



**West
Northamptonshire
Council**

WEST NORTHAMPTONSHIRE COUNCIL

**NORTHAMPTON LOCAL PLAN PART 2
SUBMISSION PLAN**

**PROPOSED SCHEDULE OF MAIN
MODIFICATIONS
November 2021**

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Submission (January 2021)	Post submission	Reason for change
CHAPTER 1: INTRODUCTION AND POLICY CONTEXT					
MMOD00	8	Below paragraph 1.5		<p>Add text box to read:</p> <p>IMPORTANT NOTE</p> <p>The development plan should be read as a whole, including this Local Plan Part 2, the West Northamptonshire Joint Core Strategy, "made" Neighbourhood Plans and any documents that subsequently become part of the development plan together with material considerations. Planning applications should also have regard to all relevant policies. The policies in this Plan are strategic policies for the purpose of providing context for neighbourhood plans.</p>	To ensure that the Plan is sound by being clear about its status in terms of basic conditions for neighbourhood plans
CHAPTER 5: QUALITY OF NEW DEVELOPMENT					
MMOD0	37	Para 5.5		<p>At the end of the first sentence, amend to read:</p> <p>.....and, National Design Guide <u>and the</u> National Model Design Code.</p>	To reflect the updated National Planning Policy Framework (July 2021)

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MMOD0a	39	Policy 3		Add a new bullet point: <ul style="list-style-type: none"> • <u>Ensure that new streets are tree lined</u> 	To reflect the updated National Planning Policy Framework (July 2021)
MMOD0b	40	Policy 3		Amend the last bullet point to state: Achieve the Building for Life <u>Building for a Healthy Life</u> certification	To reflect consultation response and to strengthen the position in relation to the Building for a Healthy Life guidelines
MMOD0c	40	Policy 3		Add the following to the last bullet point: <u>A Building for a Healthy Life assessment should be included in any Design & Access Statement to demonstrate that the proposal would achieve a majority of "green" in their assessment.</u>	To strengthen the position in relation to the Building for a Healthy Life guidelines
MMOD0d	37	Para 5.1		Add the following after 6 th sentence: <u>These facilities should be designed in a manner which will be easily accessible by the local population by walking and cycling or by using public transport.</u>	To explain how 2 nd bullet point of Policy 2 can be delivered
MMOD0e	39	Policy 3		Remove 5 th bullet point: <ul style="list-style-type: none"> • Be as sustainable as possible and constructed in a sustainable fashion 	This is not considered to add any additional value to the policy
MMOD1	41	Policy 4 (second last bullet point)		Amend 7 th bullet point: <ul style="list-style-type: none"> • That large <u>all</u> developments 	To reflect consultation response from Homes England. The Council agrees that all developments need to incorporate high-quality public realm

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MMOD2	46	Policy 6	Add new bullet point <ul style="list-style-type: none"> • <u>Use of design tools such as Building for a Healthy Life (BHL)</u> 		To reflect consultation response and to strengthen the position in relation to the Building for a Healthy Life guidelines
MMOD2a	46	Policy 6		Add wording to start of last paragraph: <u>All major developments, including all</u> residential developments of 10 or more dwellings.....	To correct an error. The policy applies to other uses as well and not just residential
MMOD2b	46	Policy 6		Last sentence: <u>Proposals for larger developments...will be expected to compete include</u> a more substantial.....	To provide clarity.
MMOD3	47	Policy 7	Amend last paragraph: For all major development...		To reflect consultation response from Anglian Water. The Council agrees that this policy should be applicable to all development and not just major development
MMOD3a	47	Policy 7		Replace 1 st para with: All proposals must demonstrate that they will assist in the management of flood risk, ensure flood risk is not increased elsewhere and provide flood risk reduction/ betterment. Proposals must also comply with relevant guidance for flood risk management and standards for surface water produced by the	To strengthen the policy and to emphasise that this must be complied with. The replacement wording emphasises that this is policy requirement rather than being optional. which is important to ensure that water and flooding matters are dealt with.

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				Lead Local Flood Authority and Anglian Water (or successor documents).	
MMOD3b	56	Policy 12		Amend 1st sentence as follows: ..town centre, and the Central Area "	To conform to the National Planning Policy Framework
CHAPTER 7: RESIDENTIAL					
MMOD4	62	Policy 13	Amend capacity of LAA0204 – 400 <u>55</u> units		To reflect consultation response and to correct a capacity error
MMOD5	62	Policy 13	Site 1144: new site reference created to include the combination of sites 0168/ 1009/ 1142	Remove references to sites 0168/ 1009/ 1142 because these sites are proposed for modification to merge as one site (1144). The new site is proposed to be named as "land to the west of Northampton South SUE".	To reflect consultation response
MMOD6	64	Policy 13		Delete site (LAA1099)	Response from Environment Agency stating that the site is entirely in Flood Zone 3b
MMOD6a	64	Policy 13		Delete site (LAA1138)	To reflect findings from updated Sequential Test (September 2021)
MMOD6c	64	Policy 13		Amend capacity of site 1139: 200 <u>500</u>	To reflect consultation response
MMOD7	66	Para 7.15	Amend paragraph 7.15 as follows: In accordance with Government guidance, the Council keeps a register of individuals and associations		To reflect consultation response.

