

[REDACTED]

From: Alex Prowse <[REDACTED]>
Sent: 15 May 2019 14:37
To: [REDACTED]
Subject: NLP2 SUBMISSION DRAFT
Attachments: Martins Yard (Site 1005) Regulation 19 Written Representations.pdf; Martins Yard (Site 1005) Regulation 19 Written Representations Form -REVISED 15-05-2019.docx

Dear [REDACTED],

RE: NLP2 SUBMISSION DRAFT

Thank you for your e-mail. Please find attached an amended representation form. Please can you confirm the revised form is now acceptable?

Kind Regards

Alex Prowse – Planning Consultant

[REDACTED]
For and on behalf of



www.astillconsultants.co.uk

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From: [REDACTED]
Sent: 15 May 2019 11:28
To: Alex Prowse <[REDACTED]>
Cc: [REDACTED]
Subject: RE: Northampton Local Plan Part 2 Submission Draft (Regulation 19) Consultation

Good morning

Thank you for submitting your comments on the Northampton Local Plan Part 2. They are very much appreciated.

To enable us to process your responses, can you clarify whether you consider the policies you commented on to be sound and legally compliant please? I would be grateful if you could clarify this for each of the policy you commented on. It is noted in para 3.7 of your submission that you recommended a review of Policy 24 with regards to the site that you are commenting on. Can you also confirm if you conclude that the Policy is therefore unsound and not legally compliant, and whether you think the review you suggested would make the policy sound and legally compliant.

I would be grateful if you could send me your additional response by or before the 14th June.

Thank you.

regards

[REDACTED]
Planning Policy Team Leader

Planning Service
NORTHAMPTON BOROUGH COUNCIL
The Guildhall
St Giles Square
Northampton NN1 1DE

T [REDACTED]
[REDACTED]

Northampton Borough Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule. All planning applications for liable developments submitted and granted permission after 1st April 2016 will have to pay the levy. The charge only applies to residential development and to retail developments of more than 100 square metres outside the town centre. You can find out more about Northampton's CIL, including full details of which developments are liable and which are exempt by clicking here: <http://www.northampton.gov.uk/cil>

Customer Feedback

We would like your feedback to help us maintain and continually improve the standard of services we provide. As a customer of the **Regeneration, Enterprise and Planning Directorate** it would help us if you could take a moment to complete the online [survey](#) about your experience.

Any personal information you do provide to us will be held on a computer database. Your personal information will only be used by, and on behalf of, Northampton Borough Council in improving the service we provide to our customers.

If the hyperlink above does not work then please copy and paste this address into your internet browser:

<https://www.surveymonkey.com/r/RepSatisfaction>

From: Alex Prowse [[mailto:\[REDACTED\]](#)]
Sent: 14 May 2019 17:05
To: Planning Policy [REDACTED]
Cc: Noreen Banks <[REDACTED]>
Subject: Northampton Local Plan Part 2 Submission Draft (Regulation 19) Consultation

Dear Mr. P. Everard,

RE: Northampton Local Plan Part 2 Submission Draft (Regulation 19) Consultation

Please find attached the following documents which have been prepared by Astill Planning Consultants Ltd on behalf of Henry Martin Ltd in response to the Northampton Local Plan Part 2 Submission Draft Regulation 19 Consultation:

- Martins Yard (Site 1005) Regulation 19 Written Representations
- Representation Form

Please can you confirm receipt of this e-mail and the documents referred to above?

Kind Regards

Alex Prowse – Planning Consultant



For and on behalf of



www.astillconsultants.co.uk

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www.northampton.gov.uk



REPRESENTATION FORM FOR THE NORTHAMPTON LOCAL PLAN PART 2 PROPOSED SUBMISSION DRAFT (REGULATION 19 CONSULTATION)

Northampton Borough Council is preparing a Local Plan Part 2 for the Borough which will supplement the West Northamptonshire Joint Core Strategy and will replace Saved Policies in the Northampton Borough Council Local Plan (1997). The Local Plan Part 2 will cover the period to 2029. This stage is the Proposed Submission Draft Local Plan Part 2 (Regulation 19) and is the version of the plan that the Council intends to submit to the Planning Inspectorate for independent examination.

This form should be used to make representations on the Northampton Borough Council Local Plan Part 2 Draft Submission.

