PAGE 2: Fair Processing Notice issued under The Data Protection Act 1998

Q1: Please provide your contact details in the boxes below:
Name: David Huffadine-Smith
Address 1: [redacted]
Address 2: [redacted]
Town: [redacted]
Postcode: [redacted]
Email Address: [redacted]
Phone Number: [redacted]

Q2: Are you an agent responding on behalf of another?  No

Q3: If you are an agent responding on behalf of another, please enter your details below:  Respondent skipped this question

PAGE 3: Consultation on the Northampton Local Plan (Part 2)

Q4: 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.

Housing delivery
Highways and drainage infrastructure MUST be provided in full prior to construction of dwellings, and other infrastructure such as schools, shops, doctors surgery, public open space with play equipment etc must be provided prior to the dwellings being occupied.

Housing Mix
The conversion of family dwellings, especially in terraced streets, must cease immediately. Former Council houses or social housing now in private ownership, and being let on multiple tenancy basis must be returned to their original use.
Off road parking on the basis of 1 car space per bedroom must be provided at all Houses in Multiple Occupation (HiMOS)
There needs to be greater provision of single-storey dwellings (bungalows)
Housing targeting the older population must have full mobility access to bathrooms and kitchens, eg wider opening doors, level access etc

Affordability
Affordability is determined by land price, which is dictated largely by H&CA. Affordable housing must be re-defined in relation to the national minimum wage and an achievable wage to house price multiplier.
Consideration should be given to greater use of Park Homes (Mobile Homes) for all-year occupation.

PAGE 4: Consultation on the Northampton Local Plan (Part 2)
Q5: Do you think that we need sites that can deliver new homes more quickly, in the short to medium term?
Yes, there should be sites for fast build, and for installing Park Homes, which are pre-fabricated and therefore achieve higher build quality, and can be installed quickly and cheaply on sites requiring less infrastructure, thus reducing overall costs.
Ditto, consideration to prefabrication and alternative eco-friendly build techniques.

PAGE 5: Consultation on the Northampton Local Plan (Part 2)

Q6: Do you think that we need a mix of market housing e.g. family homes, housing for single households?
Of course, but there is also a growing need for housing properly designed for the older population, retirees etc. Paying particular attention to Security, Mobility Access etc, location near to shops, surgery & other relevant amenities.

PAGE 6: Consultation on the Northampton Local Plan (Part 2)

Q7: Do you think that we need a mix of affordable housing e.g. affordable rent, social rent, shared ownership, Starter Homes?
Shared ownership is a scam - make things simple, own it or rent it, not some mix that leaves everyone dissatisfied. Affordable should be determined not by national market averages, but in relation to and appropriate multiplier or % of national minimum wage. There is a case with starter homes for owner to buy shell, and carry out completion & decorating themselves, thus making savings at the expensive end of the build process.

PAGE 7: Consultation on the Northampton Local Plan (Part 2)

Q8: Is there evidence to support the Local Plan (Part 2) introducing the optional national housing technical standards in relation to access and space standards?
Access & space - more car parking facilities - face the reality instead of trying to force some utopian ideal.

PAGE 8: Consultation on the Northampton Local Plan (Part 2)

Q9: Is there evidence to support the Local Plan (Part 2) introducing the optional national housing technical standards in relation to water efficiency standards?
Yes, grey water recycling should become mandatory, as should be SUDs for rainwater before it enters a sewerage network.

PAGE 9: Consultation on the Northampton Local Plan (Part 2)

Q10: 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.
Quite the reverse - The part of Timken allocated for industry should be re-allocated to housing, with the condition that the layout will provide new access to the existing thus relieving the badly designed junction at Main Road Duston with Timken Way South.
Q11: 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?

Employment areas need to be focussed in particular areas or zones, not pepper-potted as at present. New highways need to be provided to facilitate the associated traffic movements.

For example, a new single carriageway all-purpose highway along St Andrews Road then following the Brampton Valley Way / Brampton Nene as far as the Windhover, thus relieving congestion in Kingsthorpe.

Q12: 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?

Large-scale employment areas should be as separated from residential areas as much as possible, no more pepper-potting which inconveniences employers and residents alike.

Q13: 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?

See example at Q11.

Also the North-west bypass needs to be built in advance of development so that there is an inner, median and outer circles or pariphiques circling Northampton so that not so much traffic has to go into the centre in order to cross to the other side of town.

The waterside development area needs to use the old rail track from St. James to the eastern & Brackmills industry as an all-purpose highway.

Off-street parking needs to be provided at the Racecourse & Abington Park.

Three Traveller transit sites need to be provided, one in the north, one in the west, and one in the south, the existing one at Ecton Lane, Billing to serve the East. This will solve the recurring problem of unauthorised stopovers, enabling the Council to meet its statutory obligations, and alleviate any associated legal or clean-up costs.

All industrial building must be equipped with solar panels on the roof, and this policy to be applied retrospectively to existing buildings, including (in fact, especially) on Retail Parks.
Q14: **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.

Reduce access to alcohol, especially at night, by earlier pub / club closing times.

Encourage reversion of unsuccessful shops to other forms of employment, eg offices, or to residential.

Insist on a very high standard of architecture & presentation of buildings.

Put a new bus station (including long distance coaches) at the Castle site (Chalk Lane / Doddridge Street) near the Ibis Hotel.

---

Q15: **Are there areas where the location of betting shops and hot food takeaways should be restricted?**

Betting shops - Everywhere - close the lot - they are sucking the money out of people and contributing to financial misery.