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			<p>of individuals who are seeking to acquire serviced plots of land in Northampton for those individuals to occupy as their sole or main residence. The register of self-build and custom build projects also provides the Council with evidence when making provision for serviced plots of land. <u>As at 2019, there were 32 entries on the register of self-build and custom build projects, giving an indication of the level of demand for which the Council needs to ensure provision. On the basis that the market has not made provision for self-build or custom build housing to address this identified demand, the Council requires that a proportion of sites on development sites of more than 100 dwellings should be identified for self-build</u></p>		

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			<u>and custom build dwellings, as set out in Policy 14.</u>		
MMOD7a	68	Policy 14		Amend the wording within the Specialist and Accessible Housing section within Policy 14 to read: 4% of all new market dwellings and 8% of affordable dwellings should be constructed to Building Regulations Part M4 (3) <u>(2) (b)</u> (wheelchair user dwellings) standards, or their successor., to enable wheelchair accessibility.	To ensure Policy 14 is effective and provides clarity for decision makers as to the need to standard of wheelchair accessibility which is to be met.
MMOD8	70	7.27		Delete existing wording and replace with: <u>The needs study does, however, identify accommodation needs for Gypsies and Travellers who do not meet the planning definition over the period to 2029 as follows:</u> <ul style="list-style-type: none"> • <u>2021 to 2026: 15 pitches</u> • <u>2026 to 2029: 3 pitches</u> <u>Policy 16 sets criteria to assess proposals that come forward to meet that need. As such Policy 16 is a strategic policy that</u>	To set out the identified need for provision for Gypsies and Travellers who do not meet the definition set out in the Planning Policy for Travellers Sites, 2015.

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				replaces Policy H6 of the West Northamptonshire Joint Core Strategy.	
MMOD9	70	Policy 16		<p>Delete existing wording and replace with:</p> <p>Proposals for new sites or extensions to existing sites will be permitted where:</p> <p>(a) The site is accessible to a range of services, including shops, schools, welfare facilities or public transport;</p> <p>(c) The site has safe and convenient access from the public highway, and is not detrimental to public highway safety;</p> <p>(d) The site provides for adequate on-site parking and turning of vehicles as well as appropriate facilities for servicing and storage;</p> <p>(e) The site will provide an acceptable standard of amenity for the proposed residents. Sites which are exposed to high levels of flood risk and noise and air pollution are not acceptable</p> <p>(f) The site will be capable of being provided with adequate services including water supply, power, drainage, sewage disposal,</p>	To address proposals that come forward to meet housing needs for Gypsies and Travellers who do not meet the definition set out in the Planning Policy for Travellers Sites, 2015

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				<p>waste disposal, composting and recycling facilities;</p> <p>(g) The scale and location of the site will not have an unacceptable individual or cumulative impact on the local infrastructure, landscape, environment, heritage and biodiversity as well as the physical and visual character of the area;</p> <p>(h) The site will be compatible with the amenities of neighbouring properties and land uses.</p> <p>Authorised, existing and new, sites will be safeguarded for Gypsies and Travellers and Travelling Showpeople groups unless they are no longer required to meet an identified need.</p>	
MMOD9a	71	Policy16		<p>Amend emboldened text at the end of Policy 16: Replaces Strategic Policy replacing...."</p>	To make it clear that Policy 16 is a strategic policy.
CHAPTER 8: ECONOMY					
MMOD10	75	Policy 17		<p>Change the word "safeguarding" to "allocating" in the title and change the reference in the 1st bullet point from 'Safeguard' to 'allocate'.</p>	To strengthen and clarify the policy position

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MMOD10a	75	Policy 17		Remove reference to 6 months in 2 nd bullet point so the policy reads:over a period of 6 12 months which shows.....	To remove ambiguity from the policy
MMOD11	77	Policy 18		Change the word "safeguarded" to "allocated" in title and policy	To strengthen and clarify the policy position
CHAPTER 9: HIERARCHY OF CENTRES, RETAIL AND COMMUNITY SERVICES					
MMOD12	81	Policy 19		Delete (i) from bullet point 3. and update 3 rd bullet point to: Within the defined Primary Shopping Ares, development proposals should <u>provide an active frontage and be open for business during the day.</u>	To reflect the new use class order which came into force on the 1 st September 2020
MMOD12a	81	Policy 19		Last bullet point, remove reference to "upper floor"	To clarify that this part of the policy should allow residential uses at all levels and not just on the upper floors
MMOD12b	81	Policy 19		Last bullet point, remove reference to "12 to" so the policy reads: vacancy and marketing for 12 to 18 months	To remove ambiguity in the policy.

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MMOD12c	82	Policy 20		Remove first paragraph: The health and wellbeing of Northampton communities will be maintained and improved by managing the locations of, and access to, unhealthy eating facilities	This paragraph is considered to be unnecessary as it does not provide any meaningful guidance for decision makers.
MMOD13	83	Policy 21	<p>Delete: In suitable locations, proposals that seek to deliver residential accommodation on upper floors in the town centre, district centres and local centres will be supported, subject to all other material considerations.</p> <p>And replace with the following: <u>Residential development within the town centre will be specifically supported where this is above ground floor and has access which does not require people to pass through a business use.</u></p>		To reflect consultation response and to provide clarity on access to above ground floor accommodation
MMOD13a	89	Policy 24		The 1st sentence of 2 nd paragraph has a word missing and should read: Proposals for new or extended community <u>facilities</u> , and for.....	To correct a typographical error and provide clarity.

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MMOD13b	90	Policy 25		1st bullet point: Remove the word "sustainable" and the comma so the policy reads: ..locate premises within sustainable locations, with good.....	To remove ambiguity within the policy
MMOD13c	91	Policy 26		The last sentence be amended to read: ...extended cemeteries should be sensitive to ensure there is no harm to <u>result in a net gain in biodiversity</u>	To ensure consistency with the National Planning Policy Framework
CHAPTER 10: BUILT AND NATURAL ENVIRONMENT					
MMOD13d	93	Policy 27		Amend 2 nd paragraph as follows: All <u>major housing and commercial</u> developments of 15 dwellings or more will be expected to deliver and/or contribute to the green infrastructure projects.	To ensure consistency with the NPPF's (Annex 2) definition of Major.
MMOD13e	93	Policy 27		Add 'and blue' to 1st and 2nd paras as follows: 1 st para: New developments must ensure that existing green <u>and blue</u> infrastructure assets will be protected..... , 2 nd para	To ensure the policy is effective with regards to blue as well as green infrastructure.

