshire County Council NCC

Agent company: Peter Brett Associates

Other comments:

Very surprised that this site is proposed not to be considered further. We consider it is highly suitable for further investigation for the following reasons:

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

NBC response:

Noted. The planning application referred to was approved in principle at Planning Committee on the 21 November 2017 subject to the completion of a S106 Agreement.

Greenfields School, Harborough Road (Sunnyside Ward)

Site reference number: LAA0196

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Wootton Hall Park, Mereway (East Hunsbury Ward)

Site reference number: LAA0197

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Avon, Nunn Mills Road (Delapre and Briar Hill Ward)

Site reference number: LAA0201

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

The Farm, The Green (Nene Valley Ward)

Site reference number: LAA0204

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

Residential development of this site would add to the increase in recreational pressure on the Brackmills woodland complex resulting from increased development in the area generally. Ideally applicants would work together to coordinate measures to mitigate the impacts and enhance the habitats' resilience to visitors

NBC response:

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

Site reference number: LAA0204

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0204

Respondent number: 57

Name: Sally Willis

Company: Hardingstone Parish Council

Other comments:

The site borders an area already marked for development with outline planning as part of Hardingstone SUE. The West Northamptonshire Joint Core Strategy highlights that traffic is an issue in this area. There is already concern that the additional houses of Hardingstone SUE and Collingtree SUE will have a huge impact on traffic on this side of the town. This LAA site would potentially add another 69 houses to that (a potential of 138 cars). Which,

coupled with the proposed LAA1098 would have a massive impact, not to mention the changes required to other infrastructure such as Healthcare and schooling.

NBC response:

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

Site reference number: LAA0204

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated

NBC response:

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

Site reference number: LAA0204

Respondent number: 139

Name: Kathleen Rivett

Company: North Northants Badger Group

Other comments:

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species

NBC response:

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

Parklands Middle School, Devon Way (Parklands Ward)

Site reference number: LAA0205

Respondent number: 2

Name: Steve Beard

Company: Sport England

Other comments:

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

NBC response:

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

Site reference number: LAA0205

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

This site lies within a complex of nature conservation sites, and includes part of the Moulton Park Grassland Potential Wildlife Site. There is a good possibility that the site contains reptiles and good quality brownfield habitat. Would expect any application to include ecological surveys for both reptiles and invertebrates or site survey evidence as to why these are not required. Inappropriate or poorly-designed development could destroy any potential to link the complex of sites at Bradlaugh Fields with the Moulton Park Grasslands. However, were the site to be very well designed it has the potential to a) help mitigate impacts on the surrounding local sites and b) connect them via a robust green infrastructure (GI) network. GI design will be critical on this site.

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. We have and will continue to work with technical and statutory consultees to inform the development of the Local Plan Part 2 and identify best practice approaches

Site reference number: LAA0205

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0205

Respondent number: 106

Name: Philip Gothard

Least appropriate for development:

Parklands Middle School site is not appropriate for development for following reasons: it was classed as greenfield site (NBC 2002 Urban Housing Capacity Study) and development would be contrary to government planning guidelines that prioritise development of existing brownfield sites. At a stretch, footprint of the former school building could be loosely

classified as brownfield so development, if any, should be strictly limited to the footprint of the former school building only and solely for sheltered accommodation and/ or housing for families with children with disabilities; housing on this site would not satisfy the needs or concerns of the local community; it should be retained as open/green space as it forms an important buffer between Parklands estate, Moulton Park and the Fernie Fields development; existing access roads to site cannot cope with current volume of traffic at peak times; water pressure on estate is too low to support any further development. .

NBC response:

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

Site reference number: LAA0205

Respondent number: 114

Name: Tracey Thomson

Least appropriate for development:

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

NBC response:

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

Site reference number: LAA0205

Respondent number: 117

Name: David Smith

Least appropriate for development:

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

NBC response:

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

Site reference number: LAA0205

Respondent number: 118

Name: Michel Kerrou

Least appropriate for development:

The SA treats the site in isolation from its context, which is that it is situated in the heart of an existing housing development which is served by a spine road that has only one way out, which also accesses the main A43 Kettering Road, and where normal traffic movements that a popular housing estate of some 2500 residents generate is exacerbated by the traffic associated with the exponential growth of schools in the area, which now take a large number of pupils from a much wider catchment such that the majority of these need to use either public transport, school buses, taxis or private cars. It is in this context that the proposals should be considered.

The SA also only looks at the positive side of SA policies/ objectives and ignores the negative effects that development would impose. For example the proximity to schools may be a positive aspect but, as referred to above, this results in problems from the traffic generated, the loss of Parklands Park is not a positive, residents would not find it easy to get to local GP surgeries and archaeological impacts have not been fully assessed.

The documents are not the easiest to access on a home PC or tablet so it is both time consuming and frustrating to learn of the studies following a very low level consultation by

NCC/ TEP on the former Parklands Middle School site. Their document is at odds with the SA on a number of issues, particularly in relation to environmental studies on the potential impacts on nature conservation, wildlife and heritage. Neither this or the NCC/ TEP document acknowledge that major issue affecting all the existing residents of Parklands and the surrounding area, which need to be addressed at a strategic level. For example if the Northampton School for Girls was to be relocated to the soon to be redundant University of Northampton site on Boughton Green Road, that would open up the potential for a truly more sustainable residential development on Parklands that would allow the Girls School to grown and fulfil its potential.

NBC response:

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

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

Site reference number: LAA0205

Respondent number: 120

Name: Liz Bromley

Least appropriate for development:

This site is unsuitable for residential use due to several reasons: the traffic on the estate is already congested at school times and when there are events in at the school (including Spinney Hall); the storm drains cannot cope at the moment and regularly block and overflow; the proposed extension to the community centre car park is on land that floods and does not provide enough extra parking

and the Primary School would not be able to accommodate the potential increase in pupils. Site would be ideal for community facilities.

NBC response:

Further investigations will be undertaken on the site's suitability for allocation in the new local plan. if a proposal comes forward for the site to be used for community facilities, this will be considered on its merits against the relevant policies in the Development Plan.

Site reference number: LAA0205

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated

NBC response:

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

Site reference number: LAA0205

Respondent number: 128

Company: Northamptonshire County Council NCC

Agent company: Peter Brett Associates

Other comments:

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

NBC response:

Support welcomed.

Rear of BP Garage, St James Road (St James Ward)

Site reference number: LAA0207

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be

helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Swan Valley Gateway (Upton Ward)

Site reference number: LAA0208

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0208

Respondent number: 68

Name: Martin Seldon

Company: Highways England

Other comments:

The site is relatively large in scale and located within 3 miles of the Strategic Road Network. It has the potential to impact upon the operation of M1 Junction 15A and keen to understand

impacts of this site on the junction. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:

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

Site reference number: LAA0208

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Other comments:

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

NBC response:

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

Site reference number: LAA0208

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Sustainability Appraisal:

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

NBC response:

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

Site reference number: LAA0208

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

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

NBC response:

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

National Tyre/Oddbins Abington, St Peters Way (Castle Ward)

Site reference number: LAA0278

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0278

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Other comments:

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

NBC response:

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

Site reference number: LAA0278

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

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

NBC response:

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

Site reference number: LAA0278

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the noise impact from proposed use on existing receptors. An Air Quality impact assessment would also likely to be required.

NBC response:

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

Railway Station Car Park (Castle Ward)

Site reference number: LAA0288

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0288

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Least appropriate for development:

This site is located in Flood Zone 3 and/or 2. The Authority should demonstrate through evidence that it has considered a range of options in the site allocation process, using the SFRA to apply the Sequential Test and the Exception Test where necessary. Where other

sustainability criteria outweigh flood risk issues, the decision making process should be transparent with reasoned justifications for any decision to allocate land in areas at high flood risk in the sustainability appraisal report. The Sequential Test can also be demonstrated in a free-standing document, or as part of strategic housing land or employment land availability assessments.

NBC response:

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

Site reference number: LAA0288

Respondent number: 90

Name: Marie Dickie

Company: The Friends of Northampton Castle

Other comments:

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

NBC response:

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

Site reference number: LAA0288

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

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

NBC response:

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

Site reference number: LAA0288

Respondent number: 125

Company: Network Rail

Agent company: GVA

Appropriate for development:

A full assessment of the site's constraints and development potential has been undertaken, preliminary masterplan developed and soft market testing to gauge developer appetite for particular classes of development. This has concluded that the site is capable of accommodating a significant quantum of development that delivers significant social, economic and environmental gains and does not give rise to any significant adverse impacts that cannot be mitigated. The site is capable of delivering a major mixed use development and the Local Plan should make provision for development of the site for a mixture of uses within Classes A1, A3, A4, B1(a), B1(b), C1, C3, D1 and D2. However, it should avoid being prescriptive on scale and mix enabling a developer to bring forward a primarily residential scheme if that is what the market wishes to deliver. The site is not available now (because majority of it is being used as car park for the station) but it will be available for development within 12-24 months and so well within the timeframe covered by the development plan. The complete redevelopment of the site is achievable within 3-7 years. There are no insurmountable obstacles to development as Network Rail controls the land.

NBC response:

Noted. The site will be investigated further and additional evidence, including the technical evidence provided by the respondent, will help inform the site's suitability for allocation in the Local Plan Part 2.

Site reference number: LAA0288

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Least appropriate for development:

The LAA 2017 does not mention the GII Postern Gate or the potential for non-designated archaeology but the SA does. It is not clear how the LAA 2017 has considered the Scheduled Monument, Listed Building and non designated archaeology in respect of the 270 dwellings proposed. Any new development would need to take a sensitive approach to the heritage assets and opportunities to enhance understanding should be explored. It is expected that further work will be required in relation to this preferred site in relation to what could be achieved at this site, prior to the next stage of the Plan. The SA raises an 'uncertainty outcome' in respect of this site and suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

NBC response:

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

Site reference number: LAA0288

Respondent number: 141

Name: Marie Dickie

Company: Spring Boroughs Neighbourhood Voice

Other comments:

If developed for commercial or residential use, could be expected to place an extra strain on services in Spring Boroughs (neighbourhood plan area). Development here underlines the need for further play space, public realm etc. Development could, if sensitively handled, assist in the Neighbourhood Plan aspiration for more housing rather than flats even though it is just outside the NP area.

In historic terms development of this site interferes with a panoramic outlook of Castle Bailey. It also surrounds the grade I listed postern gate. Development could either enhance or further harm this important historic feature. The whole site will require careful examination to ensure any archaeological remains or evidence are found.

There is a strong argument, because of the site's size and impact, for creating a section 106 commitment to help in the creation and sustainability of the Heritage Park specified in the Neighbourhood Plan for Spring Boroughs.

NBC response:

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

Site reference number: LAA0288

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise and vibration assessment would be required to determine the noise impact from railway infrastructure and existing surrounding industrial use on future occupiers. An Air Quality impact assessment would be required.

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work

and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Car Park, Chalk Lane West (Castle Ward)

Site reference number: LAA0316

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0316

Respondent number: 90

Name: Marie Dickie

Company: The Friends of Northampton Castle

Other comments:

This site is not listed for further investigation. The transformation of this car park into part of the Heritage Park in south Spring Boroughs is integral to the Neighbourhood Plan and it is notable that alongside not proposing this for further consideration there is no reference at all to either the Castle House demolished site on Marefair or the public car park immediately to the rear of it, or indeed to the archaeology behind Castle Mound which links to the public car

park. We believe the area described as AB3 South Spring Boroughs in the Neighbourhood Plan should be treated as one entity and protected from any development other than as prescribed in that document.

NBC response:

The site is currently operational and is not deemed available. To progress a site to allocation, there is a need to ensure that the site is available, achievable and deliverable. Should the site come forward for development in the future, the proposal will be determined in accordance with the most up to date development plan including the neighbourhood plans.

Site reference number: LAA0316

Respondent number: 141

Name: Marie Dickie

Company: Spring Boroughs Neighbourhood Voice

Other comments:

The transformation of this car park into part of the Heritage Park in south Spring Boroughs is integral to the Neighbourhood Plan and its notable that alongside not proposing this for further consideration, there is no reference at all to either the Castle House demolished site on Marefair or the public car park immediately to the rear of it or indeed to the archaeology behind Castle Mound which links to the car park. We believe the area described as AB3 South Spring Boroughs in the Neighbourhood Plan should be treated as one entity and protected from any development other than as described in that document.

NBC response:

The site is currently operational and occupied by commercial/ leisure operators and are not deemed available. To progress a site to allocation, there is a need to ensure that the site is available, achievable and deliverable. Should the site come forward for development in the future, the proposal will be determined in accordance with the most up to date development plan including the neighbourhood plans.

