Dear Sirs

Please find attached completed Local Plan Part 2 and Call for sites forms in respect of land at Hunsbury Hill, Northampton.

Regards

Martin Bagshaw MRTPI
Consultant
John Martin & Associates
THE SUBMISSION OF AVAILABLE SITES FOR CONSIDERATION FOR POTENTIAL DEVELOPMENT

April 2016

Please use the following form to submit details of a site that you consider has potential for development. A separate form must be completed for each individual site.

You must include an Ordnance Survey based plan that includes the following:
- A suitable scale to identify the site boundaries.
- Location details for easy identification eg. two road names are usually appropriate.
- The site boundary clearly outlined.

Please only complete forms for sites that can accommodate 5 or more net new dwellings, or which are capable of delivering economic development of 0.25ha (or 500m² floorspace).

Please fill in the form even if you have previously submitted a site for inclusion in previous years, including for consideration as part of the Joint Core Strategy Strategic Housing Land Availability Assessment (SHLAA). However, it would be very helpful to us if you can make it clear that this is a resubmission on the form.

Please do not send in details of sites outside of the Northampton Borough Council boundary.

Please be aware that information you submit in response to this request will be made publicly available by Northampton Borough Council and will be identifiable by name or organisation. Please see the disclaimer at the end of the form.

If you are in doubt about whether to submit a site or if you have any other queries please contact Northampton Borough Council on 01604 837326 or email planningpolicy@northampton.gov.uk.

In order to meet our current timescales for updating the evidence base, please return this form and your location plan by **5 pm on Friday 10 June 2016**.

We would prefer responses to be submitted through our online consultation system:

http://northampton.gov.uk/localplanissues

Responses can also be sent:

by email: planningpolicy@northampton.gov.uk
THE SUBMISSION OF AVAILABLE SITES FOR CONSIDERATION FOR POTENTIAL DEVELOPMENT APR 2016

or by post: Land Availability Assessment, Planning Policy, Regeneration, Enterprise & Planning Directorate, Northampton Borough Council, The Guildhall, St Giles Square, Northampton NN1 1DE
Please read the notes at the end of this form before submitting.

<table>
<thead>
<tr>
<th>Your Contact Details</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Your Details</strong></td>
<td><strong>Agents Details (if applicable)</strong></td>
</tr>
<tr>
<td>Name</td>
<td>Martin Bagshaw</td>
</tr>
<tr>
<td>Organisation</td>
<td>Northamptonshire ACRE</td>
</tr>
<tr>
<td>Position</td>
<td>Consultant</td>
</tr>
<tr>
<td>Email</td>
<td></td>
</tr>
<tr>
<td>Telephone</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>c/o Agent</td>
</tr>
<tr>
<td></td>
<td>10 Church Street</td>
</tr>
<tr>
<td>Town</td>
<td>Market Harborough</td>
</tr>
<tr>
<td>Postcode</td>
<td>LE16 7NB</td>
</tr>
</tbody>
</table>

**Your Role**: Are you the Landowner, Land Agent, Developer, Housing Association, Planning Consultant, Other?

Planning Consultant

Please see the Fair Processing Notice within the Guidance Notes.
2. Site Details

To avoid delays it is essential that you provide a plan showing clearly the site location and boundary (preferably at a scale of 1:2500 or 1:1250)

| Name of Site / Site Address | Hunsbury Hill Farm  
|                            | Danes Camp Way  
|                            | Northampton |
| Postcode (if known)        | |
| Site size (hectares)       | 1.2 |
| Ordnance Survey Grid  
| Reference (if known) | Easting  
|                            | Northing |
| What type of development  
| are you proposing (i.e.  
| housing, industrial,  
| commercial, leisure,  
| mixed use (please specify)) | Housing |
| Existing / Previous use of  
| the site i.e. housing,  
| industrial, agriculture | Existing buildings and associated open land |
| Please indicate what  
| percentage of the site  
| was previously developed  
| and what is not | Previously developed  
| 60% | Not previously developed  
| 40% |
| Has the site been submitted  
| to the Council for  
| consideration for  
| development before? | Yes  
| No X |
| If YES, please provide details | |
| Has the site ever been the  
| subject of a planning  
| application or pre-application  
| advice for housing or for other | Yes  
| No X |
## Availability