You can submit your representation online using our electronic form through the link below:

www.northampton.gov.uk/lp2proposedsubmission

A downloadable version (MS Word) is also available on the same page.

Under the General Data Protection Regulation (GDPR), Northampton Borough Council needs to inform you of the reasons why we are capturing your data and what we will do with your data. Any personal data collected and/or processed will be dealt with in accordance with the Data Protection Legislation and the Council's Data Protection Policy. Data is held securely and accessed by, and disclosed to, only individuals where relevant to this policy / procedure.

View Northampton Borough Council's Privacy Policy

here: <https://www.northampton.gov.uk/info/200031/data-protection/175/data-protection>

Please note that it is not possible for representations to be considered anonymously. Representations will be published on the consultation website and included as part of the submission to the Inspector. Address and contact details will be removed from published responses.

I agree to the Council collecting my personal data so that they can process my reply to the Northampton Local Plan Part 2 Proposed Submission Draft Regulation 19.

☒ Yes (please tick)

**Please complete and submit by 5pm on Friday 14 June 2019.
Responses received after this time will not be accepted**

Ref:

(For official use only)

This form has 2 parts:

Part A Personal details

Part B Your representation(s).

Please fill in a separate sheet for each representation you wish to make

Part A: Personal Details

Q1: Are you making this representation as? (Please tick as appropriate)

a) Resident or member of the general public ☐

b) Local Authority or Town/Parish Council ☐

c) Landowner ☐

d) Agent / Consultant (on behalf of) ☒

e) Other organisation (please specify which type of organisation below):

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in column 2.*

	Personal Details	Agent's Details (if applicable)
Title		Mr
First name		Alex
Last name		Prowse
Job title (where relevant)		Planning Consultant
Organisation (where relevant)	Henry Martin Ltd	Astill Planning Consultants Ltd
Address line 1		13 University Road
Line 2		
Line 3		
City / Town		Leicester
County		
Postcode		LE67 9QR
Telephone number		

Email (if provided we will always contact you this way)		
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Part B: Representation(s)

Please use a separate sheet for each representation

Please read the accompanying notes before completing Part B. The notes explain what we mean by soundness and legal compliance. These are questions that we are expected to ask consultees.

Please note all comments will be made publicly available. If you do not have sufficient space in the box, please continue on a separate sheet or expand the box.

2: Do you consider the Northampton Local Plan Part 2 to be legally compliant?	Yes	X	No	
If NO , is this because it is: (please tick all that you think apply)				
Not prepared in accordance with the Local Development Scheme				
Not prepared in accordance with the Statement of Community Involvement				
Not consistent with the regulatory requirements for consultation				
Not compliant with the duty to cooperate				
Not accompanied by a compliant Sustainability Appraisal				

2 (1): Please give details of why you consider the Northampton Local Plan Part 2 Submission Draft document is not legally compliant. Please be as precise as possible.

3: Do you consider the Northampton Local Plan Part 2 to be sound?	Yes		No	X
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3 (1): If NO, is this because it is: (please tick all that you think apply)	
Not positively prepared	
Not justified	X Policies Map
Not effective	
Not consistent with national policy	X Policies Map

4: To which part of the Local Plan does this representation relate?	Paragraph number	Policy number	Policies Maps
Northampton Local Plan Part 2 Submission Draft		Policy 1 Policy 15 Policy 16 Policy 24 Policy 33 Policy 35	Policies Map

4 (1): Please set out the changes that you consider are necessary to make the Northampton Local Plan Part 2 Submission Draft document legally compliant and / or sound including revised wording of any policy text, and reasons why the proposed change would make it legally compliant and/or sound. Please be as precise as possible.

Policy 1 – Sound and legally compliant
Policy 15 – Sound and legally compliant
Policy 16 – Sound and legally compliant
Policy 24 – Sound and legally compliant
Policy 33 – Sound and legally compliant
Policy 35 – Sound and legally compliant
Policies Map – Unsound but legally compliant

The Policies Map identifies part of the existing Martin's Yard Business Park as Natural and Semi Natural Green Space. However, the entire existing Business Park is also identified as a Safeguarded Employment Area on the Policies Map. In other words, part of the Safeguarded Employment Area is also designated as Natural and Semi Natural Green Space. Safeguarded Employment Areas are safeguarded for employment uses by Policy 15; whereas, Policy 24 seeks to sustain and enhance Natural and Semi Natural Green Space. In summary, it is not possible to safeguard the existing employment uses on the site (in line Policy 15) if part of it is to be sustained and enhanced as Natural and Semi Natural Green Space (as per Policy 24).