Boys Brigade, Tower Street (Castle Ward)

Site reference number: LAA0317

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0317

Respondent number: 141

Name: Marie Dickie

Company: Spring Boroughs Neighbourhood Voice

Other comments:

The building no longer belongs to the Boys Brigade. This is a significant building within the NP plan area, offering opportunities both for housing and for community space, as described in the Neighbourhood Plan. Both this site and another not mentioned (the Salvation Army building nearby) provide opportunities for new housing with linked community facilities. We believe that these should be explored.

NBC response:

The site was operational and deemed not available at the time of the initial investigation. To progress a site to allocation, there is a need to ensure that the site is available, achievable and deliverable. Should the site come forward for development in the future, the proposal will be determined in accordance with the most up to date development plan including the neighbourhood plans.

Cliftonville Road/Billing Road (Rushmills Ward)

Site reference number: LAA0324

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Mobbs Miller (Abington Ward)

Site reference number: LAA0325

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Orchard Hill (Billing Ward)

Site reference number: LAA0326

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0326

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Least appropriate for development:

The site is likely to be within an area of medieval settlement (14th Century) as demonstrated by All Saints Church II*. The Priory is described as a medieval manor house and there have been other medieval finds identified in the 1970s. Little recent archaeological investigation has been undertaken and as such information on the archaeological potential is limited. Historic Ordnance Survey maps show castle and / or remains of castle

NBC response:

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

Site reference number: LAA0326

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require further investigation to determine if it is suitable for residential end use.

NBC response:

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

St Michaels Road (Castle Ward)

Site reference number: LAA0329

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Hazelwood Road/Derngate (Castle Ward)

Site reference number: LAA0330

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Castle Station (Castle Ward)

Site reference number: LAA0333

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the

location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Site reference number: LAA0333

Respondent number: 125

Company: Network Rail

Agent company: GVA

Suitable for consideration:

The Council's LAA indicates that the site failed the Stage 2 assessment because it was concluded that, whilst the site was suitable for development it was neither available nor achievable: this is not the case. An area of this site has been deemed surplus to requirements by Network Rail and will become available within the next 3 years. Network Rail is already in the process of liaising with the present occupiers in order to enable it to take the site to the market with vacant possession. An assessment of the property market has indicated that the site is unlikely to be attractive to developers of commercial floorspace but it would be attractive to the residential market because of where it is located and how it is configured. The site is capable of accommodating around 200 dwellings and could be developed independently or together with Site LAA0288.

NBC response:

Noted. The site will be investigated further and additional evidence, including the technical evidence provided by the respondent, will help inform the site's suitability for allocation in the Local Plan Part 2.

Site reference number: LAA0333

Respondent number: 141

Name: Marie Dickie

Company: Spring Boroughs Neighbourhood Voice

Other comments:

The lack of a long term plan for this area has an impact on surrounding development and links across the area. It should be actively addressed rather than relegated to no action.

NBC response:

The site is currently operational and occupied by commercial operators and is not deemed available. To progress a site to allocation, there is a need to ensure that the site is available, achievable and deliverable. Should the site come forward for development in the future, the proposal will be determined in accordance with the most up to date development plans.

York Road (Castle Ward)**Site reference number: LAA0334**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Wootton Hall (East Hunsbury Ward)**Site reference number: LAA0344**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Billing Garden Centre (Riverside Ward)

Site reference number: LAA0356

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Kingsthorpe Grove Allotment (St Davids Ward)

Site reference number: LAA0357

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Rushmere Road Tennis Club (Abington Ward)

Site reference number: LAA0359

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Turn Furlong (Spring Park Ward)

Site reference number: LAA0360

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Woodland Walk (Talavera Ward)

Site reference number: LAA0457

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

23 and 23A Gold Street (Castle Ward)

Site reference number: LAA0503

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Duston Garage (Old Duston Ward)

Site reference number: LAA0506

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Fishponds Road (Billing Ward)

Site reference number: LAA0508

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

This site off Fishponds Road appears to have been built on. Its position within a complex of Local Wildlife Sites and Potential Wildlife Sites offers the potential to strengthen local green infrastructure networks through good landscape planning. This could reinforce the habitat network along Billing Brook to the west of the site, and through the network of ponds northeast to Lings Wood

NBC response:

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

Site reference number: LAA0508

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0508

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Protect from development:

The ornamental pond and Billing Brook formed part of the park landscape of the former Great Billing House. Hydraulic ram linked to ornamental pond may survive. Much of the site has already been developed; any future development should be sensitive to the surviving setting of the historic pond. The setting of the former Pearce Leather Works complex is also a valid consideration.

NBC response:

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

Site reference number: LAA0508

Respondent number: 139

Name: Kathleen Rivett

Company: North Northants Badger Group

Other comments:

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All

relevant constraints should be identified as part of the plan process particularly with regard to protected species

NBC response:

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

Site reference number: LAA0508

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

NBC response:

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

Barrack Road Post Office (Semilong Ward)

Site reference number: LAA0516

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Bedford Road South (Rushmills Ward)

Site reference number: LAA0579

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Gibraltar Barracks, Barrack Road (Semilong Ward)

Site reference number: LAA0583

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the

location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

University of Leicester Parade, Barrack Road (Semilong Ward)

Site reference number: LAA0584

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Allotment Site, Southfields (Talavera Ward)

Site reference number: LAA0589

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Nationwide Building Society (adjacent car park) (Parklands Ward)**Site reference number: LAA0590**

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

This site is Summerhouse Spinney Potential Wildlife Site. Ecological surveys would need to be done pre-determination to identify the site's ecological value and how impacts to biodiversity on site would be avoided or mitigated

NBC response:

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

Site reference number: LAA0590

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0590

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated

NBC response:

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

Site reference number: LAA0590

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

An environmental noise assessment would be required to determine the noise impact on future occupiers from existing road traffic noise and surrounding land uses.

NBC response:

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

North of Bedford Road (Rushmills Ward)

Site reference number: LAA0593

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Sixfields East (St James Ward)

Site reference number: LAA0594

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

Residential development of this site would likely require significant mitigation to ensure recreational pressure does not impact Storton's Pits and Duston Gravel Pit. Applicants should be advised to contact the Wildlife Trust

NBC response:

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

Site reference number: LAA0594

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0594

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated

NBC response:

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

Site reference number: LAA0594

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/ commercial end use. An environmental noise assessment would be required to determine the impact of existing land uses and any potential mixed use development on future occupiers of any residential element of any proposed development for the site. An air quality assessment will also be required.

NBC response:

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

Freeschool Street/Gregory Street (Castle Ward)

Site reference number: LAA0595

Respondent number: 68

Name: Martin Seldon

Company: Highways England

Other comments:

The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:

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

Northgate House, Sheep Street (Castle Ward)

Site reference number: LAA0597

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Car Park, Victoria Street (Castle Ward)

Site reference number: LAA0598

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Sustainability Appraisal:

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

NBC response:

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

Site reference number: LAA0598

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/ commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses and road traffic. If a mixed use development was put forward the operational noise impact would need to be considered on existing and new noise sensitive receptors. An air quality assessment will also be required.

NBC response:

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

Campbell Square/Ash Street (Castle Ward)**Site reference number: LAA0599**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

10-20 Ash Street (Castle Ward)

Site reference number: LAA0613

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

St Edmunds Hospital, Wellingborough Road (Castle Ward)

Site reference number: LAA0614

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Crow Lane North (Riverside Ward)

Site reference number: LAA0615

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Other comments:

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

NBC response:

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

Site reference number: LAA0615

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

The heritage potential of the site is currently not known

NBC response:

Noted. The site will be investigated further and assessed against additional information including: assessments associated with heritage and archaeology; that supplied through the Sites Consultation responses and via the existing and emerging technical evidence base. This investigation will determine the site's suitability for allocation in the Local Plan Part 2.

Site reference number: LAA0615

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the operational noise impact on existing future occupiers of existing surrounding noise sensitive land uses. An air quality impact assessment would also be required.

NBC response:

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

Boston Clipper, College Street (Castle Ward)

Site reference number: LAA0626

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

St Andrews Street (Castle Ward)

Site reference number: LAA0627

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA0627

Respondent number: 141

Name: Marie Dickie

Company: Spring Boroughs Neighbourhood Voice

Other comments:

The map seems outdated. There is now a Sikh temple on Cromwell Street. Concerned about whether or not development in this area will continue if there is no impetus from the Council.

NBC response:

The site is currently operational is not deemed available. To progress a site to allocation, there is a need to ensure that the site is available, achievable and deliverable. Should the site come forward for development in the future, the proposal will be determined in accordance with the most up to date development plan.

British Timken (Old Duston Ward)

Site reference number: LAA0629

Respondent number: 68

Name: Martin Seldon

Company: Highways England

Other comments:

The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:

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

Site reference number: LAA0629

Respondent number: 116

Name: John Caswell

Company: Duston Parish Council

Appropriate for development:

Whilst Duston Parish Council has not formally adopted a position regarding the development of these sites, members of the Council have discussed the issues around the development of these and other areas identified for development in and around Duston, and no objections were raised. No other sites have been identified and no sites have been suggested that are currently listed as not being taken forward for further consideration. Would like there to be closer consultation between Northampton Borough Council and Duston Parish Council on this, and future planning applications.

NBC response:

Noted. Duston Parish Council is a consultee on the local plan database and the development management database and will continue to be consulted on the progression of the local plan and relevant planning applications.

Site reference number: LAA0629

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA0629

Respondent number: 132

Company: Clowes Developments

Agent company: CC Town Planning

Appropriate for development:

Site presents a suitable, immediately available and achievable residential development opportunity capable of accommodating several dwellings of all sizes, types and tenures. Site sits against a backdrop of sites of land interests on land at the former British Timken site, Bants Lane. Elements of the wider site have been developed for residential. Site can deliver dwellings within 5 years. When the Sustainability Appraisal is revisited, the site should be assessed against the criteria for a residential site.

NBC response:

These comments will be taken into consideration at the next stage of plan making and the assessment process to determine the suitability of a site for allocation.

Site reference number: LAA0629

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

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

NBC response:

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

Pineham (Upton Ward)**Site reference number: LAA0630**

Respondent number: 110

Name: Lloyd Cachao

Protect from development:

The site is extremely close to wildlife areas and private fishing lakes. The site would significantly and negatively impact the peaceful natural area which many local residents make use of. Area is rich with natural beauty and has public footpaths running next to it, which are frequently used by local residents for walking/ rambling etc. This development would not only hinder the peaceful setting but also disrupt the ramblers and walkers.

I have currently purchased a new build, still in construction, with Taylor Wimpey at Dragonfly Meadows. I purchased this £500,000 5 bed house due to the key feature being that it is situated on the edge of Dragonfly Meadows and benefits from views over Nene Valley Country Park. For all the many new residents who purchased specifically for this reason, it would be significant blemish to the reason for buying here.

NBC response:

Further investigations will be undertaken on the suitability of the site for allocation in the new Local Plan, including the impacts on wildlife and green infrastructure. It should be noted that the impact of development on a view is not a material planning consideration. However, all development proposals will include detailed layout plans which will take matters such as privacy and separation distances between dwellings into consideration.

Sixfields, West Tull Way (St James Ward)**Site reference number: LAA0655**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Fraser Road (Talavera Ward)

Site reference number: LAA0657

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Great Meadow Road (Rectory Farm Ward)

Site reference number: LAA0659

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0659

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential unknown but could be high

NBC response:

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

Site reference number: LAA0659

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Other comments:

The SA raises an 'uncertainty outcome' in respect of this site and suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

NBC response:

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

Site reference number: LAA0659

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

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

NBC response:

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

9-11 College Street (Castle Ward)

Site reference number: LAA0662

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

190-199 St Andrews Road (Semilong Ward)

Site reference number: LAA0665

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Other comments:

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

NBC response:

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

Site reference number: LAA0665

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA0665

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/ mixed residential/ commercial or a solely commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from surrounding existing land uses. In the event of a mixed residential/ commercial or commercial development operation noise impacts would need to be considered on existing and proposed residential receptors.

NBC response:

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

Tunnel Hill Cottages, Rothersthorpe Road (Delapre and Briar Ward)

Site reference number: LAA0672

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or

treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Site reference number: LAA0672

Respondent number: 68

Name: Martin Seldon

Company: Highways England

Other comments:

The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:

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

Site reference number: LAA0672

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA0672

Respondent number: 139

Name: Kathleen Rivett

Company: North Northants Badger Group

Other comments:

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species

NBC response:

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

Site reference number: LAA0672

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise and vibration assessment would be required to determine the noise impact on future occupiers from railway noise.

