

## Lucy Staves

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**From:** Eleanor Gingell [REDACTED] >  
**Sent:** 10 June 2016 15:55  
**To:** Planning Policy  
**Cc:** Richard Henderson  
**Subject:** Local Plan Part II & Call for sites  
**Attachments:** DDL\_Pineham\_call for sites.docx; Northampton Local Plan Part 2.docx; Concept Plan - Upton Valley Way North Pineham.pdf; B13521.pdf

On behalf of my client, Davidsons Development, I enclose the following:

- A letter, setting our representations to the Part 2 Local Plan
- A completed 'Call for sites form'
- An illustrative concept plan
- A Site Location Plan (ref B13521).

I would be grateful if you could confirm receipt of these documents.

Kind regards,

**Eleanor Gingell MRTPI**  
Principal Planner  
Planning Division

Bidwells, John Ormond House, 899 Silbury Boulevard, Central Milton Keynes, MK9 3XJ

t: [REDACTED]  
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Before you print, please think of the environment.

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Approximately  
70 Dwellings



# Concept Plan

## Upton Valley Way North, Pineham

Scale 1:1000 @ A3 Date: 24.05.2016





**THE SUBMISSION OF AVAILABLE SITES FOR CONSIDERATION FOR  
POTENTIAL DEVELOPMENT APR 2016**

**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 500m<sup>2</sup> 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](mailto: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](mailto:planningpolicy@northampton.gov.uk)



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**or by post:** Land Availability Assessment, Planning Policy,  
Regeneration, Enterprise & Planning Directorate, Northampton Borough  
Council, The Guildhall, St Giles Square, Northampton NN1 1DE



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POTENTIAL DEVELOPMENT APR 2016

OFFICIAL USE ONLY:	
Reference	
Received	
Acknowledged	

Please read the notes at the end of this form before submitting.

1. Your Contact Details		
	Your Details	Agents Details (if applicable)
Name	Richard Henderson	Eleanor Gingell
Organisation	Davidsons Developments Ltd	Bidwells LLP
Position	c/o Agent	Principal Planner
Email	N/A	[REDACTED]
Telephone	N/A	[REDACTED]
Address	Wilson House Leicester Road	John Ormond House 899 Silbury Boulevard
Town	Ibstock	Central Milton Keynes
Postcode	LE67 6HP	MK9 3XJ
Your Role	Are you the – <b><i>Developer, Planning Consultant</i></b>	
	Planning Consultant on behalf of the developer	

Please see the Fair Processing Notice within the Guidance Notes.



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<b>2. Site Details</b>		
<b>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)</b>		
Name of Site / Site Address	Land East of Upton Valley Way, Pineham	
Postcode (if known)		
Site size (hectares)	3.30ha gross	
Ordnance Survey Grid Reference (if known)	471125	258908
What type of development are you proposing (i.e. housing, industrial, commercial, leisure, mixed use (please specify))	Residential development / open space	
Existing / Previous use of the site i.e. housing, industrial, agriculture	Agricultural	
Please indicate what percentage of the site was previously developed and what is not	Previously developed  N/A	Not previously developed
Has the site been submitted to the Council for consideration for development before?	Yes	No
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 uses?	Yes	



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If YES, please provide details

Pre-Application remains live. Case officer: Rowena Simpson- Ref PA/2015/0069

No formal written response has been received.

**Availability**

<b>3. Site Ownership</b>		
Do you (or your client): <del>Own all of the</del> <del>site? Own part of the</del> <del>site?</del> Hold a legal interest in all of the site? X <del>Hold a legal interest in part of the</del>		
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?		
Does the owner (or other owner(s)) support your proposals for the site?	Yes	<del>No</del>
With regard to development, is the site considered to be available?	Yes	<del>No</del>





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**Deliverability**

<b>4. Amount of new development / Timescales</b>	
What is the estimated number of new homes or amount of commercial floor space that you consider could be provided on the site?	Approximately 70 dwellings Please see enclosed concept plan ref:
When is the site likely to be available for development?  Within 5 years <input checked="" type="checkbox"/> X  Between 6 and 10 years  Between 11 and 15 years  Over 15 years	
Please identify any issues affecting the timescale for bringing the site forward for development (e.g. infrastructure requirements)	

<b>5. Financial Viability</b>		
Has an economic viability assessment been carried out for the proposed development?		
<del>Yes</del>	No <input checked="" type="checkbox"/> X	<del>Unsure</del>
If YES, please provide details or attach separately		

<b>6. Market interest</b>		
Do you know if there has been any market interest in the site?		
Yes <input checked="" type="checkbox"/> X	No	<del>Unsure</del>



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If YES, please provide details:

DDL is a developer and have an interest in the site.