### 3. Site Ownership

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Own all of the site?</td>
<td>Yes</td>
<td>Δ</td>
</tr>
<tr>
<td>Own part of the site?</td>
<td>Δ</td>
<td></td>
</tr>
<tr>
<td>Hold a legal interest in all of the site?</td>
<td>Δ</td>
<td></td>
</tr>
<tr>
<td>Hold a legal interest in part of the site?</td>
<td>Δ</td>
<td></td>
</tr>
<tr>
<td>Do not own (or hold any legal interest in) the site?</td>
<td>Δ</td>
<td></td>
</tr>
</tbody>
</table>

If you are not the owner, or own only part of the site, do you know who owns the site or the remainder of the site (please provide details)? Is land acquisition required?

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the owner (or other owner(s)) support your proposals for the site?</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>With regard to development, is the site considered to be available?</td>
<td>Yes X</td>
<td>No</td>
</tr>
</tbody>
</table>
## Deliverability

### 4. Amount of new development / Timescales

<table>
<thead>
<tr>
<th>What is the estimated number of new homes or amount of commercial floorspace that you consider could be provided on the site?</th>
<th>16 dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>When is the site likely to be available for development?</td>
<td></td>
</tr>
<tr>
<td>Within 5 years</td>
<td>Yes△</td>
</tr>
<tr>
<td>Between 6 and 10 years</td>
<td>△</td>
</tr>
<tr>
<td>Between 11 and 15 years</td>
<td>△</td>
</tr>
<tr>
<td>Over 15 years</td>
<td>△</td>
</tr>
</tbody>
</table>

Please identify any issues affecting the timescale for bringing the site forward for development (e.g. infrastructure requirements)

### 5. Financial Viability

Has an economic viability assessment been carried out for the proposed development?

<table>
<thead>
<tr>
<th>Yes</th>
<th>△</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>△</td>
</tr>
<tr>
<td>Unsure</td>
<td>X△</td>
</tr>
</tbody>
</table>

If YES, please provide details or attach separately

### 6. Market interest

Do you know if there has been any market interest in the site?

<table>
<thead>
<tr>
<th>Yes</th>
<th>△</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>△</td>
</tr>
<tr>
<td>Unsure</td>
<td>X△</td>
</tr>
</tbody>
</table>
7. Utilities

Please tell us which of the following utilities are available to the site:

<table>
<thead>
<tr>
<th>Utility</th>
<th>Yes</th>
<th>No</th>
<th>Unsure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mains water</td>
<td>X</td>
<td>Δ</td>
<td></td>
</tr>
<tr>
<td>Mains sewerage</td>
<td>X</td>
<td>Δ</td>
<td></td>
</tr>
<tr>
<td>Electricity supply</td>
<td>X</td>
<td>Δ</td>
<td></td>
</tr>
<tr>
<td>Gas supply</td>
<td>X</td>
<td>Δ</td>
<td></td>
</tr>
<tr>
<td>Public Highway</td>
<td>X</td>
<td>Δ</td>
<td></td>
</tr>
</tbody>
</table>

8. Potential constraints

Are you aware of any issues that could stop the site being developed or affect the timescale for delivering the development?

Physical constraints (pylons, trees, topography, other) - No

Does the site have access constraints or ransom strips

Do restrictive covenants prevent development?

Do current uses need to be relocated?

Public rights of way cross or adjoin the site?

Is the land contaminated?

Are there other constraints the Council should be informed of?

