

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

**PROPOSED MAIN AND MINOR MODIFICATIONS**

**SEPTEMBER 2012**



**NORTHAMPTON**  
**BOROUGH COUNCIL**

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Macluumaadkani waaxaad ku heli kartaa luqooyin iyo habab kale haddii aad dalbato adigoo nagala soo xiriiraayo

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GUJARATI

આ માહિતી બીજી ભાષાઓ અને રૂપમાં ત્રીચે આપેલા ફોન નંબર પર અમારો સંપર્ક કરીને વિનંતી કરવાથી મેળવી શકાય છે

BENGALI

এই তথ্য অন্যান্য ভাষায় এবং পদ্ধতিতে আমাদের সাথে নীচের ফোন নম্বরে যোগাযোগ করে অনুরোধ করে পাওয়া যেতে পারে

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## NORTHAMPTON CENTRAL AREA ACTION PLAN SCHEDULE OF MAIN MODIFICATIONS

The proposed main modifications to the Plan are recommended following the production of the:

- Statements of Common Ground
- Statement of Matters and Rebuttals
- Suggested word changes proposed during the Hearing.

Text underlined shows additional wording and ~~strike through~~ (deletions).

Para / Policy No	Submission 2012	Post Examination	Reason for change / Comments
New Policy “Presumption in Favour of Sustainable Development Policy” inserted after paragraph 3.2.4		<u>“When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals for sustainable development will be approved and to secure development that improves the economic, social and environmental conditions in the area.</u>	Suggested addition of new policy to reflect national advice provided by the Planning Inspectorate and highlighted by the Planning Inspector, to reflect the National Planning Policy Framework.

Para / Policy No	Submission 2012	Post Examination	Reason for change / Comments
		<p><u>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in other local plans and neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:</u></p> <ul style="list-style-type: none"> <li>• <u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u></li> <li>• <u>Specific policies in that Framework indicate that development should be restricted."</u></li> </ul>	
3.3.3	Northampton town centre has suffered greatly from a decentralisation of retail, leisure and employment uses and there is a need to redress the imbalance as a	Northampton town centre has suffered greatly from a decentralisation of retail, leisure and employment uses; <u>and the improvement of retail offer in neighbouring centres such as</u>	Suggested word change from NBC following Matter 2 of the hearing.

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	critical strategic issue for the Joint Core Strategy to ensure that the vision for Northampton is not jeopardised.	<u>Milton Keynes. There is a need to address this as a critical strategic issue for the JCS to ensure that the vision for Northampton is not jeopardised</u>	
4.4.7	Furthermore, under the Floods and Water Management Act (2008), new development may also need to seek approval from the Sustainable Drainage Approval Body (SAB). Additional information on this requirement can be obtained from Northamptonshire County Council, who are the lead Local Flood Authority for the area.	<del>Additional information on this requirement can be obtained from Northamptonshire County Council, who are the lead Local Flood Authority for the area.</del> <u>Prior to the establishment of the SAB, advice should continue to be sought from the Local Planning Authority, the Environment Agency on matters related to surface water and Anglian Water Services for connections to surface water sewers. This also includes matters relating to the long term management and maintenance of potential SUDs schemes within the Central Area</u>	Clarity and advice for applicants.
Policy 5	The following Central Area sites in areas of flood risk are considered appropriate for development as set out in the major development site policies: <ul style="list-style-type: none"> <li>• Castle Station</li> <li>• Bridge Street</li> <li>• The Waterside: Brampton Branch St Peters Way</li> <li>• The Waterside: Southbridge West</li> <li>• The Waterside: Avon/ Nunn Mills/</li> </ul>	<u>Considering the likely impact of new development and of climate change the following Central Area sites in areas at risk of fluvial flooding of flood risk are considered appropriate for development as set out in the major development site policies subject to detailed flood risk assessments commensurate with the level of risk posed to the site:</u> <ul style="list-style-type: none"> <li>• Castle Station</li> <li>• Bridge Street</li> </ul>	Updates to the evidence base following the publication of the Northampton Drainage Plan (Final Draft). The amendments to policy seek manage flood risk in the Central Area and promote suitable sustainable drainage techniques.

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	<p>Ransome Road</p> <p>Within the Central Area development will not increase the flow of surface water or foul sewage to the combined sewer network through the use of:</p> <ul style="list-style-type: none"> <li>• Source control techniques, such as green roofs or other forms of sustainable urban drainage systems</li> <li>• Water demand management measures</li> </ul> <p>Subject to satisfactory resolution of flood risk, watercourses that exist in a culvert on development sites should be returned to a more natural form.</p>	<ul style="list-style-type: none"> <li>• The Waterside: Brampton Branch St Peters Way</li> <li>• The Waterside: Southbridge West</li> <li>• The Waterside: Avon/Nunn Mills/Ransome Road</li> </ul> <p><u>A flood risk assessment must also accompany proposals within the Central Area that may be subject to other sources and forms of flooding or where other bodies have indicated that there may be drainage problems. Flood risk assessments will be in accordance with the requirements of the Level 2 Strategic Flood Risk Assessment for Northampton (specifically Table 12-1) and demonstrate that betterment has been sought to reduce the risk of off-site flooding.</u></p> <p>Within the Central Area, developments will <del>not increase</del> <u>be expected to implement measures that will ensure that there is no increase in the flow of surface water or foul sewage to the combined or foul sewer network through the implementation use of:</u></p> <ul style="list-style-type: none"> <li>• Source control technologies such as green roofs or other forms of sustainable</li> </ul>	

Para / Policy No	Submission 2012	Post Examination	Reason for change / Comments
		<p>drainage systems (SuDS)</p> <ul style="list-style-type: none"> <li>• <u>Site control</u>; and</li> <li>• <u>Water efficiency</u> and demand management measures.</li> </ul> <p><u>Development in the Central Area will be in accordance with the Northampton Drainage Plan Part I. Where it is demonstrated that these measures are not practicable, appropriate alternative mitigation, compensation and drainage will be agreed with the relevant agency.</u></p> <p>Subject to satisfactory resolution of flood risk, watercourses that exist in a culvert on development sites should be returned to a more natural form.</p>	
Policy 6	<p>The character of the following sections of the Inner Ring Road will change:</p> <ul style="list-style-type: none"> <li>• St Peters Way</li> <li>• Victoria Promenade</li> <li>• Horse Market</li> <li>• Upper and Lower Mounts</li> <li>• Plough Gyratory (Victoria Gardens/ Bridge Street)</li> </ul>	<p><u>In seeking to address the need for improvements to townscape and prioritisation of pedestrian / cyclist / public transport movement</u></p> <p>The character of the following sections of the Inner Ring Road will change:</p> <ul style="list-style-type: none"> <li>• St Peters Way</li> <li>• Victoria Promenade</li> <li>• <u>Horsemarket/ Gas Street/ Horseshoe Street/ Mayorhold/ Broad Street</u></li> </ul>	<p>The amendments are added to provide clarity in relation to the:</p> <ul style="list-style-type: none"> <li>• extent of the streets where intervention is envisaged. These changes have not extended the coverage, but provide</li> </ul>