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				<p>.....will be expected to deliver and / or contribute to the green and blue infrastructure projects. Applications must be accompanied by a site-specific green and blue infrastructure strategy and /or plan to illustrate how green and blue infrastructure is integrated within the development proposal and how it seeks to improve connectivity to the Local Level Green Infrastructure network beyond the site boundary.</p>	
MMOD14	98	Policy 29	<p>1. The Council will require all major development proposals to <u>avoid, adequately mitigate, or, as a last resort, compensate biodiversity impact</u> and secure a net gain in biodiversity through the strengthening, management and / or creation of new habitats. This should be measured through</p>	<p>It is proposed to split Policy 29 into two policies: 29a and 29b as follows:</p> <p>POLICY 29a – Supporting and Enhancing Biodiversity</p> <p>1. The Council will require all development proposals to provide a net gain in biodiversity through the creation or enhancement of habitats by:</p> <ul style="list-style-type: none"> • Incorporating and enhancing existing biodiversity features on and/or off site; • Consolidating, developing and enhancing functionality of ecological networks including 	<p>To reflect consultation response from statutory consultees including Natural England and NCC Ecology, to provide further policy clarification and to strengthen the policy.</p>

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			<p>the use of a recognised biodiversity calculator <u>such as the DEFRA metric</u>.....</p> <p>2. In particular.....</p> <p>Sites of local importance</p> <p>Developments affecting the Borough's Local Nature Reserves and, Local Wildlife Sites <u>and Potential Wildlife Sites</u>.....</p> <p><u>Undesignated sites Other biodiversity assets</u></p> <p>Development affecting sites that are not formally designated, but.....</p>	<p>those beyond the Local Plan's boundary; and</p> <ul style="list-style-type: none"> • Managing, monitoring and maintaining biodiversity within a development. <p>2. Proposals should enhance natural capital and be designed around the existing components of the ecological network including sites of national or international importance, sites of local importance and other biodiversity assets.</p> <p>3. All applicants are expected to assess the impacts of their proposals on biodiversity, including indirect impacts such as recreational activities. Applicants should refer to the Northamptonshire Biodiversity Action Plan and the latest guidance on biodiversity net gain when developing proposals. The Council requires applicants to use a recognised biodiversity calculator such as the DEFRA metric.</p> <p>4. Development that does not achieve biodiversity net gain, and fragments habitats and links will be refused.</p>	

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			<p>3. All applicants are expected to assess the impacts of their proposals on biodiversity, including indirect impacts such as recreational activities, the cumulative impact of developments and any potential effects on functionally linked land to the respective site. Applicants will be required to <u>consider the Northamptonshire Biodiversity SPD or successor document and where necessary,</u> undertake up to date, comprehensive ecological surveys ...</p>	<p>Policy 29b – Nature Conservation</p> <ol style="list-style-type: none"> 1. The Council requires development to protect, maintain and enhance biodiversity and geodiversity. All proposals likely to affect biodiversity will be expected to assess their impact through an ecological assessment. If harm to biodiversity cannot be avoided, adequately mitigated, or, as a last resort, compensated for, planning permission will be refused. 2. Proposals should comply with principles set out in the Northamptonshire Biodiversity SPD or successor document and where necessary undertake up to date, comprehensive ecological surveys in accordance with industry guidelines and standards to inform development. 3. The Council will seek the protection or enhancement of the ecological network in proportion to the site's designation status, the contribution it makes to the ecological network 	

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				<p>and take account of considerations set out below:</p> <ul style="list-style-type: none"> • Sites of national or international importance Special Protection Areas, Ramsar sites and Sites of Special Scientific Interest are of international and/or national importance and development affecting them will be expected to avoid causing adverse effects. All proposals will be expected to avoid causing adverse impacts to the Upper Nene Valley Gravel Pits and must comply with Policy 30. • Sites of local importance Development affecting Northampton's Local Nature Reserves, Local Wildlife Sites, Local Geological Sites and Potential Wildlife Sites will be expected to avoid causing adverse effects on these assets unless it can be demonstrated that the benefits of development clearly outweigh the harm. • Other biodiversity assets 	

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				Development affecting sites that are not formally designated, but which make a positive contribution to biodiversity, will be required to take into account their current or potential role in the Borough's wider biodiversity network.	
MMOD16	99	10.17		Alter paragraph 10.17 to the following: This document will be <u>adopted by produced</u> within 12 months of the time of the adoption of the Northampton Local Plan Part 2.	To reflect the need to adopt a mitigation strategy ahead of the Plan being adopted to ensure residential growth will not adversely impact the SPA The changes have been agreed through a SoCG between the LPA and Natural England.
MMOD17	99	10.18		Alter 5th paragraph 10.18 to the following: Paragraph 10.18 - The strategy will draw <u>draws</u> on evidence of existing recreational impact and forecast additional impact from proposed residential growth, it will then identify <u>and identifies</u> suitable mitigation measures such as access management and monitoring to minimise impact on the SPA. Alter final sentence of paragraph 10.18:	To provide clarity that residential growth within 3km of the SPA will have adverse impact on the SPA. The changes have been agreed through a SoCG between the LPA and Natural England.

