

**NORTHAMPTON**  
**CENTRAL AREA ACTION PLAN**

**NORTHAMPTON BOROUGH COUNCIL**  
**STATEMENT**

**MATTER 1:**  
**LEGAL COMPLIANCE**

Planning Policy Team  
August 2012



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1.1 Does the AAP meet all its **legal requirements**, especially in matters such as: the Local Development Scheme (LDS); the Northampton Sustainable Community Strategy (SCS); the Statement of Community Involvement (SCI); the West Northamptonshire Joint Core Strategy (Core Strategy); Habitats Regulations; the Duty to Co-operate; and the Local Development Regulations 2004, as amended in 2008?

**a. West Northamptonshire Joint Local Development Scheme (LDS, June 2012)**

1.1.1 The Central Area Action Plan (AAP) accords with the timetable set out in the revised Joint LDS. This LDS sets out the detailed programme for the preparation of local plans across West Northamptonshire. The Submission was scheduled for May 2012.

1.1.2 At the time of submission, the previous Joint LDS approved in February 2010 was applicable. This indicated submission in March 2011. This timetable was revised primarily because of ongoing progress being made to key projects such as the Grosvenor Centre and the requirement to be more definite about the location of the required new Bus Interchange. The progress made resulted in the need to undertake further technical studies and subsequently, undertake consultation on further changes to the Plan.

1.1.3 The introduction of the Localism Act, and the proposed abolition of the Regional Spatial Strategies, has also had an impact on the progression of the West Northamptonshire Joint Core Strategy. This in association with issues raised through representations made on the Pre-Submission JCS meant that additional work had to be commissioned to update the evidence base. As a consequence further changes on the Pre-Submission JCS will be consulted upon in July-September 2012, before its submission in early 2013.

1.1.4 To take account of these issues a revised LDS was subsequently prepared and approved by the Joint Strategic Planning Committee in June 2012 with which the AAP preparation accords.

**b. Sustainable Community Strategy for Northampton 2008 – 2011 (SCS, 2008)**

1.1.5 The Sustainable Communities Strategy (SCS) outlines Northampton Local Strategic Partnership's (LSP) vision up to 2031 and how this is to be achieved.

1.1.6 The AAP meets the vision contained in the SCS in the following manner:

- a) *By 2031, it will be a major regional cultural and economic centre.* This is reflected in the CAAP Vision for Northampton to be firmly established as the economic and cultural centre for Northamptonshire by 2026
- b) *Our traditional architecture will be mixed with new urban design.* CAAP Strategic Objective SO2 and Policy 1 address this SCS vision by ensuring that new developments will be of the highest standard that reflects the town centre's rich architectural heritage
- c) *Be supported by an excellent transport system.* One of the transport policies in the CAAP seeks the delivery of the new high

quality Bus Interchange at Fishmarket, which will improve the experience of users into and out of the Central Area. The Policy on Castle Station includes the development of a new station building and concourse, which will provide for future capacity up to 2026. Financial commitment from Government has been secured to deliver this project. Transportation policies in the AAP, together with infrastructure and site specific policies seek to facilitate development that increases the town's prosperity whilst reducing the potential for adverse impacts on the transportation network.

- 1.1.7 There has not been any update to the SCS for Northampton as the LSP that oversaw its production has been dissolved.

**c. Statement of Community Involvement (SCI, March 2006)**

- 1.1.8 The AAP has undergone four stages of public consultation: Issues and Options, Emerging Strategy, Pre-Submission and Focused Changes (see Appendix 1). These are in line with the requirements contained in the SCI, in particular, the need to involve the community at an early stage. A comprehensive database was set up and continuously updated to ensure that everyone with an interest in the plan would be consulted.

