

Examination of the Northampton Local Plan Part 2 2011 – 2029

Inspectors:

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Agenda Hearing Day 3 Thursday 18 November 2021 0930 start

Introduction and Inspectors' Opening Announcements

Policy 42 Greyfriars (LAA1113)

75. Having regard to the recommendations of the Northampton Heritage Impact Assessment, would Policy 42 be effective in conserving and enhancing the historic environment?

Policy 43 Ransome Road (LAA1139)

76. Having regard to the recommendations of the Northampton Heritage Impact Assessment, would Policy 43 be effective in conserving and enhancing the historic environment?
77. Is there sufficient evidence in respect of the potential effect of the proposal on the historic environment to justify the allocation of the site in advance of any necessary archaeological evaluation?
78. What is the justification for the site capacity being at least 200 dwellings?
79. What is the justification for the building height requirements in bullet point 1 of Policy 43?
80. Are the proposed main modifications necessary for soundness?

Policy 44 Sites in Tanner Street, Green Street, St Peters Way and Freeschool Street (LAA0167/ 0818/ 0931/ 1010)

81. Would the Policy be effective in respect of the provision of sustainable drainage systems and existing sewerage systems?
82. Given the presence of the scheduled monument, what is the justification for the extent of the proposed allocation LAA1010 and would it be effective in conserving the historic environment?
83. Are the proposed main modifications necessary for soundness?

Other housing allocations

Quinton Road – LAA0171

84. Would the Policy be effective in ensuring that any development would, in terms of flood risk, be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere?
85. Are there any factors which would mean that the site is not 'deliverable' or 'developable' as per the definitions in the Framework?

Ransome Road Gateway – LAA0174

86. Would the proposed allocation be effective in conserving and enhancing the historic environment?

The Farm, Hardingstone – LAA0204

87. The HRA identifies that the proposed allocation site as being either optimal, or sub-optimal habitat for Golden Plover and/or Lapwing and could therefore be functionally linked to the Upper Nene Valley Gravel Pits SPA. In addition, the site is within 3 kilometres of the Habitats site and would increase the potential for recreational disturbance.
 - What is the specific evidence as to whether there would be any adverse effects on the integrity of the SPA arising from the proposed scheme?
 - What is the evidence that any necessary robust and effective mitigation measures, can be secured?
 - What effect would the provision of any necessary mitigation measures have on the viability of the proposed allocation?
88. What is the justification for the indicative dwelling capacity of 100 dwellings?
89. Are there any factors which would mean that the site is not 'deliverable' or 'developable' as per the definitions in the Framework?

Car park, Victoria Street – LAA0598

90. Would the proposed allocation be effective in conserving and enhancing the historic environment?

Participants

West Northamptonshire Council

Chadwick Town Planning for Bastion Group

Housing allocations continued - Not to start before 1400

Fraser Road - LAA0657

91. Would the proposed allocation be effective in protecting biodiversity given the proximity of local wildlife sites?
92. Are there any factors which would mean that the site is not 'deliverable' or 'developable' as per the definitions in the Framework?

LAA1009, land west of Policy N5, Northampton South SUE, 1142 land west of Northampton South and 0168 Rowtree Road (combined as 1144)

93. Would the allocation of the 3 sites separately (0168, 1009 and 1142) be effective?
94. What is the relationship of the proposed allocations with the adjacent SUE and how would that affect the deliverability of the proposed allocations?
95. What is the realistic site capacity of the proposed allocations (combined)?
96. In terms of paragraph 110 of the Framework, what is the evidence that:
 - appropriate opportunities to promote sustainable transport modes can be taken up?
 - safe and suitable access to the site can be achieved for all users?
 - any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree?
97. Are there any other factors which may affect the deliverability of the site?
98. Are the proposed main modifications necessary for soundness?

University of Northampton Avenue Campus – LAA1014

99. What is the planning status of the site?
100. Are there any factors which would mean that the site is not 'deliverable' or 'developable' as per the definitions in the Framework?

Hill Rise Farm, Hunbury Hill – LAA1100

101. What is the justification for the allocation of 50% of the site for housing and would this be effective?
102. Are there any factors which would mean that the site is not 'deliverable' or 'developable' as per the definitions in the Framework?

Watering Lane, Colingtree – LAA1104

103. Would the proposed allocation, given its proximity to the M1 Motorway, provide adequate living conditions for future occupiers of the proposed dwellings, particularly in respect of air quality?
104. Are there any factors which would mean that the site is not 'deliverable' or 'developable' as per the definitions in the Framework?

Former Abington Mill Farm, land off Rushmere Road, LAA 1107

105. In terms of paragraph 110 of the Framework, what is the evidence that:

- appropriate opportunities to promote sustainable transport modes can be taken up?
 - safe and suitable access to the site can be achieved for all users?
 - any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree?
106. Is the proposed allocation consistent with Policy BN1 – Green Infrastructure Connections of the WNJCS?

St John’s Railway Embankment - LAA1134

107. Would the proposed allocation be effective in protecting biodiversity and trees?
108. Are there any factors which would mean that the site is not ‘deliverable’ or ‘developable’ as per the definitions in the Framework?

Land north of Milton Ham – LAA1140

109. What is the justification for the indicative dwelling capacity of 224 dwellings?
110. Are there any factors which would mean that the site is not ‘deliverable’ or ‘developable’ as per the definitions in the Framework?

Participants

West Northamptonshire Council

David Lock Associates for Collingtree LLP and Lagan Homes