If you have answered YES to any of the above questions, please provide details including details of how you consider the constraints can be overcome:
Potential Housing Sites

Please answer the following questions if the site is being submitted for having potential for housing (including as part of a mixed use development)

<table>
<thead>
<tr>
<th>Question</th>
<th>Answer</th>
</tr>
</thead>
<tbody>
<tr>
<td>If there are existing residential dwellings on the site, what is the estimated number of net additional dwellings that you think could be built on the site?</td>
<td>16</td>
</tr>
<tr>
<td>How many homes do you think will be built each year?</td>
<td>16</td>
</tr>
</tbody>
</table>

**Type and size of new homes**

<table>
<thead>
<tr>
<th>Type of Dwelling</th>
<th>4+ bed</th>
<th>3 bed</th>
<th>2 bed</th>
<th>1 bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Houses (including bungalows)</td>
<td>8</td>
<td></td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>Flats/apartments</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If you wish to provide further information related to the site that you submitting, please continue on a separate sheet.
9. Methodology for the Northampton Land Availability Assessment

Do you have any comments on the proposed Methodology for the Northampton Land Availability Assessment?

<table>
<thead>
<tr>
<th>Name (print)</th>
<th>Martin Bagshaw</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td>06/06/16</td>
</tr>
</tbody>
</table>

Declaration:

I understand any comments submitted in response to this request will be made publicly available by Northampton Borough Council and will be identifiable to my name or organisation.

Please read the following:

1. The information collected in this form will be used by Northampton Borough Council to inform its land availability assessments as part of the preparation of the Northampton Local Plan (Part 2). By responding you are accepting that the information within it will be made available to the public and will be identifiable by name or organisation.

2. The identification of sites, buildings or areas within any Council land availability assessment does not mean that the Council would grant planning permission for development. All planning applications, including those for residential development will be determined in accordance with the development plan unless material considerations indicate otherwise.
3. The inclusion of sites within any Council land availability assessment does not preclude use or development for other purposes.

4. Any boundaries shown within any Council land availability assessment are based on information available at the time of the preparation of the survey. They do not represent an absolute area for any future proposals.

5. The exclusion of sites from any Council land availability assessment does not preclude their development for residential or other use.

6. Any Council land availability assessment will represent an estimate of when sites may come forward for development. It does not mean that applications which come forward at different times will be refused on that basis.

7. Any Council land availability assessment will use the information available at the time of the study. The Council does not accept liability for any omissions or factual inaccuracies that may be contained within any Council land availability assessment. Applicants for planning permission are advised to carry out their own assessments and analysis of any site and not rely on the information within any Council land availability assessment.

8. Where the site capacity identified in any Council land availability assessment is based on the surrounding neighbourhood density, this should not be taken as the level of housing which would be most appropriate on that site. The density of any planning application will be assessed through the normal planning process and any Council land availability assessment will not represent an over-riding justification for any particular density.

9. The Council intends any Council land availability assessment to be a living document which is subject to review. Therefore published information may be out-of-date.
Northampton Local Plan (Part 2) and Partial Review of the Central Area Action Plan

Comments Form and Guidance Notes

Issues Consultation Paper
SA Scoping Report
Draft Statement of Community Involvement

Northampton Borough Council
April 2016
Consultation Guidance Notes

- Northampton Local Plan (Part 2) Issues Consultation
- Sustainability Appraisal Scoping Report
- Draft Statement of Community Involvement

Northampton Borough Council is inviting your comments on the Northampton Local Plan (Part 2) Issues consultation and accompanying Partial Review of the Central Area Action Plan, the Sustainability Appraisal Scoping Report and a draft Statement of Community Involvement (SCI).

The Borough Council has published the Northampton Local Plan (Part 2) Issues consultation paper for consultation until Friday 10 June 2016. It is accompanied by a Sustainability Appraisal Scoping Report as part of the consultation. This is in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Northampton Local Plan (Part 2) will be the starting point for considering all planning applications within the Borough, alongside the policies in the West Northamptonshire Joint Core Strategy. The Local Plan (Part 2) will focus on providing local detail that is not already the subject of strategic policies.