**d. West Northamptonshire Joint Core Strategy (JCS, pre-submission draft and proposed changes, July 2012)**

- 1.1.9 The West Northamptonshire Joint Planning Unit (WNJPU) is responsible for preparing the JCS. Both the JPU and the Borough Council have worked jointly towards the preparation of the JCS and the AAP, through information and evidence base sharing, formal consultation and both informal dialogues and officer liaison meetings. Outcomes and reports are formally considered through the establishment of a Joint Strategic Planning Committee.
- 1.1.10 The AAP conforms to the vision and policies contained in the pre-submission JCS. In particular, CAAP economic policies conform to the JCS Policy N1 on regenerating Northampton through focusing office, retail and leisure developments within the Central Area. AAP policies on transport conform to JCS Policy N12 on improving the transport network including improvements to the bus station.
- 1.1.11 It should be noted that the JPU propose to seek representations on proposed changes to the JCS in July/August/September 2012. Some of these changes affect the policies that influence the AAP. Where this is the case, these changes have been assessed. The policy direction of the AAP will not need to change as a result of the changes proposed to the JCS; indeed some of the changes proposed bring the documents closer together in terms of their consistency, e.g. retail floorspace requirements in the Central Area.

**e. Habitats Regulation**

- 1.1.12 The AAP is in compliance with the EU Habitats Directive (92/43/EEC), which requires an Appropriate Assessment (AA) to be prepared for any proposed plan, which may have a significant effect on one or more European sites. The AA identifies some potential adverse effects on the integrity of the Upper Nene Gravel Pits Special Protection Area (SPA) and Ramsar site. The AA

concludes that the mitigation measures that are likely to exist as a result of policies within the JCS and AAP will ensure that development opportunities being promoted, when undertaken in association with other proposals cumulatively, will not have any Likely Significant Effects on the Upper Nene Valley Gravel Pits SPA/Ramsar. The AA has the support of English Nature (see Appendix 2).

1.1.13 In addition, in support of environmental improvement within the Nene Valley, the Nene Valley Nature Improvement Area (NIA) has been designated. The NIA boundary covers a significant proportion of Northampton as it encompasses the Nene Valley from Northampton through to Peterborough. Currently, funding for this designation runs for 3 years, further details concerning the NIA will emerge in due course. However, the Council has met with the Wildlife Trust, River Nene Regional Park, Anglian Water and Environment Agency with a view to co-ordinating / assessing opportunities provided through the Enterprise Zone, AAP policy, NIA and the proposed Nene Integrated Catchment Plan to improve recreational, biodiversity and water quality.

**f. Duty to Co-operate**

1.1.14 The duty to co-operate in relation to planning for sustainable development (section 33A of the Planning and Compulsory Purchase Act 2004) has been complied with. In West Northamptonshire there is a joint strategic partnership arrangement set up to ensure joint working between the constituent Local Authorities. (Northampton, Daventry, South Northants, Northamptonshire County Council and JPU). This has resulted in shared evidence bases, joint working on projects (CIL for example) and provides clear synergy.

1.1.15 More specifically the Borough Council has co-operated, in accordance with section 33A of the Act, with the following:

- a) Northamptonshire County Council predominantly on transport related matters – active and ongoing engagement has taken place from the earliest stage of the plan preparation process, which began in 2007. Ongoing engagement took the form of both formal and informal consultations, the creation of a Steering Group, joint commissioning and sharing of technical evidence base. This duty to co-operate is important because the County Council is also the Highway Authority and the impacts of the plan and associated mitigation needs to work in synergy with the transportation and highways objectives
- b) West Northamptonshire Joint Planning Unit (WNJPU) on the whole Plan. Active and ongoing engagement has taken place from the earliest stage of the plan preparation process, even before the creation of the Joint Strategic Planning Committee. There has always been a high degree of communication between the two groups, to help inform the policies in the CAAP and the JCS. This is particularly significant because the JCS contains policies on Northampton and the Central Area, which the AAP needs to conform to, whilst the strategic policies in the JCS are predicated on delivery occurring through the AAP.
- c) West Northamptonshire Development Corporation (WNDC) on the whole Plan – prior to April 2012, WNDC was the strategic authority

tasked with delivering the growth agenda for Northampton, Towcester and Daventry, and was therefore responsible for determining planning applications. Although the planning powers have returned to individual authorities, WNDC remains a significant contributor to project delivery and funding within Northampton. The Borough has engaged continuously with WNDC on the whole Plan, and contributions to the Plan have been provided by WNDC in terms of negotiations with landowners in seeking to bring forward sites for development in a manner consistent with the policies in the AAP, project update, delivery and providing funding for key sites. This is important because WNDC are integral to assisting in securing the funding and delivery of some of the key projects.

