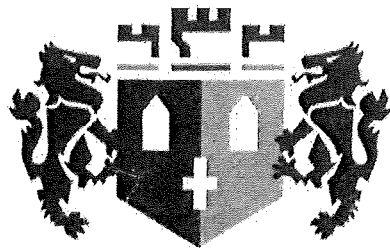


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**NORTHAMPTON  
BOROUGH COUNCIL**

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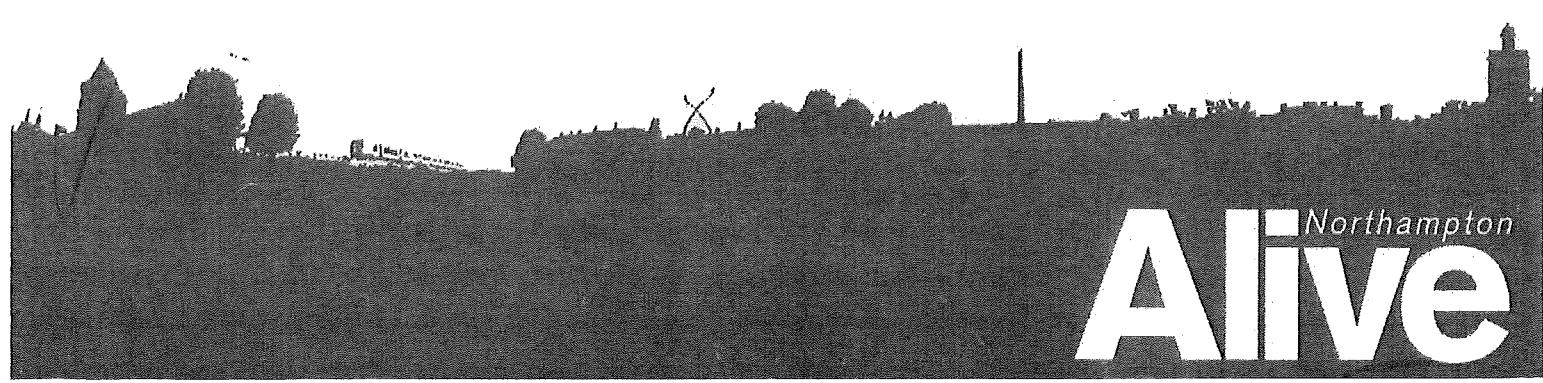
## **Northampton Local Plan (Part 2)**

**Comments Form and Guidance Notes**

**Options Consultation Paper  
and Sustainability Appraisal**

**Northampton Borough Council**

**September 2016**



**Alive** *Northampton*

## **Consultation Guidance Notes**

- Northampton Local Plan (Part 2) Options Consultation
- Sustainability Appraisal of the Options Consultation Paper

Northampton Borough Council is inviting your comments on the Northampton Local Plan (Part 2) Options consultation and the accompanying Sustainability Appraisal.

This follows the Scope and Issues consultation which was undertaken between April and June 2016. It focuses in more detail on some of the key issues in preparing the Northampton Local Plan (Part 2) and will form the second formal stage of the local plan preparation process.

The Options consultation paper sets out a vision for Northampton for 2029, the objectives which the Northampton Local Plan (Part 2) will be seeking to achieve and the strategy that will underpin future development and regeneration activity across the Borough. It sets out some of the key challenges that the new Local Plan (Part 2) will need to address, focusing on the delivery of growth, particularly the challenges of delivering new homes, economic prosperity and the future role of our centres, in a sustainable and deliverable way. The strategy sets out how the Council can plan positively for the new homes and jobs, whilst protecting and enhancing the natural and historic assets within the borough. The vision, objectives and strategy are informed by the West Northamptonshire Joint Core Strategy Local Plan (Part 1) and responses to the Northampton Local Plan (Part 2) Scope and Issues consultation.

The Central Area Action Plan (CAAP) 2013 contains development plan policies for Northampton town centre and its immediate surrounding area. Some policies have now been superseded by recent development and/or changes in legislation, such as recent changes affecting permitted development rights, and need updating. It is proposed that the new Local Plan (Part 2) will contain those CAAP policies which remain up to date and any CAAP policies which need updating. Once adopted, the new Northampton Local Plan (Part 2) will supersede the Central Area Action Plan.

The accompanying Sustainability Appraisal considers the likely significant effects that the Local Plan may have on various environmental, economic and social factors.

**The consultation period runs from Wednesday 21 September to 5pm on the 02 November 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/localplan>  
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:

telephoning 01604 837326

Or by writing to

Northampton Local Plan (Part 2) Options 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](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/localplan> 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](mailto:planningpolicy@northampton.gov.uk) OR

**Post:** Northampton Local Plan (Part 2) Options 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/localplan>

**Responses should be submitted by 5pm on Wednesday 02 November 2016.**

Please note that comments submitted to the Issues Consultation do not need to be sent again.