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of

mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Delapre Abbey, London Road (Delapre and Briar Hill Ward)

Site reference number: LAA0676

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Far Cotton Boys Club, Towcester Road (Delapre and Briar Hill Ward)

(Site reference number: LAA0677

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Pleydell Garden Allotments (Delapre and Briar Hill Ward)

Site reference number: LAA0678

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Home Farm, Eagle Drive (Delapre and Briar Hill Ward)

Site reference number: LAA0680

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the

location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

530-546 Kettering Road North (Eastfield Ward)

Site reference number: LAA0684

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

12 Pennycress Place (Billing Ward)

Site reference number: LAA0685

Respondent number: 2

Name: Steve Beard

Company: Sport England

Other comments:

Sport England does not have a statutory planning remit to protect open space but we are concerned that the loss of incidental open space within residential areas. Sport England's strategy (Towards an Active Nation) seeks to move the inactive to active. Our evidence suggests that access to open space near to where people live is a strong factor to moving people from inactive to active particularly in areas of deprivation.

NBC response:

Noted. The matters raised by the respondent together with the latest evidence on open space provision/requirements will be taken into account as part of the assessment process to determine the suitability of a site for allocation.

Site reference number: LAA0685

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0685

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

The archaeological evaluation to the south identified sparse activity. There is therefore a reduced potential for significant archaeology.

NBC response:

Noted. The site will be investigated further and assessed against additional information including: assessments associated with heritage and archaeology; that supplied through the Sites Consultation responses and via the existing and emerging technical evidence base. This investigation will determine the site's suitability for allocation in the Local Plan Part 2.

Site reference number: LAA0685

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

Future occupiers may be subject to road traffic related noise and a scheme of mitigation required.

NBC response:

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

Blackthorn Road Depot (Rectory Farm Ward)

Site reference number: LAA0687

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to

serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Boothville Middle School, Esher Court (Westone Ward)

Site reference number: LAA0688

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Nene Enterprise Centre, Freehold Street (Trinity Ward)

Site reference number: LAA0689

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0689

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA0689

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Other comments:

The SA raises an 'uncertainty outcome' in respect of this site and suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

NBC response:

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

Site reference number: LAA0689

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environment noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses. An air quality assessment will also be required.

NBC response:

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

Freemasons Hall, Brick Kiln Lane (Trinity Ward)

Site reference number: LAA0690

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the

location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Kingsley Park Middle School (Trinity Ward)

Site reference number: LAA0693

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

St Matthews Hospital, Kettering Road (Phippsville Ward)

Site reference number: LAA0699

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Sayers Motor Factory, Cranbrook Road (Semilong Ward)

Site reference number: LAA0703

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Degra School, 67 Queens Park Parade (Trinity Ward)

Site reference number: LAA0708

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Motorvogue, Kingsthorpe Road (Semilong Ward)

Site reference number: LAA0709

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Billing Arbours, Heather Lane (Brookside Ward)

Site reference number: LAA0711

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Wyevale Garden Centre, Newport Pagnell Road (Nene Valley Ward)

Site reference number: LAA0716

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Wootton Trading Estate, Newport Pagnell Road (Nene Valley Ward)

Site reference number: LAA0717

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Duston Oil Works, Port Road (New Duston Ward)

Site reference number: LAA0718

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Car Garage Workshops, 409 Harlestone Road (New Duston Ward)

Site reference number: LAA0719

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0719

Respondent number: 116

Name: John Caswell

Company: Duston Parish Council

Appropriate for development:

Whilst Duston Parish Council has not formally adopted a position regarding the development of these sites, members of the Council have discussed the issues around the development of these and other areas identified for development in and around Duston, and no objections were raised. No other sites have been identified and no sites have been suggested that are currently listed as not being taken forward for further consideration. Would like there to be

closer consultation between Northampton Borough Council and Duston Parish Council on this, and future planning applications.

NBC response:

Noted. Duston Parish Council is a consultee on the local plan database and the development management database and will continue to be consulted on the progression of the local plan and relevant planning applications.

Site reference number: LAA0719

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated

NBC response:

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

Site reference number: LAA0719

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses.

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work

and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Ryland Soans Ford Garage, Harlestone Road (New Duston Ward)

Site reference number: LAA0720

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0720

Respondent number: 116

Name: John Caswell

Company: Duston Parish Council

Appropriate for development:

Whilst Duston Parish Council has not formally adopted a position regarding the development of these sites, members of the Council have discussed the issues around the development of these and other areas identified for development in and around Duston, and no objections were raised. No other sites have been identified and no sites have been suggested that are currently listed as not being taken forward for further consideration. Would like there to be

closer consultation between Northampton Borough Council and Duston Parish Council on this, and future planning applications.

NBC response:

Noted. Duston Parish Council is a consultee on the local plan database and the development management database and will continue to be consulted on the progression of the local plan and relevant planning applications.

Site reference number: LAA0720

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated

NBC response:

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

Site reference number: LAA0720

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via existing past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses and road traffic noise.

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work

and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Plant Nursery, Millway, Duston (Old Duston Ward)

Site reference number: LAA0721

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

St Lukes Church, Main Road, Duston (Old Duston Ward)

Site reference number: LAA0722

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

62-70 Dunster Road (Castle Ward)

Site reference number: LAA0723

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Cromwell Centre, Poole Street (Castle Ward)

Site reference number: LAA0724

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the

location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

4-5 Cheyne Walk (Castle Ward)

Site reference number: LAA0725

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

3 Cheyne Walk (Castle Ward)

Site reference number: LAA0726

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Aquila House, 14 St Giles Terrace (Castle Ward)

Site reference number: LAA0729

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Albion House, Victoria Parade (Castle Ward)

Site reference number: LAA0731

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Plough Hotel, Victoria Promenade (Castle Ward)

Site reference number: LAA0732

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

County Hall, George Row (Castle Ward)

Site reference number: LAA0733

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Government Offices, Lower Mount (Castle Ward)

Site reference number: LAA0735

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

St Michael's Car Park (Castle Ward)

Site reference number: LAA0738

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Exter Place/Kettering Road (Castle Ward)

Site reference number: LAA0740

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

111 Kettering Road (upper floors) (Castle Ward)

Site reference number: LAA0741

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

The Nene Centre, Bedford Road (Rushmills Ward)

Site reference number: LAA0743

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the

location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

The Ridings Arcade, 61-63 St Giles Street (upper floors) (Castle Ward)

Site reference number: LAA0744

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0744

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Upper floors no archaeological impact

NBC response:

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

Site reference number: LAA0744

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/ commercial end use. An environment noise assessment would be required to determine the noise impact from surrounding land uses on future occupiers and noise impact from operational noise from any proposed mixed use development proposal. An Air Quality impact assessment would be required.

NBC response:

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

Workbridge Centre, Bedford Road (Rushmills Road)

Site reference number: LAA0746

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or

treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

85 Abington Stree (upper floors) (Castle Ward)

Site reference number: LAA0749

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0749

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Development acceptable but would need sensitive conversion: retention of features which make a positive contribution to the character. Former Boot and Shoe building.

NBC response:

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

Site reference number: LAA0749

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Other comments:

The SA raises an 'uncertainty outcome' in respect of this site and suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

NBC response:

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

Site reference number: LAA0749

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact from

surrounding land uses and highways network on future occupiers and noise impact from operational noise from any proposed mixed use development proposal. An Air Quality impact assessment would be required.

NBC response:

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

Co-op Funeral Services, Barack Road (Castle Ward)

Site reference number: LAA0751

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

34th Kingsthorpe Scouts Queensland Gardens (St Davids Ward)

Site reference number: LAA0754

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Bondfield Avenue Business Units (St Davids Ward)

Site reference number: LAA0756

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Eastern Avenue Allotments (St Davids Ward)

Site reference number: LAA0757

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Phoenix IT, Hunsbury Hill Avenue (Delapre and Briar Hill Ward)

Site reference number: LAA0760

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Beacon Bingo, Weedon Road (St James Ward)

Site reference number: LAA0761

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Fyna Hire and Tyre Depot, Weedon Road (St James Ward)

Site reference number: LAA0765

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

St James Work, Vicarage Road/Baring Road (Spencer Ward)

Site reference number: LAA0769

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Jewsons and Continental Coachworks, Gladstone Roads (Spencer Ward)

Site reference number: LAA0771

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0771

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA0771

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the impact on future occupiers from surrounding existing land uses. An air quality impact assessment will also be required.

NBC response:

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

Dallington Health Club, Mill Lane (Spencer Ward)

Site reference number: LAA0772

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Vale Mead Lower School, Goldcross Court (Talavera Ward)

Site reference number: LAA0774

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Hotel, Talavera Way (Talavera Ward)

Site reference number: LAA0775

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Northwood, Holmecross Road (Talavera Ward)

Site reference number: LAA0776

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Berrywood Road Rehab Centre (Upton Ward)

Site reference number: LAA0778

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Hunsbury Hill Centre, Harksome Hill (West Hunsbury Ward)

Site reference number: LAA0779

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to

comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Camp Hill Depot, Dayrell Road (West Hunsbury Road)

Site reference number: LAA0780

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Bridgewater Drive Allotments (Park Ward)

Site reference number: LAA0784

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

The Green West, Great Houghton (Rushmills Ward)**Site reference number: LAA0787**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Bedford Road North, Great Houghton (Rushmills Ward)**Site reference number: LAA0788**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Bridge Meadow (Nene Valley Ward)

Site reference number: LAA0789

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Teal Close (West Hunsbury Ward)

Site reference number: LAA0804

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0804

Respondent number: 136

Travis Perkins

Montagu Evans

Other comments:

The Milton Ham North site forms a part of the Teal Close site (LAA0804) that was considered but rejected for residential development. TP considers that the Milton Ham North site should be allocated for housing development in the forthcoming Local Plan Part 2. The land is owned by Travis Perkins who would be a willing seller for residential development (subject to securing an implementable planning permission for the commercial use of Milton Ham), therefore site is considered available and viable for residential development. It is noted that site LAA1025 (land to the west of Towcester Road) is a preferred option site in terms of the Sustainability Appraisal. It is considered that Milton Ham North would score at least as well as land to the west of Towcester Road when scoring is applied to it in a comparable way.

NBC response:

Noted. The comments and supporting information submitted by the respondent will be used to inform the assessment process to determine the suitability of a site for allocation.

Counties Crematorium (West Hunsbury Ward)

Site reference number: LAA0805

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Former Warehouse, St James Road (St James Ward)

Site reference number: LAA0808

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

1A Orchard Hill (Billing Ward)

Site reference number: LAA0810

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

The Conifers, Wellingborough Road (Billing Ward)

Site reference number: LAA0812

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the

location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Acre Lane (Spring Park Ward)

Site reference number: LAA0813

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

32 Great Russell Street (Castle Ward)

Site reference number: LAA0814

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0814

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA0814

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Other comments:

The SA raises an 'uncertainty outcome' in respect of this site and suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

NBC response:

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

Lorry sales and Super Sausage, St Andrews Road (Castle Ward)

Site reference number: LAA0817

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Burgess Street, St Peters Way (Castle Ward)

Site reference number: LAA0820

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the

location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Casino, Regent Street (Castle Ward)

Site reference number: LAA0823

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Municipal Offices, Cromwell Street (Castle Ward)

Site reference number: LAA0824

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

ATS Tyrefitting, Kingsthorpe Road (Trinity Ward)

Site reference number: LAA0834

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Arbours, Heather Lane (rear) (Brookside Ward)

Site reference number: LAA0835

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Hawksmoor Way Allotments, Harlestone Road (Kings Heath Ward)

Site reference number: LAA0839

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Stirling House, The Avenue, Cliftonville (Rushmills Road)

Site reference number: LAA0841

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

39 Billing Road (Castle Ward)

Site reference number: LAA0842

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

92-98 Earl Street (Castle Ward)

Site reference number: LAA0844

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Telephone Exchange, Spring Gardens (Castle Ward)

Site reference number: LAA0847

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Charles House, 61-69 Derngate (Castle Ward)

Site reference number: LAA0848

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Kwikfit, Cattle Market Road (Castle Ward)

Site reference number: LAA0853

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the

location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

123-135 Bridge Street (Castle Ward)

Site reference number: LAA0855

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

54-62 St Michaels Road (Castle Ward)

Site reference number: LAA0859

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Billing Road/Cliftonville (Rushmills Ward)**Site reference number: LAA0861**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Spring Hill, Cliftonville (Rushmills Ward)**Site reference number: LAA0862**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Elgin House, Billing Road (Rushmills Road)

Site reference number: LAA0864

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Princess House/Woodland House (Rushmills Ward)

Site reference number: LAA0865

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

14-20 St Michaels Road (Castle Ward)

Site reference number: LAA0894

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

379 Harlestone Road (New Duston Ward)

Site reference number: LAA0910

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0910

Respondent number: 116

Name: John Caswell

Company: Duston Parish Council

Appropriate for development:

Whilst Duston Parish Council has not formally adopted a position regarding the development of these sites, members of the Council have discussed the issues around the development of these and other areas identified for development in and around Duston, and no objections were raised. No other sites have been identified and no sites have been suggested that are currently listed as not being taken forward for further consideration. Would like there to be closer consultation between Northampton Borough Council and Duston Parish Council on this, and future planning applications.