- d) Dialogue has taken place and will continue to take place with landowners and statutory organisations such as English Heritage, Environment Agency, Natural England and Carlsberg. In the case of the Environment Agency and Anglian Water, the Council has worked collaboratively to commission necessary evidence to support the policy approach set out in the Plan. The Council intends to provide Statements of Common Ground with key stakeholders to assist the examination process and underline the good lines of communication that it has opened up through its application of the duty to co-operate.

**g. The Town and Country Planning (Local Development)(England) Regulations 2004 (as amended) (“the 2004 Regulations) and the Town and Country Planning (Local Planning)(England) Regulations 2012 (“the 2012 Regulations”).**

- 1.1.16 The 2004 Regulations were revoked on 6 April 2012 by the 2012 Regulations. The preparation of the AAP prior to 6 April 2012 complied with the 2008 Regulations and as from 6 April 2012, the requirements of the 2012 Regulations have been met. By virtue of Regulation 38(1) of the 2012 Regulations, anything done under a provision of the 2008 Regulations which is revoked and re-enacted with or without modifications in the 2012 Regulations is to have effect as if done under the corresponding provision of the 2012 Regulations.

Regulation 25 of the 2004 Regulations, Issues and Option (27<sup>th</sup> September to 22<sup>nd</sup> November 2007) now Regulation 25 of the 2012 Regulations).

- 1.1.17 The Council undertook a comprehensive community engagement exercise using a variety of methods to ensure that people are aware of the Council's intention to prepare the Plan. (The methods at all stages are summarised in Appendix 1). This was undertaken in line with the requirements set out in the Northampton Statement of Community Involvement (March 2006). People were invited to address the issues they consider were important in the Central Area and the options available for identifying solutions. The representations and comments received were used to inform the next stage of the AAP preparation process.

Regulation 25 of the 2004 Regulations (7 August – 18 September 2009)/ Regulation 18 in the 2012 Regulations

- 1.1.18 In 2008, the Regulations were amended. The 2008 Regulations placed further emphasis on ongoing consultation until a DPD reached the Publication stage. In light of these amendments, the Borough Council considered that it would be prudent to undertake some wider targeted consultation on the Emerging Strategy for the CAAP, primarily because advances had been made on the AAP since the Regulation 25 stage in 2007. The Emerging Strategy was released for a 6 week consultation between 7<sup>th</sup> August and 18<sup>th</sup> September 2009.

Regulation 27 of the 2004 Regulations (4 November – 16 December 2010) / Regulation 20 of the 2012 Regulations)

- 1.1.19 This formal stage of the plan preparation process requires the document to be published for 6 weeks. At this stage, representations were invited on whether the plan was consistent with national policies, justified and effective. As with Regulation 25, a comprehensive publicity exercise was undertaken to make sure that everyone is aware of this stage of the plan process and that they had access to the documents.

Regulation 27 of the 2004 Regulations: Publication of Pre-Submission: Focused Changes (10 November – 22 December 2011) / Regulation 19 in the 2012 Regulations)

- 1.1.20 Following the publication of the AAP in December 2010, progress was made on both the Grosvenor Centre and Bus Interchange projects, key projects within the Central Area. This resulted in changes that were deemed to have a significant impact on some of the policies in the pre-submission AAP, which required further changes to be made to the affected policies. In addition, responses to the pre-submission consultation required further changes to other policies in the AAP.

