



**COMPLETE**

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

**Q1: Please provide your contact details in the boxes below:**

Name	Kate Servant
Position (if appropriate)	Treasurer
Company (if appropriate)	Town Centre Conservation Area Advisory Committee
Email Address	[REDACTED]

**Q2: Are you are 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: Do you have any comments on the vision for the Northampton Local Plan (Part 2)?**

The 'Planning For Future Growth' section proposes that open space be used for housing development if it is of 'limited value, underused, or no longer serves its designated purpose' (p15). Open space can contribute greatly to the character of an area, and act as a positive setting to heritage assets including conservation areas and listed buildings. Under the National Planning Policy Framework, local authorities have a duty to protect the historic environment and to seek opportunities for enhancing heritage assets and their settings. However, this proposal risks developers picking off areas of open space for development without considering their current importance, nor their potential to enhance the historic environment. Writing this proposal into the plan without any indication of how 'limited value', 'underused' or 'no longer serves its designated purpose' will be assessed, nor any requirement to consider lost potential, is very dangerous. This proposal should be removed.

**PAGE 4: Consultation on the Northampton Local Plan (Part 2)**

**Q5: Do you think there are other objectives that should be included?** *Respondent skipped this question*

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

**Q6: Do you agree that we should apply a 20% housing land supply buffer to our housing land supply?** *Respondent skipped this question*

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

**Q7: 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?**

*Respondent skipped this question*

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**Q8: In allocating sites for housing development, do you agree that we should give priority to sites that can be delivered in the short term?**

*Respondent skipped this question*

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**Q9: What other actions would help new homes to be built and completed more quickly on the identified sites for housing development?**

*Respondent skipped this question*

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**Q10: Do you agree that we should identify sites for specialist housing?**

*Respondent skipped this question*

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**Q11: Do you agree that we should identify sites specifically for the provision of older persons housing?**

*Respondent skipped this question*

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**Q12: Should allocations for general housing include a proportion of smaller market dwellings (1 and 2 bed)?**

*Respondent skipped this question*

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**Q13: Should the plan specify a threshold or proportion of serviced plots to ensure the delivery of custom build and self build plots?**

*Respondent skipped this question*

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**Q14: Do you agree that there is demand for more small scale office space, especially in the town centre?**

*Respondent skipped this question*

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**Q15: Do you think that dated, low value office stock in the town centre is oversupplied?**

*Respondent skipped this question*

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**Q16: 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?**

*Respondent skipped this question*

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**Q17: 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?**

*Respondent skipped this question*

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**Q18: Do you agree that we should allow more flexibility in some smaller centres for other uses to be introduced?**

*Respondent skipped this question*

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**Q19: 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?**

*Respondent skipped this question*

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**Q20: Do you think that within the town centre, some of the medium and larger sized office allocations are oversupplied?**

*Respondent skipped this question*

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**Q21: Are there any other Development Management policies that you think should be included in the Northampton Local Plan (Part 2)?**

*Respondent skipped this question*

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**Q22: 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).**

1. The Sustainability Appraisal generally tends towards an optimistic rather than a balanced assessment. It isn't realistic to assess that development on this scale will have no significant negative impacts, e.g. on biodiversity, emissions and air pollution, and yet this is what is asserted in 4.3. Where it finds the possibility of a negative impact the SA classes it as uncertain, arguing that it will depend on how the plan is implemented, yet it doesn't apply the same caution when making positive impact assessments. E.g. in 4.8 the impact on heritage is assessed as (++) because of Objective 9 for High Quality Design - despite the fact that we don't know how this will be implemented. In contrast, in 4.18 the impact on biodiversity and the historic environment is assessed as having potentially negative effects but is shown as uncertain (?) because it will depend on where the housing development is delivered.

2. The SA assesses the proposed higher density development in town centres as helping town centre vitality (4.15). However, there is no discussion of the possibility that high density housing may reduce residential amenity and increase social deprivation in these communities.

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