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From: TownPlanning LNW <[REDACTED]>
Sent: 11 June 2019 07:41
To: Planning Policy
Subject: Northampton Local Plan Network Rail comments re Land in Castle Yard updated response

Importance: High

Network Rail is submitting additional comments on the Local Plan Part 2 draft. Please see our updated response which supersedes the comments from yesterday on Coal Yard.

The plan below shows the extent of the housing allocation proposed for the Northampton Railhead (in brown). The Local Plan Part 2 is proposing a target of at least 200 dwellings for the area shaded brown. It is proposed that these dwellings are delivered before the end of the Plan period (2029).

The area shaded pink is a mixed-use allocation including station improvements, new multi storey car park and other development.



Network Rail would stress to the council that any development of Castle Yard is dependent upon making alternative provision for the railfreight and infrastructure activities taking place within the yard at present.

Before the council take forward any plans for this site it is very strongly recommended that they discuss the issues raised with Network Rail. At this stage we would request that the land is left unallocated as the site is an existing operational yard and there is no guarantee that the workings on site could be accommodated elsewhere.

The NPPF states that; Para 108. *"In assessing sites that may be allocated for development in plans, it should ensure that...c) any significant impacts from the development on the transport network....can be cost effectively mitigated."*

And, Para 104. *"Planning policies should.....provide for any large scale transport facilities that need to be located in the area, and the infrastructure and wider development required to support their operation, expansion and contribution to the wider economy."*

From

Diane Clarke
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Network Rail

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