

Mike Burgess

From: Seldon, Martin [REDACTED]
Sent: 03 November 2017 12:45
To: Planning Policy
Subject: RE: Northampton Local Plan (Part 2) Sites Consultation: Addendum
Attachments: Northampton Local Plan Part2 (Sites Consultation) Response Letter 031117.pdf

Follow Up Flag: Follow up
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FAO Rob Thornhill

Please see attached Highways England's response to the above.

Kind regards

Martin Seldon, Assistant Spatial Planning & Economic Development Manager

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From: Planning Policy [REDACTED]
Sent: 09 October 2017 14:30
To: Seldon, Martin
Subject: Northampton Local Plan (Part 2) Sites Consultation: Addendum

I wrote to you on the 27 September 2017, informing you that the Council is undertaking a Sites Consultation as part of the preparation of the Northampton Local Plan Part 2.

Appendix A of the consultation is a list of sites to be considered for further investigation in preparing the Local Plan Part 2. We have since identified that some sites which should be in Appendix A have been omitted.

We have therefore published an Addendum to Appendix A: Sites to be considered for further investigation, which contains these additional sites. The Addendum should be read in conjunction with the sites consultation documents, including Appendix A, and can be found at the following link:

www.northampton.gov.uk/lp2sitesconsultation

If you have any queries, please do not hesitate to contact the Planning Policy team.

Yours

Rob Thornhill
Planning Policy and Heritage Manager

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Direct Line: [REDACTED]
3 November 2017

For the attention of Rob Thornhill

Dear Rob

REVIEW OF THE NORTHAMPTON LOCAL PLAN PART 2 SITES CONSULTATION PAPER

Highways England welcomes the opportunity to comment on the Northampton Borough Council's Local Plan Part 2 (LPP2) Sites Consultation Paper which covers the period from 2011-2029. We note that the document will constitute the second part of the Local Plan and will help to deliver the strategy set out in the West Northamptonshire Joint Core Strategy. This is the first public consultation which sets out a list of sites to be considered for further investigation in preparing the LPP2.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth. In relation to the Northampton Borough LPP2 area, Highways England's principal interest is safeguarding the operation of the A45 which routes through the Plan area and the M1 which borders the Borough to the west.

We note that Northampton Borough is required to deliver 18,870 dwellings by 2029, in conformity with the housing requirement identified in the Local Plan Part 1 West Northamptonshire Joint Core Strategy. We previously responded to the LPP2 Options Consultation Paper in October 2016 and considered that this level of growth could lead to some impacts on the operation of the SRN, dependent upon the scale and location of the sites being put forward. The current consultation document sets out potential sites for development and upon a high level review of these sites, we consider that some of the sites put forward could impact upon the operation of the SRN. These include the following:

- LAA0595 – Sixfields East (255 dwellings)
- LAA0672 – Tunnel Hill Cottages, Rothersthorpe Road (139 dwellings)

- LAA1100 – Hill Farm Rise (138 dwellings)
- LAA1009 – Land west of Policy N5 Northampton South Sustainable Urban Extension (264 dwellings)
- LAA1104 – Watering Lane (221 dwellings)
- LAA1098 – The Green, Great Houghton (840 dwellings)
- LAA1107 – Former Abington Hill Farm, land off Rushmere Road (166 dwellings)
- LAA1025 – Land to the west of Towcester Road (180 dwellings)
- LAA1007 – Land south of Wooldale Road, east of Wootton Road (160 dwellings)
- LAA0629 – British Timken (residential and commercial development spanning 25 hectares)
- LAA1112 – Milton Ham (commercial development spanning 10 hectares)
- LAA0208 – Swan Valley Gateway (commercial development spanning 13 hectares)

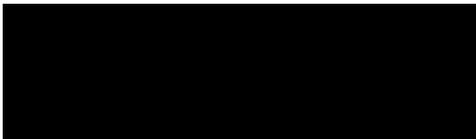
All of these sites are relatively large in scale and located within 3 miles of the SRN. They therefore have the potential to impact upon the operation of the M1 or A45. Therefore we consider that the individual impacts from these sites should be appropriately assessed as part of a Transport Assessment for each development.

We have particular concerns about the sites at Watering Lane, which is located next to M1 Junction 15, and Milton Ham and Swan Valley Gateway which are located next to M1 Junction 15A. We are particularly keen to understand the impacts of these sites on the respective junctions.

The Northampton Growth Management Strategy (NGMS) and an associated developer contribution strategy are planned to come forward. These will deliver improvements to the A45 junctions across Northampton Borough in order to mitigate trip impacts from allocated development sites. We consider that the Transport Assessments 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.

We trust that the above is useful in the progression of the Northampton LPP2 and wish to remain engaged with the Council as the Plan progresses.

Yours sincerely



Martin Seldon
 OD Midlands Spatial Planning & Economic Development Team
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