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	<p>A Supplementary Planning Document will provide detailed designs for these changes for implementation. The subways in the following locations will be removed and replaced with at grade crossings:</p> <p>Horsemarket, Greyfriars, Lady's Lane, Wellington Street</p>	<ul style="list-style-type: none"> <li>• Upper and Lower Mounts</li> <li>• Plough Gyratory (Victoria Gardens/Bridge Street/<u>St John's Street</u>)</li> </ul> <p><u>Changes will include landscape and environmental improvement consistent with the Internal and External Boulevards typology as identified in the Public Realm Implementation Framework, reconfiguration of the road network, demand management measures, junction improvements and signal optimisation.</u></p> <p>A Supplementary Planning Document will provide detailed designs for these changes for implementation.</p> <p>The subways in the following locations will be removed and replaced with at grade crossings</p> <ul style="list-style-type: none"> <li>• Horsemarket</li> <li>• Greyfriars,</li> <li>• Lady's Lane and</li> <li>• Wellington Street</li> </ul>	<p>clarity by adding historic street names that still exist but might not be readily apparent 'on the ground' ;and</p> <ul style="list-style-type: none"> <li>• types of interventions that it is anticipated will take place on the inner ring road that will be incorporated into the forthcoming SPD.</li> </ul>
Policy 14	The Council accommodate 61,000 square metres (gross) / 45,000 square metres (net) of comparison retail floor space and 4,500 square metres (gross) / 3,000 square metres (net) of	The Council will plan to accommodate 61,000 square metres (gross) / <del>45,000</del> <u>40,700</u> square metres (net) of comparison retail floor space and 4,500 square metres (gross) / 3000 square meters (net) of convenience retail floor space in	The policy has been amended to correct mistakes in relation to gross to net conversions. It also takes account of the potential



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	<p>convenience floorspace in the Town Centre in the period to 2026. The majority of this will be delivered at:</p> <p>2016-2021</p> <ul style="list-style-type: none"> <li>• Grosvenor Centre Redevelopment Site - up to 37,000 square metres gross / 24,000 square metres net</li> </ul> <p>2021-2026</p> <ul style="list-style-type: none"> <li>• Abington Street East – 9,000 sq.m gross / 6,000 square metres net</li> <li>• Buildings and land on Drapery and College Street -17,000 square metres gross / 11,000 square metres net</li> </ul>	<p>the Town Centre in the period to 2026. The majority of this will be delivered at:</p> <p>2016-2021</p> <ul style="list-style-type: none"> <li>• Grosvenor Centre Redevelopment Site – up to 37,000 square metres gross / <del>24,000</del><u>24,700</u> square metres net</li> </ul> <p>2021-2026</p> <ul style="list-style-type: none"> <li>• Abington Street East – <u>up to</u> 9000 square metres gross / 6000 square metres net</li> <li>• Buildings and land on Drapery and College Street – <u>up to</u> 17,000 square metres gross / <u>11,300</u> <del>11,000</del> square metres net</li> </ul>	<p>uncertainty around the availability of the library and adds the words ‘up to’ to provide the flexibility for inclusion or not within the floorspace figure from this source. The addition of ‘up to’ in relation to Drapery and College Street reflects the content of Policy 32</p>
Policy 15 (para 2)	Development proposals that include B1 office space, in a range of unit sizes, will be acceptable in key priority areas for regeneration. The following key office locations and their potential quantum of developable floor space are promoted	Development proposals that include B1 office space, in a range of unit sizes, will be acceptable in key priority areas for regeneration. The following key office locations and their potential quantum of developable floor space are promoted within these specified time	To reflect Inspector’s recommended changes following the Hearings to Matters 3 and 7.

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	<p>within these specified time frames:</p> <p>Up to 2016</p> <ul style="list-style-type: none"> <li>Avon / Nunn Mills / Ransome Road (minimum 16,000 sq.m)</li> <li>Freeschool Street (minimum 2,500 sq.m)</li> </ul>	<p>frames:</p> <p>Up to 2016</p> <ul style="list-style-type: none"> <li>Avon / Nunn Mills / Ransome Road (<del>minimum</del> <u>approximately</u> 16,000 sq.m)</li> <li>Freeschool Street (<del>minimum</del> <u>approximately</u> 2,500 sq.m)</li> </ul>	
Para 6.0.16 (line 12)	Levels of affordable housing will be consistent with amounts and tenure mix set out in the West Northamptonshire Joint Core Strategy	Levels of affordable housing will be consistent with amounts and tenure mix set out in the West Northamptonshire Joint Core Strategy <u>which has a requirement for the Northampton related development area of 35% affordable housing on all sites of 15 dwellings or more.</u>	Amendment proposed in response to Matter 5 of the hearing. Inspector's suggested change.
Policy 16	Compromise a mix of dwellings types and sizes.	Compromise a mix of dwelling types, <del>and sizes</del> <u>and tenures, including levels of affordable housing consistent with the amounts set out in the West Northamptonshire Joint Core Strategy</u>	Amendment proposed in response to Matter 5 of the hearing. Inspector's suggested change.
Policy 17 (bullet point 1)	<ul style="list-style-type: none"> <li>Provide up an additional 37,000 square metres gross internal floor space plus ancillary uses including restaurant / leisure floor space as an extension to the existing Primary Shopping Area</li> </ul>	<ul style="list-style-type: none"> <li>Provide up an additional 37,000 square metres gross / <u>24,300 square metres net</u> internal floor space plus ancillary uses including restaurant / leisure floor space as an extension to the existing Primary Shopping Area</li> </ul>	Change made to reflect contents of amended Policy 14 in relation to inclusion of net floor space
Policy 18 (bullet point 2)	<ul style="list-style-type: none"> <li>Provide up to 6,000 sq.m. net of comparison retail floorspace on land between Abington Street and</li> </ul>	<ul style="list-style-type: none"> <li>Provide up to <u>9,000 sq.m. gross/6,000</u> sq.m. net of comparison retail floorspace on land between Abington Street and St</li> </ul>	Change made to reflect contents of amended Policy 14 in relation to inclusion of