### 7. Utilities

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

Mains water	Yes	<del>No</del>	<del>Unsure</del>
Mains sewerage	Yes	<del>No</del>	<del>Unsure</del>
Electricity supply	Yes	<del>No</del>	<del>Unsure</del>
Gas supply	Yes	<del>No</del>	<del>Unsure</del>
Public Highway	Yes	<del>No</del>	<del>Unsure</del>

### 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)~~

~~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:



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Adjacent public right of way on Southern boundary

**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)

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?	No - Greenfield
How many homes do you think will be built each year?	Approx. 25 p.a

**Type and size of new homes**

If known, what is the estimated type and size of new dwellings?	4+ bed	3 bed	2 bed	1 bed
Houses (including bungalows)	10	15	15	0
Flats/apartments	0	0	0	-

**If you wish to provide further information related to the site that you submitting, please continue on a separate sheet.**



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POTENTIAL DEVELOPMENT APR 2016

**9. Methodology for the Northampton Land Availability Assessment**

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

N/A

**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.

<b>Name (print)</b>	[REDACTED]
<b>Date</b>	10th June 2016

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.



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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 the 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.

Your ref: Northampton Local Plan Part 2  
Our ref: ELG/36219  
dd: 01908 206755  
df:  
e: [REDACTED]  
Date: 10th June 2016



Claire Berry  
Planning Policy and Conservation Manager  
Northampton Borough Council  
Northampton Borough Council,  
Guildhall, St. Giles Square,  
Northampton,  
NN1 1DE

John Ormond House  
899 Silbury Boulevard  
Central Milton Keynes  
MK9 3XJ  
t: [REDACTED]  
f: [REDACTED]  
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Dear Claire

**Northampton Local Plan Part 2  
Response on behalf of Davidsons Developments Limited**

I write on behalf of my client, Davidsons Developments Limited (DDL) in response to the current consultation on the Local Plan Part 2 document, which closes on Friday 10<sup>th</sup> June 2016. This document is the issues stage. Further rounds of consultation will follow throughout 2016, followed by submission in 2017 and adoption in 2018.

DDL has an active interest in land to the north of Banbury Way, Pineham. This site is located wholly within the Borough of Northampton and has also been submitted as part of the Call for Sites, which is running in parallel to this consultation, and includes a site location plan, together with an illustrative concept plan. It is considered that this site could accommodate approximately 70 dwellings, together with open space and the necessary surface water attenuation.

As a general matter, it is noted that the Northampton Local Plan (Part 2) is intended to cover the plan period 2011-2029 in order to be consistent with the West Northamptonshire Joint Core Strategy (WNJCS). When the plan is adopted (2018) we are concerned that the plan will not have a full 15-years, as recommended in paragraph 157 of the NPPF. Furthermore, and perhaps of a greater concern is, as a condition of the WNJCS being found 'sound' a review is to be undertaken to be adopted no later than 2020. It is our firm belief that the review of the WNJCS must be based on new, up to date evidence of housing and other needs. This could render the Part 2 Local Plan out-of-date some 2 years following adoption.

However, DDL acknowledge that there are a number of challenges to be overcome when reviewing the WNJCS. As such, on balance it is considered that a flexible Local Plan Part 2, which addresses the constraints and identifies sites that can deliver in the shorter term offers the potential to provide additional certainty to those that wish to bring sites forward through the planning process and help to meet the needs of the Borough.

**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.**

DDL note that, despite the WNJCS having been adopted since December 2013, the delivery rate of housing within the town has been somewhat lagging. As identified within the issues paper on page 13 Northampton



Borough Council is unable to identify 5 years' worth of housing land to enable delivery and suggest the 3.7 years referenced in the Issues Paper is a 'best case' scenario, particularly given the uncertainty in respect of the delivery on the Northampton South SUE at Collingtree on which a decision is not expected until August 2016.

DDL note that much of the land supply for the Borough is concentrated in large Strategic Allocations (SUEs). These sites can be slow to deliver due to the infrastructure requirements and complexity of advancing them through the planning process. The Local Plan Part II must identify a range of smaller sites, both within and adjoining the Borough Boundary that are able to deliver in the shorter term. If this cannot be achieved, it is considered that the only practicable option is for a full review of the WNJCS including re-assessing the overarching strategy to deliver the homes that Northampton requires to meet its objectively assessed needs as across the HMA.

**Question 2 – Do you think that we need sites that can deliver new homes more quickly, in the short to medium term?**

It is acknowledged that the Local Plan Part 2 cannot alter the strategy or the levels of housing set out within the WNJCS. However, DDL's concern is that at the present time there is no mechanism by which the Borough can meet its housing needs through sites that meet the definition of 'deliverable' as set out within footnote 11 of paragraph 47. Furthermore, should there continue to be an undersupply of suitable housing sites within the NRDA both the West Northamptonshire Joint Core Strategy and the Local Plan Part 2 are likely to be considered out of date when assessed against paragraph 49 of the NPPF. Furthermore, this has the potential to lead to speculative development, for example that found to be acceptable by an Inspector in Boughton, Daventry District, in November 2015 via appeal<sup>1</sup>

To overcome these concerns, DDL strongly believe that allocations for residential development must be made. In accordance with the settlement hierarchy set out within the WNJCS this must firstly be within the Borough Boundary and then secondly on sites that adjoin the Borough Boundary. As noted, DDL are presently promoting land capable of accommodating up to 70 dwellings (subject to detailed master planning) on land north of Banbury Lane, Pineham. This site is available now and could be delivered within the next 5 years. Sites such as this are considered critical to ensuring that the Borough can begin to meet its housing requirements.