NBC response:

Noted. Duston Parish Council is a consultee on the local plan database and the development management database and will continue to be consulted on the progression of the local plan and relevant planning applications.

Site reference number: LAA0910

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated

NBC response:

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

Site reference number: LAA0910

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses and road traffic noise.

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of

mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

118-122 Wellingborough Road (Castle Ward)

Site reference number: LAA0915

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA0915

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA0915

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

An environmental noise assessment would be required to determine the noise impact from surrounding land uses and road network on future occupiers and noise impact from operational noise from any proposed mixed use development scheme proposal. An Air Quality impact assessment would be required.

NBC response:

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

Land north of Martins Yard, Spencer Bridge (Castle Ward)

Site reference number: LAA1005

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1005

Respondent number: 65

Name: Simon Barber

Company: English Regional Transport Association

Least appropriate for development:

There should be no housing nor office development as it's close to the railway line.

Furthermore development could obliterate the old track bed of the Northampton-Bedford railway

NBC response:

Further investigations will determine the site's suitability for allocation in the Local Plan Part 2. Potential for mitigation can be addressed through the development management policies which will be formulated for the Local Plan Part 2.

Site reference number: LAA1005

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Other comments:

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

Consider that site presents an opportunity for delivering GI and Water Framework Directive (WFD) improvements. An SFRA refresh should consider if the site presents opportunities to encourage flood management.

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1005

Respondent number: 123

Company: Henry Martin Ltd

Agent company: Astill Planning

Appropriate for development:

In response to the growing demand from the businesses currently operating from Martin's Yard, it is proposed that a 1.4 ha area of land situated immediately to the north of Martin's Yard is allocated for employment use within the Local Plan. This would provide the opportunity to reconfigure, upgrade and extend the existing Business Park and ensure that the owners of the site can effectively respond to the demand of existing businesses for modern and large workspaces. This will encourage existing businesses to be retained. The modernisation and expansion of Martins Yard Business Park will also increase its attractiveness to businesses that are not currently located on the site. It could help to attract inward investment to the Borough.

In addition to the expansion of Martins Yard, it is also proposed that the remaining 10.78 ha of the site, which predominantly forms part of the Kingsthorpe Mire LWS, undergoes a series of ecological enhancements. This will make a positive contribution towards managing, conserving and enhancing the quality of the green infrastructure network, biodiversity corridors and wildlife habitats.

The only planning policy constraint to allocating the site is its location in the floodplain. In response to the additional investigations that have been carried out on the site, the Environment Agency recently confirmed its intention to remove the 1.4ha area of land to the north of Martins Yard from Flood Zone 2 and Flood Zone 3 and update the Flood Risk map to show the site in Flood Zone 1.

NBC response:

Noted. The information submitted will inform the next stage of plan making and the assessment of the suitability of the site for allocation.

Site reference number: LAA1005

Respondent number: 126

Name: Rosamund Worrall
Company: Historic England

Sustainability Appraisal:

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

NBC response:

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

Site reference number: LAA1005

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses. Operational noise impact would need to be considered on existing noise sensitive residential receptors. An air quality assessment will also be required.

NBC response:

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

Pineham (Upton Ward)

Site reference number: LAA1006

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1006

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Sustainability Appraisal:

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

NBC response:

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

Site reference number: LAA1006

Respondent number: 127

Company: Lagan Homes

Agent company: DLP Planning Ltd

Appropriate for development:

Pineham is identified as suitable for residential development in the Sites Consultation as there are no planning constraints that would inhibit this location coming forward for a high

quality residential development which can assist towards meeting Northampton's housing supply. It can deliver at least 70 units in years 1 - 5 of the plan. The site would assimilate with the emerging new community committed through the JCS consisting of the Upton SUE, Norwood Farm/ Upton Lodge SUE and the additional 650 residential dwellings which were granted via N/2007/1570. Pineham should be framed in a joined up strategy for new homes and supporting social, environmental and economic facilities. The next iteration of the Northampton Local Plan Part 2 should take forward this site as part of its future land use strategy.

The Sustainability Appraisal assesses a number of sites. The findings are summarised in Table 3.1. It does not however assess LAA1006 Pineham. It is a sustainable location well connected to public transport. The site also links to a new neighbourhood (N/2007/1570) of 650 units which is well underway to the south.

NBC response:

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

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

Site reference number: LAA1006

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work and the comments made by the respondent, along with those made by others, will be used to inform this process. It may also be the case that these issues could be capable of

mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Land south of Woodale Road (Nene Valley Ward)

Site reference number: LAA1007

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1007

Respondent number: 68

Name: Martin Seldon

Company: Highways England

Other comments:

The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work

and the impact of additional traffic on the SRN will be considered as part of this assessment process.

Site reference number: LAA1007

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Other comments:

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

NBC response:

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

Site reference number: LAA1007

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Sustainability Appraisal:

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

NBC response:

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

Site reference number: LAA1007

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses and road network. An air quality assessment will also be required.

NBC response:

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

Land west of Policy N5, Northampton South SUE (East Hunsbury Ward)

Site reference number: LAA1009

Respondent number: 107

Name: Richard O'Driscoll

Company: Collingtree Park Golf Course Ltd

Suitable for consideration:

Site has erroneously been classified as not having been promoted. Barton Willmore have indeed promoted this site. Please correct this error

NBC response:

Noted. The LAA database will be updated to reflect the respondent's comments.

Site reference number: LAA1009

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1009

Respondent number: 68

Name: Martin Seldon

Company: Highways England

Other comments:

The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work

and the impact of additional traffic on the SRN will be considered as part of this assessment process.

Site reference number: LAA1009

Respondent number: 113

Name: Caroline Holgate

Company: East Hunsbury Parish Council

Least appropriate for development:

Concerns in relation to infrastructure. Traffic impact on Rowtree Road and Towester Road will be considerable, particularly as development is likely to come after the development of the Northampton South SUE and the proposed SRFIs. Provision of secondary school places and health services will also need consideration.

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures/additional infrastructure that may be required including schools and health services.

Site reference number: LAA1009

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated

NBC response:

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

Site reference number: LAA1009

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Other comments:

The site raises an 'uncertainty outcome' in the Sustainability Appraisal. Suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

NBC response:

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

Site reference number: LAA1009

Respondent number: 134

Company: Bovis Homes Ltd

Agent company: David Lock Associates

Appropriate for development:

Bovis Homes welcomes the inclusion of this site among those sites assessed as being suitable for further consideration as potential allocations.

Development of the site would be a logical extension to the Northampton South SUE allocated in the JCS and which benefits from an outline planning permission. Taking account of the westerly extension to Collingtree Park Golf Course forming part of the outline planning permission and land required for surface water attenuation in association with any development within site LAA1009, its capacity is around 100 homes rather than the 264 dwellings specified in the consultation document.

Consider that this amount of development can be accommodated safely on the area's highway network, taking into account planned improvements, and the site can be accessed via the planned new junction on Rowtree Road committed through the outline permission for the SUE and thence via routes within the approved SUE. Development would also increase the catchment population for facilities in the planned local centre within the SUE, increasing the prospect of their delivery and retention.

The site's development within years 6-10 of the Plan period is realistic, by which time the planned access via Rowtree Road would have been delivered. Control of the site by Bovis

underlines the conclusion that the site is developable within this period. Although the area bordered by the railway line and the M1 motorway to the south of site LAA1009 is not under the control of Bovis, any allocation or development of that southerly land would not be prejudiced by the development of either site LAA1009 or the Outline-permitted SUE. The site's containment to the west by the Northampton Loop railway line adds to its suitability for allocation in the Plan, while the impact of noise from trains on that line can be assessed appropriately at the planning application stage and any necessary mitigation put forward at that time. To the north, the site's bordering and overlooking of the planned extension to the golf course presents the opportunity for a high quality development, enhancing its viability and therefore the prospect of its timely delivery. Development within site LAA1009 would benefit from services and facilities delivered in association with the adjacent Northampton South SUE (see our response to Q4 above). As such, the performance of the site's development in the Sustainability Appraisal would be enhanced still further, including with particular reference to objectives SA2a and SA2b within the Appraisal.

NBC response:

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

Site reference number: LAA1009

Respondent number: 139

Name: Kathleen Rivett

Company: North Northants Badger Group

Other comments:

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species

NBC response:

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

Site reference number: LAA1009

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses (e.g. moto X track) and road transport noise. An Air Quality impact assessment would also be required due to the potential size of development and being in proximity to an existing AQMA and the crematorium.

NBC response:

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

Land at St Peters Way/Court Road/Freeschool Street (Castle Ward)

Site reference number: LAA1010

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or

treatment to serve proposed growth. Anglian Water will wish to comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Site reference number: LAA1010

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Sustainability Appraisal:

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

NBC response:

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

Site reference number: LAA1010

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/ commercial end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses and road traffic. If a mixed use development was put forward the operational noise impact would need to be considered on existing and new noise sensitive receptors. An air quality assessment will also be required.

NBC response:

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

University of Northampton (Park Campus) (Obelisk Ward)

Site reference number: LAA1013

Respondent number: 23

Name: Catherine Mason

Company: University of Northampton

Agent company: Savills

Other sites for consideration:

The University of Northampton's Park Campus should be identified for housing development. Outline planning permission for redevelopment of the existing Park Campus was granted in September 2014 for up to 800 dwellings. The site may not be included as a site for further consideration as it already benefits from outline planning permission but in order to ensure consistency moving forward and avoid any ambiguity the site should be included in Part 2 of the Plan as an allocation.

NBC response:

Noted. A decision on whether to allocate the site, given that it already benefits from an outline planning permission, will be made as plan preparation progresses to the next stage.

University of Northampton (Avenue Campus) (Trinity Ward)

Site reference number: LAA1014

Respondent number: 23

Name: Catherine Mason

Company: University of Northampton

Agent company: Savills

Appropriate for development:

Agree with the conclusion that site will be given further consideration as a housing site in Local Plan Part 2. This refers to the delivery of 200 homes in years 1 to 5 of the plan which we fully support. Avenue Campus is a sustainable location and can deliver much needed housing within the borough. An outline application for redevelopment of site for 200 dwellings has been submitted and is under consideration.

NBC response:

Noted.

Site reference number: LAA1014

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1014

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated.

NBC response:

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

Site reference number: LAA1014

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Other comments:

The site raises an 'uncertainty outcome' in the Sustainability Appraisal. We suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

NBC response:

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

Site reference number: LAA1014

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the impact on future occupiers from existing surrounding land uses. An air quality assessment will also be required.

NBC response:

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

Belgrave House, Grosvenor Shopping Centre (Castle Ward)

Site reference number: LAA1022

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1022

Respondent number: 85

Company: Northampton Shopping Centre Limited Partnership

Agent company: Assistant Director

Use for other purposes:

Plan sets out the proposed land use is residential. Our June representations 2016 stated site should be considered for student accommodation and / or conversion to residential. Only the conversion to residential has been put forward in the latest draft of the Plan. A planning

application has since been submitted for the change of use of Belgrave House to student accommodation which is currently pending determination. It is therefore considered that both uses should be included within the emerging allocation. It is requested that the uses are broad enough to ensure flexibility and future proofing.

NBC response:

Sites will be investigated further and assessed against additional information: Information supplied through the Sites Consultation responses and from the existing and emerging technical evidence base. These investigations will determine the site's suitability for allocation in the Local Plan Part 2. Any proposals that come forward through the development management process will be determined in accordance with the latest development plans and supporting documents.

Site reference number: LAA1022

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No archaeological potential

NBC response:

Noted.

Site reference number: LAA1022

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Other comments:

The site raises an 'uncertainty outcome' in the Sustainability Appraisal. Suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment.