- 1.1.21 The Council sought legal advice on the impact that the changes proposed to the relevant pre-submission draft policies would have on the policy direction of the AAP. It was advised that the proposed changes did not fundamentally change the direction of the Plan in terms of its overall strategy, but that the Council should publish the alterations as Focused Changes to the Plan.

- 1.1.22 Following each stage of the plan preparation process, all representations received were used to inform the formulation and progression of the AAP policies. Further details can be found in the Consultation Statement (May 2012).(CAAP/04)

- 1.1.23 In addition, it should be noted that the new Regulations were released on the 6<sup>th</sup> April 2012, just over a month before the AAP was submitted. An assessment of the requirements outlined in the new Regulations concluded that the AAP would have met the requirements of the 2012 Regulations in terms of the plan preparation and engagement process.

**h. Others**

**East Midlands Regional Plan (March 2009)**

- 1.1.24 Regional Spatial Strategies (RSS) were not revoked at the time of Submission. Policy MKSM SRS Northamptonshire 3 provides the policy

direction for the Central Area. The policies in the CAAP reflect this RSS policy to include the development of the railway station as a transport hub and a vibrant gateway for the town, improving the range and quality of retail and making the Central Area the focus of a range of employment opportunities.

**1.2 How does the AAP relate to the main recommendations of the Sustainability Appraisal? A situation update from the Council is required, to give a brief explanation for selecting the alternatives, which are being supported in the AAP?**

1.2.1 Sustainability Appraisal (SA) has been undertaken throughout the main stages of the plan's development. For the most part this has been undertaken by external consultants; Environ. However, the Council took forward the Submission Stage SA with support from Environ as a 'critical friend'. Where the SA has identified negative or uncertain effects, mitigation measures have been suggested and, where appropriate, enhancement measures proposed to improve the positive effects of policies.

1.2.2 The majority of proposed mitigations are met through the application of policy set out in the Joint Core Strategy (JCS) or by the Sustainable Spatial Strategy of the AAP. However, there are recommendations from the SA, taken forward in the AAP, for example:

- a) Policy 4 on Green Infrastructure included reference to water attenuation measures
- b) The preamble to Policy 25 on The Waterside included reference to the proximity of the Upper Nene Gravel Pits SPA in relation to the Central Area and gives due consideration to the requirements set out in the Clifford Hill Management Plan

1.2.3 The main recommendations emerging from the SA relate to those policies where a significant negative effect is identified. Only one significant negative effect has been identified for the AAP but the effect is highlighted across several policies. Policies 16, 20, 23, 24 and 34 are all identified as having a potentially adverse impact on air quality in relation to the Central Area Air Quality Management Areas. (AQMA)

1.2.4 The recommendations focus on limiting traffic volume, traffic calming measures and junction improvements. The AQMAs in question are located around the inner ring road, which is subject to the Inner Ring Road Policy (Policy 6). Policy 6 establishes the basis to provide a Supplementary Planning Document that will change the character on the inner ring road via traffic calming measures and junction improvements. In addition, Policies 7 and 9 seek to improve the pedestrian and cycling environment and public transport infrastructure to encourage modal shift throughout the Central Area. In conclusion these policies aim to satisfy the recommendations set out in the SA. The inclusion of Policy 10 with its emphasis on more restrictive parking standards in town centre and edge of centre sites gives an indication of the Council's intention to seek to limit the amount of additional traffic associated with the development proposed within the AAP. Nevertheless, it is considered that in advance of improvements to the emissions quality of vehicles that there are likely to be adverse impacts in the AQMAs. In conclusion the policies have been mindful of and sought where possible to



address the recommendations set out in the SA, whilst considering the overall impact on sustainability issues.

