

#107

COMPLETE

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Page 1

Q1 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. **I agree**

Page 2: Part A: Personal Details

Q2 Please provide your contact details in the boxes below. If you are an agent acting for another, please enter your client's details.

Name (required)	Ruth Austen
Job title (if appropriate)	Environmental Health and Licensing Manager
Organisation (where relevant)	Northampton Borough Council
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Phone Number	[REDACTED]

Q3 Are you making this representation as: **Local Authority or Town/Parish Council**

Q4 Please enter type of organisation (for example, planning consultant, etc.)

Comments on behalf of Environmental Health and Licensing Team at Northampton Borough Council

Page 3: Agent details

Q5 Please enter your details below: **Respondent skipped this question**

Page 4: Part B: Representation(s)

Q6 Do you consider the Northampton Local Plan Part 2 to be legally compliant? **Yes**

Page 5: Part B: Legal Compliance

Q7 Do you consider the document to be not legally compliant because it is: (please tick all that you think apply)

Respondent skipped this question

Page 6: Part B: Soundness

Q8 Do you consider the Northampton Local Plan Part 2 to be sound? **No**

Page 7: Part B: Soundness

Q9 Do you consider the document to not be sound because it is: (please tick all that you think apply)

**Not justified,
Not consistent with national policy**

Page 8: Part B: Representation(s) - Local Plan Part 2 draft

Q10 To which part of the Local Plan does this representation relate?

Paragraph number **55**

Q11 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.

Please see below with additional text shown in brackets.

"The Council's Low Emission Strategy (LES) aims to improve air quality and health across Northampton by reducing vehicle emissions through the accelerated take up of cleaner fuels and technologies (and the implementation of mitigation measures in new developments). Evidence for the strategy found that whilst levels of nitrogen dioxide have improved in some areas of Northampton, concentrations of (NO₂ and particulate matter specifically PM 10's) at key locations have remained elevated over the last decade and at some locations, concentrations have increased, (resulting in declarations of Air Quality Management Areas)."

It is considered that the additional points are required to give clarity in relation to compliance with paragraph 181 of the NPPF 2019.

Q12 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 9: Part B: Representation(s) - Local Plan Part 2 draft (2/20)

Q13 To which part of the Local Plan does this representation relate?

Paragraph number

56

Q14 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.

Recommended replacement paragraph with amendments shown in brackets

There are currently 7 Air Quality Management Areas (see Figure 8 – this map is out of date and requires replacement). These are areas which exceed the Government's air quality objective and where there is relevant exposure to the public. (A consultation is presently underway to amalgamate all the central AQMA's into one large AQMA covering the town centre to promote consistency in applying the LES).

additional information to add clarity and support the justification of the plan.

Q15 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 10: Part B: Representation(s) - Local Plan Part 2 draft (3/20)

Q16 To which part of the Local Plan does this representation relate?

Paragraph number

57

Q17 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.

Additional information to support justification of content provided - shown in brackets below

The predominant cause of elevated levels of NO₂ (and particulate matter) is road transport emissions. The emissions from different vehicle types have a varying significance, depending on the location. The LES quoted examples from buses, considered to be a significant contributor in the inner urban area and on arterial routes, whereas heavy and light goods vehicles are a significant contributor on trunk roads. Cars especially diesel play a significant role in all areas.

Q18 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 11: Part B: Representation(s) - Local Plan Part 2 draft (4/20)

Q19 To which part of the Local Plan does this representation relate?

Paragraph number

59

Q20 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.

Table 5 could include the figures for the higher level of respiratory disease as mentioned in para 58.

Additional information to support the compliance with paragraph 181 of the NPPF.

Q21 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 12: Part B: Representation(s) - Local Plan Part 2 draft (5/20)

Q22 To which part of the Local Plan does this representation relate?

Paragraph number **66**

Q23 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.

Permitted development rights have no impact on land contamination issues

Brownfield and vacant sites, including those listed in the Northampton Brownfield Land Register and Land Availability Assessment, show that there are opportunities for development on these sites. It is accepted that some these sites may have constraints which have deterred developers from developing (particular styles of housing for example flats with hard landscaping rather than houses with gardens may be more suited to land which has a previously contaminative use where the cost of mitigation measures exceeds the value of the land.) However, ongoing partnership approaches and flexible, viable policies (including the flexible approach of permitted development rights) may result in more positive outcomes for these sites.

additional information to ensure that the plan is compliant with paragraph 178b of the NPPF

query about the relevance of permitted development rights in relation to land contamination

Q24 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 13: Part B: Representation(s) - Local Plan Part 2 draft (6/20)

Q25 To which part of the Local Plan does this representation relate?

Paragraph number **69**

Q26 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.