Figure A1.1 in Appendix 1 of the accompanying written representation outlines in red the area of Natural and Semi Natural Green Space which the above comments relate to. Figure A1.2 in Appendix 1 confirms that the section of the site in question is in an existing employment use and thus is not Natural and Semi Natural Green Space as suggested by the Policies Map.

Given that the section of the site in question is already in an existing employment use, and therefore protected for such a use under the provisions of Policy 15, it is considered that the Policies Map in its current format gives rise to a conflict between Policy 15 and 24. As such, it is considered that designating part of the existing Business Park as Natural and Semi Natural Green Space is not justified and not consistent with national policy. Ultimately, it is considered that this issue makes the Policies Map unsound.

It is therefore respectfully requested that the area of Natural and Semi Natural Green Space which overlaps the boundary of the Safeguarded Employment Area is removed from the Policies Map. This will address the conflict between Policies 15 and 24. Should these amendments be made to the Policies Map; it is considered that the Northampton Local Plan Part 2 Submission Draft document would be legally compliant and sound.

Please refer to the accompanying written representation for further information.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested changes, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

SUSTAINABILITY APPRAISAL

5. Which part of the document do you wish to comment on? (please give the relevant paragraph or policy number).	
Paragraph	
Comments	

HABITATS REGULATIONS ASSESSMENT

6. Which part of the document do you wish to comment on? (please give the relevant paragraph or policy number).	
Paragraph	
Comments	

7: If your representation is seeking a change, do you consider it necessary to take part and speak at the examination hearing(s) if invited to do so by the Inspector?			
No , I do not wish to participate at the oral examination	<input checked="" type="checkbox"/>	Yes , I wish to participate at the oral examination	<input type="checkbox"/>

8: If you wish to take part at the oral examination, please outline why you consider this to be necessary (please note the Inspector will determine who will be invited to be heard at the examination hearing(s))

9: Please tick a box if you wish to be notified of further progress of the Local Plan Part 2 (please tick all that apply)	
When the Northampton Local Plan Part 2 has been submitted for independent examination under Section 20 of the Planning and Compulsory Purchase Act 2004 (as amended)	<input checked="" type="checkbox"/>
When the report of any person appointed to carry out an independent examination of Northampton Local Plan Part 2 is published	<input checked="" type="checkbox"/>
When the Northampton Local Plan Part 2 has been adopted	<input checked="" type="checkbox"/>
Other (please specify)	

10: Signature	A. PROWSE	Date	15/05/2019
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Thank you for taking the time to complete the form.

Please return it to:

Email: [REDACTED]

By **post** or by **hand** to:

Northampton Borough Council

Planning Policy, The Guildhall, St Giles Square, Northampton, NN1 1DE

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐

[REDACTED]

[REDACTED]

[REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐

[REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐

[REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐

[REDACTED]

[REDACTED]

[REDACTED] ☐ [REDACTED] ☐ [REDACTED] ☐

[REDACTED] ☐

[REDACTED]

[REDACTED]



13 University Road
Leicester
LE1 7RA

Dated: Tuesday 14th May 2019

Our Reference: A1238-03-07-01-AP

Your Reference:

Mr. P. Everard
Planning Policy
Regeneration, Enterprise & Planning
Northampton Borough Council
The Guildhall
St Giles Square
Northampton
NN1 1DE