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				Without mitigation, any increase in the number of residential units near the SPA has the potential <u>within 3km of the SPA will have an adverse effect on the integrity of the Upper Nene Valley Gravel Pits SPA to increase the significance of the effect by increasing the number of visits to the designated site.</u>	
MMOD18	100	10.20	New sentence after the first sentence: <u>In addition, there could be impacts on areas of functionally linked land which support the bird species (golden plover and lapwing) for which the Upper Nene Valley Gravel Pits Special Protection Area has been designated.</u>		To provide more detail on functionally linked land associated with the SPA
MMOD20 SUPERSEDED BY MMOD22	100	Policy 30	Superseded by MMOD22 Proposals must ensure that there is no adverse impact either alone or cumulatively <u>in combination</u> on..... Applications comprising a net gain in residential units within 3 km of the Upper Nene Valley Gravel Pits SPA	Superseded by MMOD22	To reflect consultation responses from statutory consultees including Natural England, NCC Ecology and Anglian Water, to provide further policy clarification and to strengthen the policy.

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			<p>and Ramsar site will need to demonstrate that the impact of any increased recreational activity or pet predation.....will not have have a detrimental impact an adverse impact.</p> <p>Proposals for-.....the Special Protection Area and the species for which the land is designated (<u>in accordance with the Habitats Regulations and the Upper Nene Valley Gravel Pits Supplementary Planning Document</u>). Significant effects could include the loss or fragmentation of <u>functionally linked land and supporting habitat</u>, non-physical disturbance (noise, vibration or light), and impacts due to water runoff, water abstraction or discharges from the foul drainage system either as a direct result of the</p>		

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			<p>development alone or in combination. <u>Major developments will also be required to demonstrate that there is sufficient capacity at the receiving Water Recycling Centre to ensure water quality is protected consistent with the requirements of the Habitats Directive.</u></p> <p>Applicants should refer to Table 2 of the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document for guidance on when to consult with Natural England.</p> <p>And add at the end of the policy the following: <u>The Local Planning Authority or successor authority will prepare a Mitigation Strategy document concerning the Upper Nene Valley Gravel Pits Special Protection Area</u></p>		

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			with a view to its subsequent adoption as an Addendum to the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document within 12 months of the adoption of the Part 2 Plan.		
MMOD21 SUPERSEDED BY MMOD22	100	Policy 30	Superseded by MMOD22 Reference to close proximity – amend to include reference to 3km 3 rd para: Proposals for major <u>all</u> developments within close proximity <u>3 km</u> of the SPA will.....	Superseded by MMOD22	To reflect consultation response from Natural England and to provide clarity on what constitutes close proximity
MMOD22	100	Policy 30		Amend as follows: Proposals must ensure that there is no adverse impact either alone or cumulatively on the Upper Nene Valley Gravel Pits SPA and Ramsar site. <u>Developments that are likely to have significant effects alone or in combination on the Upper Nene Valley Gravel Pits Special Protection Area (UNVGP SPA) must satisfy</u>	To reflect Natural England's and Anglian Water's responses and subsequent discussions held on 05.02.21 with NE. All wording changes have been agreed through SoCGs with Natural England and Anglian Water.

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				<p><u>the requirements of the Habitats Regulations, determining site specific impacts and avoid or mitigate where impacts are identified.</u></p> <p><u>Where development is likely to have significant effects on the UNVGP SPA, a Habitats Regulations Assessment will be required, which may include the need for an Appropriate Assessment. For developers, early consultation with Natural England is needed regarding proposals that could affect the SPA. Applicants should also refer to the Upper Nene Valley Gravel Pits SPA Supplementary Planning Document.</u></p> <p>Applications comprising a net gain in residential units within 3 km of the Upper Nene Valley Gravel Pits SPA and Ramsar site will, <u>in combination, have an adverse effect on the integrity of the SPA if not mitigated.</u> need to demonstrate that the impact of any increased recreational activity or pet predation (indirect or direct) on the SPA and Ramsar site will not have a detrimental impact.</p> <p><u>The Local Planning Authority will prepare a Mitigation Strategy document concerning the Upper Nene Valley Gravel Pits Special Protection Area which is to be adopted as</u></p>	

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				<p><u>an Addendum to the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document by the time this Local Plan is adopted.</u></p> <p>Proposals for major developments within close proximity of the SPA will need to demonstrate through the development management process that there will be no adverse effects on the integrity of the Special Protection Area and the species for which the land is designated. Significant</p> <p><u>Other adverse effects could include the loss or fragmentation of functionally linked land supporting habitat, non-physical disturbance (noise, vibration or light), and impacts due to water runoff. Sites that could potentially be functionally linked land associated with the SPA will need to undertake overwintering bird surveys early in the planning process. , water abstraction or discharges from the foul drainage system either as a direct result of the development alone or in combination. Applicants should refer to Table 2 of the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document for guidance on when to consult with Natural England.</u></p>	

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				<p><u>Major developments will also be required to demonstrate that there is sufficient capacity at the receiving Water Recycling Centre to ensure water quality is protected consistent with the requirements of the Habitats Directive.</u></p> <p>In order to protect sightlines for birds included within the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar site, new development within a 250m zone of the Special Protection Area and Ramsar site shown on the policies map must undertake an assessment to demonstrate that it will not have a significant adverse effect on birds within the area or, if directly adjacent to existing buildings, should reflect surrounding building heights.</p>	
CHAPTER 11: MOVEMENT					
MMOD23	106	Policy 32	3 rd paragraph 4 th bullet point, amend as follows; To maximise opportunities for integrated secure and safe walking and cycling routes which connect to the		To reflect consultation response and to ensure that all public rights of way are embedded in the policy

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			existing network (including public rights of way), as well as open spaces and green infrastructure		
MMOD23a	105	Policy 32		<p>Remove the first paragraph and replace with the following text:</p> <p>In order to deliver a high quality, accessible sustainable transport network, the Council will require developers to fund and financially contribute towards a range of transport schemes through the relevant legal agreements and planning conditions, in order to meet the growth requirements of this local plan, to mitigate the impacts of developments and to ensure they create a high quality, sustainable, accessible development that is well connected to the rest of the Borough.</p> <p><u>In order to deliver a high quality, accessible and sustainable transport network proposals will be required to deliver or contribute to the infrastructure projects contained within Appendix D of this Plan</u> <u>Developers will be expected to deliver or contribute towards these projects through the development management process and in accordance with the Regulation 122 tests</u></p>	To ensure Policy 32 is effective, clear and unambiguous for decision makers.

