

Lucy Staves

From: Michael Warren <[REDACTED]>
Sent: 06 June 2016 15:47
To: Planning Policy
Cc: Claire Berry
Subject: Northampton (Part 2) Local Plan - Issues & Options consultation
Attachments: NBC LP - response.docx

Dear Claire

Northampton (Part 2) Local Plan - Issues & Options consultation <http://www.northampton.gov.uk/info/200205/planning-for-the-future/2199/northampton-local-plan-part-2-issues-and-options-consultation>
End date: 10/06/2016 17:00

Please find attached the response of SNC to the above consultation.

Kind regards
Mike

Michael Warren BA (Hons) MRTPI
Principal Planning Policy Officer
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You will appreciate that the above views are those of Council Officers and though given in good faith, cannot prejudice any decision which the Council, as the Local Planning Authority, might make.

Please note that South Northamptonshire Council adopted the Community Infrastructure Levy (CIL) on 21 October 2015. This means that all liable developments granted planning permission, including those allowed by an appeal decision, on or after **1st April 2016** will need to pay the levy. The CIL will not apply to liable developments that receive permission before this date. **The CIL will also apply to some developments that do not need planning permission if they are commenced on or after 1st April 2016.** Charges will apply to developments of new houses AND to new residential and retail developments of over 100sqm. More information about the CIL (including the Charging Schedule, definitions of what developments are liable and what developments are exempt) can be viewed by clicking here: <http://www.southnorthants.gov.uk/7143.htm>

Key Stage Timescale

Consultation on Scope (what the plan will cover and the plan area) and Issues **April 2016**
Options Consultation **September-October 2016**
Publication of Proposed Submission Draft (to be submitted to the Secretary of State for independent examination) and Period for Representations **March-April 2017**
Submission to the Secretary of State **July 2017**
Independent Examination **Autumn 2017**
Receipt of Inspector's Report following Independent Examination **Winter 2017**
Adoption of the Northampton Local Plan (Part 2) by the Council **Spring 2018**

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South Northamptonshire Council

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Your Ref: Claire Berry

Our Ref:

Ask For: Adrian Colwell

Direct Dial: [REDACTED]

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Date: 06 June 2016

Dear Madam

Northampton Local Plan (Part 2) - Issues and Options Consultation

Thank you for consulting South Northamptonshire Council regarding the above Plan.

The consultation has been considered and Northampton Borough Council (NBC) is advised that South Northamptonshire Council (SNC) wishes to make the following comments.

SNC raises no objections, in principle, and is supportive of the overall development strategy, with particular reference to the following:

Key issues for the economy:

- Securing economic success, supporting employment and the Northampton economy including site specific allocations for a range of employment and commercial uses.
- Strengthening and diversifying the local economic sectors through the retention and provision of high quality employment space, particularly in accessible locations
- Securing economic success and supporting the Northampton economy, strengthening and diversifying the local economic sectors through the provision of high quality employment space, particularly in accessible locations.
- The implementation of primary infrastructure necessary to support cumulative growth across the Borough.
- Maximising the opportunities of the riverside (eg The Waterside Enterprise Zone).

Key issues for housing:

Chapter 3 - Key issues affecting Northampton – Housing, of the Issues consultation document states:

The West Northamptonshire Joint Core Strategy (JCS) identifies a provision for 18,870 new homes to be built within Northampton Borough by 2029. Many of these new homes will be delivered on small and medium sized sites within the Borough. The JCS identifies several sustainable urban extensions which will be delivered on the edge of Northampton. Some of these urban extensions will also contribute towards this provision of 18,870 new homes to be delivered within Northampton Borough. The remainder of Northampton's need is to be met through the delivery of the sustainable urban extensions identified in the JCS. In total, 28,740 new homes will be delivered within Northampton Borough and the sustainable urban extensions between 2011 and 2029 to meet Northampton's objectively assessed need."

"The National Planning Policy Framework places significant weight on local planning authorities providing 5 years' worth of housing land to enable housing delivery. This is a 5 year rolling supply of specific, developable sites that are deliverable to meet the need for homes. The Borough currently has 3.7 years of housing land supply between 2015 and 2020. It is therefore important that the Local Plan (Part 2) identifies sufficient sites to ensure that the Borough has a 5 year supply of housing land.

- *Identifying site specific allocations to deliver the agreed Northampton housing provision as identified in the Joint Core Strategy and to ensure a continuous 5 year housing land supply.*
- *Delivering more housing in the short to medium term as well as in the longer term.*
- *Maximising the use of vacant buildings and brownfield land.*
- *Integrating the sustainable urban extensions with the wider urban area.*
- *Delivering an appropriate mix of affordable housing.*

In support of the above, SNC wishes to stress the importance of continuing to work with NBC DDC and WBC, to help ensure delivery of the Northampton Related Development Area (NRDA) housing figures, both in the short term and over the remainder of the plan period (West Northamptonshire JCS to 2029). This could include, for example, the preparation of a joint study to consider the capacity of the NRDA and options for additional growth both within and adjoining the NBC administrative area.

SNC welcomes the meetings so far held with NBC and other LPAs in respect of the Duty to Co-operate, and looks forward to further meetings, as well as to being consulted further, at the appropriate stages of the Local Plan process, and to working with Northampton Borough Council, Daventry District Council, as well as Wellingborough Borough Council, particularly in relation to delivery of the

Northampton Related Development Area housing figures, and the Northampton Growth Management Scheme.

Please don't hesitate to contact Andy Darcy ([REDACTED]), Mike Warren ([REDACTED] [uk](#)), or myself (contact details, above), if you have any queries regarding this matter.

Yours faithfully

[REDACTED]

Adrian Colwell
Head of Strategic Planning and the Economy