It will identify land for new development for the provision of housing, jobs and other uses as well as areas for protection. The Local Plan will also include policies to help determine planning applications.

The Sustainability Appraisal Scoping Report sets out the scope of the Sustainability Report which will accompany the Northampton Local Plan (Part 2).

The Council is also consulting on the Draft Statement of Community Involvement, which sets out how the Council will involve the community in plan making and when considering planning applications.

**The consultation period runs from 27 April to 10 June 2016.**

**Where can I view the consultation documents?**

You can view the consultation documents in the following ways:

  This system also allows you to submit comments.
- At The Guildhall One Stop Shop, Northampton Borough Council, St Giles Square, Northampton NN1 1DE.
At all libraries in Northampton Borough.

If you do not have access to a computer, you can request paper copies by:
emailing planningpolicy@northampton.gov.uk
telephoning 01604 837326
or by writing to Northampton Local Plan (Part 2) Issues Consultation,
Planning Policy, Regeneration, Enterprise & Planning Directorate,
Northampton Borough Council, The Guildhall, St Giles Square,
Northampton NN1 1DE

If you would like copies of consultation documents in translated or other formats please refer to the Council’s website at:

http://www.northampton.gov.uk/info/200041/equality_and_diversity/1309/interpreting

How can I comment?

You can comment on the consultation documents in one of the following ways:

Online: http://northampton.gov.uk/localplanissues OR

Complete the comments form which you can download from the website. By using the comments form, it helps us ensure we have all the correct information to register and process your comments and keep you informed. Once completed you can do the following:

Email: planningpolicy@northampton.gov.uk OR

Post: Northampton Local Plan (Part 2) Issues Consultation, Planning Policy, Regeneration, Enterprise & Planning Directorate, Northampton Borough Council, The Guildhall, St Giles Square, Northampton NN1 1DE (using the comments form available on the website)

All the above can be found by accessing the following link:

http://northampton.gov.uk/localplanissues

Responses should be submitted by 5pm on Friday 10 June 2016.
**How will my comments be used?**

The Council will consider your comments in progressing work on the Northampton Local Plan (Part 2). Comments received will be published on the Council’s consultation portal in accordance with the Data Protection Act.

Responses will be reported to the Council’s Cabinet Advisory Group, which advises on the preparation of the Northampton Local Plan (Part 2). They will also be reported in summary to the Council’s Cabinet.

If you are organising a petition or intend to, or have signed one, it must be submitted by the deadline and be accompanied by the name and contact details of the petition organiser. The Council will only register the petition organiser on its Local Plan consultation database and future notifications will only be sent to the petition organiser. The number of signatories to the petition will be recorded.

Following the consultation, a feedback report will be produced setting out the main issues raised by the consultation documents. Responses will be used to inform preparation of the next versions of the documents. These will be:

- Northampton Local Plan (Part 2) Options consultation
- Sustainability Appraisal Report for Options Local Plan
- Final Statement of Community Involvement

**Fair Processing Notice issued under The Data Protection Act 1998**

All observations, objections and supporting comments submitted to Northampton Borough Council are public documents. Therefore the information you submit in response to consultations on the Local Plan will be publicly available as part of the consultation responses and made available for any member of the public to view in person. This may include your name and the comment made. Specific personal contact data such as your email address, signature, postal address and telephone number will not be published on the Northampton Borough Council website but retained for contact purposes only by the planning department at Northampton Borough Council.

In submitting a comment on the Local Plan you agree for your information to be held and processed for the purpose(s) and in the way detailed above.