### **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. Consultation responses will be used to inform preparation of the following:

- Draft Northampton Local Plan (Part 2)
- Sustainability Appraisal of the Draft Local Plan (Part 2)

### **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](mailto:planningpolicy@northampton.gov.uk) or by telephone: 01604 837326.

Your Contact Details		
	Your Details	Agents Details (if applicable)
Name	Clive Ireson	
Organisation	Springs Voice Springboroughs Neighbourhood Plan	
Position	Chair	
Email	[REDACTED]	
Telephone	[REDACTED]	
Address	c/o 9 Tower Street	
Town	Northampton	
Postcode	NN1 2SN	
Your Role	Are you the Landowner, Land Agent, Developer, Housing Association, Planning Consultant, Other?	

## **Northampton Local Plan (Part 2)**

### **Consultation on the Options Paper**

**Question 1 – Do you have any comments on the vision for the Northampton Local Plan (Part 2)?**

Seems to be missing a vision for community provision – for example:

‘Northampton will provide provision for active local communities that promote community cohesion’

‘Northampton will excel in social care provision’

**Question 2 – Do you think there are other objectives that should be included?**

The provision of suitable play space and accessible community space is missing from the town centre and Spring Boroughs in particular and with increasing numbers living in these areas should be an objective to cater with these areas

**Question 3 - Do you agree that we should apply a 20% housing land supply buffer to our housing land supply?**

Yes

**Question 4 – Do you agree with a residential density of 40 dwellings per hectare outside of the sustainable urban extensions, with higher densities in the town centre, other centres and along key transport corridors?**

No – the town centre and Spring Boroughs in particular has enough high density one bedroom accommodation – it needs much more affordable family housing with gardens.

**Question 5 – In allocating sites for housing development, do you agree that we should give priority to sites that can be delivered in the short term?**

Yes

**Question 6 – What other actions would help new homes to be built and completed more quickly on the identified sites for housing development?**

Clear appraisal of the infrastructure and services needed for each site be identified and written up long before development takes place.



**Question 7 – Do you agree that we should identify sites for specialist housing?**

Yes with the high demand for land if this is not done specialist housing will probably not be provided. But if a developer proposes specialist housing in another location and is approved an identified site could be released.

**Question 8 – Do you agree that we should identify sites specifically for the provision of older persons housing?**

Yes. – needs to be affordable.

**Question 9 – Should allocations for general housing include a proportion of smaller market dwellings (1 and 2 bed)?**

Yes so that they are not all concentrated in the town centre.

**Question 10 – Should the plan specify a threshold or proportion of serviced plots to ensure the delivery of custom-build and self-build plots?**

Yes through partnering with an organisation such as Habitat for Humanity EB Homes would enable local people to take some control of Housing Need

**Question 11 – Do you agree that there is demand for more small scale office space, especially in the town centre?**

Yes

**Question 12 – Do you think that dated, low value office stock in the town centre is oversupplied?**

Yes

**Question 13 – Do you agree that outside the town centre, some medium and larger office allocations should be released to provide small or medium sized industrial and distribution uses to help meet demand for these uses?**

Yes

**Question 14 – In demonstrating that existing employment sites have been actively marketed before they are considered for release to other uses, should active marketing be required to be undertaken for a minimum period of 12 months or 24 months?**

Each case needs to be taken on its own merits and should involve the local community in deciding whether active marketing needs to be done at all for 6, 12 or 24 months (Residents Councils, Neighbourhood Forums Parish Councils etc)

**Question 15 – Do you agree that we should allow more flexibility in some smaller centres for other uses to be introduced?**

Smaller centres need to remain viable  
and so some flexibility needs to be introduced  
for other uses.

**Question 16 – Do you agree that we should review the secondary retail frontages policy, which restricts non-retail uses in some sections of frontage, to allow greater flexibility for non-retail uses in some areas?**

Yes

**Question 17 – Do you think that within the town centre, some of the medium and larger sized office allocations are oversupplied?**

Yes - I think that the town centre is oversupplied with medium and larger sized office allocations. I think that the town centre is oversupplied with medium and larger sized office allocations. I think that the town centre is oversupplied with medium and larger sized office allocations.

**Question 18 – Are there any other Development Management policies that you think should be included in the Northampton Local Plan (Part 2)?**

Play Spaces

## Northampton Local Plan (Part 2)

### Consultation On The Sustainability Appraisal of the Options Consultation Paper

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 the policies in the Local Plan.

#### Question 19 - Do you have any comments on the Sustainability Appraisal of the Options Consultation Paper?

Please identify the page, paragraph number(s), table or appendix within the Sustainability Appraisal to which each of your comments applies.

Table 2.1 : affordable housing

- Deprivation

- Crime

- areas and sites of significant historic importance

All these areas and many others if the related objectives are achieved will enhance the lives of those living in Spring Boroughs - one of the most deprived areas in England. If the objectives are not achieved further harm will be brought to Spring Boroughs