NBC response:

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

Site reference number: LAA1022

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

An environmental noise assessment would be required to determine the noise impact from surrounding land uses and road network on future occupiers. An Air Quality impact assessment would be required.

NBC response:

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

East Island (Castle Ward)**Site reference number: LAA1023**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1023

Respondent number: 85

Company: Northampton Shopping Centre Limited Partnership

Agent company: Assistant Director

Use for other purposes:

We put forward this site for mixed use (residential/student housing with potential commercial use on the ground floor). We re-iterate it should be mixed use. It is requested that the uses are broad enough to ensure flexibility and future proofing.

NBC response:

Noted. The comments made by the respondent further as part of the next stage of plan making and the assessment of the suitability of sites for allocation.

Site reference number: LAA1023

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated

NBC response:

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

Site reference number: LAA1023

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Other comments:

The site raises an 'uncertainty outcome' in the Sustainability Appraisal. Suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment.

NBC response:

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

Site reference number: LAA1023

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses and road traffic. An Air Quality impact assessment would be required.

NBC response:

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

Great Houghton Independent School (Rushmills Ward)

Site reference number: LAA1024

Respondent number: 2

Name: Steve Beard

Company: Sport England

Other comments:

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

NBC response:

The Playing Pitch Strategy has not yet been finalised but it will be ready to inform the next stage of Plan making and informing the assessment as to whether the site is suitable for allocation in the Local Plan Part 2.

Site reference number: LAA1024

Respondent number: 25

Name: Ann Plackett

Company: Town Centre Conservation Areas Advisory Committee

Agent company: TCCAAC

Other comments:

There was an established planning policy that the separation and setting of the village would be protected by a green landscape corridor. Development on this site would see the abandonment of this principle. The recently published consultation draft of the Great Houghton Conservation Area Appraisal and Management Plan highlights the importance of protecting the rural setting of the proposed conservation area. The development could affect the setting of the listed Church. Further consideration of the inclusion of this site should be made.

NBC response:

Noted. Any proposed development and/or refurbishment will need to address any heritage concerns and be in compliance with existing Conservation Area Appraisals and Management Plans.

Site reference number: LAA1024

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1024

Respondent number: 97

Company: Clayson Country Homes

Agent company: CC Town Planning

Appropriate for development:

Site presents a suitable, immediately available and achievable residential development opportunity capable of accommodating several dwellings of all sizes, types and tenures. Site sits against a backdrop of sites of land interests on land at the former Great Houghton School. Site can deliver dwellings within 5 years. Site is such a distance from the SPA and Ramsar sites that no significant impacts will result from any future residential development.

NBC response:

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

Site reference number: LAA1024

Respondent number: 105

Name: Mike Billingham

Company: Great Houghton Parish Council

Suitable for consideration:

The Parish Council concedes that this site may be suitable for some housing development but is concerned that the proposed yield of 240 residential dwellings along with 'other appropriate' mix is over development for the site of 7.5 hectares. Question whether site is subject to covenant requiring it to be used for educational purposes. Concern over traffic impact from development particularly on junction of High Street and Bedford Road. Site could not be considered suitable without major improvements to this junction and any subsequent junction introduced between site entrance and High Street.

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development including that of traffic on the local road network.

Site reference number: LAA1024

Respondent number: 115

Name: Leanne Wildman

Protect from development:

Can see that site could provide housing but believe the quantity should be carefully considered. The old school is a lovely historical building and should not become part of a housing estate. Furthermore, there are already traffic safety issues with the A428 Bedford Road junction so to introduce hundreds of new homes adjacent to this junction would further compound the existing issues.

NBC response:

The comment associated with Great Houghton school and that it could provide housing is noted. The capacity of the site will be reviewed as the initial estimate was based on density calculations. Heritage and traffic matters will form part of the additional investigations which will ascertain the site's suitability for allocation in the new Local Plan.

Site reference number: LAA1024

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Protect from development:

Historic Landscape Character identifies a turnpike road to north. Close to ridge and furrow earth works. Possible prehistoric Romano-British settlement to south. North of school there are earthworks associated with the shrunken medieval village which are clearly visible from aerial photos. These are mainly destroyed but there is potential for activity to survive below ground. Excavations in advance of Brackmills extension have identified Iron Age Romano-British and Saxon activity some of which has been preserved in situ

NBC response:

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

Site reference number: LAA1024

Respondent number: 139

Name: Kathleen Rivett

Company: North Northants Badger Group

Other comments:

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work

and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1024

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use of natural contamination and will require investigation to determine if it is suitable for residential or mixed end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from road traffic noise and surrounding land uses.

NBC response:

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

Land to the west of Towcester Road (West Hunsbury Ward)

Site reference number: LAA1025

Respondent number: 21

Name: Sandra Guest

Company: West Hunsbury Parish Council

Least appropriate for development:

This site has flooding implications due to the proximity of the Wootton Brook and a second smaller stream. Development would also have a negative impact on the Crematorium.

NBC response:

Further investigations will determine the site's suitability for allocation in the Local Plan Part 2. Potential for mitigation can be address through the development management policies which will be formulated for the Local Plan Part 2.

Site reference number: LAA1025

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1025

Respondent number: 68

Name: Martin Seldon

Company: Highways England

Other comments:

The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:

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

Site reference number: LAA1025

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Other comments:

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

NBC response:

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

Site reference number: LAA1025

Respondent number: 97

Company: Clayson Country Homes

Agent company: CC Town Planning

Appropriate for development:

Site presents a suitable, immediately available and achievable residential development opportunity capable of accommodating several dwellings of all sizes, types and tenures. Site sits against a backdrop of sites of land interests on the west side of Towcester Road.

Site can deliver dwellings within 5 years. The economic and social benefits associated with residential development on this site outweigh the perceived constraints.

NBC response:

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

Site reference number: LAA1025

Respondent number: 113

Name: Caroline Holgate

Company: East Hunsbury Parish Council

Least appropriate for development:

Concerns in relation to infrastructure. Traffic impact on Rowtree Road and Towester Road will be considerable, particularly as development is likely to come after the development of the Northampton South SUE and the proposed SRFIs. Provision of secondary school places and health services will also need consideration.

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures/additional infrastructure that may be required including schools and health services.

Site reference number: LAA1025

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated.

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of heritage and archaeology, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1025

Respondent number: 136

Company: Travis Perkins

Agent company: Montagu Evans

Least appropriate for development:

Whilst TP does not object in principle to site LAA1025 being allocated for residential development, it considers that the Council should ensure that the design and layout of any residential scheme on that site should protect the amenity of future residents, without compromising the ability of commercial occupiers of TP's site to operate on a 24/7 basis.

NBC response:

Noted. Matters relating to how an allocated site may be developed will be reflected in the Local Plan Part 2, which will also contain development management policies to guide planning applicants and developers on design and amenity matters in respect of allocated development sites.

Site reference number: LAA1025

Respondent number: 139

Name: Kathleen Rivett

Company: North Northants Badger Group

Other comments:

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species

NBC response:

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

Site reference number: LAA1025

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise and surrounding land uses (eg crematorium). An air quality assessment will also be required.

NBC response:

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

Site reference number: LAA1025

Respondent number: 145

Name: Alison Benson

Company: Quinton Parish Council

Least appropriate for development:

This site has flooding implications due to the proximity of the Wootton Brook and a second smaller stream. Development would also have a negative impact on the Crematorium

NBC response:

Further investigations will determine the site's suitability for allocation in the Local Plan Part 2. Potential for mitigation can be address through the development management policies which will be formulated for the Local Plan Part 2.

Site reference number: LAA1025

Respondent number: 149

Name: Alison Benson

Company: West Hunsbury Parish Council

Least appropriate for development:

This site has flooding implications due to the proximity of the Wootton Brook and a second smaller stream. Development would also have a negative impact on the Crematorium

NBC response:

Further investigations will determine the site's suitability for allocation in the Local Plan Part 2. Potential for mitigation can be address through the development management policies which will be formulated for the Local Plan Part 2.

Eastern land parcel, Buckton Fields (Spring Park Ward)

Site reference number: LAA1026

Respondent number: 25

Name: Ann Plackett

Company: Town Centre Conservation Areas Advisory Committee

Agent company: TCCAAC

Other comments:

As a local resident, there was an expectation that this land would become a pocket park presumably as part of the S106 agreement for Buckton Fields. The inclusion of this site is therefore a loss of community benefit.

NBC response:

Should it be concluded the site is suitable for development, any proposal will need to take into account the requirements set out in the latest Open Space, Sport and Recreation assessment and other documents associated with developer contributions to ensure that the relevant community requirements are provided for.

Site reference number: LAA1026

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1026

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA1026

Respondent number: 124

Name: Jayne Bunting

Company: Boughton Parish Council

Other comments:

The Parish Council considers that residential development on this site will have a further significant impact on current infrastructure in the local area and any further pressure on the road network and local services should be resisted. The Parish Council would urge that this site is not appropriate and that it be withdrawn from further consideration and the adverse impacts it will have on both the highway network and the local area.

This site has previously been considered and explored by NBC and rejected due to the detrimental impact that further traffic movements will have along the Harborough Road and Kingsthorpe corridor and the fact that it is a declared AQMA zone 4 in Northampton.

Further pressure on the local highway network including the Cock Hotel junction and the Five Bells junction in Kingsthorpe, which is already at capacity, is absolutely unacceptable. Current development in this area of Northampton is severely impacting on roads and existing infrastructure making the daily commute into Northampton a misery for local residents.

NBC response:

The purpose of the LAA is to assess all sites above a certain size threshold to ascertain whether they could be considered for further investigation. This will include sites which may not have been considered suitable previously. Once these investigations are complete the council will be better informed on the site's suitability for allocation in the new Local Plan.

Site reference number: LAA1026

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise. An air quality assessment will also be required.

NBC response:

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

Harlestone Road, Dallington (Spencer Ward)

Site reference number: LAA1027

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

I would be concerned about adding this many new dwellings so close to Dallington Brook Field Local Wildlife Site (LWS), which would most certainly be used for informal recreation. The LWS has wet soils which make its vegetation particularly susceptible to the effects of trampling. Were the site to be developed I would want to investigate the potential to create a GI linkage north to the existing and proposed habitats at Northampton North SUE

NBC response:

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

Site reference number: LAA1027

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1027

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential unknown but isn't likely to be high

NBC response:

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

Site reference number: LAA1027

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Other comments:

The site raises an 'uncertainty outcome' in the Sustainability Appraisal. Suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment.

NBC response:

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

Site reference number: LAA1027

Respondent number: 139

Name: Kathleen Rivett

Company: North Northants Badger Group

Other comments:

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species

NBC response:

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

Site reference number: LAA1027

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

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

NBC response:

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

Nene Drive (Kings Heath Ward)

Site reference number: LAA1028

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Toms Close (Nene Valley Ward)

Site reference number: LAA1033

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1033

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA1033

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

An environmental noise assessment would be required to determine the noise impact on future occupiers from road traffic noise. An Air Quality impact assessment would also be required.

NBC response:

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

Witham Way garage site (Kings Heath Ward)

Site reference number: LAA1034

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1034

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential.

NBC response:

Noted.

Site reference number: LAA1034

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

NBC response:

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

West Oval garage site (Kings Heath Ward)

Site reference number: LAA1035

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1035

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential.

NBC response:

Noted.

Site reference number: LAA1035

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require further investigation to determine if it is suitable for residential end use.

NBC response:

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

Derwent Drive garage site (Kings Heath Ward)

Site reference number: LAA1036

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1036

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA1036

Respondent number: 143

Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

NBC response:

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

Swale Drive garage site (Kings Heath Ward)

Site reference number: LAA1037

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to

comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Site reference number: LAA1037

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA1037

Respondent number: 143

Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

NBC response:

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

Newnham Road (St Davids Ward)

Site reference number: LAA1041

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

The site is adjacent to Bradlaugh Fields Local Wildlife Site so some mitigation might be required to address any increased recreational pressure on the site's calcareous grassland and other habitats.

NBC response:

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

Site reference number: LAA1041

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1041

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA1041

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

NBC response:

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

Land off Arbour Court (Brookside Ward)

Site reference number: LAA1049

Respondent number: 2

Name: Steve Beard

Company: Sport England

Other comments:

Sport England does not have a statutory planning remit to protect open space but we are concerned that the loss of incidental open space within residential areas. Sport England's strategy (Towards and Active Nation) seeks to move the inactive to active. Our evidence

suggests that access to open space near to where people live is a strong factor to moving people from inactive to active particularly in areas of deprivation.