- 1.2.5 No recommendations are proposed in relation to cumulative effects. The results for this assessment show no negative effects, the findings reveal the Plan to have only minor positive and / or positive effects.
- 1.2.6 The process of considering and selecting the alternatives which feature as development sites in Central Area Action Plan (AAP) has been an iterative process. A considerable range of options were consulted upon at the Issues and Options stage mindful of the overarching strategic policy approach set out in MKSM SRS Northamptonshire 3. Choices have been made on the basis of consultation, technical evidence base, Masterplans and through the SA.
- 1.2.7 The AAP has undergone four stages of public consultation (see Issue 1.1). In addition, the range of Technical Evidence commissioned sets out, for instance, the market position in terms of supply and demand for retail, employment and housing and assess the feasibility and viability of sites for their specific uses. The studies include the Northampton Town Centre Health-check (2009); Northampton Bus Interchange: Appraisal Report (2011); Central Area Sites Feasibility Study (2010) and the Update Study / Abington Street East (2011); West Northamptonshire Employment Land Study (2010); Strategic Housing Market Assessment (2010) and the Strategic Housing Land Availability Assessment (2012).
- 1.2.8 The Masterplans provide a finer grain of detail on the proposed use(s) for each site taking account of the constraints and opportunities of each site. The Masterplans include the St John's Masterplan (2008); (SS/008/10) Waterside Northampton – Strategic Framework (2009); (DPR/001/7) Draft Avon / Nunn Mills / Ransome Road Parameters Report (2012); (SS/008/2) Waterside – Brampton Branch Site Feasibility Work (2010) (SS/008/11); and the Castle Station Masterplan Options Report (2010)(SS/008/4).
- 1.2.9 A summary of each of the above documents and an explanation on how they informed site selection is set out in the relevant Technical Paper that accompanied the Submission AAP (2012) (CAAP/S/001).
- 1.2.10 A SA was undertaken for the Issues and Options document and on the Pre-Submission AAP. Following the publication of the Pre-Submission Draft, progress was made on the proposal to redevelop the Grosvenor Centre and the demolition of the existing Greyfriars bus station. A study considering alternative locations, suitable for the provision of a new and accessible Bus Interchange, concluded that the Fishmarket site was the best location. The Fishmarket site was identified for retail use in the Pre-Submission AAP. A new site had to be found to address the retail shortfall. These changes were subsequently tested through the Focused Change consultation.
- 1.2.11 Whilst these changes have not altered the strategic approach of the Submission AAP, they are significant enough to have required an update to the SA Report. This ensures that the alternative sites have been effectively appraised and assists with understanding the effects the changes may have had on the Plan.

1.2.12 The Council has produced a statement in response to the Inspector's request for a situation update. This sets out in less summary form than used in the SA the reasons for the selection of options pursued and the rejection of alternatives. This could be used as an addendum to the Final Sustainability Appraisal and after the Hearing, the Council propose to consult on its content to enable that to occur. The addendum is simply explanatory of the decisions made, it does not introduce or rely upon any new material.

1.3 *How does the AAP relate to the recent **Localism Act**, the Government's **Growth agenda** and the **National Planning Policy Framework (the Framework)**?*

**a) Localism Act**

1.3.1 The AAP was largely prepared before the enactment of the Localism Act in November 2011. However, the document was prepared in accordance with the Planning and Compulsory Purchase Act 2004 (with associated regulations and subsequent amendments) and saw front loading and engagement with the community as an integral part of the document's development, as described within the Statement of Consultation. Subsequent progression of some of AAP compliant schemes, such as St Johns student accommodation and the bus interchange have been shaped through the pre-application process as envisaged within Section 122 of the Localism Act. There remains an ongoing commitment on the part of the Council to retaining high standards of consultation and engagement consistent with the Act.

*Abolition of the regional strategies*

1.3.2 Although the Localism Act gives the Government the power to revoke the regional strategies, and the Government has outlined its intention to do so, they have not been formally revoked. The East Midlands Regional Plan, which provides strategic direction for the Central Area, is therefore still applicable for plan making purposes.

*Duty to Co-operate in relation to planning for sustainable development*

1.3.3 To deliver the projects and policies in the plan, the Borough Council sought, from the start of the plan preparation process, to constructively and continually engage with key stakeholders who will play a role in their implementation. The Duty to Co-operate is addressed in Issue 1.1.