Should the evidence gathered via this consultation demonstrate that there will not be capacity within the urban area to deliver the required housing, DDL consider that Northampton Borough Council should work proactively with Daventry District, South Northamptonshire and Wellingborough Borough Councils to identify suitable sites that fall within the Northampton Sub-Housing Market Area, either adjoining the NRDA boundary or in the villages that are within close proximity to the town. This is considered to be in accordance with National Policy and Guidance that requires housing to be met within the Housing Market Area. This principle has been established via the recent High court judgement of *St Modwen Developments v Secretary of State for Local Government and East Riding of Yorkshire Council* where Mr Justice Ousley<sup>2</sup> which clearly states that housing needs should be met within the Housing Market Area, which is not always synonymous with the administrative area.

<sup>1</sup> Land off Welford Road, Boughton (November 2015) Ref: PP/Y2810/W/15/3011449

<sup>2</sup> *St Modwen Developments v Secretary of State for Local Government and East Riding of Yorkshire Council* [2016] EWHC 968 (Admin)



**Question 4 - Do you think that we need a mix of affordable housing e.g. affordable rent, social rent, shared ownership, Starter Homes?**

Yes, it is important to provide a range and mix of affordable tenures to meet wider housing need. Whilst Northampton is considered to be relatively affordable when compared to the surrounding areas, access to suitable accommodation to meet the needs of Northampton is limited. This can have implications for creating the mixed and sustainable communities that are envisaged within the WNJCS. Subject to the detail to be brought through parliamentary regulations, DDL broadly welcome Starter Homes as an additional tenure of affordable housing, particularly where they can bring home ownership into the reach of younger people and families that may otherwise be unable to afford suitable accommodation to meet their needs.

**Question 20 - Should we review and incorporate existing Interim Planning Policy Guidance (e.g. Affordable Housing, Houses in Multiple Occupation, etc.) into the Local Plan (Part 2)?**

NPPF Paragraph 153 states “any additional development documents should only be used where clearly justified”. We consider that, whilst this Interim Guidance does not form part of the statutory development plan (e.g. DPD or SPD) consolidating the guidance into the Local Plan Part 2 would be in the spirit of the NPPF and assist in minimising the number of documents. It is acknowledged that some of the information contained within these documents, particularly in respect of affordable housing, may warrant the preparation of an SPD in due course where this will provide clarity and assist in making a successful application. We would urge the council to ensure that such documents are prepared in accordance with the correct regulatory procedures, rather than being perused as ‘Interim’ documents.

Furthermore, there is a concern that Interim Guidance has been used as a mechanism to avoid the statutory planning process and develop policy ‘via the back door’ in the absence of an up-to-date Local Plan. DDL feel this leads to confusion in the development management process as to the weight that these documents carry and how they should be applied. The incorporation of the key principles into the Local Plan will aid transparency for decision making, in addition to ensuring that the policy is subject to appropriate levels of scrutiny particularly where it has wider implications for viability. This is welcomed.

**Question 21 – Are there any other issues that the Local Plan (Part 2) needs to consider?**

Land North of Banbury Lane (see attached plan) is identified within the 1997 Local Plan as an area of Green Space (Policy E6) and the River Valley Protection Corridor (L16), both of these policies restrict development unless it is related to agricultural, leisure or recreational uses. We note that this area was previously identified as forming part of the Upton Country Park, which is a legacy from the previous South West District master plans and other historic documents that have guided the past expansion of Northampton in this location. The Country Park has now been defined and planning consent granted to form a protective ‘edge’ to Northampton and an appropriate gap between the built edge and the village of Harpole. This site and the adjoining land does not form part of the Country Park.

Having reviewed the policy context in detail, we note that since the adoption of the WNJCS in December 2014, the text of Policy E6 has been replaced by policies BN1, BN5, BN8 and RC2; and Policy L16 by BN8<sup>3</sup>. However, the proposals map has not been updated accordingly. A key task of the Local Plan Part II is to review all designations and assess if they are still relevant in the context of acute housing need or, as is the case for Land North of Banbury Lane, assess if some limited housing development has the potential to enhance and soften the edge of the built environment. We therefore suggest that this site could contribute to the housing supply and be deliverable within the 5-year period.

<sup>3</sup> For the avoidance of doubt, Policy BN5 (Historic Environment) and RC2 (Community facilities) are not relevant to the site.



**Northampton Local Plan Part II**

**Response on behalf of Davidsons Developments Ltd**

3 June 2016

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Should you wish to discuss any matters raised in our representation further, or require additional details of DDL's land interest, please do not hesitate to contact me on 01908 206755.

Yours sincerely

**Eleanor L. Gingell**  
Principal Planner

Enc