Para / Policy No	Submission 2012	Post Examination	Reason for change / Comments
	St Giles Street	Giles Street	gross floor space
Policy 19 (bullet points 8 and 9)	<ul style="list-style-type: none"> <li>A development that positively addresses the historic importance of the site as a castle and in particular the archaeological remains on site, Scheduled Monument and Listed Postern Gate</li> <li>Buildings that front and give a sense of enclosure to Black Lion Hill</li> </ul>	<ul style="list-style-type: none"> <li>A development that <del>positively addresses</del> <u>preserves and enhances the historic importance significance of the former castle site as a castle</u> and, in particular, the <u>undesignated</u> archaeological remains on site, <u>the Scheduled Ancient Monument and Listed Postern Gate, the setting of these heritage assets and St Peter's Church and other historic buildings in Marefair'</u></li> <li>Buildings that front and give a sense of enclosure to Black Lion Hill <u>and which reflect its historic character</u></li> </ul>	Accepted recommendation following representation from English Heritage.
Policy 21 (bullet point 5)	<ul style="list-style-type: none"> <li>Provide a direct public pedestrian route between Angel Street and George Row</li> </ul>	<ul style="list-style-type: none"> <li><u>Without causing harm to existing historic assets,</u> provide a direct public pedestrian route between Angel Street and George Row</li> </ul>	Amendment proposed in response to Matter 7 hearing with regards to English Heritage's concerns about the potential for harm to historic assets to enable the direct pedestrian route.
Para 6.11.4	Insert new paragraph	<u>In view of the economic and cultural importance of the University of Northampton and the attractiveness of the site in terms of its waterside location, mature landscaping and excellent pedestrian links to the Town Centre,</u>	Amendment proposed in response to Matter 7 of the hearing. Inspector's suggested change.

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		<u>educational use on part of the site would be acceptable in principle.</u>	
Para 6.11.5	The commercial use will act as a gateway on either side of the entrance to the site on the river frontage, and provide about 16,000 square metres of office accommodation...	The commercial use will act as a gateway on either side of the entrance to the site on the river frontage, and provide <del>about</del> <u>approximately</u> 16,000 square metres of office accommodation...	To reflect the Inspector's recommendation following the Hearings to Matters 3 and 7.
Para 6.8.8	The area to the south and east of the Waterside is listed as a Designated Heritage Asset and identified as a registered battlefield site by English Heritage. The battle of Northampton took place in 1460 and represented a continuing struggle for power as part of the "Wars of the Roses."	The <u>south-eastern part area to the south and east of Waterside lies within Northampton Battlefield, a designated heritage asset of the highest significance, which is included on The National Heritage List for England.</u> <del>is listed as a Designated Heritage Asset and identified as a registered battlefield site by English Heritage.</del> The <u>B</u> attle of Northampton took place in 1460 and <u>was an important event in the</u> <del>represented</del> a continuing struggle for power as part of the "Wars of the Roses."	Amendment proposed by English Heritage as part of Matter 7.
Para 6.9.3	The site will be primarily developed for office uses, with an element of residential uses together with some ancillary retail and leisure. This is consistent with the need to attract more office employment to the Central Area. It is recognised that the removal of the gasholders and remediation of the contaminated land will be expensive. Therefore the mix of uses	The site will be primarily developed for office uses, with an element of residential uses together with some ancillary retail and leisure. This is consistent with the need to attract more office employment to the Central Area. <u>However, it is also recognised that Carlsberg's existing site is heavily constrained in providing the opportunity for the existing brewery to generate increased expansion/efficiency in its</u>	Amendment proposed in response to Matter 7 of the hearing in relation to the Inspectors suggested change to Policy 26.

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	could be revisited if an approach becomes unviable after exhausting all of the potential routes for public subsidy (see Chapter 7. 'Infrastructure, Delivery and Monitoring'.)	<p><u>operation. The Council will support expansion of the brewery operation to adjacent land within the Waterside: Brampton Branch St Peter's Way as an alternative to office development, subject to this not undermining the policy objective of securing economic growth within the area and the objective of providing greater and enhanced public access to the river bank. In particular it is considered that such an expansion must positively address the St Peter's Way/Gas Street frontage which is regarded as a town centre gateway, by either providing office/complementary uses along this frontage, or providing sufficient land to ensure that its delivery will not be undermined by the expanded brewery operation.</u> It is recognised that the removal of the gasholders and remediation of the contaminated land will be expensive. Therefore the mix of uses could be revisited if an approach becomes unviable after exhausting all of the potential routes for public subsidy (see Chapter 7. 'Infrastructure, Delivery and Monitoring'.)</p>	
Policy 26	Insert new bullet point after bullet point 2	<p><u>An extension to the brewery operation will be acceptable on part of the site. This is subject to appropriate boundary treatment to; protect the potential attractiveness and viability of office</u></p>	Amendment proposed in response to Matter 7 of the hearing. Inspectors suggested change.