NBC response:

Noted. The matters raised by the respondent together with the latest evidence on open space provision/requirements will be taken into account as part of the assessment process to determine the suitability of a site for allocation.

Site reference number: LAA1049

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1049

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA1049

Respondent number: 137

Name: John Beswick

Other comments:

I consider the green space as an extremely environmentally valuable asset particularly with respect to its service to biodiversity, clean air, climate change and for leisure and recreation. Further development of the area and increased traffic would increase danger to pedestrians and increase pollution

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures that may be required.

Open area, Queens Crescent (St Davids Ward)

Site reference number: LAA1050

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Waterpump Court and Billing Brook Road (Talavera Ward)

Site reference number: LAA1051A

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1051A

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

The heritage potential of the site is currently not known but could be mitigated.

NBC response:

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

Parcel of land between Waterpump Court and Billing Brook Road (Talavera Ward)

(Site reference number: LAA1051B)

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1051B

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated.

NBC response:

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

Coverack Close, rear of garages (Delapre and Briar Hill Ward)

Site reference number: LAA1052

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1052

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA1052

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic or natural contamination and will require investigation to determine if it is suitable for residential end use.

NBC response:

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

Land at Treetops, Golding (Talavera Ward)

Site reference number: LAA1054

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Land on the corner of Norman Road/Wellingborough Road (Headlands Ward)

Site reference number: LAA1055

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to

comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Site reference number: LAA1055

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Land at Longmead Court (Talavera Ward)

Site reference number: LAA1057

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Land off Oat Hill Drive, Ecton Brook (Billing Ward)

Site reference number: LAA1058

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Land of Birds Hill Road, Lings (Brookside Ward)

Site reference number: LAA1059A

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to

comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Land of Birds Hill Road (Brookside Ward)

Site reference number: LAA1059B

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1059B

Respondent number: 112

Name: Palden Dorje

Least appropriate for development:

The site borders on existing residential properties on an estate that was designed in order to provide a decent quality of life for the residents of the development. It was recognised that

open green areas, trees and vegetation are essential for the mental well being of the residents and for clean air and the site should be retained as green space. Briars Hill Road is already overloaded with traffic as vehicles avoid the A4500 and there are no traffic calming measures. Speeding has been highlighted as an issue and any further development will add to the number of vehicles using this road. There is already a proposal to build a large number of residential properties on the old Emmanuel Middle School site which is far more suitable as a location but I suspect the vehicles from that development will also use Birds Hill Road as a cut through.

The development will have an adverse impact on the existing residents and the enjoyment of their homes, an increase in noise pollution, air pollution, the destruction of trees and bushes and decimate our quality of life.

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan.

Site reference number: LAA1059B

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential. The potential of this site is not currently known

NBC response:

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

Site reference number: LAA1059b

Respondent number: 137

Name: John Beswick

Other comments:

I consider the green space as an extremely environmentally valuable asset particularly with respect to its service to biodiversity, clean air, climate change and for leisure and recreation. Further development of the area and increased traffic would increase danger to pedestrians and increase pollution

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan.

Site reference number: LAA1059b

Respondent number: 138

Name: Margaret Pritchard

Other comments:

I object as this would be too close to existing housing and would result in extra traffic on Birds Hill Road which is already a busy road.

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan.

Land off Birds Hill Road (Brookside Ward)

Site reference number: LAA1059C

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1059C

Respondent number: 112

Name: Palden Dorje

Least appropriate for development:

The site borders on existing residential properties on an estate that was designed in order to provide a decent quality of life for the residents of the development. It was recognised that open green areas, trees and vegetation are essential for the mental well being of the residents and for clean air and the site should be retained as open green space. Briars Hill Road is already overloaded with traffic as vehicles avoid the A4500 and there are no traffic calming measures. Speeding has been highlighted as an issue and any further development will add to the number of vehicles using this road. There is already a proposal to build a large number of residential properties on the old Emmanuel Middle School site which is far more suitable as a location but I suspect the vehicles from that development will also use Birds Hill Road as a cut through.

The development will have an adverse impact on the existing residents and the enjoyment of their homes, an increase in noise pollution, air pollution, the destruction of trees and bushes and decimate our quality of life.

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan.

Site reference number: LAA1059c

Respondent number: 137

Name: John Beswick

Other comments:

I consider the green space as an extremely environmentally valuable asset particularly with respect to its service to biodiversity, clean air, climate change and for leisure and recreation.

Further development of the area and increased traffic would increase danger to pedestrians and increase pollution

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan.

Site reference number: LAA1059c

Respondent number: 138

Name: Margaret Pritchard

Other comments:

I object as this would be too close to existing housing and would result in extra traffic on Birds Hill Road which is already a busy road.

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan.

Hayeswood Road (Brookside Ward)

Site reference number: LAA1060

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of water supply and wastewater treatment, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1060

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA1060

Respondent number: 137

Name: John Beswick

Other comments:

I consider the green space as an extremely environmentally valuable asset particularly with respect to its service to biodiversity, clean air, climate change and for leisure and recreation. Further development of the area and increased traffic would increase danger to pedestrians and increase pollution

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan.

Site reference number: LAA1060

Respondent number: 138

Name: Margaret Pritchard

Other comments:

The proposed site would be close to a children's play area which is widely used. Additional traffic would be a problem especially as the entrance to Lings Primary School is on this road

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan.

Land adjacent to flats, Newnham Road (St Davids Ward)

Site reference number: LAA1063

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Land off Eastern Avenue South (St Davids Ward)

Site reference number: LAA1064

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Land in Baring Road (Spencer Ward)

Site reference number: LAA1065

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Land adjacent to car parking, Redruth Close (Delapre and Briar Hill Ward)

Site reference number: LAA1067

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require further investigation to determine if it is suitable for commercial end use. An

environmental noise assessment would be required to determine the noise impact from proposed use on existing receptors. An Air Quality assessment would also be required.

NBC response:

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

Garage site in The Briars, Briar Hill (Delapre and Briar Hill Ward)

Site reference number: LAA1068

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1068

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA1068

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use.

NBC response:

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

Farmclose Road garage site (Nene Valley Ward)

Site reference number: LAA1069

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1069

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Medway Drive (rear of Medway Close (Kings Heath Ward))

Site reference number: LAA1071

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1071

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

North Oval (Kings Heath Ward)

Site reference number: LAA1075

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

2 parcels of land off Bourne Crescent (Kings Heath Ward)

Site reference number: LAA1077

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for commercial end use. An environmental noise assessment would be required to determine the impact from operational noise on existing residential receptors from any proposed commercial use. An air quality assessment will also be required.

NBC response:

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

Land at Chapel Place (Kings Heath Ward)**Site reference number: LAA1078**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1078

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

The site is within the Boot & Shoe (B&S) conservation area adjacent to listed B&S factories. Setting and impact on character of the Conservation Area will be valid considerations in any development but no below ground archaeological

NBC response:

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

Site reference number: LAA1078

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses. An Air Quality impact assessment would also be required.

NBC response:

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

Ryehill Estate (within Tresham Green play area) (Kings Heath Ward)

Site reference number: LAA1079

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Duston (north of Hopping Hill School) (Old Duston Ward)

Site reference number: LAA1080

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Cosgrove Road (Sunnyside Ward)

Site reference number: LAA1086A

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1086A

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Chalcombe Avenue (Sunnyside Ward)

Site reference number: LAA1086B

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1086B

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Land off Holmecross Road (Talavera Ward)

Site reference number: LAA1094

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

Any development of this site should be designed in a way which continues to buffer – for example through garden and plot orientation – Billing Arbours LWS

NBC response:

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

Site reference number: LAA1094

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1094

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Land off Mill Lane (Spencer Ward)

Site reference number: LAA1096

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

This site is part of Old Dallington Tennis Courts Local Wildlife Site (LWS), which is designated for its woodland vegetation. Any application would require a data search and botanical survey of the grassland to demonstrate that it is not of LWS standard and that any development would not affect the rest of the LWS. Dallington Brook Field is located adjacent to the site to the north so mitigation might be required for the extra visitor pressure although this could possibly be done across the two LWS, and potentially with any development of LAA1027. Any prospective applicants should be advised to contact the Wildlife Trust about developing in the LWS.

NBC response:

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

Site reference number: LAA1096

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be

helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Site reference number: LAA1096

Respondent number: 77

Company: Althorp Estate

Appropriate for development:

The site is immediately available for residential development within years 1-5 of the Local Plan. The appropriate residential site area is smaller than shown on the consultation site plan and consequently the numbers of units or the site yield might be significantly less; there might be scope for a type of mixed flatted development on a smaller site area which might improve the housing yield. Consider part of the site to be brownfield (former tennis courts and clubhouse), site is wholly within Flood Zone 1 and whilst agree potentially nature conservation issues have been updating and reviewing ecological work to inform developable area.

Make number of points of clarification in respect of the SA assessment of the site. In particular concern regarding comment that two thirds of the site (the north-east part) is located within the LWS is incorrect and needs to be reviewed. Think referring to wider locality including the lake and adjacent woodland not the actual representation site and potential residential site. Concerned about negative comment made when information on this aspect is with the Borough Council not any other body.

NBC response:

Comments noted. The site will be assessed on the basis of the revised information regarding the site submitted by the respondent.

It should be noted, however, that Local Wildlife Site boundaries are determined and provided to the Borough Council by the Wildlife Trust and the SA has been produced independently to ensure impartiality. Proximity to designated sites provides an initial indication of the potential for an adverse effect. The SA recognises this by applying a 250m buffer around locally

designated sites. LAA1096 falls within the buffer zone indicating a minor negative effect, illustrated in SA Fig. 3.10 'Proximity to designated ecological sites'. It is recognised that appropriate mitigation may avoid adverse effects or result in beneficial effects.

Site reference number: LAA1096

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Other comments:

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

NBC response:

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

Site reference number: LAA1096

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

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

NBC response:

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

Gate Lodge (Boothville Ward)**Site reference number: LAA1097**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1097

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Level of archaeological survival in this area unclear. Potential for Roman activity.

NBC response:

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

Site reference number: LAA1097

Respondent number: 129

Company: Homes and Communities Agency HCA

Agent company: Turley

Appropriate for development:

Within the Sites Consultation, the Gate Lodge site has been assessed as suitable for further consideration which is welcomed by the HCA. It represents a logical infill development of the existing settlement pattern. The site is owned by the HCA and is available now for residential development. With no significant constraints identified, it is submitted the site can be brought forward for housing over the short to medium term providing 29 dwellings, which will contribute to the substantial shortfall in the council's five year housing land supply.

NBC response:

Noted. The evidence provided (including the submitted Vision Framework) will be used to investigate further the suitability of this site for allocation.

Site reference number: LAA1097

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

Future occupiers may be subject to road traffic related noise and a scheme of mitigation required. Also, a detailed air quality assessment is likely to be required.

NBC response:

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

to inform this process. It may also be the case that these issues could be capable of mitigation with the implementation of appropriate measures and addressed at planning application stage through the use of planning conditions.

Site reference number: LAA1097

Respondent number: 144

Name: Richard Wood

Company: Daventry District Council

Other comments:

NBC's attention is brought to the fact that the former route of the A43, to the west of the site, is planned to be used for a public transport route to serve the Northampton North allocation.

NBC response:

Noted. This will be taken into consideration when the site is investigated further as to its suitability for allocation in the new Local Plan.

The Green, Great Houghton (Riverside Ward)

Site reference number: LAA1098

Respondent number: 25

Name: Ann Plackett

Company: Town Centre Conservation Areas Advisory Committee

Agent company: TCCAAC

Other comments:

There was previously an established planning policy that the separation and setting of the village would be protected by a green landscaped corridor. The recently published consultation draft of the Great Houghton Conservation Area Appraisal and Management Plan highlights the importance of protecting the rural setting of the proposed conservation area. The eastern part of the proposed site should be removed from any local plan allocation.

NBC response:

The site will be investigated further and the findings will be used to inform the decision on whether to allocate all or part of the site, or not allocate the site at all. Any proposed

development will need to address any heritage concerns and be in compliance with existing and emerging Conservation Area Appraisals and Management Plans.

Site reference number: LAA1098

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

This site would add to the cumulative recreational impact on the Brackmills woodland complex. The site's scale should allow it to provide mitigation while delivering complementary green infrastructure and open space.

NBC response:

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

Site reference number: LAA1098

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1098

Respondent number: 57

Name: Sally Willis

Company: Hardingstone Parish Council

Other comments:

The site borders an area already marked for development with outline planning as part of Hardingstone SUE. The West Northamptonshire Joint Core Strategy highlights that traffic is an issue in this area. There is already concern that the additional houses of Hardingstone SUE and Collingtree SUE will have a huge impact on traffic on this side of the town. This LAA site would potentially add another 840 houses to that (a potential of 1680 cars). Which would have a massive impact, not to mention the changes required to other infrastructure such as Healthcare and schooling.

