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Introduction

What is the Local Plan Part 2?

1.1 The Council is preparing the second part of the Local Plan. The Local Plan Part 2 will help to deliver the strategy set out in the West Northamptonshire Joint Core Strategy, which is Part 1 of the Local Plan for Northampton, Daventry and South Northamptonshire.

1.2 The Local Plan Part 2 will address the supply of sites in the Borough to deliver more homes, maintain and expand employment opportunities, enhance the town centre, protect the historic and natural environment, and provide detailed development management policies for the Borough as a whole.

1.3 These policies will be used to determine planning applications for new development and identify sites where new development should go to meet the requirements set out in Part 1 of the Local Plan up to 2029.

The purpose of the sites consultation

1.4 The purpose of this consultation is to gather views on the potential future uses of sites to deliver the strategy and development required in Part 1 of the Local Plan. Any views will be considered alongside further work before deciding what goes into the Draft Local Plan Part 2. The Draft Plan will be subject to further consultation prior to a formal examination hearing.

1.5 In order to meet the development requirements set out in Part 1 of the Local Plan, the Local Plan Part 2 will need to allocate sites for development, including land for housing. This is the first public consultation that sets out a list of sites to be considered for further investigation in preparing the Local Plan Part 2.

1.6 The list contains sites that were submitted to the Council by land owners and developers, and for completeness includes council owned sites. It is important that all site options are explored for accommodating future development at this stage.

1.7 It should be noted that no decisions have been made about any of the sites mentioned in this consultation, and that all consultation responses will be taken into account when we draw up a more detailed draft plan for the next stage of the consultation process.

What has been done so far?

1.8 The sites consultation follows on from two rounds of consultation carried out in 2016 in which views were sought on the issues to be addressed in the Local Plan Part 2 and the options for how they might be dealt with in the Local Plan Part 2. These represented the first two stages in the process for producing the Local Plan Part 2 and provided the community of Northampton and other stakeholders with the opportunity to suggest any issues that they felt should be addressed and to comment on the options they thought were most appropriate.
1.9 The Local Plan Part 2 process is set out below.

Key stages in preparing the Local Plan Part 2 (LPP2) (current stage in orange)

- Public Consultation on Issues, April to June 2016
- Public Consultation on Options, September to November 2016
- Public Consultation on Sites, October to November 2017
- Public Consultation on the draft Local Plan Part 2
- Submission of draft Local Plan Part 2 to the Secretary of State and Planning Inspectorate
- Independent Examination in Public of the submitted Local Plan Part 2
- Adoption of the Local Plan Part 2 by the Council
This consultation

2.1 This document has been prepared following a review and update of the Council’s background evidence, consideration of responses to the Issues and Options consultations and having regard to national policy and best practice guidance.

2.2 Appendix A is a list of sites that have been assessed as being suitable for further consideration in preparing the Local Plan Part 2. Appendix B is a list of sites that have been assessed as not being suitable for further consideration.

2.3 It is important to note that the inclusion of sites in this consultation does not mean that they will be considered appropriate for development in the Local Plan Part 2. Comments received during this consultation and further work will be required before any decisions are made about what will go into the Draft Plan.

2.4 The purpose of this exercise is to help assess whether or not sites are worthy of further consideration. We would therefore like your views on the on the potential future uses of these sites, including which sites would be most appropriate for development, which sites would be least appropriate for development, and which sites should be protected? The Council also wants to know if there are any other sites that have not been included in this consultation which should be considered in the preparation of the Local Plan Part 2 (Call for Sites).

2.5 A series of consultation questions are at the end of this document. Please use the Council’s online response form to respond to this consultation.