Para / Policy No	Submission 2012	Post Examination	Reason for change / Comments
		<u>development along the St Peter's Way/Gas Street frontage; to realise the potential to enhance the waterfront; and to mitigate against harmful impacts on the living conditions or general amenities of neighbouring users.</u>	
Policy 28 (bullet point 3)	<ul style="list-style-type: none"> <li>Provide a minimum of approximately 16,000 square metres of additional office floorspace to meet identified strategic employment requirements and as a gateway to the site along the river front</li> </ul>	<ul style="list-style-type: none"> <li>Provide a—minimum <u>approximately</u> 16,000 square metres of additional office floorspace to meet identified strategic employment requirements and as a gateway to the site along the river front, <u>educational use connected with the University of Northampton would also be acceptable in principle.</u></li> </ul>	Inspector's suggested change
Policy 30 (bullet point 3)	<ul style="list-style-type: none"> <li>Incorporate a river crossing, close to the A45 flyover, to join the separate sites of Barnes Meadow Local Nature Reserve and strengthen links through to Delapre Lake, and incorporate pedestrian and cycle crossing.</li> </ul>	<ul style="list-style-type: none"> <li>Incorporate a river crossing <u>for pedestrians and cyclists</u>, close to the A45 flyover, to join the separate sites of Barnes Meadow Local Nature Reserve and strengthen links through to Delapre Lake <del>and incorporate pedestrian and cycle crossing.</del></li> </ul>	Accepted recommendation following representation from English Heritage.
Policy 32 (bullet point 2)	<ul style="list-style-type: none"> <li>Provide up to 17,000 square metres of comparison retail floor space, together with eating establishments</li> </ul>	<ul style="list-style-type: none"> <li>Provide up to 17,000 square metres <u>gross/11,300 square metres net</u> of comparison retail floor space, together with eating establishments</li> </ul>	Change made to reflect contents of amended Policy 14 in relation to inclusion of net floor space
Policy 33 (bullet point 1)	<ul style="list-style-type: none"> <li>Be developed in a comprehensive manner to provide a mixed use predominantly office development</li> </ul>	<ul style="list-style-type: none"> <li>Be developed in a comprehensive manner to provide a mixed use predominantly office development</li> </ul>	Change to reflect a more cautious approach to the potential limit on

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	(minimum 2,500 square metres) with ancillary operational uses for small scale retail (maximum 250 metres), restaurants and cafés at ground floor along Marefair and residential development	( <del>minimum</del> <u>approximately</u> 2,500 square metres) with ancillary operational uses for small scale retail (maximum 250 metres), restaurants and cafés at ground floor along Marefair and residential development	developable area caused by the Scheduled Monument and archaeology.
Policy 33	Additional Bullet point	<ul style="list-style-type: none"> <li>Provide a building that positively addresses the corner of Horseshoe Street and Marefair</li> </ul>	To address English Heritage's concerns about 'Potential Landmark Building' as shown on Figure 6.15 Freeschool Street Development Principles Drawing
Figure 6.15 Freeschool Street Development Principles Drawing	'Potential Landmark Building' notation on drawing on the corner of Horseshoe Street and Marefair	Remove the 'Potential Landmark Building' notation on drawing on the corner of Horseshoe Street and Marefair	To address English Heritage's concerns about how the notation 'Potential Landmark Building' might be interpreted.
Monitoring Table  Objective 2	n/a	Amend Indicator and Target for monitoring to reflect the impact of development on heritage assets.	Accepted recommendation following representation from English Heritage.
Appendix B B.0.5	Whilst the eastern side is well defined by St Peter's House, this could be improved by its eventual replacement by a building of slightly greater stature, in terms of its	Whilst the eastern side is well defined by St Peter's House, this could be improved by its eventual replacement by a building of <del>slightly greater stature, in terms of height and</del>	Accepted recommendation following representation from English Heritage.

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	height and architectural features.	<del>architectural features</del> <u>high architectural quality that enhances</u> respects the setting of St Peter's Church and the scheduled monument.	



## **NORTHAMPTON CENTRAL AREA ACTION PLAN: SCHEDULE OF MINOR MODIFICATIONS**

### **Introduction**

The proposed minor modifications to the Plan are recommended following the production of the:

- Statements of Common Ground
- Statement of Matters and Rebuttals
- Suggested word changes proposed during the Hearing.

In addition, any known grammatical, formatting or factual errors have been included in this schedule.

### **Standard Changes**

#### *Legislation updates*

Delete references to Development Plan Document and replace with Local Plan, in response to the publication of the National Planning Policy Framework.

Delete references to Planning Policy Statements and replace with the National Planning Policy Framework

#### *Policy Formatting*

Policy formatting will be standardised as follows:

- Inside a text box
- Bold and upper case text
- Specific criteria in policy to be bullet pointed

### *Paragraph and Footnote Numbering*

Consistent approach to paragraph and footnote numbering applied throughout the Plan.

### *Grammatical Errors and Formatting*

A number of minor grammatical errors and formatting improvements have been picked up throughout the Plan, these have not been included in the minor modifications schedule as the amendments have been made for readability purposes only.

Text underlined shows additional wording and ~~strike through~~ (deletions).

<b>Para / Policy No</b>	<b>Submission 2012</b>	<b>Post Examination</b>	<b>Reason for change / Comments</b>
<b>Chapter 1 - Introduction</b>			
Contents		Updated Contents page and policy list	Formatting updates and improve the legibility / user ability of the document.
Chapter 1	Deletion all inclusions of (Refer to 'Glossary')	<del>(Refer to 'Glossary')</del>	Unnecessary cross referencing.
Para 1.0.1 – 1.0.19	Deletion of paragraph 1.0.1	Paragraphs 1.0.2 – 1.0.19 renumbered to 1.0.1 -1.0.17	Deletion of paragraph 1.0.1 at Submission stage has led to formatting change.

Para 1.0.10	All the policies contained within the CAAP will be monitored and reported annually, through the Annual Monitoring Report (AMR) (refer to 'Glossary').	All the policies contained within the CAAP will be monitored and reported annually, through the Annual Monitoring Report (AMR) (refer to 'Glossary'), <u>see Chapter 7 for further details on monitoring arrangements.</u>	Improve the usability of the Plan.
Para 1.0.11	The CAAP is a detailed development plan for Northampton's Central Area. It sets out the vision, strategic objectives, policies and site-specific allocations and should ensure that the combined effect of new development assists in delivering the objectives established by Council and stakeholders. When adopted, the West Northamptonshire Joint Core Strategy and the Central Area Action Plan will largely replace the policies and proposals within the Northampton Local Plan 1997. The relevant saved policies to be replaced are identified in Appendix: I. 'List of Northampton Local Plan (1997) Policies that are replaced by the Policies within the Central Area Action Plan'.	<del>The CAAP is a detailed development plan for Northampton's Central Area. It sets out the vision, strategic objectives, policies and site-specific allocations and should ensure that the combined effect of new development assists in delivering the objectives established by Council and stakeholders. When adopted, the West Northamptonshire Joint Core Strategy and the Central Area Action Plan will largely replace the policies and proposals within the Northampton Local Plan 1997. The relevant saved policies to be replaced are identified in Appendix: I. 'List of Northampton Local Plan (1997) Policies that are replaced by the Policies within the Central Area Action Plan'.</del>	Remove repetition of Chapter 7 and the Introduction to the Plan.