Dear Mr. Everard,

RE: Northampton Local Plan Part 2 Submission Draft (Regulation 19) Consultation

1.0 Introduction

- 1.1 This document has been prepared by Astill Planning Consultants Ltd on behalf of Henry Martin Ltd in response to the Northampton Local Plan Part 2 Submission Draft Regulation 19 Consultation which is taking place between Wednesday 1st May 2019 and Friday 14th June 2019.
- 1.2 The Northampton Local Plan Part 2 Submission Draft sets out a vision and objectives to 2029 for the Borough. It includes development management and site specific policies, along with site allocations to establish where new developments should take place and which areas should be protected and/or enhanced.
- 1.3 Once adopted, the Northampton Local Plan Part 2, together with the West Northamptonshire Joint Core Strategy¹ and made Neighbourhood Plans, will form part of the statutory development plan for Northampton against which planning applications will be determined. When it is adopted, the Northampton Local Plan Part 2 will also replace the saved policies in the Northampton Local Plan 1997 and the Northampton Central Area Action Plan 2013.
- 1.4 Astill Planning Consultants Ltd have proactively engaged with Northampton Borough Council during the preparation of the Local Plan Part 2. In doing so, Astill Planning Consultants Ltd have

¹ It is also understood that the West Northamptonshire Joint Planning and Infrastructure Board intend to produce the West Northamptonshire Strategic Plan, which, once adopted, will replace the Northamptonshire Joint Core Strategy.

submitted several written representations to the Council in support of allocating the land to the north of Martin's Yard Business Park (Site 1005) for employment use and associated ecological enhancements.

- 1.5 The site was submitted to the Council for employment use and associated ecological enhancements during the Call for Sites 2016. Following the Council's assessment of the site as part of the Northampton Borough Council Land Availability Assessment 2017, the site was deemed to pass the '*Stage 2 Assessment*'. Subsequently, the Addendum to Appendix A within the Sites Consultation Paper identified that the site was considered to be suitable for further consideration in preparing the Local Plan Part 2. Astill Planning Consultants Ltd therefore submitted further representations to Northampton Borough Council in support of the site's allocation for employment use and associated ecological enhancements during the Sites Consultation in November 2017. As a result, our client is encouraged to see that following further discussions with the Council, the site has been formally identified as a proposed employment allocation (Site 1005) in the Northampton Local Plan Part 2 Submission Draft by Policy 33 (Development Allocations) and Policy 35 (Martin's Yard Extension – LAA1005).
- 1.6 The purpose of the current Regulation 19 Consultation is to provide all stakeholders with an opportunity to comment on the Local Plan's soundness, legal compliance and compliance with the Duty to Cooperate before it is submitted to an independent Inspector for examination.
- 1.7 For a plan to be considered legally compliant it must:
 - Be consistent with the Council's Local Development Scheme;
 - Be produced in accordance with the Council's Statement of Community Involvement;
 - Meet the requirements for content and consultation set out in the Town and Country Planning (Local Planning) Regulations 2012 and the Planning and Compulsory Purchase Act 2004;
 - Be accompanied by a Sustainability Appraisal Report which forms a suitable assessment of the sustainability of the Council's proposals and follows the relevant legislation and guidance; and
 - Be prepared in accordance with the Duty to Cooperate.
- 1.8 Paragraph 35 of the NPPF sets out that a Local Plan is sound if it is:
 - a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - d) **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework.
- 1.9 Paragraph 36 goes on to establish that the above tests of soundness will be applied to non-strategic policies in a proportionate way, taking into account the extent to which they are consistent with relevant strategic policies for the area.

- 1.10 These written representations will therefore assess the Northampton Local Plan Part 2 Submission Draft within the context of the above.
- 1.11 Astill Planning Consultants Ltd also wish to be notified by Northampton Borough Council in relation to following events:
- Submission of the Northampton Local Plan Part 2 for independent examination;
 - Publication of the Planning Inspector's Report on the examination of the Northampton Local Plan Part 2; and
 - The adoption of the Northampton Local Plan Part 2.

2.0 Martin's Yard Business Park

- 2.1 The Martin's Yard Business Park measures approximately 3.3 hectares in extent and is bound by pastureland, scrubland and marshland to the north, amenity green space and the River Nene to the east, Spencer Bridge Road (A428) to the south and the London to Midland railway to the west.
- 2.2 The units at Martin's Yard Business Park are currently let to businesses which primarily operate on the light engineering, waste disposal and recycling sectors. The existing buildings on the site are in a poor condition and thus are insufficient to meet the demands of the existing businesses who would like to expand their operations at the site.
- 2.3 Outside the built confines of the industrial estate there are areas of scrubland and marshland to the north and north east. A 0.7-hectare water-filled former quarry pit is also located to the north of the built form. Additionally, the Kingsthorpe Mire Local Wildlife Site is situated to the north of the Business Park.
- 2.4 The proposed employment allocation relates to a 1.4 hectare area of land situated immediately to the north of Martin's Yard Business Park.
- 2.5 Vehicular access to the Business Park is provided via the A428 (Spencer Bridge Road).

