

**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 (railfreight) - LAA0333

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	200	

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 and leased to the Train Operating Company. The site predominantly accommodates a railfreight facility. The railfreight facility is expected to be transferred to another facility to the north of the site, located close to the junction of Gladstone Road and Spencer Bridge Road.

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		
2026/27	76	
2027/28	76	
2028/29	36	
April 2029 onwards	0	
Total	188	

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

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



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On behalf of: Network Rail

Dated:29.10.21

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On behalf of: West Northamptonshire
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Dated: 5/11/2021