<p>Para 1.0.12</p>	<p>It also includes those adjacent areas where regeneration of housing, mixed use and open spaces are planned to contribute to achieving the vision for Northampton's Central Area.....</p> <p>To the south the boundary follows the line of the old Northampton to Bedford railway line, together with the areas of Ransome Road, the River Nene and its Brampton Arm tributary</p>	<p>It also includes <del>these</del> adjacent areas where <u>the</u> regeneration of housing, <u>new</u> mixed use <u>development</u> and open spaces <del>are planned</del> <u>to will all</u> contribute to achieving the vision for Northampton's Central Area.</p> <p>To the south the boundary follows the line of the old Northampton to Bedford railway line, together with the areas of Ransome Road, the River Nene <del>and its Brampton Arm tributary</del></p>	<p>Grammatical error</p> <p>Factual error</p>
<p>Para 1.0.15</p>	<p>The Council undertook four main stages of the plan preparation process. The first stage, involving consultation on Issues and Options, was undertaken in September 2007, with subsequent consultation on an Emerging Strategy in August 2009. A Pre-Submission Draft was issued for representations in November 2010, with subsequent Focused Changes issued for representations in November 2011. The outcome of these consultation exercises has helped shape the contents of this Submission CAAP.</p>	<p><del>The Council undertook four main stages of the plan preparation process. The first stage, involving consultation on Issues and Options, was undertaken in September 2007, with subsequent consultation on an Emerging Strategy in August 2009. A Pre-Submission Draft was issued for representations in November 2010, with subsequent Focused Changes issued for representations in November 2011. The outcome of these consultation exercises has helped shape the contents of this Submission CAAP.</del></p>	<p>Repetition of para 1.0.13 and 1.0.14. Figure associated with para 1.0.15 was deleted at Submission stage.</p>
<p><b>Chapter 2 – Northampton Central Area: Spatial Portrait</b></p>			

2.2.1	The five designated Conservation Areas (St Giles, Holy Sepulchre, All Saints, Derngate and Boot & Shoe Quarter) enable the Council to protect and enhance the architectural heritage and character of the area.	The <del>five</del> <u>six</u> designated Conservation Areas (St Giles, Holy Sepulchre, All Saints, Derngate, <del>and</del> Boot & Shoe Quarter and <u>Billing Road</u> ) enable the Council to protect and enhance the architectural heritage and character of the area.	Reflect the designation of a new Conservation Area
<b>Chapter 3 – Policy Context, Northampton Central Area Vision and Strategic Objectives</b>			
3.2.1	National policy, which has been replaced by the NPPF, is referenced in this Plan, where its emphasis and direction is considered to remain consistent with the NPPF. These references will be removed/updated prior to the adoption of the Plan.	<del>National policy, which has been replaced by the NPPF, is referenced in this Plan, where its emphasis and direction is considered to remain consistent with the NPPF. These references will be removed/updated prior to the adoption of the Plan.</del>	Out of date interim text for Submission only.
3.3.1	The pre-submission draft to the West Northamptonshire Joint Core Strategy was published in February 2011.	The pre-submission draft to the West Northamptonshire Joint Core Strategy was published in February 2011, <u>followed by the proposed changes to the pre-submission draft to the West Northamptonshire Joint Core Strategy, published in July 2012.</u>	To reflect the progress in producing the WNJCS
<b>Chapter 4 – Sustainable Spatial Strategy</b>			
	No changes	No changes	No changes
<b>Chapter 5 – Accessibility and Movement</b>			
	No changes	No changes	No changes

Chapter 6 – Spatial Development Strategy			
Para 6.0.1	These will not only increase their provision in terms of floor space, but also job opportunities across the various employment sectors as required by PPS4: Planning for Sustainable Economic Growth	These will not only increase their provision in terms of floor space, but also job opportunities across the various employment sectors as required by <del>PPS4: Planning for Sustainable Economic Growth</del> <u>the National Planning Policy Framework</u>	National policy update
Para 6.03	To be consistent with PPS4: Planning for Sustainable Economic Growth, the ‘Proposals Map’.....	To be consistent with <del>PPS4: Planning for Sustainable Economic Growth,</del> <u>the National Planning Policy Framework,</u> the ‘Proposals Map’.....	National policy update
Para 6.04	Defining and strengthening Northampton’s Primary Shopping Area (as shown on the ‘Proposals Map’) is vital if the Central Area is to fulfil its role as a town centre (as defined by PPS4: Planning for Sustainable Economic Development) and.....	Defining and strengthening Northampton’s Primary Shopping Area (as shown on the ‘Proposals Map’) is vital if the Central Area is to fulfil its role as a town centre (as defined by <del>PPS4: Planning for Sustainable Economic Development</del> <u>the National Planning Policy Framework</u> ) and.....	National policy update
Para 6.0.11	Sites that have been identified for safeguarding alternative uses will only be considered if the amount of existing.....	<del>For</del> sSites that have been identified for safeguarding alternative uses will only be considered if the amount of existing.....	Grammatical correction and to provide clarity to the sentence.
Para 6.2.1	The site includes a purpose built shopping centre, the Greyfriars bus station with offices above, the vacant land to the west.....	The site includes a purpose built shopping centre, the Greyfriars bus station with <u>vacant</u> offices above, the vacant land to the west.....	Factual amendment.

Para 6.5.1	St John's is owned in its entirety, by the Borough Council and is currently predominantly used as surface level car parking.	St John's is owned in its entirety, by the Borough Council and is <del>currently</del> <u>was</u> predominantly used as surface level car parking. Construction has begun on site for the development of student accommodation for the University of Northampton.	To provide factual update following the planning approval granted to the University in April 2012.
Policy 26 (bullet point 12)	The provision of a public space consistent with Public Realm	The provision of a public space consistent with the Public Realm <u>Implementation Framework</u>	For clarity as to which document the applicant needs to refer to.
Para 6.11.2	Footnote 32: Avon Nunn Mills Development Design Guidance (2010)	Footnote 32: <del>Avon Nunn Mills Development Design Guidance (2010)</del> <u>Avon / Nunn Mills / Ransome Road Development Parameters (July 2011)</u>	To provide the correct reference to the evidence base.
Para 6.11.3	The Avon Nunn Mills Development Design Guidance takes this into account by retaining flexibility in the layout until a decision on the rail line is made....	The <del>Avon Nunn Mills Development Design Guidance</del> <u>Avon / Nunn Mills / Ransome Road Development Parameters</u> takes this into account by retaining flexibility in the layout until a decision on the rail line is made....	To provide the correct reference to the evidence base.
Para 6.11.3	The future use of the line as a public transport corridor will allow at grade crossing, thus integrating of the planning community.	The future use of the line as a public transport corridor will allow at grade crossing, thus integrating <del>of</del> the planning community.	Grammatical correction.
Policy 28 (bullet point 5)	The provision of a public space consistent with Public Realm	The provision of a public space consistent with Public Realm <u>Implementation Framework</u> .	To provide the correct reference to the evidence base.

