

Mike Burgess

From: Richard Wood <[REDACTED]>
Sent: 20 October 2017 14:26
To: Planning Policy
Cc: [REDACTED]
Subject: NBC Sites Consultation Paper
Attachments: Northampton Local Plan Sites Consultation Paper - DDC Response.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Rob,

Members of the DDC's Strategy Group considered a report on your current consultation at their meeting on 12th October. Members resolved to submit the following response:

That the progress being made on the preparation of the Northampton Local Plan (Part 2) is welcomed.

In particular, the identification of sufficient capacity within the Borough to meet its identified needs is to be welcomed. This provides greater clarity for future planning in the Northampton Related Development Area.

Daventry District Council raises no objections in principle to the development of any of the sites in the consultation. However, with regards to site LAA1097, NBC's attention is brought to the fact that the former route of the A43, to the west of the site, is planned to be used for a public transport route to serve the Northampton North allocation.

I attach a copy of the full report for your information.

I have copied to Andy at South Northants for information

Regards

Richard

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Daventry District Council is committed to the concept and practice of sustainable development.

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Wards affected:
General

Strategy Group – 12th October 2017

Northampton Local Plan (Part 2) Sites Consultation Paper

Strategic Planning Issues

1. Purpose of Report

To propose a response to the draft Northampton Local Plan (Part 2) Sites Consultation Paper.

2. Advice

That it be RESOLVED:	<ol style="list-style-type: none">1. That the progress being made on the preparation of the Northampton Local Plan (Part 2) be welcomed.2. That the suggested response to the Site Consultation Paper set out in Appendix A be approved
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3. Introduction

Northampton's most recent Local Plan was adopted in 1997. Following adoption of the West Northamptonshire Joint Core Strategy in December 2014, work has progressed on preparing a Part 2 Local Plan for the Borough.

Consultation on an Issues paper was undertaken in the spring of 2016, and an options paper in Autumn 2016. A response to the Issues paper was approved by Strategy Group in June 2016, and due to the timing of the consultation, an Officer response was submitted to the Options Consultation. A Sites Consultation Paper has now been published. Comments can be made from 2nd October to the 13th November. A copy of the report can be seen at: www.northampton.gov.uk/lp2sitesconsultation.

4. Information

4.1 Plan content

Following last year's Issues and Options consultations, Northampton Borough Council (NBC) has produced a paper identifying sites to meet the housing and employment requirements for Northampton Borough set out in the West Northamptonshire Joint Core Strategy. It sets out a range of sites that may be appropriate for development, including sites put forward by landowners, developers and the council itself

The sites are considered suitable by NBC for further consideration in preparing their part 2 Local Plan. The report also identifies sites which NBC consider not to be suitable for further consideration. NBC is now seeking views on the sites, to help it decide which of the sites should progress to the next stage of plan making.

4.2 Housing

The WNJCS sets out a requirement of 18,870 houses in the Borough in the period 2011 to 2029. Since the start of the plan period (2011), there have been 4,273 completions, against a requirement for 5,187.

Taken together with planning permissions and allocations (in the Joint Core Strategy) there would be a further need for 3,033 houses to meet the target of 18,870. However, some of the houses with permission and allocated are not expected to be completed in the plan period. The report notes that further work on the timing and rates of delivery will need to be undertaken.

NBC's work on its housing land availability assessment has identified potential capacity for a further 4,350 homes within the Borough. These are included in the current consultation in order to seek views on their suitability.

Overall the housing land supply situation in the Borough is as follows:

	Dwellings
Completions 2011-2017	4,273
Under construction	368
With full planning permission but not yet started	2,109
With outline permission (includes Sustainable Urban Extensions allocated in the joint Core Strategy)	4,522
Allocated in the Joint Core Strategy, but without outline planning permission	4,565
Windfall allowance (2017 -2029)	2,400
Land Availability Assessment sites without planning permission	4,350
Total	22,587

None of the proposed sites would have any material negative impact on the District, and therefore it is not intended that any site specific objections be made.

