

Statement of Common Ground Examination of Northampton Local Plan Part 2

**Between (i) West Northamptonshire Council, the local planning authority; and
(ii) Network Rail**

Northampton Railway Station car park - LAA0288

This SoCG has been prepared by the parties to address issues of deliverability in respect of the above-mentioned development.

It addresses the following deliverability indicators cited in Annex 2 of the National Planning Policy Framework and the Planning Practice Guidance:

1. The planning status of the site.
2. Any progress being made towards the submission of application(s) required to be granted before development may lawfully commence.
3. Any progress with site assessment work required for an application submission and / or before development may lawfully commence.
4. Any relevant information about financial viability affecting the commencement of development.
5. Any relevant information about site ownership and access constraints affecting site assessment or the commencement of development.
6. Any relevant information about infrastructure provision necessary to support / enable the development.

It also addresses other issues raised by the Inspectors appointed to examine the Local Plan.

1. The planning status of the site

Table 1 – Summary of planning status

Type	Status	Units	Notes
Allocation	Submission Version of Part 2 Plan	68	Included in the 5 year housing land supply

Phases with detailed permission – falling within part a¹

None

Phases - falling within part b²

There is strong evidence that housing completions will commence on this site within five years as indicated in the programme for delivery set out in Section 6 below.

2. Any relevant information about financial viability affecting the commencement of development.

A site-specific viability assessment has not been undertaken, however an all-plan viability assessment has been undertaken which would suggest that a policy compliant development would be viable, unless there are site specific abnormal costs.

3. Any relevant information about site ownership and access constraints affecting site assessment or the commencement of development.

The site is owned by Network Rail. The site accommodates a railway station and decked car parking. There are constraints associated with heritage and archaeology which need addressing. In addition, access arrangements will need to be confirmed, including the potential to improve the existing access point from St Andrews Road.

4. Any relevant information about infrastructure provision necessary to support / enable the development.

Infrastructure provision matters relating to this site principally concern access arrangements set out in Section 3 above.

6. Deliverability assessment

The programme for bringing the site forward is set out below.

Year	Number of Units	Notes
Future Delivery		
2024/2025		
2025/2026	140	
2026/2027	140	
2027/2028		
2028/2029		
April 2029 onwards		
TOTAL	280	

¹ See Annex 2 of the NPPF - definition of 'Deliverable'

² See Annex 2 of the NPPF - definition of 'Deliverable'



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Chris Byrne
Development Surveyor
Signed on Behalf of Network Rail

Date 29.10.2021

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Richard Wood
Interim Head of Planning and Climate Change Policy

pp. Jim Newton
Assistant Director (Growth, Climate and Regeneration)
On behalf of: West Northamptonshire Council

Dated: 5/11/2021