Para 6.12.2	More recently the park has been the beneficiary of some substantial investment to create a new marina within a former boating lake, which will open in 2011.	More recently the park has been the beneficiary of some substantial investment to create a new marina within a former boating lake, <del>which will open in 2011</del> <u>opened in July 2011.</u>	To provide an update on the project.
Para 6.16.3	The two operational gasholder's adjacent to the ring road have extensive.....	The two operational gasholder's adjacent to the ring road have extensive.....	To clarify that there are more than one gasholder on the site.
<b>Chapter 7 – Infrastructure, Delivery and Monitoring</b>			
Para 7.3.2 (bullet point 2)	A planning application for the development of student accommodation, ancillary community facilities, gymnasium, educational training spaces and public realm works was submitted in February 2012, which demonstrates towards the regeneration of the St John's strategic site.	<del>A p</del> <u>Planning permission application</u> for the development of student accommodation, ancillary community facilities, gymnasium, educational training spaces and public realm works was <del>submitted in February</del> <u>approved in April 2012</u> , which demonstrates <u>progress</u> towards the regeneration of the St John's strategic site. <u>Construction began in July 2012.</u>	To provide an update to the project.
Para 7.5.4	In respect of developer contributions, a Supplementary Planning Document (SPD) on Developer Contributions will be prepared in due course.	In respect of developer contributions, a Supplementary Planning Document (SPD) on <del>Developer Contributions</del> <u>Planning Obligations</u> will be prepared <del>in due course</del> <u>completed in 2013.</u>	To provide an update on the plan preparation process.
Para 7.5.5	Within the Central Area, developer contributions as appropriate for the following.....	Within the Central Area, developer contributions <u>will be sought</u> as appropriate for the following.....	To provide clarity to the text.
After page 103	No page numbers currently exist.	Insert page numbers	To provide greater clarity
Para 7.6.2.1	The CAAP contains 36 policies. These	The CAAP contains 36 policies. <u>On</u>	To provide greater clarity



	<p>policies were formulated using an up-to-date evidence base including independent technical studies and ongoing consultation exercises, involving a wide range of people from Councillors to the wider public. These policies were also formulated in conjunction with the Sustainable Communities Strategy and conform to the objectives of the West Northamptonshire Joint Core Strategy (63).</p>	<p><u>adoption these replaced some of the saved policies and proposals contained in the Northampton Local Plan 1997. The relevant saved policies replaced are identified in Appendix: I. 'List of Northampton Local Plan (1997) Policies that are replaced by the Policies within the Central Area Action Plan'.</u>  <del>These policies were formulated using an up-to-date evidence base including independent technical studies and ongoing consultation exercises, involving a wide range of people from Councillors to the wider public. These policies were also formulated in conjunction with the Sustainable Communities Strategy and conform to the objectives of the West Northamptonshire Joint Core Strategy (63).</del></p>	<p>and remove text essentially duplicating earlier parts of the Plan.</p>
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**Table 7.3 Schedule 2 Delivery of Key Development Projects May September 2012**

Grosvenor Centre Policy 17	<b>Specific development requirement:</b> Retail (37,000 m <sup>2</sup> ) ; Office (26,000 m <sup>2</sup> )	<b>Specific development requirement:</b> Retail (37,000 m <sup>2</sup> ) ; Office <del>(26,000 m<sup>2</sup>)</del>	To correct a mistake and reflect policy.
Fishmarket Policy 7	<b>Project Status</b> Planning application submitted 2012	<b>Project Status</b> Planning application submitted <u>approved in July 2012</u>	To provide an update on the project
Abington Street East Policy 18	<b>Specific development requirement:</b> (Retail 6,000 m <sup>2</sup> )	<b>Specific development requirement:</b> (Retail <del>6,000</del> <u>9,000</u> m <sup>2</sup> )	Change made to reflect contents of amended Policy 14 in relation to inclusion of gross floor space

Castle Station Policy 19	<b>Specific development requirement:</b> Retail (2,000 m <sup>2</sup> ) ; Residential (250 units)	<b>Specific development requirement:</b> <u>Ancillary</u> Retail ( <del>2,000 m<sup>2</sup></del> ) ; Residential (250 <u>270</u> units)	To be consistent with Table G.1
St John's Policy 20	<b>Specific development requirement:</b> Office (27,000 m <sup>2</sup> ) ; Retail (A3) (500 m <sup>2</sup> ) ; student accommodation (c. 460 units)	<b>Specific development requirement:</b> Office (27,000 <u>10,000</u> m <sup>2</sup> ) ; Retail (A3) (500 <u>250</u> m <sup>2</sup> ) ; student accommodation ( <del>c.</del> <u>464</u> units)	To be consistent with Policy 20 and Table G.1
Angel Street Policy 21	<b>Specific development requirement:</b> Retail (3,600 m <sup>2</sup> ) ;	<b>Specific development requirement:</b> Retail (3,600 m <sup>2</sup> ) ; <u>Hotel</u>	To be consistent with Policy 21 and Table G.1
The Waterside: St Peter's Way Policy 26	<b>Specific development requirement:</b> Retail (5,200 m <sup>2</sup> ) Residential (276 units)	<b>Specific development requirement:</b> Retail (5,200 m <sup>2</sup> ) Residential (276 <u>270</u> units)	To be consistent with Policy 26 and Table G.1
The Waterside: Avon Nunn Mills / Ransome Road Policy 28	<b>Lead delivery organisation</b> NBC; NCC; WNDC; Network Rail; HCA	<b>Lead delivery organisation</b> NBC; NCC; WNDC; Network Rail; HCA; <u>University of Northampton</u> <b>Specific development requirements</b> <u>Educational use connected with the University of Northampton would also be acceptable in principle.</u>	To provide an update on the project  To reflect Inspector's suggested change
The Waterside: Avon Nunn Mills / Ransome Road Policy 28	<b>Sources of funding</b> WNDC; HCA and Private Sector Developers	<b>Sources of funding</b> WNDC; <u>University of Northampton</u> ; HCA and Private Sector Developers	To provide an update on the project
The Waterside:	<b>Project Status</b> Skatepark development initiated 2012;	<b>Project Status</b> Skatepark development initiated <u>completed</u>	To provide an update on the project

