

**Statement of Common Ground
Examination of Northampton Local Plan Part 2**

**Between (i) West Northamptonshire Council, the local planning authority; and
(ii) CC Town Planning (on behalf of Mr R Cheer)**

Land at former Abington Mill Farm – LAA1107

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	125	Pre-application inquiry request has been formally submitted to WNC (March 2020).

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.

A pre-application submission was deposited with the Local Planning Authority in March 2020. Contact was established with the Asset Management Team of the predecessor authority of Northampton Borough Council, on behalf of the landowner, to discuss access options in to the site, most notably in reference to the Council's landholding which lies between the client's site and Rushmere Road to the east.

These discussions remain ongoing.

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

The landowner has not undertaken a site-specific viability assessment. However, the plan wide viability assessment confirms that a development at the site would be viable unless site specific abnormal costs are identified.

The landowner is now seeking to conclude pre-application discussions with representatives from the Council's Planning and Estate Management departments which will inform ongoing feasibility testing.

If abnormal infrastructure costs do exist, along with planning policy requirements, it would be expected that these would be reflected in any residual land value calculation which would inform offers for the site.

There is developer interest in the site.

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

The site is privately owned. There are two pedestrian accesses into the site, one from Mimosa Close to the north and the other is Rushmere Road to the west.

Land between the site and Rushmere Road, which would be required for vehicular access, is under the ownership of the Council.

There is a potential opportunity to access the site (foot / pedestrian) from Tanfield Lane to the north.

The landowner has advised their highway engineer to consider all potential access options to inform a planning application for residential development at the site.

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

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

Evidence is to be provided demonstrating that any access route into the development site, including vehicular routes, can be made safe during a significant flood event.

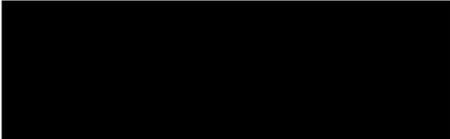
4. Any relevant information about infrastructure provision necessary to support / enable the development.

Infrastructure provision and flood mitigation matters relating to this site principally concern access arrangements set out in Section 3 above and potential restrictions on which areas can be developed.

The majority of the site is shown to be within an area benefitting from flood defences. A site-specific Flood Risk Assessment (FRA) will consider this matter fully, and determine the full extent of the defended area and the standard of protection offered. This will also inform the infrastructure requirements necessary to deliver development at the site

5. Deliverability assessment

Year	Number of Units	Notes
Future Delivery		
2023/2024	30	
2024/2025	30	
2025/2026	30	
2026/2027	25	
TOTAL	125	



Ross Middleton
Associate, CC Town Planning

On behalf of: R Cheer and family

Dated: XXXXXXXX



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: 28/10/2021