*Local Development Scheme*

1.3.4 The latest LDS was approved in June 2012, which provides an updated timescale for the preparation of the AAP. The Submitted AAP conforms to this new timeline.

*Local development – monitoring reports*

1.3.5 Although the "duty to make annual report" is omitted, a monitoring report is still required which shows elements, which the authority considers appropriate for reporting in the interest of transparency. The CAAP contains a section on monitoring which will be used to report on the effectiveness of the CAAP

policies. This will be reported through the West Northamptonshire Annual Monitoring Report.

### *Neighbourhood Planning*

- 1.3.6 The Council has been successful in bidding for three neighbourhood planning front runners. One of these front runners is within the Central Area, in Spring Boroughs. The Council has formally consulted on the neighbourhood plan area for Spring Boroughs. A neighbourhood forum will take forward the Plan for Spring Boroughs. Within the AAP the Spring Boroughs policy justification has been amended to take into account the community's desire to progress a neighbourhood plan for the area. The policy for Spring Boroughs within the AAP provides the strategic approach which neighbourhood planning will provide further detail on.

### **b) Growth Agenda**

- 1.3.7 Northampton forms part of the Government's growth agenda for the Milton Keynes South Midlands Sub-region. The West Northamptonshire Joint Core Strategy (JCS) provides the strategic direction for the delivery of a considerable amount of homes, commerce and leisure for the authorities in Northampton, Daventry and Towcester. Consistent with MKSM SRS Northampton 3 the AAP provides the context for encouraging inward investment into the centre of Northampton, in addition to delivering a supply of quality new homes to provide choice within the Borough.

### *National Planning Policy Framework*

- 1.3.8 The AAP has been positively prepared to encourage investment within the centre of Northampton. It proactively identifies sites for significant change, which have been identified through evidence, consultation with stakeholders and the requirements set out within the emerging Joint Core Strategy.
- 1.3.9 It is considered that the plan has been prepared in a manner that is consistent with the 12 principles set out in the Framework, particularly the re-use of brownfield land, good design and the driver of sustainable economic development. Its principal purpose is to encourage inward growth and investment to the town centre in a sustainable manner.
- 1.3.10 Also, the JCS and supporting evidence identifies the amount of development required up to 2026, including development within the Central Area. As the CAAP covers the town centre, it is envisaged that this area will be considered first in terms of a sequential approach and therefore identifies enough land to contribute to the delivery of commercial and residential developments.
- 1.3.11 The Council completed a PAS compatibility self-assessment checklist (CAAP/S/004) which was submitted with the AAP.

## Appendix 1

### Consultation Requirements of Statement of Community Involvement, 2006

Area	Requirements	Issues and Options	Emerging Strategy	Pre Submission	Focused Changes
<b>Continuous dialogue</b>	Tailored to reflect the community being consulted and the type of subject or issue	✓	✓	✓	✓
<b>Area Partnerships</b>	Consultative role	✓	✓	✓	✓
<b>Forums</b>	Key mechanism to engage hard to reach groups	✓	✓	✓	✓
<b>Citizens Panel</b>	Citizens Panel and focus groups recruited via the panel used where appropriate	✓	✓		
<b>Access to information</b>	Paper and electronic and include Council's website	✓	✓	✓	✓
	Copies in libraries, local authority offices and other buildings accessible to the public, as appropriate	✓	✓	✓	✓
	All information available in 'other formats' upon request	✓	✓	✓	✓
	Single point of contact	✓	✓	✓	✓
	Newsletters / leaflets / email raising awareness	✓	✓	✓	✓
	Using existing networks	✓	✓	✓	✓
	Anyone who makes comment will be included on a database	✓	✓	✓	✓
	<b>Target</b>	<ul style="list-style-type: none"> <li>General</li> </ul>	✓	✓	✓