3.0 Assessment of the Local Plan Part 2 Draft Submission

- 3.1 The purpose of this section is to assess the policies in the Northampton Local Plan Part 2 Draft Submission that are pertinent to the allocation and future development of Martin's Yard Business Park.

Policy 1 - Presumption in Favour of Sustainable Development

- 3.2 The inclusion of a specific policy in the Local Plan Part 2 which reiterates the NPPF's presumption in favour of sustainable development is welcomed as it will help to encourage sustainable development to come forward across Northampton and will ensure that the decision-making process reflects the positive and proactive approach set out in paragraphs 11 and 38 of the NPPF along with Policy SA of the West Northamptonshire Joint Core Strategy Local Plan (Part 1).

Policy 15 – Safeguarding Existing Employment Sites

- 3.3 Paragraph 80 of the NPPF requires planning policies to create the conditions in which businesses can invest, expand and adapt. It also establishes that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The principle of safeguarding all existing employment

sites within the Borough for employment uses is therefore considered to be consistent with the NPPF in respect of supporting economic growth, productivity and business development.

- 3.4 Policy 15 is also considered to support the overall aims of Policy S8(1)(a) of the West Northamptonshire Joint Core Strategy which sets out an ambition to deliver job growth through the renewal and regeneration of existing employment sites.
- 3.5 Likewise, the policy approach set out in Policy 15 is deemed to broadly accord with Policy E1 of the West Northamptonshire Joint Core Strategy as it seeks to retain existing employment sites and industrial estates to help support a vibrant, successful and developing local economy.
- 3.6 The provisions set out in Policy 15 are also welcomed as they will help to support the future renewal and improvement of the existing business premises at Martin's Yard. This will enable the owners of the site to respond to the demands of the existing businesses for modern and larger workspaces. Ultimately, this will help to facilitate business growth and thus has the potential to create new job opportunities and protect existing jobs.
- 3.7 With this in mind, it is respectfully requested that Northampton Borough Council review the extent of the Natural and Semi Natural Green Space which is shown to overlap the boundary of the northeastern section of Martin's Yard Business Park². The reason being that this area of the Business Park is already in use for employment purposes and is protected for such a use by draft Policy 15; however, draft Policy 24 of the Northampton Local Plan Part 2 states that "*New development must ensure that open spaces defined on the Policies Map are sustained or enhanced*". Therefore, allocating part of the existing employment site as Natural and Semi Natural Green Space conflicts with the aims of draft Policy 15 which seeks to secure the protection of existing employment areas for employment uses. What is more, Map 9 in the Northampton Green Infrastructure Plan seems to suggest that the section of the site in question does not form part of the Kingsthorpe Mire Local Wildlife Site or the Kingsthorpe Local Nature Reserve. This provides further support for removing this section of the site from the proposed Natural and Semi Natural Green Space allocation on the Northampton Local Plan Part 2 Policies Map.

Policy 16 – Supporting New Employment Developments and Schemes Within and Outside Safeguarded Sites

- 3.8 The approach set out in Policy 16 in respect of encouraging new employment related development within the safeguarded employment sites is also welcomed. However, as set out above, the inclusion of an area of Natural and Semi Natural Green Space in the northern part of the site³ restricts the site owner's ability to bring forward new employment related development on the site, particularly as it is located adjacent to the southern boundary of the proposed northern extension.

Policy 33 – Development Allocations

- 3.9 Henry Martin Ltd is encouraged to see the inclusion of the 1.4 hectare site to the north of Martin's Yard Business Park in Policy 33 (Site 1005).

² Please refer to Figure A1.1 and Figure A1.2 in Appendix 1.

³ Please refer to Figure A1.1 and Figure A1.2 in Appendix 1.