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				(or subsequent policy / regulations).	
MMOD23b	106	Policy 32		Remove the final (9 th) bullet point: To provide electric vehicle re-charging points in line with Policy 34 and Policy 35.	To avoid duplication with the requirements of Policies 34 and 35
MMOD23c	106	Policy 33		Amend the first bullet point of Policy 33 as follows: There would be no <u>unacceptable impacts on highway safety and that the residual cumulative impacts on the road network are not severe.</u> adverse impacts on the local and/or strategic transport network which cannot be mitigated against.	To ensure consistency with the NPPF.
MMOD25	108	Policy 34	Amend 1 st paragraph as follows: The routes of the former Northampton to Market Harborough railway line <u>and the Northampton to Brackmills railway line</u> , as shown on the Policies Map, <u>is are</u> safeguarded for future transport use		To reflect consultation response and to ensure that the safeguarded routes are embedded in policy

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MMOD26	108	Policy 34		<p>Add the following text after the first paragraph:</p> <p><u>The existing route of the Market Harborough and Brackmills lines are currently strategic green infrastructure corridors that are an important part of the biodiversity network and provide recreation opportunities for the local population. Any proposal for the routes will need to meet the requirements of Policies 29a and 29b.</u></p>	To ensure GI is taken into consideration in any proposals.
MMOD26a	108	Policy 34		<p>Amend the final paragraph to include the following:</p> <p>Transport schemes which provide an element of environmental protection will be prioritised. In some cases, it may be necessary to provide <u>Mitigation will be required</u> in line with table 10 of the Northampton Low Emission Strategy 2017:</p> <p><u>Off-set mitigation will be required to support:</u></p> <ul style="list-style-type: none"> • <u>Implementation and operation of Clean Air Zones (CAZ) or Low Emission Zone</u> 	To ensure Policy 34 is effective, clear and unambiguous for decision makers.

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				<ul style="list-style-type: none"> • <u>Development of Ultra-Low Emission Hubs and Corridors</u> • <u>Northampton Electric Vehicle Plan</u> • <u>Cycling Hubs</u> • <u>Plugged-in development and demonstration schemes</u> • <u>Infrastructure for low emission, alternative fuels including refuse collection services</u> 	
CHAPTER 12: INFRASTRUCTURE					
MMOD27	112	New para after 12.13	<p>Insert new paragraph after 12.13: <u>It will also be necessary for all new major development to be assessed in relation to impact on Early Years provision, and in cases where there is an expected shortfall in places as a result of development, then s106 developer contributions may be necessary to ensure</u></p>		To reflect consultation response from Northamptonshire County Council

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			<u>sufficient additional places can be provided.</u>		
MMOD28	112	Policy 37	Delete last sentence of first paragraph: Developers are also required to provide delivery of "full fibre" connectivity to new built development.		To reflect consultation response from Northamptonshire County Council and to avoid duplication of Policy 36.
CHAPTER 13: SITE SPECIFIC ALLOCATIONS AND POLICIES					
MMOD29	115	Policy 38	Add site 0615 to the list of sites: <u>0615 Crow Lane</u>		This was an omission – it is shown on the Policies Map but not in the policy
MMOD30	115	Policy 38	Site 1144: new site reference created to include the combination of sites 0168/ 1009/ 1142		To reflect consultation response
MMOD31	116 and 180	Policy 13, 38/ Appendix A/ Policies Map	Delete site LAA1127 32 Connaught Street from policy 13,38, and Appendix A		The site was included in error.
MMOD32	116	Policy 38		Delete site LAA 1099: 1099 Upton Reserve Site	Response from Environment Agency stating that the site is entirely in Flood Zone 3b

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MMOD32a	115	Policy 38		<p>Policy 38 will be modified and the table will be divided into 2 categories:</p> <ol style="list-style-type: none"> 1. Residential 2. Employment, education and mixed use <p>For site 1144, this is a new reference which combines sites 0168, 1009 and 1142 in the table.</p> <p>(see Appendix 1 for modified Policy 38)</p>	<p>To provide clarification on the nature of uses within the allocated sites.</p> <p>The split will enable decision makers to assess which sites are acceptable for residential and residential led developments and which ones are suitable for other uses.</p>
MMOD33	118	New para	<p>Add a new para after 13.9:</p> <p><u>There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal</u></p>		<p>To reflect the consultation response from Anglian Water</p>

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Submission (January 2021)	Post submission	Reason for change
			<u>application to divert Anglian Water's existing assets may be required.'</u>		
MMOD34	118	Policy 39		Amend 5 th paragraph: ...residential and ancillary Class A <u>Class E</u> uses.	To reflect change in the Use Classes Order
MMOD35	119	Policy 39 (first bullet point under design principles)	Amend 1 st bullet: <ul style="list-style-type: none"> • A high quality development that preserves and enhances the significance <u>and appreciation</u> of the former castle site, its designated components and their setting. <u>Design and capacity will be informed by detailed archaeological investigations and assessments in advance of development and in particular the scheduled monument and listed Postern Gate and the setting of</u> 		To reflect the consultation response from Historic England and to strengthen the policy position on archaeology

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Submission (January 2021)	Post submission	Reason for change
			<p><u>these</u> — <u>heritage assets.</u> <u>The proposals should provide opportunities to enhance the significance of the identified heritage assets</u></p>		
MMOD36	119	Policy 39	<p>Add a new sentence at the end of the policy <u>The proposal should include the need for the safeguarding of suitable access for the maintenance of foul drainage infrastructure.</u></p>		To reflect the consultation response from Anglian Water and to strengthen the policy position.
MMOD38	123	New para	<p>Add a new para after 13.14</p> <p><u>There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located</u></p>		To reflect consultation response from Anglian Water.