Area	Requirements	Issues and Options	Emerging Strategy	Pre Submission	Focused Changes
<b>Groups</b>	Public <ul style="list-style-type: none"> <li>• Councillors</li> <li>• Businesses</li> <li>• Parish Councils</li> <li>• Developers / agents / landowners / registered social landlords</li> <li>• Providers of community infrastructure</li> <li>• Central / local government</li> <li>• WNDC</li> <li>• Statutory bodies and groups</li> <li>• Interest groups</li> <li>• Residents associations / community groups</li> <li>• Voluntary sector</li> </ul>				

**Appendix 2: Letter from Natural England responding to the Appropriate Assessment**



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CAAP-Discussion of p

## **Appendix 3: Key reasons for selecting alternatives**

### **Key Retail sites**

#### **Policy 17: Grosvenor Centre**

- Performed well in SA with no predicted significant or minor negative impacts; a number of likely significant and minor positive impacts are predicted
- Located within the Town Centre Boundary and Primary Shopping Area
- Will provide an extension to the primary shopping frontage
- Has capacity to provide up to 37,000 m<sup>2</sup> of comparison retail floorspace (60.6% of total comparison retail need). The development will include provision of larger floor plates (essential in attracting anchor stores and key retailers)
- Easily accessible by sustainable forms of transport reducing reliance on private cars
- Strengthens the links and connections between the town centre and surrounding areas including The Mounts and Spring Boroughs
- Creates streets and buildings that will improve pedestrian permeability and the public realm
- Will support the avoidance of additional retailing decline in the town centre by improving the retail offer and providing a broader range of comparison outlets
- Will upgrade provision and be competitive with out-of-town retail parks

#### **Policy 32: Drapery**

- Performed well in SA with no predicted significant or minor negative impacts; a number of likely significant and minor positive impacts are predicted. The uncertain effect in relation to air quality has now been resolved with the submission of new transport evidence in support of the effectiveness of the transport policies
- Located within the Town Centre Boundary and Primary Shopping Area
- Will provide an extension to the Primary Shopping Frontage
- Will provide up to 17,000 m<sup>2</sup> of comparison retail floorspace (27.8% of total comparison retail need)
- Easily accessible by sustainable forms of transport reducing reliance on private cars
- Opportunity to enhance the setting of the Conservation Areas and improve the public realm particularly in relation to St Katherine's Gardens, the listed College Street Church, 41 Drapery, Swan Yard and Jeyes Jetty

- Opportunity to improve connectivity around the locality, particularly in relation to the new Bus Interchange (former Fish Market)
- Will provide opportunity for redevelopment on the likely transfer of the existing units (particularly Debenhams) to the new Grosvenor Centre

### **Policy 18: Abington Street East**

- Performed well in SA with no predicted significant negative impacts; may have some minor negative impacts; a number of likely significant and minor positive impacts are predicted; could result in one uncertain effect
- Located within the Town Centre Boundary and Primary Shopping Area
- Will provide an extension to the primary and secondary shopping frontage
- Capacity to provide up to 6,000 m<sup>2</sup> of comparison retail floorspace (9.8% of total comparison retail need)
- Easily accessible by sustainable forms of transport reducing reliance on private cars
- Will provide an alternative, long term use for the Library and Health Clinic. Currently the authorities in control of these buildings / services are indicating the desire to potentially relocate each provision in a bid to consolidate services
- Opportunity to enhance the setting of the Derngate and St Giles Conservation Areas and improve the public realm

### **New Bus Interchange**

#### **Policy 7: Bus Interchange: Fishmarket**

- Performed well in SA with no predicted significant or minor negative impacts; a number of likely significant and minor positive impacts are predicted
- All principal built requirements can be delivered in this location
- Site availability / land assembly given a majority of the site is in the ownership of NBC; it can be developed fairly quickly and economically
- Future proofed, provides sufficient capacity to 2026 and additional bus capacity can be located on the Drapery
- Strong connections between the rest of the town promoting movement to the Grosvenor Centre, Drapery and Market Square as well as conveniently located for access to train station



- Potential to enhance the historical character of the Holy Sepulchre Conservation Area, can bring nearby vacant heritage building back into use and enhance the surrounding public realm, particularly Sheep Street