Policy 35 – Martin’s Yard Extension (LAA1005)

- 3.10 Policy 35 is of particular interest to Henry Martin Ltd given that it sets out the criteria and principles that will need to be adhered to as part of the proposed extension to Martin’s Yard Business Park and the associated ecological enhancements on the land to the north and east.
- 3.11 Henry Martin Ltd is pleased to see that, following discussions with the Council over recent years, the decision has been taken to allocate Site 1005 for employment development.
- 3.12 The allocation of Site 1005 for employment uses will provide the owners of the site with the opportunity to reconfigure, upgrade and extend the Business Park in response to the growing demands from the existing businesses on the site for larger and modern workspaces. This will enable Martin’s Yard to accommodate the expansion plans of the businesses currently operating from the site and also has the potential to attract new business investment to the area.
- 3.13 Furthermore, the allocation of Site 1005 for employment development accords with Policy S8(1) of the West Northamptonshire Joint Core Strategy which seeks to concentrate the majority of new job growth within the principal urban area of Northampton. Similarly, it will also make a positive contribution towards creating 28,500 new jobs in the West Northamptonshire area over the plan period in line with Policy S7 of the West Northamptonshire Joint Core Strategy.
- 3.14 The above factors will make a positive contribution towards facilitating business growth and creating new job opportunities in accordance with paragraph 80 of the NPPF.
- 3.15 Moreover, as set out in Policy 35, the allocation of Site 1005 for employment uses will create a unique opportunity for the site’s owners to work proactively with Northampton Borough Council and other organisations to conserve, manage and enhance the Kingsthorpe Mire Local Wildlife Site.
- 3.16 The exact nature of the ecological enhancements will be subject to detailed discussions with the Council as part of the planning process. It is envisaged that these ecological improvements will support the Council’s future plans for the Kingsthorpe Mire Local Wildlife Site as set out in the Northampton Green Infrastructure Plan (May 2016).
- 3.17 As a result, the allocation of Site 1005 for employment development will also make a positive contribution towards managing, conserving and enhancing the quality of Northampton’s strategic green infrastructure network, biodiversity corridors and wildlife habitats in line with the general thrust of the national and local planning policies.
- 3.18 Overall, it is considered that Policy 35 has been positively prepared, is a justified and effective approach to take towards the extension of Martin’s Yard and is consistent with the NPPF.

4.0 Conclusion

- 4.1 This statement has been prepared by Astill Planning Consultants Ltd on behalf of Henry Martin Ltd in response to the Regulation 19 Consultation on the Northampton Local Plan Part 2 Submission Draft.
- 4.2 In summary, the approach towards safeguarding existing employment sites (Policy 15); supporting new employment development on safeguarded sites (Policy 16); and allocating the land to the north of Martin’s Yard Business Park for employment development and associated ecological enhancements (Policy 33 and Policy 35) is welcomed.

- 4.3 It is however respectfully requested that the area of land that is allocated as Natural and Semi Natural Green Space within the northeastern section of the site⁴ is removed because it conflicts with Policy 15 which seeks to safeguard the existing site for employment uses. This is because the Natural and Semi Natural Green Space allocation which overlaps the existing site boundary will restrict the future growth of the Business Park and the options for connecting the existing Business Park to the proposed extension. It is understood that this small area of land does not form part of the Kingsthorpe Mire Local Nature Reserve. Therefore, its removal is deemed to be justified and consistent with national and local planning policies.
- 4.4 Astill Planning Consultants Ltd and Henry Martin Ltd look forward to working with the Council over the coming years to bring forward the proposed and much-needed expansion of Martin's Yard Business Park.

Yours sincerely,



Alex Prowse

Planning Consultant

For and on behalf of

Astill Planning Consultants Ltd

⁴ Please refer to Figure A1.1 and Figure A1.2 in Appendix 1.

Appendix 1:

Maps showing the Natural and Semi Natural Green Space which overlaps Martin's Yard Business Park



Figure A1.1: Extract from the Northampton Local Plan Part 2 Policies Map (Main Map)
 The red line shows the Natural and Semi Natural Green Space which overlaps the boundary of the northeastern section of Martin's Yard Business Park (please refer to Figure A1.2)
 (NOT TO SCALE)



Figure A1.2: Aerial photograph of Martin's Yard Business Park
 The red line shows the existing area of Martin's Yard Business Park which is identified as Natural and Semi Natural Green Space in the Northampton Local Plan Part 2 Policies Map (Main Map) (please refer to Figure A1.1)
 (NOT TO SCALE)