Nene Meadows	Supplementary Planning Document being developed 2012	2012; Supplementary Planning Document being developed 2012	
The Drapery Policy 32	<b>Specific development requirement:</b> Retail (16,750 m <sup>2</sup> )	<b>Specific development requirement:</b> Retail (16,750 <del>17,000</del> m <sup>2</sup> )	To be consistent with Table G.1
Royal Mail Barrack Road Policy 34	<b>Project Status</b> Planning application for supermarket being pursued 2012	<b>Project Status</b> Planning application for supermarket being pursued <u>was approved in July 2012</u>	To provide an update on the project
<b>Monitoring Framework</b>			
Monitoring Framework	No table number or title of the table	<b><u>Table 7.4 Monitoring Framework</u></b>	To provide clarification
Monitoring Framework Objective 2 A Well Designed Town Centre	Add additional monitoring criterion	<p><b>Indicator:</b> <u>Annual analysis of heritage assets</u></p> <p><b>Target:</b> <u>No net increase in number of heritage assets at risk</u></p> <p><b>Main Policy Covered:</b> <u>Policy 1, 2, 3, 6, 9</u></p> <p><b>Additional Policies Covered:</b> <u>Site-specific policies</u></p> <p><b>SA Objective Delivered:</b> <u>SO2</u></p> <p><b>Main Agencies for delivery/Source of monitoring data:</b> <u>NBC, Developers, WNDC, English Heritage</u></p> <p><b>Trigger:</b> <u>Increase in number of heritage assets at risk</u></p> <p><u>Permissions granted contrary to advice</u></p> <p><b>Contingencies:</b> <u>Identify cause and consider justification.</u></p> <p>Review Implementation</p>	To monitor impact on Heritage Assets – in response to representation from English Heritage

Monitoring Framework Objective 3 Trigger for 'Completion of key projects related Market Square and St John's Area	Each development listed in 'Main Policies Delivered' not commenced by the year set out in Table 7.2 and Table G.1	Each development listed in 'Main Policies Delivered' not commenced by the year set out in <del>Table 7.2</del> and Table G.1	Correction
Monitoring Framework Objective 7 Trigger	Each development listed in 'Main Policies Delivered' not commenced by the year set out in Table 7.3'	Each development listed in 'Main Policies Delivered' not commenced by the year set out in <del>Table 7.3</del> <u>G.1'</u>	Correction
Monitoring Framework Objective 8 Indicator 'Planning Permissions Granted Contrary to EA Advice....'	'Planning Permissions Granted Contrary to EA Advice....'	'Planning Permissions Granted <del>C</del> ontrary to EA Advice....'	Correction

## Glossary

Town Centres	Town centres - Defined in Planning Policy Statement 4 as the highest level of centre identified in development plans. In terms of hierarchies, they will often be a regional centre and will serve a wide catchment. The	Town centres - Defined in <del>Planning Policy Statement 4</del> <u>National Planning Policy Statement (NPPF)</u> as the highest level of centre identified in development plans. In terms of hierarchies, they will often be a	To provide an update on the terminology in accordance with the new national planning policy framework
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	centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions.	<del>catchment. The centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions.</del> <u>an area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</u>	
Town Centres	Currently listed after 'Building for Life'	Move to after 'The Town and Country Planning Act 2004'	In order to maintain alphabetical order
Main Town Centre Uses	Main Town Centre Uses - Planning Policy Statement 4 in addition to retail identifies several other uses as 'main town centre uses' including offices, leisure and entertainment, arts, culture and tourism. These headings amongst other things encompass hotels, pubs / cafés / bars / restaurants, cinemas, bowling alleys,	<del>Main Town Centre Uses - Planning Policy Statement 4</del> <u>the National Planning Policy Framework (NPPF)</u> in addition to retail identifies several other uses as 'main town centre uses' including offices, leisure <del>and entertainment, arts, culture and tourism.</del> <del>These headings amongst other things encompass hotels, pubs / cafés / bars /</del>	To provide an update on the terminology in accordance with the new national planning policy framework

	commercial health and fitness clubs and casinos as 'main town centre uses'.	<del>restaurants, cinemas, bowling alleys, commercial health and fitness clubs and casinos as 'main town centre uses',</del> <u>entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</u>	
Planning Policy Statements	Planning Policy Statements – national planning guidelines issued by Central Government	Planning Policy Statements – national planning guidelines issued by Central Government which were replaced by the National Planning Policy Framework (NPPF) in March 2012	To provide an update on the terminology in accordance with the new national planning policy framework
Soundness	Soundness – In order for an Area Action Plan (AAP) to be considered 'sound' it must be justified by a robust evidence base and be prepared in accordance with the Test of Soundness in Planning Policy Statement 12 and the local authorities Statement of Community Involvement.	Soundness – In order for an Area Action Plan (AAP) to be considered 'sound' it must be justified by a robust evidence base and be prepared in accordance with the <del>Test of Soundness in Planning Policy Statement 12</del> <u>National Planning Policy Framework (NPPF)</u> and the local authorities Statement of Community Involvement.	To provide an update on the terminology in accordance with the new national planning policy framework
<b>Appendix A</b>			