The Sustainable Urban Extensions set out in Figure 9 will continue to create new neighbourhoods in Northampton, providing housing and community facilities to meet the needs of current and future residents. (Constraints include the wider impact on and from arterial routes to and from these developments.)

Additional comments to give supporting evidence for the compliance of the plan with paragraph 102d and 103 of the NPPF 2019

Q27 Do you wish to comment on other parts of the draft Local Plan? **Respondent skipped this question**

Page 14: Part B: Representation(s) - Local Plan Part 2 draft (7/20)

Q28 To which part of the Local Plan does this representation relate?

Paragraph number	74 strategic objective 2
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Q29 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.

Suggested amendment to objective shown in brackets

To provide a range of housing in sustainable locations, seeking to ensure all residents have access to a home they can afford, (with a suitable standard of residential amenity)and that meets their needs.

comment to support compliance with paragraph 127f of the NPPF 2019

Q30 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 15: Part B: Representation(s) - Local Plan Part 2 draft (8/20)

Q31 To which part of the Local Plan does this representation relate?

Paragraph number	74 strategic objective 7
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Q32 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.

Suggested amendment shown in brackets

To ensure new development in urban areas actively supports and links new and existing communities physically and socially, to achieve social cohesion, (maintain or improve the existing residential amenity) and address the areas of deprivation identified in parts of the Borough.

amendment to support compliance with paragraph 127f of the NPPF 2019.

Q33 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 16: Part B: Representation(s) - Local Plan Part 2 draft (9/20)

Q34 To which part of the Local Plan does this representation relate?

Paragraph number **74 objective 8**

Q35 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.

additional content shown in brackets

To promote healthier and safer communities by supporting the creation of and protecting shared facilities, improving connectivity and securing high quality design(to maintain or improve the existing residential amenity.)

addition to give further evidence to show compliance with paragraph 127f of the NPPF 2019

Q36 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 17: Part B: Representation(s) - Local Plan Part 2 draft (9/20)

Q37 To which part of the Local Plan does this representation relate?

Paragraph number **74 objective 11**

Q38 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.

clarification and additional comments shown in brackets.

(*There is no mention of taxis or the plan to provide rapid charging points for electric taxis*)

To reduce the need to travel, shorten travel distances and make sustainable travel a priority and an attractive option across Northampton by maximising (and promoting) the use of alternative travel modes and (ensuring the infrastructure to support these modes, such as increasing the number of electric vehicle charging points, is available). In so doing, the Plan will (promote the principal objectives of the NLES), combat congestion, reduce carbon emissions and address social exclusion for those who do not have access to a private car. In addition, to ensure a much wider range of destinations will be accessible by direct railway services from Northampton, including some fast, long distance services.

additional comments to support compliance with paragraph 102d and 103 of the NPPF 2019

Q39 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 18: Part B: Representation(s) - Local Plan Part 2 draft (10/20)

Q40 To which part of the Local Plan does this representation relate?

Paragraph number	83
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Q41 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.

The suggested amendment to the content is shown - the change shown in brackets

External private space is important in creating homes that meet people's needs (with a suitable standard of residential amenity with regard to noise and air quality) and support appropriate living conditions. External private spaces should be proportionate to the size of the dwelling and the expected make-up of the household that is likely to occupy it. External private space should enable occupants to enjoy their home, allowing place for play and socialising and catering for domestic needs, such as storage of refuse, drying clothes, storing bicycles and other items typically too large to be comfortably stored within the dwelling. Flatted accommodation will also be required to make adequate provision for external private space. Where this is not possible, communal external space should be designed to maximise amenity for users, with careful design of communal refuse storage and cycle parking areas

the suggested amendment enhances compliance with paragraph 127 f of NPPF 2019

Q42 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 19: Part B: Representation(s) - Local Plan Part 2 draft (11/20)

Q43 To which part of the Local Plan does this representation relate?

Policy number

Policy 4 - amenity and layout

Q44 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.

Suggested additional content shown in brackets.

External private or communal garden space, in its extent and design, meets the reasonable needs of its users. The design of new communal garden areas should seek to create spaces that provide opportunities for privacy or seclusion for residents (and with a suitable standard of residential amenity with regard to noise and air quality.)

Amendment suggested to improve compliance with requirements of paragraphs 127f and 180a of the NPPF 2019.

Q45 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 20: Part B: Representation(s) - Local Plan Part 2 draft (12/20)

Q46 To which part of the Local Plan does this representation relate?

Paragraph number

90

Q47 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.

comment:

Combined Heat and Power Units (CHP) have their own issues as contributors to poorer air quality in some circumstances. Advocating this technology may result in poorer air quality in areas that have already exceeded the Governments objectives

In accordance with the second part of paragraph 151a of the NPPF it is important that the adverse impacts of low carbon energy source are recognised and appropriately mitigated. It is considered that the plan in its current form does not make this acknowledgement and risks the development of low carbon energy sources without appropriate mitigation.