### **Key Project Sites**

#### **Policy 19: Castle Station (re: office / business use and housing)**

- Performed well in SA with no predicted significant or minor negative impacts; a number of likely significant and minor positive impacts are predicted
- Has capacity to provide up to 26,000 m<sup>2</sup> of office development (19.6% of total office and business use need)
- Will provide up to 270 dwellings (7.9% of dwelling requirement)
- Will enhance a key gateway into the town, upgrading facilities for passengers to encourage greater patronage and cater for future demand
- Will improve connections to Spring Boroughs and into the Town Centre

#### **Policy 20: St Johns; Policy 21: Angel Street Policy 22: Bridge Street**

- Locations performed well in SA, only St John's had a predicted significant negative which can be mitigated against through the transport policies, otherwise no other predicted significant or minor negative impacts; a number of likely significant and minor positive impacts are predicted. The uncertain effect in relation to air quality has now been resolved with the submission of new transport evidence in support of the effectiveness of the transport policies
- St John's has the capacity to provide up to 10,000 m<sup>2</sup> of office development (7.5% of total office and business use need)
- Angel Street has the capacity to provide up to 27,000 m<sup>2</sup> of office development (20.4% of total office and business use need)
- Bridge Street has the capacity to provide up to 8,000 m<sup>2</sup> of office development (6% of total office and business use need)
- In addition to office development the three locations can provide complimentary mixed use development in the form of a new hotel, student and residential accommodation, small scale, niche retailing and other leisure / recreational uses fitting for a cultural quarter where existing uses include the Derngate Theatre and Northampton Museum.

- Land ownership predominantly by the Borough and County Councils meaning the two organisations can bring about substantial, positive change with a timely and cost effective delivery
- Consolidation of County Council services into a town centre location will increase footfall in the locality helping support economic development
- The developments will be centrally located, close to town centre and the Primary Shopping Area and easily accessible by sustainable forms of transport reducing reliance on private cars for employees, shoppers and visitors
- Opportunity to enhance the historic townscape respecting and improving the views of All Saints Church to the north and Northampton's historic skyline and to create new public open space
- Opportunity to improve north-south permeability, creating a 'bridge' between the town centre and the regenerated Waterside as well as creating a strong frontage onto St Peter's Way

**The Waterside – Policy 26: Brampton Branch St Peter's Way; Policy 27: Southbridge West; Policy 28: Avon / Nunn Mills / Ransome Road**

- Locations performed well in SA with no predicted significant or minor negative impacts; a number of likely significant and minor positive impacts are predicted
- Brampton Branch St Peter's Way has the capacity to provide up to 43,000m<sup>2</sup> of commercial floorspace (32.5% of total office and business use need) and up to 270 dwellings (7.9% of dwelling requirement)
- Avon / Nunn Mills / Ransome Road has the capacity to provide a minimum of 16,000m<sup>2</sup> of office floorspace (12.1% of total office and business use need) and up to 2,000 dwellings (58.8% of dwelling requirement)
- Southbridge West provides an opportunity to increase the offer of leisure, residential or office use in the latter part Plan delivery
- Developments will ensure the regeneration of a neglected riverside ensuring a more attractive and accessible environment and where land is utilised efficiently and effectively for a mix of uses
- Will improve accessibility and connectivity between the town centre and the Waterside
- Will ensure the decommissioning and removal of two substantial gas holders that pose a health and safety threat to the surrounding areas
- Brampton Branch is identified as suitable location for commercial development; located in the Enterprise Zone there is an incentive for developers to bring the site forward; West Northampton Development Corporation own most of the freehold interests in this area enabling development to take place easily

- Southbridge West is identified as a potential gateway site to the riverside as well as town centre; public access to be created along riverside where none currently exists providing continuous public footpath from Southbridge to the Grand Union Canal; site is protected from flood risk
- Avon / Nunn Mills and Ransome Road has been identified through feasibility studies / development frameworks as suitable for substantial mixed use development.