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Submission (January 2021)	Post submission	Reason for change
			<p><u>in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required</u></p>		
MMOD39a	125	13.12	<p>Add the following after the last sentence of para 13.12: <u>It is therefore important to ensure that there is a reasonable buffer created between this existing village and the new development on The Green to ensure that the setting of the conservation area and its heritage assets can be respected and protected, and the identity of the village is maintained. There will also be an opportunity to provide woodland and semi natural stepping stones (connected habitats) adjacent to and</u></p>		To clarify and justify the need for the buffer within the area allocated for development.

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Submission (January 2021)	Post submission	Reason for change
			<u>within the site that will provide habitat links.</u>		
MMOD39b	125	Figure 20		Revise site boundary to include Hardingstone Lodge.	To reflect changes in land ownership and an extension to the proposed development site
MMOD40	124	Policy 41	Amend 2 nd sentence of 1 st bullet point: <ul style="list-style-type: none"> If significant numbers of Golden Plover or Lapwing are identified at the site, offsite <u>appropriate</u> mitigation will be required for the loss of habitat i.e. functionally linked land 		To reflect consultation response from Homes England and agreed through a SoCG with Natural England and Homes England.
MMOD41 SUPERSEDED by MMOD42a	124	Policy 41	Bullet point 2: Remove and add to para 13.12	It is proposed to merge bullet point 2 of Policy 41 with bullet point 7. SUPERSEDED BY MMOD42a	To reflect consultation response from Northamptonshire County Council (Ecology) and agreed through a SoCG with Natural England and Homes England.
MMOD42 SUPERSEDED BY MMOD42a	124	Policy 41	Bullet point 7: A buffer is to be created, in the form of ecological enhancements and net increase in biodiversity	It is proposed to remove bullet point 7 of Policy 41 and merge its requirements with bullet point 2. SUPERSEDED BY MMOD42a	To reflect consultation response from Northamptonshire County Council (Ecology).

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Submission (January 2021)	Post submission	Reason for change
			within the area of search shaded green in the diagram <u>that separates the allocated site from Great Houghton, and Great Houghton from Brackmills Industrial Estate.</u>		
MMOD42a	124	Policy 41		<p>Merge and re-word bullet points 2 and 7:</p> <p><u>A buffer is to be created on the area identified as 'ecological enhancement' within Figure 20 to ensure:</u></p> <ol style="list-style-type: none"> 1. <u>Appropriate types of habitat are protected, enhanced and / or created in line with other policies within this Plan;</u> 2. <u>Accessibility for recreation; and</u> 3. <u>A clear separation between the site and the village of Great Houghton.</u> <p><u>Remove the following wording at the end of bullet point 6:</u> Special regard to Hardingstone Lodge will need to be incorporated in any proposal.</p>	To reflect consultation responses from Natural England and Homes England (as agreed through a SoCG) and to ensure the policy is effective and to provide clarity for decision makers.
MMOD42a	124	Policy 41		It is proposed to remove bullet point 7 of Policy 41 and merge its requirements with bullet point 2. See MMOD41a	To ensure the policy is effective and to provide clarity for decision makers.

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Submission (January 2021)	Post submission	Reason for change
MMOD43	124	Policy 41	<p>Add new bullet point to end of existing list of bullets:</p> <ul style="list-style-type: none"> • <u>Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS)</u> 		To reflect consultation response from Anglian Water.
MMOD44	125	Policy 41	<p>Add new bullet point to the end:</p> <ul style="list-style-type: none"> • <u>The safeguarding of suitable access for the maintenance of foul drainage infrastructure</u> 		To reflect consultation response from Anglian Water.
MMOD45	125	Policy 41		<p>Add the following new bullet point to the end:</p> <p><u>A Suitable Area of Natural Greenspace (SANG) will be secured to provide an area for residents to use and, in particular,</u></p>	To reflect that a SANG will need to be provided as a part of the LAA1098 development and agreed through a SoCG with Natural England and Homes England.

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Submission (January 2021)	Post submission	Reason for change
				<p><u>provide dog walkers with the provision of a substantial "off-lead" area and a sufficient circular route. There will be flexibility in the delivery of the SANG as part of the development either on-site, off-site or through a combination of on-site and off-site delivery. If any of the SANG is proposed off-site, the SANG will need to be adjoining the development site.</u></p>	
MMOD45a	123	Policy 41		<p>Add new bullet point at the start of the policy:</p> <p>Proposals for this site must be informed by a masterplan, agreed by the Council as the Local Planning Authority, that must demonstrate how the site will come forward comprehensively.</p>	To ensure that the development of the site is planned in a comprehensive manner.
MMOD46	128	Policy 43	<p>Amend first bullet point:</p> <ul style="list-style-type: none"> • Generally be two to four storeys in height, with opportunities for taller buildings facing along the principal movement routes and the 		To reflect consultation response from Historic England

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Submission (January 2021)	Post submission	Reason for change
			northern section of the site		
MMOD47	128	Policy 43	Add new bullet point at the end of the bullet points: <u>Prior to development of the site, further archaeological assessment will be required to inform development and layout of the site.</u>		To reflect consultation response from Historic England
MMOD48	130	Figure 22	Amend legend: Green Corridor <u>Greenspace (indicative)</u>		To reflect consultation response from Homes England and to ensure that the reference aligns with the policy
MMOD49	131	Policy 44	Add new bullet point at the end of the bullet points: <u>Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS)</u>		To reflect consultation response from Anglian Water.
CHAPTER 14: IMPLEMENTATION					

