

[REDACTED]

From: Lucy Yates <[REDACTED]>
Sent: 10 June 2016 15:46
To: Planning Policy
Cc: Gavin Gallagher
Subject: 24741 - Northampton Local Plan Issues and Options Consultation & Call for Sites
Attachments: 160610 Local Plan Form.pdf; 160610 Call for Sites Form.pdf; COLL-02-101A CPGC Extension Land.pdf

Dear Sir/Madam,

Please find attached completed Northampton Local Plan Issues Consultation Form and Land Availability (Call for Sites) Form.

Please also find attached an accompanying site plan, the site of which we refer to in both of the attached forms.

If you have any queries please do not hesitate to contact Gavin or myself.

Regards

Lucy Yates
Senior Planner

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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



Northampton
Alive

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:

- On the Council's consultation portal at **<http://northampton.gov.uk/localplanissues>**
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.

Your Contact Details		
	Your Details	Agents Details (if applicable)
Name		Gavin Gallagher
Organisation	Bovis Homes Limited	Barton Willmore
Position		Associate Planner
Email	c/o Agent	████████████████████
Telephone	c/o Agent	██████████
Address	c/o Agent	Regent House Prince's Gate 4 Homer Road
Town		Solihull
Postcode		B91 3QQ
Your Role	Are you the Landowner, Land Agent, Developer, Housing Association, Planning Consultant, Other?	
	Planning Consultant for the Housing Developer promoting the site on behalf of the landowner	

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.

Our response is in relation to the issue of housing delivery.

We note that the Council will not be reviewing the housing numbers identified in the adopted JCS. The JCS identified that about 18,870 net additional houses will need to be delivered in the Borough.

The Council acknowledges that many of these new homes will be delivered on small and medium sized sites within the Borough with some of the SUE's contributing to this provision. We agree with this approach and consider that the land to the west of the allocated Northampton South SUE (Policy N5 of the JCS), which we have submitted to your call for sites, is a logical and sustainable expansion of this SUE. This site will assist the Council in meeting the housing needs of the Borough. The site would come forward as a future phase of the Northampton South SUE and therefore benefit from being part of a comprehensive development in terms of infrastructure and services, including a new Primary School and local centre.

The Council has acknowledged that it currently has only a 3.7 year housing land supply and therefore it is important that the Local Plan (Part 2) identifies sufficient sites to ensure the Borough has a 5 year housing land supply across the Plan period. The site would provide the Council with a longer term deliverable site which would assist the Council maintaining a five year housing land supply across the Plan period in accordance with the National Planning Policy Framework (The Framework).

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

Yes, and this can be achieved through delivery of the Northampton South SUE which benefits from a site allocation.

It is also important that sites are identified which can provide for the medium to longer term needs of the Borough so that the Council can maintain a 5 year housing land supply across the Plan period.

The Examining Inspector to the JCS acknowledged in at paragraph 130 of his report dated 2 October 2014 that “an extension of development further west of the Northampton South SUE maybe feasible in the longer term once a suitable access into the site could be identified and could be considered as Part 2 of the Local Plan”. The site would be developed as a future phase of the SUE and suitable access into the site would be via the highway network delivered as part of the SUE.

Question 3 - Do you think that we need a mix of market housing eg. family homes, housing for single households?

Yes.

The Framework states that Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. In accordance with the Framework the Council should consider the trends in the area to inform the mix of housing required.

The site to the west of the South Northampton SUE could provide a mix of housing in accordance with the requirements of the Framework.

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

As above answer to Question 3.

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?

The purpose of the national standards are to rationalise all the differing standards into a simpler, streamlined system with the aim of reducing burdens and help bring forward much needed new homes, and thus facilitate viable developments.

To facilitate viable development, Local Plan (Part 2) policy should not introduce any requirements that are more onerous than the prevailing optional national technical standards in relation to access and space standards.

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?

The purpose of the national standards are to rationalise all the differing standards into a simpler, streamlined system with the aim of reducing burdens and help bring forward much needed new homes, and thus facilitate viable developments.

To facilitate viable development, Local Plan (Part 2) policy should not introduce any requirements that are more onerous than the prevailing optional national technical standards in relation to water efficiency standards.

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?

Policy S10 and S11 of the West Northamptonshire Joint Core Strategy (JCS) promote measures to address climate change and renewable energy, therefore, it is not considered necessary to repeat these policies.

To facilitate viable development Local Plan (Part 2) policies should avoid introducing any requirements that are more onerous than either the JCS policies, National Policy or Building Regulations.

**Northampton Local Plan (Part 2)
Consultation On The Sustainability Appraisal Scoping Report**

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.

Table 4.1 - Key Sustainability Issues for Northampton

Affordable Housing

It is acknowledged that the delivery of affordable housing is a challenge for the Borough. As stated in our answers to Question 3 and 4, the site to the west of the South Northampton SUE as part of a comprehensive development would provide for a mix of housing in accordance with the Framework.

Car Dependency

The site to the west of the South Northampton SUE would form part of a comprehensive development with a local centre and choice of sustainable modes of transport and therefore contribute to a reduction in car dependency.