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:

- On the Council’s consultation portal at
  [http://northampton.gov.uk/localplanissues](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.
### Your Contact Details

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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.

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

There is a need to deliver new homes by 2020 at the latest.
The building rate needs to be accelerated.
Question 3 - Do you think that we need a mix of market housing eg. family homes, housing for single households?

A reasonable mix depending on demand is essential. Data need to be collected to guide provision.

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

The emphasis, in my opinion, should be on affordable rented 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?

Not known

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?

Not known
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.

The two sites of En BIOlogy Centre and the site occupied by the Chronicle e-Bo are prime sites for employment uses. This will bring employees into the town centre and boost the recreational facilities e.g. coffee shops or the development of the Town Square – which at the present time is very disappointingly!

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?

I am not sure of the energy which is being devoted to the development of the Enterprise Zone. This needs to be a Council priority as it will bring renewed life to the town if the zone can be developed. (The council can now keep money raised from the Business Rate)
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?

I would suggest that the Borough follow the example of some other places and lease the Town Square to a private company to invest in improving it, e.g. providing greenery (trees, shrubs, etc.) where the company can hold exhibitions and other events of interest to children & families. An attractive Town Square will draw in commerce to the Town Centre.

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?

Cycle routes should be a priority. Routes with which are interlinked so that motorists become instantly aware when they have drifted into a cycle lane are essential. Cyclists need help if they are to return to the road and reduce their use of pavements.
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.

The town centre needs to be attractive and safe. It needs to be supervised, visibly by security personal and using video surveillance.

The internet is gradually strengthening the retail outlets of the town centre – it is time to create more reasons than just shopping (though still important) for people to come to the town centre.

Question 12 - Are there areas where the location of betting shops and hot food takeaways should be restricted?

Yes in the Town Square and the main shopping/parking area, they should be restricted and efforts made to encourage restaurants and other 'upmarket' facilities. One betting shop would be OK, two doubtful, three - not at all.
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?

Probably – but I am not sure if the council would be prepared to make funds available.

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

Yes - should be enhanced
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?

Not sure

Question 16 - Should the Council review the list of locally listed assets of historical importance?

Probably
Question 17 - Do you think there are locally important landscapes which should be identified in the Local Plan (Part 2)?

Important landscapes in the borough have long since been destroyed. The issue seems to me to be irrelevant.

Question 18 – How do we ensure that new development preserves and enhances the character and appearance of the Borough and makes a positive contribution?

I cannot see that much can be done to enhance the character and appearance of the Borough; it is many years too late. Sorry for this pessimistic view.
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?

Answer: I have insufficient knowledge

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)?

Answer: I have inadequate knowledge of the issue.
Question 21 - Are there any other issues that the Local Plan (Part 2) needs to consider?

Can't respond. Have no or insufficient knowledge.
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?

Cannot answer.

Question 23 - Inner Ring Road (Policy 6) - is the proposal for the Inner Ring Road still appropriate and up-to-date?

Cannot respond.
Question 24 - Safeguarded Public Transport Route (Policy 8) – is the proposal for a public transport / cycling / walking route still appropriate and up-to-date?

See earlier response.

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?

See earlier response.
Question 26 - Parking (Policy 10) – should the Council identify more car parks within the town centre and if so, where should they be?

More parking space would be appropriate. The old Barclays site would be suitable if not overtaken by another business.

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?

Cannot respond
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?

Do not think more retail space will be needed. The intent is likely to proceed ahead for the foreseeable future.

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?

Office space in the town centre should be expanded in order to facilitate wider investment.
Question 30 – Do any of the site specific policies need updating? Please indicate which policies and provide details if possible (Policies 18-35).

See minutes of meeting.

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.

Covered in previous meeting.
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.

None
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?**

None