If you have any questions, please contact us by email at: planningpolicy@northampton.gov.uk or by telephone: 01604 837326.
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<tr>
<th>Your Contact Details</th>
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<tbody>
<tr>
<td><strong>Your Details</strong></td>
</tr>
<tr>
<td>Name</td>
</tr>
<tr>
<td>Organisation</td>
</tr>
<tr>
<td>Position</td>
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<tr>
<td>Email</td>
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<td>Telephone</td>
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<tr>
<td>Address</td>
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<td>Town</td>
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<tr>
<td>Postcode</td>
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<tr>
<td>Your Role</td>
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**Northampton Local Plan (Part 2) and Partial Review of the Central Area Action Plan**

**Issues Paper**

**Northampton Local Plan (Part 2)**

**Question 1** – What are the main issues relating to housing delivery, mix and affordability which the Local Plan (Part 2) should consider? The Local Plan (Part 2) will not be reviewing the number of new homes that is already identified in the adopted Joint Core Strategy.

The housing policies of the Local Plan (Part 2) will need to enable the delivery of at least 18,870 dwellings over the plan period in accordance with WNJCS (Policy S3). Whilst this will require the Local Plan to include specific housing allocations in the local plan, it is considered that in the context of historical housing completions in the Borough and in order to provide the required number of completions in the current plan period there will be the further reliance on the development of windfall sites.

The proposed policies in the local plan, including those related to housing must therefore provide an appropriate level of flexibility to enable the development of windfall sites, many of which will result from conversion and re-use of existing buildings.

**Question 2** – Do you think that we need sites that can deliver new homes more quickly, in the short to medium term?
Question 3 - Do you think that we need a mix of market housing eg. family homes, housing for single households?

Question 4 - Do you think that we need a mix of affordable housing eg. affordable rent, social rent, shared ownership, Starter Homes?
Question 5 – Is there evidence to support the Local Plan (Part 2) introducing the optional national housing technical standards in relation to access and space standards?

Any consideration as to the introduction of housing technical standards must be assessed having due regard to the potential implications that such an approach may have on the viability of those development proposals where there are existing site constraints. In particular the conversion and re-use of buildings offering a windfall opportunity may be subject to a heritage constraint in the case of a listed building(s). The significance of any existing constraint which might apply to a site must be given due consideration. In this regard any proposed policy relating to technical standards must include adequate flexibility to enable those potential sites where constraints are identified to come forward for development.

Question 6 – Is there evidence to support the Local Plan (Part 2) introducing the optional national housing technical standards in relation to water efficiency standards?
Question 7 – Are there particular sites that are not used currently for employment uses which you consider would be particularly suitable for new employment uses? The Local Plan (Part 2) will not be reviewing the jobs growth which is already set out in the adopted Joint Core Strategy.

Question 8 – Outside of the Enterprise Zone, are there any other existing employment areas where opportunities could be improved and vacancy rates could be addressed? If so, how could this be achieved?
Question 9 – Do you think there are any areas within the Borough where certain types of employment development are generally acceptable but which currently require planning permission, which could reasonably be dispensed with through the introduction of a Local Development Order?

Question 10 – Please provide details of any particular infrastructure issues in relation to new development which you think the Local Plan (Part 2) should address, if possible providing evidence?
Question 11 – How do we ensure a successful town centre in light of changes to shopping habits such as increased use of out of town retail and on-line shopping? The Local Plan (Part 2) will not be reviewing the retail growth which is set out in the adopted Joint Core Strategy.

Question 12 - Are there areas where the location of betting shops and hot food takeaways should be restricted?
Question 13 – Is there a need for the Local Plan (Part 2) to include a locally specific policy to protect and enhance areas of biodiversity in addition to the policies in the NPPF and Joint Core Strategy?

The policies of the WNJCS in particular policies BN1 & BN5 along with those of the NPPF (109 – 118) are considered to provide adequate policy protection in respect of biodiversity.

Question 14 - Do you think there are priority areas where green infrastructure networks could be enhanced or extended?

Whilst it is acknowledged that the NPPF (76 & 77) does provide the opportunity for the designation of Local Green Space, there is a recognition that such a designation will not be appropriate for most green areas or open space. Should the LPA consider that such an approach is appropriate in the local plan, then it is imperative that those sites which were previously subject of the Northampton Local Plan 1997 Policy G6 – Greenspace are subject of a detailed reassessment, in accordance with the criteria set out in the NPPF (77) to determine whether there is sufficient justification to continue to support the protected status.
Question 15 – Is there a need for the Local Plan (Part 2) to include a locally specific policy to protect and enhance heritage in addition to the policies on the historic environment in the NPPF and the Joint Core Strategy?