How to respond

3.1 The best way to have your say is at northampton.gov.uk/lp2sitesconsultation

3.2 If you are unable to comment online, you can also:
   • email planningpolicy@northampton.gov.uk
   • write to: Planning Policy, Northampton Borough Council, The Guildhall, St Giles Square, Northampton, NN1 1DE

3.3 The deadline for responses is 5pm on Monday 13 November 2017.
The planning context

Previous consultation on the Local Plan Part 2

4.1 Comments on the issues consultation showed a general consensus on the need to identify sufficient housing sites in the Local Plan Part 2 to reach the Joint Core Strategy target of 18,870 net additional dwellings in Northampton from 2011-2029 as part of a of a wider strategy for the whole of the wider Northampton Related Development Area involving co-operation with Daventry District Council and South Northamptonshire Council.

4.2 Comments were also raised about the need to identify a demonstrable five year housing land supply and the need for flexible policies to kickstart housing delivery. There was also a comment that many new homes are likely to be delivered on small- and medium-sized sites and that the Local Plan needs to identify a range of such sites. This has been taken into account in this consultation document.

4.3 A number of sites not currently allocated for employment were suggested in comments as being suitable for employment. Some of these have been actively promoted for employment. Most of the comments on the issues consultation relate more to matters that will need to be considered in relation to the next stage of Local Plan consultation.

4.4 A number of responses to the Options Consultation supported the assurance that the Local Plan Part 2 would explore reasonable options to provide land to accommodate new homes, employment and other types of land use supporting growth.

4.5 Details of the responses received to the Issues and Options consultations are set out on the Council’s website http://www.northampton.gov.uk/localplan

Housing

4.6 Part 1 of the Local Plan (The West Northamptonshire Joint Core Strategy 2014) has set the housing requirement for Northampton at 18,870 new homes from 2011 to 2029, with a trajectory for the rate at which they should be completed. Table 1 sets out the trajectory in Part 1 of the Local Plan and yearly housing completions to date.
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<thead>
<tr>
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<td>-506</td>
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</tr>
</tbody>
</table>
4.7 Part 1 of the Local Plan has already allocated a series of Sustainable Urban Extensions (SUEs) around the edge of Northampton. Some of these are entirely within Northampton Borough and others fall within the boundaries of Daventry District Council and South Northamptonshire Council. Because these SUEs are already allocated in Part 1 of the Local Plan, it will not be necessary to allocate them in the Local Plan Part 2, so this consultation does not reconsider these sites.

4.8 Whilst the Local Plan Part 2 has to seek to meet the housing requirement in Part 1 of the Local Plan, it does not have to identify every single site that will come forward over the plan period. It only has to identify those that are key to the delivery of its strategy. This consultation only considers sites that are considered able to accommodate five or more dwellings as it is not intended to allocate smaller sites.

4.9 Even though not all sites have to be specifically identified, the Council will need to demonstrate, through its evidence that it has made a robust assessment of the sources of the supply of housing land that will come forward to meet its housing target. The Land Availability Assessment sets out the Council’s technical assessment based on information submitted so far. This may need to be reviewed and updated before we publish the draft Local Plan Part 2.

4.10 Table 2 below sets out how many homes have been built in Northampton since 2011; how many are currently under construction; how many have planning permission; and how many have been allocated in Part 1 of the Local Plan. It also shows how many houses are expected to be built on windfall sites. The capacity for new housing identified in the Land Availability Assessment on sites without planning permission is also included. This figure of 4,350 houses is comprised of the sites considered suitable for further investigation in Appendix A.

4.11 Taking into account the number of houses completed, with planning permission, and allocated in the Local Plan Part 1, leaves a balance of 3,033 against the target of 18,870 houses in Part 1 of the Local Plan. However, it is important to note that not all sites with planning permission or allocated will be delivered before 2029. Further work will need to be done on the timing and rates of delivery, particularly on large sites, to establish the amount of houses that the Local Plan (Part 2) will need to plan for.

4.12 The Land Availability Assessment indicates that beyond what has already got planning permission or is allocated in Part 1 of the Local Plan, there is sufficient land to accommodate a further 4,350 homes. Taking this into account and the potential windfall allowance of 2,400 houses, there could be sufficient land available to meet the target of 18,870 in Part 1 of the Local Plan.