The only site in close proximity to the District boundary is at Gate Lodge to the east of the A43 (north west of round Spinney roundabout, and identified as LAA1097 in the consultation). This site is identified as having a potential capacity of about 30

units. It is suggested that there are no objections in principle to the development of this site. However, NBC's attention is brought to the fact that the former route of the A43, to the west of the site, is intended to be used for a public transport route to serve the Northampton North allocation.

Overall the identification of sufficient capacity within the Borough to meet its identified needs is to be welcomed. This provides greater clarity for future planning in the Northampton Related Development Area (NRDA). NBC should be encouraged to continue a dialogue with this Council to ensure it is kept fully informed on progress on delivery and supply issues in the Borough's part of the NRDA.

4.3 Employment

The Local Plan needs to ensure that there is sufficient employment land available and to ensure that land allocated for employment uses is still appropriate for those uses. The report notes that there are broadly sufficient amount of land allocated or committed across the area, including the allocation of strategic sites that will serve Northampton, such as the proposed business park at Junction 16 of the M1, just outside the Borough.

Nevertheless, the current consultation identifies a small number of potential additional sites for commercial/employment development. None of these are considered to have material negative impacts on the District and accordingly no comments on these are suggested.

5. Implications

5.1 Financial – Responding to the consultation would not of itself have any financial implications.

5.2 Personnel – Responding to consultations of this nature, and working co-operatively with nearby local authorities, is planned for as part of normal workloads.

5.3 Legal/Constitutional – The Council has a duty (the "Duty to Cooperate") under Section 33A of the Planning and Compulsory Purchase Act 2004 to "engage constructively, actively and on an ongoing basis" on various matters, including strategic matters in the preparation of local plans. To some extent this cooperation has already taken place at Officer and Member level through the production of the West Northamptonshire Joint Core Strategy in particular the Joint Strategic Planning Committee and allied arrangements. This will continue under any successor arrangements. However, it is still important to respond to formal consultations such as this one.

5.4 Environmental – In accordance with the NPPF local plans must be prepared with the objective of contributing to the achievement of sustainable development. The plan would also be subject to strategic environmental assessment as part of the sustainability appraisal required by European Union and UK law, respectively. No issues have been identified which would materially adversely affect Daventry District.

5.5 Policy – Given the nature of the issues, the proposed response does not greatly engage with Community Strategy or Corporate Strategic Plan themes. It is, however, consistent with the ‘Efficient and Effective Council’ objective of the Corporate Strategic Plan.

5.6 ICT – Responding to the consultation would not require any new or modified Council ICT.

5.7 Crime and Disorder – Nothing has been identified in the consultation document which suggests it would cause, or indeed improve, crime or disorder in Daventry District.

5.8 Human Rights – Nothing has been identified in the consultation document which suggests it would adversely affect any of the Convention rights.

5.9 Equalities – Nothing has been identified in the consultation document which seems likely to unlawfully discriminate against people with any of the protected characteristics.

6. Conclusions

Northampton Borough Council has made progress with the allocations element of its Part 2 Local Plan and this progress should be welcomed. It is suggested that the comments set out in Appendix A form the response of this Council to the consultation.

S P Bowers
Business Manager

Background papers:

Northampton Local Plan (Part 2) Issues Consultation. Report to Strategy Group, 26 May 2016

Previous minutes:

SG.33/16/04

Contact Officer: Richard Wood

Extension: XXXXXXXXXX

File reference: L101

Appendix A – Draft response to consultation on Sites Consultation Paper issued by NBC in November 2017

That the progress being made on the preparation of the Northampton Local Plan (Part 2) is welcomed.

In particular, the identification of sufficient capacity within the Borough to meet its identified needs is to be welcomed. This provides greater clarity for future planning in the Northampton Related Development Area.

Daventry District Council raises no objections in principle to the development of any of the sites in the consultation. However, with regards to site LAA1097, NBC's attention is brought to the fact that the former route of the A43, to the west of the site, is planned to be used for a public transport route to serve the Northampton North allocation.