Takeaways should be closed down the moment they infringe hygiene & public health legislation, and be converted to self-contained flats.

---

Q16: **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?**

Yes, in parks, school playing fields etc, instead of a fence, make space for trees & hedges to encourage wildlife. for example, define wide (5 metre to 10metre) boundary zones, including at allotments etc. not just Parks. This will reduce the areas having to be mowed.

Identify and retain areas of natural special interest (eg the Quarry at Duston Wildes), including geology, not just flora & fauna. Make features of these as part of a special protection programme.

Create linear parks along walkways & cycleways.

Plant trees, including fruit trees on any land that cannon be developed, eg former tips like at Sixfields & Stortons Pits.

---

Q17: **Do you think there are priority areas where green infrastructure networks could be enhanced or extended?**

See answer to previous question.
Q18: 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?
Yes

Q19: Should the Council review the list of locally listed assets of historical importance?
Yes - these need to be extended as too much of our heritage has been lost already

Q20: Do you think there are locally important landscapes which should be identified in the Local Plan (Part 2)?
Yes - the Quarry in Duston Wildes - site of special geological interest

Q21: How do we ensure that new development preserves and enhances the character and appearance of the Borough and makes a positive contribution?
Revert to traditional housing & building forms visually.
At the same time, use some imagination, for example the gasholders were a missed opportunity for some dramatic keynote and iconic buildings to be created

Q22: 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?
Yes - solar panels should be mandatory on all new-builds, and on all extensions, housing or otherwise.
Make them a Retrospective fitment on schools, warehousing, retail parks etc.

Q23: 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)?
Ban HiMOs, they are a social nuisance.
Take compulsory ownership of all letted property that is not being managed properly by the Landlord.
Q24: Are there any other issues that the Local Plan (Part 2) needs to consider?

Provision of safe cycleways, and strategically placed re-charge points for electric cycles and electric / hybrid motor vehicles.

Provide preferential low-cost parking for such vehicles.

Reduce the length of on-street car parking spaces to encourage use of smaller, less polluting vehicles, and vehicles that over hang or take up more than one bay will need to buy two tickets.

Restrict delivery of goods, removal of refuse etc to the hours when the shops are not open, so that the streets are clear for the "night-time" economy.

PAGE 24: Consultation on the Central Area Action Plan

Q25: Flood Risk and Drainage (Policy 5) - is this policy still appropriate and up to date in relation to the Drainage Plan Part 1?

Very much so - all drainage / main sewerage to be upgraded to cope with 1 in 200 year storm events, and developers forced to install these off-site where necessary.

Implement grey water re-cycling to reduce demand for potable water, and reduce volume discharged.

Roofwater to drain to tanks before being discharged to storm sewers in order to attenuate flows.

Many existing developments will require retrospective installation, this could be conditioned on applications for change of use or alterations.

Existing watercourses, ditches etc need to be cleared and upgraded, because most of the problems are due to indiscriminate backfilling, or failure to maintain them properly.

PAGE 25: Consultation on the Central Area Action Plan

Q26: Inner Ring Road (Policy 6) - is the proposal for the Inner Ring Road still appropriate and up-to-date?

Definitely, the model needs to be an inner town centre ring, a median ring, and an outer ring or periphique. this will relieve congestion at virtually all current congestion hot-spots.

PAGE 26: Consultation on the Central Area Action Plan

Q27: Safeguarded Public Transport Route (Policy 8) – is the proposal for a public transport / cycling / walking route still appropriate and up-to-date?

More useable cycleways needed, and these need to be well lit for public safety.

Buses need to be smaller, so that they cause less damage to roads.

PAGE 27: Consultation on the Central Area Action Plan
Q28: 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?

No detailed knowledge

PAGE 28: Consultation on the Central Area Action Plan

Q29: Parking (Policy 10) – should the Council identify more car parks within the town centre and if so, where should they be?

Yes, and the problem with Northampton Car Parks is that they are too far from where they are needed.

After all, why come into town, and then still have to walk to the shops, when at out of town retail parks you can park next to the shop that you want.

So if new bust station was at Chalk Lane / Doddridge, next to Ibis, the it could have a multi-storey care park over it.

Similarly, St Peters Way.

But most of all, additional parking is needed nearer to Abington Street.

PAGE 29: Consultation on the Central Area Action Plan

Q30: 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?

Yes

And the architectural quality of shop fronts needs to be improved tremendously.

PAGE 30: Consultation on the Central Area Action Plan

Q31: 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?

Its not so much a question of retail capacity, more a case of ensuring, even directing, better use of existing capacity.

Again, look to the existing architecture facades above the shop fronts, and force the shop fronts to become more sympathetic to, and in keeping with, those standards.

PAGE 31: Consultation on the Central Area Action Plan

Q32: 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?

Encourage offices, especially smaller & new start-up businesses, into the town centre, as this will stimulate visitors and gradually improve the retail footfall.

Smarter pubs & restaurants would be helpful, most of the existing are a pretty scabby offering.
PAGE 32: Consultation on the Central Area Action Plan

Q33: Do any of the site specific policies need updating? Please indicate which policies and provide details if possible (Policies 18-35).

Question not responded

PAGE 33: Consultation on the Central Area Action Plan

Q34: 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.

Question not responded

PAGE 34: Consultation On The Sustainability Appraisal Scoping Report

Q35: 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).

Question not responded

PAGE 35: Consultation On The Draft Statement Of Community Involvement

Q36: Do you have any comments on the Draft Statement of Community Involvement?

It would have been good to have had much wider publicity on this consultation

As a result, you will need to have another consultation when you have formulated the new document in draft form.