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Submission (January 2021)	Post submission	Reason for change
AND MONITORING FRAMEWORK					
MMOD50	151	Table 12		In column 2 of the row referring to hot food takeaways, substitute "hot food takeaways" for "A5 units".	To reflect change in the Use Classes Order
MMOD51	154	Objective 10	Amend left hand column (Biodiversity net gain): Major developments must offset and secure a net gain in biodiversity		To reflect consultation response from Homes England.
APPENDIX A: NORTHAMPTON HOUSING TRAJECTORY FOR SITES ALLOCATED IN THE LPP2 (EXCLUDING SUSTAINABLE URBAN EXTENSIONS)					
MMOD52	175-180	Appendix A	Merging sites, deletions and changes to capacity	Deletions and further capacity changes as a result of flooding technical work. Changes to capacity and build rates established through statements of common ground with developers and promoters and planning applications. See Appendix 2	To reflect consultation responses, facts established through statements of common ground and planning applications

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Submission (January 2021)	Post submission	Reason for change
APPENDIX B: SUPERSEDED POLICIES					
MMOD57a	182			Insert new line to read: In column 1 – “H31” In column 2 – “Cumulative Effect” In column 3 – “none” In column 4 – “none”	To correct an error.
MMOD57b	183 + 184	R5, R6 and R7 D22, D23, D26, D27, D28, D29, D30, D31, D32, D33, D35		Delete lines referring to policies R5, R6, R7, D22, D23, D26, D27, D28, D29, D30, D31, D32, D33 and D35 because they were not part of the development plan. They were replaced by CAAP policies.	To correct an error.
MMOD58	183	D4	Not suitable for employment allocation		The site was incorrectly referred to as not being suitable for allocation however, the site has been allocated for employment purposes.
MMOD59	187			Insert new section to read: “c. WEST NORTHAMPTONSHIRE JOINT CORE STRATEGY” Heading for columns 1 and 2:	To correct an error.

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Submission (January 2021)	Post submission	Reason for change
				<p>"Policy in West Northamptonshire Joint Core Strategy, 2014"</p> <p>Heading for columns 3 and 4:</p> <p>"Replacement Policy Number and Title in the Northampton Local Plan Part 2"</p> <p>Content for first row:</p> <p>Column 1: H6</p> <p>Column 2: Gypsies, Travellers and Travelling Showpeople</p> <p>Column 3: 16</p> <p>Column 4: Gypsies, Travellers and Travelling Showpeople</p>	
APPENDIX D: TRANSPORT AND					

Ref	Page no	Chapter/ Policy/ para/ table/ figure/ appendix	Submission (January 2021)	Post submission	Reason for change
INFRASTRUCTURE SCHEDULE					
MMOD59a	191	Sub total NRDA		Change the 'Sub Total NRDA Transport Infrastructure Known Costs' from £155.47 to <u>£148.22m</u>	Change proposed as original total was incorrect
APPENDIX G: PRIMARY EDUCATION					
MMOD60	194	E41	Remove line E41 (new 3 form entry primary school in Collingtree)		To reflect consultation response from Northamptonshire County Council (Developer Contributions).

APPENDIX 1: Policy 38 (MODIFIED)

POLICY 38

DEVELOPMENT ALLOCATIONS

(residential, employment, education and mixed use)

The sites set out below are allocated on the Policies Map for development. The Council will support the developments and proposals on these allocated sites, provided that they meet the requirements set out in the development management policies within this Plan.

Residential and residential led allocations

0168	Rowtree Road
0171	Quinton Road
0174	Ransome Road Gateway
0193	Former Lings Upper School, Birds Hill Walk
0195	Hunsbury School, Hunsbury Hill
0204	The Farm, Hardingstone
0205	Parklands Middle School, Devon Way
0288	Northampton Railway Station car park
0333	Northampton Railway Station railfreight)
0335	Chronicle & Echo North
0336	Site rear of Aldi, former Chronicle & Echo South (read of Aldi)

0338	Countess Road
0403	Allotments Studland Road
0629	British Timken
0657	Fraser Road
0685	Adj 12 Pennycress Place, Ecton Brook Road
0719	Car garage workshop, Harlestone Road
0720	Ryland Soans garage, Harlestone Road (also allocated for education)
0767	Spencer Street
0903	Hawkins Shoe factory, Overstone Road
0910	379 Harlestone Road
0932	Southbridge Site 1
0933	Southbridge Site 2
1006	Pineham
1007	Land south of Wooldale Road, east of Wootton Road
1009	Land west of Policy N5 Northampton South SUE (site 1)
1010	Land at St Peter's Way/ Court Road/ Freeschool Street
1013	University of Northampton Park Campus
1014	University of Northampton Avenue Campus

1022	Belgrave House
1025	Land to the west of Towcester Road
1026	Eastern land parcel, Buckton Fields
1036	Derwent Drive garage site, Kings Heath
1037	Swale Drive garage site and rear/ unused land
1041	Newnham Road, Kingsthorpe
1048	Stenson Street
1049	Land off Arbour Court, Thorplands garage block
1051a	Land between Waterpump Court and Billing Brook Road
1052	Land rear of garages in Coverack Close
1058	Land off Oat Hill Drive, Ecton Brook
1060	Hayeswood Road, Lings
1071	2 sites off Medway Drive, near Meadow Close
1086a	2 parcels of land in Sunnyside Estate (Cosgrove Road)
1086b	2 parcels of land in Sunnyside Estate (Chalcombe Avenue)
1094	Land off Holmecross Road
1096	Land off Mill Lane
1097	Gate Lodge