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan including the impact of additional traffic on the local highway network.

Site reference number: LAA1098

Respondent number: 68

Name: Martin Seldon

Company: Highways England

Other comments:

The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:

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

Site reference number: LAA1098

Respondent number: 105

Name: Mike Billingham

Company: Great Houghton Parish Council

Least appropriate for development:

Great Houghton Parish Council is most concerned with 840 houses for this site. Such a large development is considered to be inappropriate for the area and the road which is simply not adequate to deal with the level of additional traffic that such a development would create. Such extra traffic will only further exacerbate the existing traffic problems for surrounding parishes both along the overcrowded Newport Pagnell Road towards the Queens Eleanor junction as well as the overcrowded Bedford Road (A428) towards the Barns Meadow junction.

This development simply moves the problem that would have been created by the initial SNC Local Plan part 2A, from one side of the road to the other. It should be noted that there is a planning application N/2017/1369 for further 525 homes off of the Newport Pagnell Road at the other end of The Green. This is most likely to generate a significant amount of additional traffic that will seek to use the road through the village to access the Bedford Road.

Parish Council considers that this proposed site is not suitable for such development.

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan including the impact of additional traffic on the local highway network.

Site reference number: LAA1098

Respondent number: 115

Name: Leanne Wildman

Least appropriate for development:

The report states that 840 houses could be built as a natural extension to the village of Great Houghton. I would argue that 840 houses would not be a natural extension to a village, rather it would swallow the village identity and create a variety of access problems. The site is listed as having road access already in place but access is in fact extremely limited.

There is no infrastructure in place that would allow access to build and there is limited scope

to create such infrastructure. The impact on schools, doctors surgeries and the hospital would also need to be addressed. Currently, traffic wishing to enter or exit Great Houghton has the option of the Bedford Road A428 or The Green at the top of the village. The A428 junction has been the site of a number of accidents recently. To reach this junction, traffic has to travel through the village High Street which in places is very narrow and at busy times struggles to cope with the current volume of traffic. To add an additional 840 homes that would potentially need to use this exit would create a huge issue. The other road option leading from the proposed site is The Green. This is a narrow country lane that in parts is difficult for two lanes of traffic to fit through. The edges of the road are almost always needing pothole repairs due to the current traffic levels. To potentially force traffic from 800+ homes along this route to the Newport Pagnell Road would create additional traffic problems here. The site sits adjacent to Brackmills wood and country park and houses an abundance of wildlife and believe it would be detrimental to the countryside to develop this site.

NBC response:

The figure of 840 dwellings is an estimate based on density calculations and the figure is likely to be lower should it be considered suitable for allocation. Any proposal affecting the village of Great Houghton will need to take into heritage matters into consideration. Access matters will form part of the investigation associated with ascertaining the site's suitability for allocation in the new Local Plan along with ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures/additional infrastructure that may be required including schools and health services.

Further investigations, including impacts on the natural environment, will inform the decision on the site's suitability for allocation in the new Local Plan.

Site reference number: LAA1098

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Least appropriate for development:

Historic Environment Record refers to Iron Age settlement, cropmark of medieval/post medieval windmill mound, middle Saxon cemetery, middle Saxon inhumations, medieval extractive pits, possible Iron Age enclosure, crop marks of Iron Age settlement and post

medieval activity. The area is potentially highly sensitive with multi period activity. In addition it forms a buffer between Brackmills and the settlements around it.

NBC response:

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

Site reference number: LAA1098

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Least appropriate for development:

The LAA 2017 indicates 'no existing designations' for the site in its 'built environment' section. However, it is noted that the SA offers more information on the site in respect of the historic environment. The proposed inverted L-shape part of the preferred allocation will cause substantial harm to the historic environment which cannot be mitigated against and we would reiterate concerns raised in respect of planning applications N/2014/0068 and N/2016/0412. Archaeological work indicated high potential for the preservation of archaeological remains. In addition the coalescence of settlements would cause harm to the Conservation Area and Listed Buildings. As such this brings into question the potential for the delivery of No.840 dwellings on the overall collection of sites included in LAA1098. Site raises an 'uncertainty outcome' in the Sustainability Appraisal. We suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment.

NBC response:

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

Site reference number: LAA1098

Respondent number: 129

Company: Homes and Communities Agency HCA

Agent company: Turley

Other comments:

Within the Sites Consultation, the Gate Lodge site has been assessed as suitable for further consideration which is welcomed by the HCA. It represents a logical extension of the existing settlement. The site is owned by the HCA and is available now for residential development.

The site will contribute to meeting housing needs and addressing the shortfall in housing supply. The site can provide a sustainable location for residential development close to existing employment and residential areas at Great Houghton, Hardingstone and Brackmills Industrial Estate, of an appropriate scale to meet growth requirements within the borough.

To enable the delivery of residential development on this site at the earliest opportunity, the site should be taken forward as an allocation in the draft Local Plan part 2.

Note the overall positive findings of the sustainability appraisal with respect to this site and consider that the scoring can be further improved as proposals for this site are progressed and further technical work is undertaken.

NBC response:

Noted. The evidence provided (including the submitted Vision Framework) will be used to investigate further the suitability of this site for allocation.

Site reference number: LAA1098

Respondent number: 139

Name: Kathleen Rivett

Company: North Northants Badger Group

Other comments:

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species

NBC response:

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

Site reference number: LAA1098

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses.

NBC response:

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

Upton Park (reserve site) (Upton Ward)

Site reference number: LAA1099

Respondent number: 129

Company: Homes and Communities Agency HCA

Agent company: Turley

Other sites for consideration:

The site currently contains an area of car parking and hardstanding but is otherwise vacant. The site is owned by HCA and is now available for development with no significant constraints which cannot be overcome. Suitable flood mitigation measures are currently being explored to ensure the site can be brought forward for housing over the short to medium term.

NBC response:

The site was assessed through the LAA, but was found to be entirely within Flood Zone 3. Under the LAA methodology this has excluded the site from further consideration. Should further information regarding the flood mitigate measures come forward within the timescale of the local plan process, there is the potential to investigate the site further.

Hill Farm Rise (East Hunsbury Ward)

Site reference number: LAA1100

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

Most of this site is a Potential Wildlife Site (PWS) and is adjacent to Wootton Railway Embankment Local Wildlife Site (LWS). The LWS is designated for a rare lichen, although it also has relict acid grassland habitat which may be able to be restored. Residential development on this site would impact the LWS through recreational pressure. I would expect any applicant to work closely with the Wildlife Trust to a) identify the current ecological value and features of both the PWS and LWS and b) identify the best measures to mitigate and make the LWS more resilient to visitor pressure

NBC response:

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

Site reference number: LAA1100

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to

comment further once the location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Site reference number: LAA1100

Respondent number: 68

Name: Martin Seldon

Company: Highways England

Other comments:

The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:

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

Site reference number: LAA1100

Respondent number: 113

Name: Caroline Holgate

Company: East Hunsbury Parish Council

Least appropriate for development:

This site is a natural wooded area and the Parish Council would be particularly concerned about the loss of habitat and wildlife, which includes the presence of a badger set and deer. The site is also very close to a railway tunnel making any development more complex.

Site reference number: LAA1100

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated

NBC response:

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

Site reference number: LAA1100

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Other comments:

The site raises an 'uncertainty outcome' in the Sustainability Appraisal. Suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

NBC response:

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

Site reference number: LAA1100

Respondent number: 139

Name: Kathleen Rivett

Company: North Northants Badger Group

Other comments:

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species

NBC response:

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

Land at Wateside Way (Rushmills Ward)**Site reference number: LAA1101**

Respondent number: 133

Company: St Clair Investments

Agent company: CC Town Planning

Other sites for consideration:

This site has been omitted from the Council's considerations despite having been the subject of form submitted at Call For Sites stage. Site forms part of Brackmills Barckmills Business Park and is suitable to assist in achieving strategic growth requirements set out in the West Northamptonshire Joint Core Strategy.

NBC response:

The site was assessed through the LAA, but was found to be entirely within Flood Zone 3. Under the LAA methodology this has excluded the site from further consideration.

Site east of Towcester Road (East Hunsbury Ward)**Site reference number: LAA1102**

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1102

Respondent number: 113

Name: Caroline Holgate

Company: East Hunsbury Parish Council

Least appropriate for development:

Concerns in relation to infrastructure. Traffic impact on Rowtree Road and Towester Road will be considerable, particularly as development is likely to come after the development of the Northampton South SUE and the proposed SRFIs. Provision of secondary school places and health services will also need consideration.

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures/additional infrastructure that may be required including schools and health services.

Site reference number: LAA1102

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA1102

Respondent number: 135

Company: Shoo22 Ltd

Agent company: Linden Homes

Appropriate for development:

The site is appropriate for development and should be considered further by the Council in the Local Plan Part 2 process. The respondent would also be willing to consider alternative uses of the site should the Council wish to consider this.

NBC response:

Noted. The site has been identified as being suitable for further investigation in the Sites Consultation document.

Site reference number: LAA1102

Respondent number: 139

Name: Kathleen Rivett

Company: North Northants Badger Group

Other comments:

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species

NBC response:

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

Site reference number: LAA1102

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

An environmental noise assessment would be required to determine the noise impact on future occupiers from road traffic noise. An Air Quality impact assessment would also be required due to the potential size of development and being in proximity to an existing AQMA and the crematorium.

NBC response:

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

Watering Lane (Nene Valley Ward)

Site reference number: LAA1104

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets – infrastructure and / or treatment upgrades required to serve proposed growth or diversion of assets may be required. Anglian Water will wish to comment further once the location and scale of any development is known. It would be

helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Site reference number: LAA1104

Respondent number: 68

Name: Martin Seldon

Company: Highways England

Other comments:

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

NBC response:

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

Site reference number: LAA1104

Respondent number: 113

Name: Caroline Holgate

Company: East Hunsbury Parish Council

Least appropriate for development:

Concerns in relation to infrastructure. Traffic impact on Rowtree Road and Towester Road will be considerable, particularly as development is likely to come after the development of the Northampton South SUE and the proposed SRFIs. Provision of secondary school places and health services will also need consideration.

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures/additional infrastructure that may be required including schools and health services.

Site reference number: LAA1104

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential but could be mitigated

NBC response:

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

Site reference number: LAA1104

Respondent number: 128

Company: Northamptonshire County Council NCC

Agent company: Peter Brett Associates

Other comments:

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

NBC response:

Support welcomed.

Site reference number: LAA1104

Respondent number: 139

Name: Kathleen Rivett

Company: North Northants Badger Group

Other comments:

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species

NBC response:

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

Site reference number: LAA1104

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

An environmental noise assessment would be required to determine the noise impact on future occupiers from road transport noise (M1) and potential railfreight interchange outside NBC. An Air Quality impact assessment would also be required due to the potential size of development and being in proximity to AQMA.

NBC response:

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

Former Abington Hill Farm, land off Rushmere Road (Rushmills Ward)

Site reference number: LAA1107

Respondent number: 30

Name: Heather Webb

Company: Northamptonshire County Council

Other comments:

This site is Wilson's Meadow Potential Wildlife Site. Abington Old Millpond Local Wildlife Site (LWS) lies adjacent and would no doubt be used for informal recreation. The LWS has wet soils which are vulnerable to compaction (e.g. from walkers) and wetland vegetation which will be sensitive to changes in water quality or quantity. Development on this site could greatly compromise a key spot in the chain of statutory and non-statutory nature conservation sites along the Nene.

Any application would need to include a full suite of ecological surveys which must be done pre-determination. I would also advise any applicant to contact the Wildlife Trust to discuss the site and any mitigation options available.

NBC response:

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

Site reference number: LAA1107

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Capacity to serve the proposed growth.

NBC response:

Noted.

Site reference number: LAA1107

Respondent number: 68

Name: Martin Seldon

Company: Highways England

Other comments:

The site is relatively large in scale and located within 3 miles of the Strategic Road Network. They therefore have the potential to impact upon the operation of the M1 or the A45. Impacts should be appropriately assessed as part of a Transport Assessment.

NBC response:

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

Site reference number: LAA1107

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Other comments:

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

NBC response:

Noted. As part of the next stage of plan making and the assessment process to determine the suitability of a site for allocation there will be a need to undertake further technical work,

including in respect of flood risk and the application of the Sequential Test, and the comments made by the respondent, along with those made by others, will be used to inform this process.

