

Mike Burgess

From: [REDACTED]
Sent: 08 November 2017 11:19
To: Planning Policy
Subject: Northampton Local Plan part 2 sites consultation
Attachments: The sites in the consultation document are split into two sections.docx

Follow Up Flag: Follow up
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Dear colleague

I am attaching the response from Spring Boroughs Neighbourhood Voice to your consultation. Could you please acknowledge receipt. regards,

Dr Marie Dickie OBE chair of the Forum.

Northampton Local Plan Part 2 Sites Consultation.

- We note that the sites in the consultation document are split into two sections. The first section relates to sites which warrant further investigation (appendix A to the document with another addendum). At this stage, NBC are seeking views on what the proposed use(s) could be for these sites, which could include development and/ or **protection**.
- The second section of the consultation document relates to sites that do not require further investigation (listed at appendix B to the same document) . However, the Council says that if we have evidence as to why they should be developed or protected, or if we agree with their findings, we should let them know.
- The sites listed includes sites which were promoted through the Local Plan Call for Sites exercise undertaken in spring 2016. And they state that these include land owned by Northamptonshire County Council. It is therefore not necessarily a complete or comprehensive list of sites in Northampton.

Of the sites listed in Appendix A and its addendum the following are of interest to us:

LAA0288 Railway station car park – if developed for commercial or residential use, could be expected to place extra strain on services in Spring Boroughs (the area of the neighbourhood plan for Spring Boroughs). Development here underlines the need for further play space, public realm etc in the immediate area. But the 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 from the Castle bailey. This could be overcome if handled well. But it also surrounds the grade 1 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 this sites 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.

LAA1113 Greyfriars – the development of this site could have a 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.

Of the sites not listed for further consideration we want to comment on the following:

LAA 0166 Lorry Sales/Super Sausage site St Andrews Rd. 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. We would be concerned if the failure to investigate further left this site undeveloped. .

LAA 03717 Boy's Brigade in Tower St. This building no longer belongs to the Boy's 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.

LAA0333 Castle Station rail freight. 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.

LAA0627 St Andrews Street. The map seems outdated, there is now a Sikh temple on the Cromwell St. We are concerned about whether or not development in this area will continue , if there is no impetus from the Council.

LAA0316 Public Car Park at Chalk Lane West. 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 Car Park. We believe the area described as AB 3 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.

Reference documents:

Photos from 1961-1965 excavation of the north of Castle Mound area can be found in the Excavation Archive held by NRO/MOLA and Npton Museum.

Neighbourhood Plan for Spring Boroughs 2015 - NBC published. .