Q48 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 21: Part B: Representation(s) - Local Plan Part 2 draft (13/20)

Q49 To which part of the Local Plan does this representation relate?

Paragraph number

92

Q50 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.

Combined Heat and Power Units (CHP) have their own issues as contributors to poorer air quality in some circumstances. Advocating this technology may result in poorer air quality in areas that have already exceeded the Governments objectives

repeating concern about use of CHP without the recognition of the potential impacts as outlined in comment on paragraph 90.

Ref to paragraph 151 a of the NPPF.

Q51 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 22: Part B: Representation(s) - Local Plan Part 2 draft (14/20)

Q52 To which part of the Local Plan does this representation relate?

Policy number **4**

Q53 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.

Suggested amendment to policy highlighted in brackets

Development will be required to create and protect a high standard of amenity for buildings and external open space, (particularly with regard to air quality and noise). In particular new development should ensure:

It is considered that the policy should be amended as suggested to comply with the requirements of paragraph 180 of the NPPF 2019.

Q54 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 23: Part B: Representation(s) - Local Plan Part 2 draft (15/20)

Q55 To which part of the Local Plan does this representation relate?

Policy number **Policy 5**

Q56 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.

suggest amendment to policy in accordance with words in brackets

Ensure renewable energy design and installation does not create a negative effect on the local area in term of; noise, (air quality), views, character of the area, residential amenity.

This is to ensure compliance with the recommendations of paragraph 151 a of the NPPF 2019

supplementary provision to clarify requirements in relation to paragraph 151 a of the NPPF 2019

(Consideration should also be given to reusing materials onsite, adhering to emissions standards for construction vehicles and banning burning on any demolition or construction site.)

Q57 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 24: Part B: Representation(s) - Local Plan Part 2 draft (16/20)

Q58 To which part of the Local Plan does this representation relate?

Policy number **policy 11**

Q59 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.

Suggested additional content to policy shown in brackets

The Council supports the development of an appropriate mix of main town centre and residential uses in the town centre and the Central Area (where a suitable standard of residential amenity with regard to noise, air quality and odour can be achieved).

In accordance with policy 180 of the NPPF 2019

Q60 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 25: Part B: Representation(s) - Local Plan Part 2 draft (17/20)

Q61 To which part of the Local Plan does this representation relate?

Paragraph number **140**

Q62 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.

There are concerns that the study which was carried out in early 2017 does not reflect the current situation

In 2016 /17 there were 94 unauthorised encampments, 52 of these on private land, 42 on local authority (Borough and County) land giving a total of 1711 caravan days.

In 2017/18 there were 101 unauthorised encampments, 55 on private land, 46 on local authority (Borough and County) land giving a total of 2962 caravan days.

In 2018/19 there were 78 unauthorised encampments, 46 on private land and 32 on local authority (Borough and County) land with a total of 2490 caravan days.

These figures demonstrate that the assessment of the need for Traveller sites needs to be revisited and updated

Q63 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 26: Part B: Representation(s) - Local Plan Part 2 draft (18/20)

Q64 To which part of the Local Plan does this representation relate?

Paragraph number **141**

Q65 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.

it is recommended that the paragraph is amended to include the comment in brackets:

However, temporary stopping places can be made available at times of increased demand due to fairs or cultural celebrations attended by gypsies and travellers. The Study concluded that a charge may be levied as determined by the Council although they only need to provide basic facilities including cold water supply, portaloos, sewage disposal point and refuse disposal facilities, (to include cleansing of the site when vacated).

It is important that the provision of temporary stopping places should include cleansing of the site after use.

Q66 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 27: Part B: Representation(s) - Local Plan Part 2 draft (19/20)

Q67 To which part of the Local Plan does this representation relate?

Paragraph number **158**

Q68 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.

It is recommended that the paragraph is amended with the addition of the points in brackets

In addition to main town centre uses in designated centres, evidence shows that residential provision in the town centre would assist in introducing a resident customer base into these centres, increasing footfall, vitality and viability. However, not all units are suitable for conversions and only schemes in acceptable locations (where a suitable standard of residential amenity with regard to noise, air quality and odour can be achieved)will be supported.

reason to ensure compliance with paragraph 180 a of the NPPF 2019

Q69 Do you wish to comment on other parts of the draft Local Plan? **Yes**

Page 28: Part B: Representation(s) - Local Plan Part 2 draft (20/20)

Q70 To which part of the Local Plan does this representation relate?

Paragraph number **194**

Q71 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.

It is recommended that the policy is amended with the addition of the point in brackets.