4.13 Sites for housing in Northampton that the Council considers should be investigated further in preparation for the Local Plan Part 2 are set out in Appendix A. Sufficient sites without planning permission have been identified in the Council’s Land Availability Assessment to accommodate an estimated 4,350 dwellings.
### Table 2 – Existing completions and commitments

<table>
<thead>
<tr>
<th>Dwellings</th>
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<tbody>
<tr>
<td>Completions, 2011 to 2017</td>
<td>4,273</td>
</tr>
<tr>
<td>Under construction</td>
<td>368</td>
</tr>
<tr>
<td>With full planning permission but not yet started</td>
<td>2,109</td>
</tr>
<tr>
<td>With outline permission (includes Sustainable Urban Extensions allocated in the joint Core Strategy)</td>
<td>4,522</td>
</tr>
<tr>
<td>Allocated in the Joint Core Strategy, but without outline planning permission</td>
<td>4,565</td>
</tr>
<tr>
<td>Windfall allowance (2017 - 2029)</td>
<td>2,400</td>
</tr>
<tr>
<td>LAA sites without planning permission</td>
<td>4,350</td>
</tr>
<tr>
<td>Total</td>
<td>22,587</td>
</tr>
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</table>

### Employment

4.14 The Local Plan has to ensure that there is sufficient land available for employment uses (offices, industry and warehousing) and ensure that land allocated for those uses is still appropriate for those uses. The employment requirement set out in Part 1 of the Local Plan is 28,000 net additional jobs from 2008 to 2029. This is not split between the three constituent council areas, but evidence across West Northamptonshire indicates that there are broadly sufficient reserves across that area allowing for the allocation of strategic sites that will serve Northampton, such as the proposed business park at Junction 16 of the M1, just outside the borough. It is important, however, that changes in the amount of employment land are closely monitored and that existing employment land is protected and not lost to other uses unless it is no longer viable for employment generating activities. This is reflected in Part 1 of the Local Plan.

4.15 The Local Plan Part 2 only has to identify those employment sites that are key to the delivery of its strategy. Sites of less than 0.25 hectares have not been considered.

4.16 Even though not all sites have to be specifically identified, the Council will need to demonstrate, through its evidence, that it has made a robust assessment of the sources of supply of employment land that will come forward to meet its requirement for employment land. The Land Availability Assessment sets out the Council’s technical assessment based on information submitted so far. This may need to be reviewed and updated before we publish the proposed submission version of the Local Plan Part 2.
Consultation questions

Please use the online response form at www.northampton.gov.uk/lp2sitesconsultation

1. Which sites that have been assessed as being suitable for further consideration (Appendix A) do you think are most appropriate for development?

*Please state site number(s) – e.g. LAA0999 - and tell us why you think each site is most appropriate*

2. Which sites that have been assessed as being suitable for further consideration (Appendix A) do you think are least appropriate for development?

*Please state site number(s) – e.g LAA0999 - and tell us why you think each site is least appropriate*

3. Which sites do you think should be protected from development?

*Please state site number(s) – e.g. LAA0999 and tell us why you think each site should be protected from development*

4. Are there any sites that have been assessed as not being suitable for further consideration (Appendix B) that should be?

*Please state site number(s) – e.g. LAA0999 - and tell us why you think each site is suitable for further consideration*

5. Are there any sites which you think should be used for other purposes? Please state site number(s) – e.g. LAA0999, and the best use for the site. e.g.:

- Residential
- Employment
- Retail
- Community facilities
- Open or green space
- Waste
- Other (please specify)
6. Are there any other sites you think are suitable for the Council to consider in preparing the Local Plan Part 2?