1098	The Green, Great Houghton
1099	Upton Reserve site
1100	Hill Farm Rise, Hunsbury Hill (50% of the site)
1102	Site east of Towcester Road
1104	Watering Lane, Collingtree
1107	Former Abington Mill Farm, land off Rushmere Road
1108	Former Dairy Crest depot, Horsley Road
1109	Mill Lane
1113	Greyfriars
1114	Cedarwood Nursing Home, 492 Kettering Road
1117	133 Queens Park Parade
1121	Upton Valley Way East
1123	83-103 Trinity Avenue
1124	41 – 43 Derngate
1126	5 Primrose Hill
1127	32 Connaught Street
1131	The Leys Close, 39 Mill Lane
1133	Eastern District Social Club

1134	St John's Railway Embankment
1137	Wootton Fields
1138	Land south of Bedford Road
1139	Ransome Road
1140	Land north of Milton Ham
1142	Land west of Northampton South SUE (site 2)
<u>1144</u>	<u>Land to the west of Northampton South Sustainable Urban Extension</u>

Allocations for employment, education and mixed use

The following sites are allocated for commercial use comprising employment, educational or mixed uses.

0167	Tanner Street
0328	Cattle Market Road
0594	Sixfields East
0598	Car park, Victoria Street
<u>0615</u>	<u>Crow Lane</u>
0720	Ryland Soans garage (also allocated for residential)
0818	St Peter's Way
0870	Sixfields, Upton Way

0931	Sites in Green Street
1005	North of Martins Yard, Spencer Bridge Road
1101	Land at Waterside Way
1112	Milton Ham

APPENDIX 2: Plan Appendix A - Northampton housing trajectory for sites allocated in the Local Plan Part 2 (excluding sustainable urban extensions)

Ref	Site Name	Yield	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	TOTAL
0171	Quinton Road	19					8	9				17
0174	Ransome Road Gateway	24				24						24
0193	Former Lings Upper School	60		30	30							60
0195	Hunsbury School, Hunsbury Hill	50	35	15	23							73
0204	The Farm, Hardingstone	55			25	30						55
0205	Parklands Middle School, Devon Way	132	10	50	50	22						132
0288	Railway Station (car park)	280						140	140			280

0333	Railway Station (railfreight)	188							76	76	36	188
0335	Great Russell Street / Chronicle & Echo North	28			12							12
0336	Site rear of Aldi, Former Chronicle & Echo	14	14									14
0338	Countess Road	68		68								68
0403	Allotments, Studland Road	23				11	12					23
0629	British Timken Site	138	17	32	31	58						138
0657	Fraser Road	140				72	53					125
0685	12 Pennycress Place, Ecton Brook	12			6	6						12
0719	Car Garage Workshop, Harlestone Road	35			12	12	11					35
0720	Ryland Soans Garage, Harlestone Road	62			21	21	20					62
0903	Hawkins Shoe Factory, Overstone Road	105		30	30	35						95
0910	379 Harlestone Road	14			7	7						14
0932	Southbridge Site 1	45			45							45
1006	Pineham	80			35	45						80
1007	Land south of Wooldale Road, east of Wootton Road	16			8	8						16
1010	Land at St Peter's Way / Court Road / Freeschool Street	5					54	71				125
1013	Park Campus	800		126	77	45						248
1014	Avenue Campus	200			50	50	70					170
1022	Belgrave House	122			122							122
1025	Land to the west of Towcester Road	180			30	40	40	40	30			180
1026	Eastern Land Parcel, Buckton Fields	14		5	9							14
1036	Derwent Drive garage site	5		5								5
1037	Swale Drive garage site	6	6									6
1041	Newnham Road, Kingsthorpe	15			5	5	5					15

1048	Stenson Street	6		2								2
1049	Land off Arbour Court, Thorplands garage block	11		6								6
1051a	Land between Waterpump Court and Billing Brook Road	24	4									4
1052	Land rear of garages in Coverack Close	13			5	5	3					13
1058	Land off Oat Hill Drive, Ecton Brook	11			5	6						11
1060	Hayeswood Road, Lings	6		4								4
												0
1071	2 sites off Medway Drive, near Meadow Close	9			3	3	3					9
1086a	2 parcels of land in Sunnyside Estate (Cosgrove Road)	6			3	3						6
1086b	2 parcels of land in Sunnyside Estate (Chalcombe Road)	7			3	4						7
1094	Land off Holmecross Road	15			5	5	5					15
1096	Land off Mill Lane	5		14								14
1097	Gate Lodge	30				8	22					30
1098	The Green, Great Houghton	800							50	75	100	225
1100	Hill Farm Rise, Hunsbury Hill	80				30	30	20				80
1102	Site east of Towcester Road	60				30	30					60
1104	Watering Lane, Collingtree	265			20	30	30	30	30	30	30	200
1107	Former Abington Mill Farm, land of Rushmere Road	125			10	30	30	30	25			125
1108	Horsley Road	35				15	20					35
1109	Mill Lane	6			6							6
1113	Greyfriars	400										0
1114	Cedarwood Nursing Home, 492 Kettering Road	31		31								31

1117	133 Queens Park Terrace	8			8							8
1118	135 Harlestone Road	7		3	4							7
1121	Upton Valley Way East	34			17	17						34
1123	83-103 Trinity Avenue	9		9								9
1124	41 - 43 Derngate	31		31								31
1126	5 Primrose Hill	6		6								6
1131	The Leys Close, 39 Mill Lane	3	3									3
1133	Eastern District Social Club, Crestwood Road	5										0
1134	St Johns Railway Embankment	12			6	6						12
1137	Wootton Fields	74			25	25	24					74
												0
1139	Ransome Road	500				40	40	34	50	30	30	224
1140	Land north of Milton Ham	224			25	50	50	50	49			224
1144	Land to the west of Northampton South SUE	361								41	49	90
	SUB TOTAL			467	776	801	560	424	450	211	245	
	TOTAL											3934

Key



5YHLS
SO CG and 5YHLS
SO CG only