In line with Government guidance and the strategic policies contained in the West Northamptonshire Joint Core Strategy, the potential impacts of development on transport networks (such as an increase in noise for nearby residents and a negative impact on air quality) need to be addressed. It is important to manage the impacts of growth, promoting opportunities for utilising sustainable modes of movement including walking and cycling as well as taking into account appropriate mitigation associated with the environmental impacts of traffic and transport infrastructure.

The amendment is suggested to provide clarity to the requirement.

Page 29: Part B: Representation(s) - Sustainability Appraisal

Q72 Do you wish to comment on the Sustainability Appraisal? **No**

Page 30: Part B: Representation(s) - Sustainability Appraisal

Q73 To which part of the Sustainability Appraisal does this representation relate? **Respondent skipped this question**

Q74 Comments **Respondent skipped this question**

Q75 Do you wish to comment on other parts of the Sustainability Appraisal?

Respondent skipped this question

Page 31: Part B: Representation(s) - Sustainability Appraisal (2/6)

Q76 To which part of the Sustainability Appraisal does this representation relate?

Respondent skipped this question

Q77 Comments

Respondent skipped this question

Q78 Do you wish to comment on other parts of the Sustainability Appraisal?

Respondent skipped this question

Page 32: Part B: Representation(s) - Sustainability Appraisal (3/6)

Q79 To which part of the Sustainability Appraisal does this representation relate?

Respondent skipped this question

Q80 Comments

Respondent skipped this question

Q81 Do you wish to comment on other parts of the Sustainability Appraisal?

Respondent skipped this question

Page 33: Part B: Representation(s) - Sustainability Appraisal (4/6)

Q82 To which part of the Sustainability Appraisal does this representation relate?

Respondent skipped this question

Q83 Comments

Respondent skipped this question

Q84 Do you wish to comment on other parts of the Sustainability Appraisal?

Respondent skipped this question

Page 34: Part B: Representation(s) - Sustainability Appraisal (5/6)

Q85 To which part of the Sustainability Appraisal does this representation relate?

Respondent skipped this question

Q86 Comments

Respondent skipped this question

Q87 Do you wish to comment on other parts of the Sustainability Appraisal?

Respondent skipped this question

Page 35: Part B: Representation(s) - Sustainability Appraisal (6/6)

Q88 To which part of the Sustainability Appraisal does this representation relate? **Respondent skipped this question**

Q89 Comments **Respondent skipped this question**

Page 36: Part B: Representation(s) - Habitats Regulation Assessment

Q90 Do you wish to comment on the Habitats Regulation Assessment? **No**

Page 37: Part B: Representation(s) - Habitats Regulations Assessment

Q91 To which part of the Habitats Regulations Assessment does this representation relate? **Respondent skipped this question**

Q92 Comments **Respondent skipped this question**

Q93 Do you wish to comment on other parts of the Habitats Regulations Assessment? **Respondent skipped this question**

Page 38: Part B: Representation(s) - Habitats Regulations Assessment (2/6)

Q94 To which part of the Habitats Regulations Assessment does this representation relate? **Respondent skipped this question**

Q95 Comments **Respondent skipped this question**

Q96 Do you wish to comment on other parts of the Habitats Regulations Assessment? **Respondent skipped this question**

Page 39: Part B: Representation(s) - Habitats Regulations Assessment (3/6)

Q97 To which part of the Habitats Regulations Assessment does this representation relate? **Respondent skipped this question**

Q98 Comments **Respondent skipped this question**

Q99 Do you wish to comment on other parts of the Habitats Regulations Assessment? **Respondent skipped this question**

Page 40: Part B: Representation(s) - Habitats Regulations Assessment (4/6)

Q100 To which part of the Habitats Regulations Assessment does this representation relate?

Respondent skipped this question

Q101 Comments

Respondent skipped this question

Q102 Do you wish to comment on other parts of the Habitats Regulations Assessment?

Respondent skipped this question

Page 41: Part B: Representation(s) - Habitats Regulations Assessment (5/6)

Q103 To which part of the Habitats Regulations Assessment does this representation relate?

Respondent skipped this question

Q104 Comments

Respondent skipped this question

Q105 Do you wish to comment on other parts of the Habitats Regulations Assessment?

Respondent skipped this question

Page 42: Part B: Representation(s) - Habitats Regulations Assessment (6/6)

Q106 To which part of the Habitats Regulations Assessment does this representation relate?

Respondent skipped this question

Q107 Comments

Respondent skipped this question

Page 43: Part B: Representation(s) - Examination

Q108 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

Q109 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))

will be willing to speak if required

Q110 Do you wish to be notified when:

The Council submit the Northampton Local Plan (Part 2) to the Government?

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The Inspector's report is published?

Page 44: Equality Monitoring