Site reference number: LAA1107

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

The heritage potential of the site is currently not known but could be mitigated.

NBC response:

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

Site reference number: LAA1107

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Other comments:

The site raises an 'uncertainty outcome' in the Sustainability Appraisal. Suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

NBC response:

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

Site reference number: LAA1107

Respondent number: 131

Company: Meridian Contracts Ltd

Agent company: CC Town Planning

Appropriate for development:

Site presents a suitable, immediately available and achievable residential development opportunity capable of accommodating several dwellings of all sizes, types and tenures.

Site can deliver dwellings within 5 years. Welcome acknowledgement in HRA that impacts on on Upper Nene Vally SPA and Ramsar will be significantly reduced due to barriers formed by A45 and River Nene or result in significant effects due to pet predation.

NBC response:

Noted. These comments will be taken into consideration at the next stage of plan making.

Site reference number: LAA1107

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential end use. An environmental noise assessment would be required to determine the operational noise impact on future occupiers from road traffic noise on the A45. An air quality impact assessment would also be required.

NBC response:

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

Former Dairy Crest Depot, Horsley Road (Semilong Ward)

Site reference number: LAA1108

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1108

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

NBC response:

Further investigations will be undertaken to ascertain the site's suitability for allocation in the new Local Plan. National and strategic policies are also in place to address matters associated with protected wildlife. Information on the constraint associated with the railway tunnel is noted and will also help inform the decision as to the site's suitability for allocation.

Milton Ham (West Hunsbury Ward)

Site reference number: LAA1112

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1112

Respondent number: 68

Name: Martin Seldon

Company: Highways England

Other comments:

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

NBC response:

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

Site reference number: LAA1112

Respondent number: 113

Name: Caroline Holgate

Company: East Hunsbury Parish Council

Least appropriate for development:

Concerns in relation to infrastructure. Traffic impact on Rowtree Road and Towester Road will be considerable, particularly as development is likely to come after the development of the Northampton South SUE and the proposed SRFIs. Provision of secondary school places and health services will also need consideration.

NBC response:

Further investigations and consultation will be undertaken to ascertain the site's suitability for allocation in the new Local Plan. Ongoing dialogue with the relevant organisations will assist in understanding the likely impacts of development and the mitigation measures/additional infrastructure that may be required including schools and health services.

Site reference number: LAA1112

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

NN Site contained a Romano British Ladder enclosure which was excavated by Northamptonshire Archaeology in 2008. The rest of the site was not investigated and therefore has archaeological potential which could be mitigated.

NBC response:

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

Site reference number: LAA1112

Respondent number: 126

Name: Rosamund Worrall

Company: Historic England

Other comments:

The site raises an 'uncertainty outcome' in the Sustainability Appraisal. Suggest further work is required prior to the next iteration of the Sites document in order to provide clarity about any potential impact on the historic environment

NBC response:

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

Site reference number: LAA1112

Respondent number: 136

Company: Travis Perkins

Agent company: Montagu Evans

Appropriate for development:

The site has long being recognised as being suitable for employment uses and is allocated in the Northampton Local Plan 1997 for Class B employment uses. This site is in single ownership and TP confirm that it is available for commercial development. There is occupational interest in the site for for B8 warehousing. Although the LAA indicates that it is in agricultural use, in fact, other than grazing horses, it has been unused for many years. A roundabout access is available to serve development on the site. The site has easy access to the M1 motorway but is close to the pool of labour available in Northampton. Local bus operators have agreed to serve the scheme as part of the routes serving the local area. The LAA indicates that the site has capacity for c21,800 sq.m commercial floorspace. Based on more detailed work undertaken by TP, including pre-application meetings, consider that the site can accommodate a scheme of around 30,200 sq.m. plus access roads, parking and servicing: 37% of the site would be retained for landscaping. TP is preparing an application for development of this scale, which estimate would generate approximatley 318 employees, making an important contribution towards meeting employment requirements.

NBC response:

Noted. The comments and supporting information submitted by the respondent will be used to inform the assessment process to determine the suitability of a site for allocation.

Site reference number: LAA1112

Respondent number: 139

Name: Kathleen Rivett

Company: North Northants Badger Group

Other comments:

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species

NBC response:

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

Site reference number: LAA1112

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

An environmental noise assessment would be required to determine the impact on future occupiers from road traffic noise and surrounding land uses. An air quality assessment will also be required.

NBC response:

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

Greyfriars (Castle Ward)

Site reference number: LAA1113

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1113

Respondent number: 90

Name: Marie Dickie

Company: The Friends of Northampton Castle

Other comments:

There are potential impacts on the aspiration to enhance awareness of the town's medieval past. There is a need to carefully consider linkages through to Holy Sepulchre, so that this important historic asset is not left isolated.

NBC response:

Noted. The site has been identified as being suitable for further investigation in the Sites Consultation document. Further investigation, including assessments associated with heritage and archaeology, will determine the site's suitability for allocation in the Local Plan Part 2. The Local Plan will include generic design policies which will require applicants to take into account connectivity issues within the vicinity of the application site.

Site reference number: LAA1113

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Minimal archaeological potential apart from the islands.

NBC response:

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

Site reference number: LAA1113

Respondent number: 141

Name: Marie Dickie

Company: Spring Boroughs Neighbourhood Voice

Other comments:

The development of this site could have serious impact on the area surrounding the Spring Boroughs neighbourhood. There are potential conflicts between the commercial development of the site and existing facilities at Sol Central, which in turn knock on to the way Marefair's small commercial environment thrives. There are potential impacts too on the aspiration to enhance awareness of the town's medieval past. There is a need to carefully consider linkages through to Holy Sepulchre Church, so that this important historic asset is not left isolated.

NBC response:

Noted. The site has been identified as being suitable for further investigation in the Sites Consultation document. Further investigation, including assessments associated with heritage and archaeology, will determine the site's suitability for allocation in the Local Plan Part 2.

Site reference number: LAA1113

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine the noise impact on future occupiers from surrounding land uses, road traffic noise and operational noise from any mixed use development proposal. An Air Quality impact assessment would also be required.

NBC response:

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

Cedarwood Nursing Home, 492 Kettering Road (Parklands Ward)

Site reference number: LAA1114

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

Considering capacity within DWF permit, foul sewerage network capacity, surface water network capacity and other assets - major constraints to provision of infrastructure and / or treatment to serve proposed growth. Anglian Water will wish to comment further once the

location and scale of any development is known. It would be helpful if Anglian Water could be consulted prior to the publication of the submission draft local plan for public consultation.

NBC response:

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

Site reference number: LAA1114

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

Site reference number: LAA1114

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

An environmental noise assessment would be required to determine the noise impact on future occupiers from road traffic noise. An air quality assessment would also be required.

NBC response:

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

133 Queens Park Terrace (Trinity Ward)

Site reference number: LAA1117

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1117

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

No known archaeological potential

NBC response:

Noted.

St Johns Railway Embankment (Castle Ward)

Site reference number: LAA1134

Respondent number: 53

Name: Stewart Patience

Company: Anglian Water Services Limited

Other comments:

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

NBC response:

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

Site reference number: LAA1134

Respondent number: 86

Name: John O'Neill

Company: Environment Agency

Least appropriate for development:

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

NBC response:

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

Site reference number: LAA1134

Respondent number: 122

Name: Lesley-Ann Mather

Company: NCC

Appropriate for development:

Archaeological potential which could be mitigated.

NBC response:

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

Site reference number: LAA1134

Respondent number: 139

Name: Kathleen Rivett

Company: North Northants Badger Group

Other comments:

It is noted that the sites have not been surveyed for the presence of badgers nor other protected species as part of the site assessment process. The presence of protected species on such sites can considerably hinder deliverability as mitigation measures are not always feasible or difficult to achieve. This is especially the case with badgers where large areas of foraging land must be retained or access corridors to such foraging land. All relevant constraints should be identified as part of the plan process particularly with regard to protected species

NBC response:

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

Site reference number: LAA1134

Respondent number: 143

Name: Gavin Smith

Company: Northampton Borough Council (Environmental Protection Team)

Other comments:

The site is potentially contaminated via either past historic use or natural contamination and will require investigation to determine if it is suitable for residential/ commercial end use. An environmental noise assessment would be required to determine the noise impact on future occupiers from existing surrounding land uses, road transport noise and operational noise from any mixed use development proposal. An Air Quality impact assessment would also be required.

NBC response:

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

Site reference number: Land at Wootton Fields adj Caroline Chisholm School

Respondent number: 128

Company: Northamptonshire County Council NCC

Agent company: Peter Brett Associates

Other comments:

Surprised to see that this site does not seem to appear at all in the current consultation document. We assume that it is in error as it was submitted with the Call for Sites last year and we ask that it be considered further and that you confirm this to us as soon as possible.

NBC response:

This site was omitted in error. The site will be investigated further to ascertain its suitability for allocation in the new Local Plan.

Site reference number: New Site (Ecton)

Respondent number: 130

Company: Dicks Family and Keggin Family

Agent company: Howkins and Harrison

Other comments:

The area of land submitted totals 43 ha and is located within the boundary of Wellingborough Borough Council. The site was intended to be promoted to WBC as part of the land on the north side and south side of the A4500 amounting to 156ha of developable land on the west side of Ecton, adjacent to the boundary of Northampton Borough Council. We consider that this site submission should be assessed in the context of the promotion of these additional stated lands. We acknowledge that this site is located within the boundary of WBC, however, given that it is also adjacent to the boundary of West Northamptonshire, there is a Duty to Cooperate with WBC and thus a responsibility to assess sites such as these. We note para 129 of the Inspector's report for the North Northamptonshire Joint Core Strategy Local Plan 2016 which states "such proposals may need to be considered in the long term to help meet the County's needs, but are a matter for a review of this plan and/ or that of the West Northamptonshire JCS to address in due course. Similar conclusions apply in respect of land east of Northampton (and west of Ecton) in Wellingborough district, notwithstanding its relative sustainable location on the edge of the existing built up area of the town." Whilst we acknowledge that Ecton falls outside of the West Northamptonshire district boundary and therefore the priority growth area of Northampton, given its proximity it is our hope that NBC will have regard to the above and assess the sites favourably, giving weight to a future submission to WBC as part of a forthcoming Call for Sites exercise.

NBC response:

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

Site reference number: New Site (Overstone Farm)

Respondent number: 111

Company: Vanderbilt Homes

Agent company: Berrys

Other sites for consideration:

Consider that the range of sites identified in the consultation document will not deliver the required amount of housing to meet Northampton Borough's housing needs particularly in the short term and submit an additional site for consideration. The site covers 4.6ha and could deliver up to 140 dwellings. The site comprises the farm buildings and residual land associated with Overstone Farm at Sywell Road. The site adjoins the NRDA on three sides and is almost surrounded by the Northampton North SUE. It was previously proposed to be included in the SUE but later excluded as the owner and resident at that time wished to remain in residence for the remainder of his lifetime. The resident is now sadly deceased and the Farmhouse, farm buildings and ancillary land are now therefore available for development. Had the site been available at the time of the consideration of the JCS and identification of SUEs it is highly likely that this area of land would have been included as part of the Northampton North SUE. The site is not of a strategic scale and therefore its consideration for development to support the housing needs of the Borough should not have to wait for the review of the JCS which is likely to be a number of years hence. Whilst the site is within the Daventry District Council area its development would clearly be associated with the delivery of development for Northampton Borough to meet its significant housing delivery shortfall.

Refer to recent appeal decision (ref APP/Y2810/W/15/3011449) for land off Welford Road, Northampton. The site has an adjoining boundary with the NRDA and is in close proximity of the Northampton North of Whitehills Sustainable Urban Extension (NWSUE). In allowing the appeal the Inspector concluded that the proposal would constitute development for the NRDA and would therefore be in compliance with JCS Policies. Submit that the same can be considered for the Overstone Farm site and by comparison with the appeal site, the extent to which the site is contiguous and forms a part of the North Northampton SUE is far greater: the extent of urbanisation encompasses 3 sides around the farm site. Under the Duty to Cooperate the Borough should discuss with Daventry as an adjoining authority the opportunity to encompass the site within the NRDA.

NBC response:

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

Site reference number: New site (South of Bedford Road)

Respondent number: 133

Company: St Clair Investments

Agent company: CC Town Planning

Other sites for consideration:

Site south of Bedford Road (between The Limes and The Youth Centre) is considered suitable for residential or commercial development.

NBC response:

The site will be assessed against the LAA methodology and its suitability for allocation assessed.