Character Area 1	The River Nene is the centrepiece of the character with the mixture of built	The River Nene is the centrepiece of the character <u>area</u> with the mixture of built	Grammatical error
Character Area 9	The Historic Core character forms the historic heart of Northampton.	The Historic Core character <u>area</u> forms the historic heart of Northampton.	Grammatical error
Character Area 10	Development should provide active frontage at ground floor level onto existing such as Sheep Street and new streets incorporated into the design proposals.	Development should provide active frontage at ground floor level onto existing <u>streets</u> such as Sheep Street and new streets incorporated into the design proposals.	Grammatical error
<b>Appendix F</b>			
Schedule of Shopping Frontages – Secondary Frontages	1. Abington Street (North) – (79-85) 2. Abington Street (South) – (98,116)	1. Abington Street ( <del>North</del> <u>East</u> ) – (79-85) 2. Abington Street (South <u>West</u> ) – (98,116)	Factual error.
Drapery East & West	retailers such as DW Sports, H Samuel Jewellers and Game Station.	retailers such as <del>DW Sports</del> , H Samuel Jewellers and Game Station.	Factual error – shop closure
<b>Appendix G</b>			
Appendix G Table G.1	R: Retail D: Dwellings H: Hotel (bed number) (All figures in m <sup>2</sup> ) O: Office * : A3 △: Delivery development on external influences (see policy) (All figures in m <sup>2</sup> )	R: Retail D: Dwellings H: Hotel (bed number) (All figures in m <sup>2</sup> ) O: Office * : A3 <del>△: Delivery development on external influences (see policy)</del> (All figures in m <sup>2</sup> )	Correction

Appendix G Table G.1	Policies are not listed in the order of policy number	Re-arrange the order of the policies in accordance with the policy numbers	Correction
Appendix G Table G.1	Policy 7 Fishmarket Bus Interchange is not included	Phase 1  <u>Bus Interchange</u> <u>Ancillary Retail</u>	Correction
Appendix G Table G.1 Policy 15	Phase 3 2021-2026 (12,000) △	Phase 3 2021-2026 <del>(12,000) △</del> <u>Up to 132,500 O for Phase 1 to 3</u>	Correction
Appendix G Table G.1 Policy 17	Phase 2 37,000 R 26,000 O	Phase 2 37,000 R <del>26,000 O</del>	Correction
Appendix G Table G.1 Policy 19	Phase 2 2,000 R 250 D Phase 3 Hotel	Phase 2 <del>2,000 R</del> <del>250 D</del> <u>270 D</u> <u>26,000 O</u> Phase 3 Hotel	Correction
Appendix G Table G.1 Policy 20	Phase 1 10,000 O 105 bed H 500 R*	Phase 1 10,000 O 105 bed H <del>500 R*</del> <u>250*</u> <u>Student Accommodation 464 beds</u>	To provide greater clarification
Appendix G Table G.1 Policy 21	Phase 2 3,600 R 27,000 O Dependents In the short term: NCC decision to relocate operation to town centre location	Phase 2 <del>3,600 R</del> 27,000 O Dependents In the short term: NCC decision to relocate operation to town centre location	Due to a reflection of current scheme, there is no definite figure at this stage.



	medium to long term: commercial potential to redevelopment site	<del>Medium to long term: commercial potential to redevelopment site</del> <u>Site allocation allows a mixture of hotel/residential/ small scale retailing/financial services/restaurants/cafés/bars/public houses/ drinking establishments, amount to be determined through future master planning/planning application process.</u>	
Appendix G Table G.1 Policy 24	Phase 3 (2,000) $\Delta$ Dependents Community engagement for future planning	Phase 3 <del>(2,000) <math>\Delta</math></del> Dependents Community engagement for future planning <u>Site allocation allows housing/employment development and detail will be determined through Neighbourhood Planning process</u>	To provide correction and greater clarification
Appendix G Table G.1 Policy 26	Phase 1 3,000 <b>R</b> Phase 2 2,200 <b>R</b> 43,000 <b>O</b> 187 <b>D</b> Phase 3 89 <b>D</b>	Phase 1 <del>3,000 <b>R</b></del> Phase 2 <del>2,200 <b>R</b></del> 43,000 <b>O</b> <del>187</del> <u>200</u> <b>D</b> Phase 3 <del>89</del> <u>70</u> <b>D</b>	Correction
Appendix G Table G.1 Policy 27	Phase 3 100 bed <b>H</b> (2,000) $\Delta$ Dependents Flood risk mitigation	Phase 3 <del>100 bed <b>H</b></del> <del>(2,000) <math>\Delta</math></del> Dependents Flood risk mitigation	Correction



	Funding streams coming on line	Funding streams coming on line	
Appendix G Table G.1 Policy 32	Phase 2 16,750 R	Phase 2 <del>16,750 R</del> Phase 3 17,000 R	Correction
Appendix G Table G.1 Policy 18	Phase 2 6,000 R Dependents Potential to relocate the Library	Phase 2 <del>6,000</del> 9,000 R Dependents Potential to relocate the Library <u>facility</u>	To provide gross floorspace figure  To provide greater clarification
Appendix G Table G.1 Policy 33	Phase 2 2,500 O 50 D	Phase 2 2,500 O 50 D <u>250</u>	Correction
Appendix G Table G.1 Policy 23	Dependents Late delivery in Plan Period as 'edge of centre' Land Assembly etc	Dependents Late delivery in Plan Period as 'edge of centre' Land Assembly etc <u>Site allocation allows either residential/office/small scale employment/community facilities/leisure/educational/small scale retailing, amount to be determined through future master planning/planning application</u>	To provide greater clarification
Appendix G Table G.1 Policy 34	Phase 1 119 D	<u>Allocation allows office/residential uses amount to be determined through future master planning/planning application.</u>	To provide greater clarification
Appendix G	Policy Areas	Policy Areas	To provide greater

Table G.1 Other Potential Housing site outside of the Major Development Sites listed above	Other Potential Housing site outside of the Major Development Sites listed above	<del>Other Potential Housing site outside of the Major Development Sites</del> <u>not considered through policy allocations</u> listed above Phase 1 <u>390</u> Phase 2 <u>36</u> Dependents <u>Appendix H refers</u>	clarification
Appendix G Table G.1 Totals		Remove this row	To simplify the table
<b>Appendix I</b>			
Appendix: I Para I.0.1	I.0.1 List of Northampton Local Plan 1997 policies that are to be replaced by policies in the Central Area Action Plan I.0.2 The following list provides details of Saved policies which will be replaced by the Central Area Action Plan. Saved Policies which are not listed below will be replaced by strategic policies within the West Northamptonshire Joint Core Strategy.	I.0.1 List of <u>the adopted</u> Northampton Local Plan 1997 policies <del>that are to be replaced</del> by policies in the Central Area Action Plan <u>are shown below.</u> I.0.2 <del>The following</del> list provides details of Saved <del>p</del> <u>P</u> olicies <del>which will be replaced</del> by the Central Area Action Plan. Saved Policies which are not listed below will be replaced by strategic policies within the West Northamptonshire Joint Core Strategy.	To provide greater clarification