It is considered that the NPPF (126 – 141) adequately addresses the protection and enhancement of designated heritage assets. It is however important that the local plan provides the opportunity for the conversion and re-use of listed buildings as these types of development are likely to provide a valuable contribution to the delivery of housing completions over the plan period. There will be circumstances where the conversion and re-use of a building(s) may only be financially viable through the addition of ‘enabling’ development and it is important that the respective heritage policies included in the local plan allow flexibility for such development to be brought forward.

Question 16 - Should the Council review the list of locally listed assets of historical importance?
Question 17 - Do you think there are locally important landscapes which should be identified in the Local Plan (Part 2)?

Question 18 – How do we ensure that new development preserves and enhances the character and appearance of the Borough and makes a positive contribution?
Question 19 – Is there a need for the Local Plan (Part 2) to include a locally specific policy to promote measures within new development to address climate change and renewable energy in addition to the policies in the Joint Core Strategy?

It will be important that any policy approach is not overly restrictive and provides adequate flexibility particularly where there may be a financial implication particularly in the proposed conversion and re-use of existing buildings for residential development.

Question 20 – Should we review and incorporate existing Interim Planning Policy Guidance (eg. Affordable Housing, Houses in Multiple Occupation, etc) into the Local Plan (Part 2)?
Question 21 - Are there any other issues that the Local Plan (Part 2) needs to consider?
Central Area Action Plan

Question 22 - Flood Risk and Drainage (Policy 5) - is this policy still appropriate and up to date in relation to the Drainage Plan Part 1?

Question 23 - Inner Ring Road (Policy 6) - is the proposal for the Inner Ring Road still appropriate and up-to-date?
Question 24 - Safeguarded Public Transport Route (Policy 8) – is the proposal for a public transport / cycling / walking route still appropriate and up-to-date?

Question 25 - Pedestrian and Cycling Movement Network (Policy 9) – should this policy be updated to link to the County Council’s Smart Corridors initiative? Are the identified routes into and across the town centre still up-to-date?
Question 26 - Parking (Policy 10) – should the Council identify more car parks within the town centre and if so, where should they be?

Question 27 - Improving the Retail Offer (Policy 13) – this policy needs to be updated due to changes in Government policy such as the extension of permitted development rights. Do secondary frontages still need to be identified?
Question 28 - Meeting Retail Capacity (Policy 14) – do we need a more up-to-date retail capacity study to ensure that this policy is up-to-date?

Question 29 - Office and Business Uses (Policy 15) – this policy needs to be revised due to changes in Government policy. Should we identify land for new offices within the town centre? How should the Council seek to safeguard existing office space, especially in light of recent and proposed Government changes regarding permitted development rights?
Question 30 – Do any of the site specific policies need updating? Please indicate which policies and provide details if possible (Policies 18-35).

Question 31 - Please provide details of any other policies in the Central Area Action Plan which you consider the Council should reassess to ensure that they are up-to-date, if possible providing evidence.
When preparing a Local Plan, the Council is legally required to undertake an environmental appraisal of its proposed plans and policies, as well as a Strategic Environmental Assessment (SEA). There is a requirement to consider the social, economic and environmental impacts of these policies.

**Question 32 - Do you have any comments on the Sustainability Appraisal Scoping Report?**

Please identify the page, paragraph number(s), table or appendix within the Scoping Report to which each of your comments applies.
The Statement of Community Involvement sets out how the local community, businesses and other organisations with an interest in development in Northampton can get involved. It provides a framework for involving and informing community engagement in plan making as well as in determining planning applications.

**Question 33 - Do you have any comments on the Draft Statement of Community Involvement?**