*Please give further details, and submit details by email using the Call for Sites form available on the Council’s website ([www.northampton.gov.uk/lp2sitesconsultation](http://www.northampton.gov.uk/lp2sitesconsultation))*
Northampton Local Plan (Part 2)

Sites Consultation Paper
Northampton Borough Council
October 2017

Appendix A:
Sites to be considered for further investigation
**LAA0326**

**Orchard Hill**

**Area:** 1.49 hectares

**Billing Ward**

<table>
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<tr>
<th>Yield:</th>
<th>Up to 47</th>
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<tr>
<td></td>
<td>Years 11-15:</td>
</tr>
<tr>
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<td>Years 16+:</td>
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**Proposed land use:** Residential
Yield:

<table>
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<th>Years</th>
<th>Yield</th>
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<td>11-15</td>
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<td>16+</td>
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Proposed land use: Residential
# LAA0685

12 Pennycress Place

Area: 0.30 hectares

Billing Ward

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<tbody>
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<td>Years 6-10:</td>
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<td>Years 16+:</td>
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| Proposed land use: | Residential |

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Ordnance Survey licence no. 10019655
### Yield:

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<td>11-15</td>
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<td>16+</td>
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### Proposed land use:

- Residential
**SITE FOR FURTHER CONSIDERATION**

**LAA1049**

Land off Arbour Court

Area: 0.39 hectares

Brookside Ward

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<tr>
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<td>Years 16+:</td>
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| Proposed land use: | Residential |
SITE FOR FURTHER CONSIDERATION

LAA1059B

Land off Birds Hill Road

Area: 0.31 hectares

Brookside Ward

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<td>Years 11-15:</td>
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<td>Years 16+:</td>
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</table>

| Proposed land use: | Residential |

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### LAA1059C

**Land off Birds Hill Road**

**Area:** 0.15 hectares

**Brookside Ward**

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**Proposed land use:** Residential

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Yield:

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Proposed land use: Residential
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<td>Years 11-15:</td>
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| Proposed land use: | Commercial |

LAA0167
Tanner Street
Area: 0.41 hectares
Castle Ward
LAA0278

National Tyre/Oddbins Abington,
St Peters Way

Area: 0.40 hectares

Castle Ward

Yield:

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<th>Value</th>
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Proposed land use: Commercial
### Yield:

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<td>11-15</td>
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### Proposed land use:

Residential
### LAA0744

**The Ridings Arcade 61 - 63 St Giles Street (upper floors)**

**Area:** 0.14 hectares

**Castle Ward**

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| Proposed land use: | Residential & Commercial |

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SITE FOR FURTHER CONSIDERATION

LAA0749

Compton House, 83-85 Abington Street

Area: 0.06 hectares

Castle Ward

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Proposed land use: Residential
Yield:

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<td>Years 16+:</td>
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Proposed land use: Residential

32 Great Russell Street
Area: 0.15 hectares
Castle Ward

© Crown copyright and database rights 2017
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LAA0915
118-122 Wellingborough Road
Area: 0.10 hectares
Castle Ward

Yield:

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Proposed land use: Residential & Commercial
LAA1022

Belgrave House, Grosvenor Shopping Centre

Area: 0.21 hectares

Castle Ward

Yield:

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Proposed land use: Residential
Yield:

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<tr>
<td>16+</td>
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Proposed land use: Residential
### Yield:

| Years 1-5: | 12 |
| Years 6-10: | 12 |
| Years 11-15: | |
| Years 16+: | |

### Proposed land use:

- Residential
## Yield:

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## Proposed land use:

Residential & Commercial
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<tr>
<td>Years 16+:</td>
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</table>

| Proposed land use: | Residential & Commercial |

LAA1134
St Johns Railway Embankment
Area: 0.30 hectares
Castle Ward
LAA0672

Tunnel Hill Cottages, Rothersthorpe Road

Area: 5.20 hectares

Delapre & Briar Hill Ward

Yield:

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<thead>
<tr>
<th>Years</th>
<th>Yield</th>
</tr>
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<tbody>
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<tr>
<td>16+</td>
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</table>

Proposed land use: Residential
LAA1052

Coverack Close rear of garages

Area: 0.32 hectares

Delapre & Briar Hill Ward

Yield:

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<th>Years</th>
<th>Yield</th>
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<td>16+</td>
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Proposed land use: Residential
LAA1068
Garage site in The Briars, Briar Hill
Area: 0.13 hectares
Delapre & Briar Hill Ward

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<tr>
<th>Yield</th>
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<tbody>
<tr>
<td>Years 1-5:</td>
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<td>Years 11-15:</td>
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<tr>
<td>Years 16+:</td>
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| Proposed land use       | Residential            |
LAA1100
Hill Farm Rise
Area: 4.30 hectares
East Hunsbury Ward

Yield:

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<tbody>
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<td>16+</td>
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Proposed land use: Residential
Yield: 264
Years 1-5: 264
Years 6-10: 264
Years 11-15: 264
Years 16+: 264

Proposed land use: Residential
LAA1102

Site east of Towcester Road

Area: 2.49 hectares

East Hunsbury Ward

Yield:

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<tr>
<th>Year Range</th>
<th>Yield</th>
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<tbody>
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</tr>
<tr>
<td>Years 16+</td>
<td></td>
</tr>
</tbody>
</table>

Proposed land use: Residential
LAA1055

Land on the corner of Norman Road/Wellingborough Road

Area: 0.13 hectares

Headlands Ward

<table>
<thead>
<tr>
<th>Yield:</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
</tr>
<tr>
<td>Years 16+:</td>
<td></td>
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</tbody>
</table>

| Proposed land use: | Residential |

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**LAA1034**

Witham Way garage site

Area: 0.15 hectares

Kings Heath Ward

<table>
<thead>
<tr>
<th>Yield:</th>
<th>6</th>
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<tbody>
<tr>
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<td>Years 16+:</td>
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| Proposed land use:          | Residential |
LAA1035
West Oval garage site
Area: 0.18 hectares
Kings Heath Ward

Yield:

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<tbody>
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Proposed land use: Residential
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</tr>
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<td>Years 16+:</td>
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| Proposed land use:                   | Residential |

LAA1036  
Derwent Drive garage site  
Area: 0.20 hectares  
Kings Heath Ward  

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LAA1037

Swale Drive garage site and rear/unused land

Area: 0.16 hectares

Kings Heath Ward

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<thead>
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<tbody>
<tr>
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<td>Years 16+:</td>
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| Proposed land use: | Residential |
LAA1071

Medway Drive (rear of Medway Close)

Area: 0.24 hectares

Kings Heath Ward

Yield:

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<tbody>
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<td>16+</td>
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Proposed land use: Residential
LAA0204
The Farm, The Green
Area: 2.17 hectares
Nene Valley Ward

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<tr>
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<tbody>
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<td>Years 16+:</td>
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| Proposed land use: | Residential |

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<thead>
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<td>Years 16+:</td>
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| Proposed land use: | Residential |

LAA1033
Toms Close
Area: 0.52 hectares
Nene Valley Ward
**Yield:**

<table>
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<tbody>
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<td>16+</td>
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</table>

**Proposed land use:** Residential

- **LAA1069**
- Farmclose Road garage site
- Area: 0.15 hectares
- Nene Valley Ward

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<td>Years 16+:</td>
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| Proposed land use:            | Residential |
## LAA0719

### Car Garage Workshops, 409 Harlestone Road

**Area:** 1.09 hectares

**New Duston Ward**

---

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**Proposed land use:** Residential
### Yield:

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### Proposed land use:

- Residential
### SITE FOR FURTHER CONSIDERATION

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<td>Years 11-15:</td>
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</tr>
<tr>
<td>Years 16+:</td>
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| Proposed land use: | Residential |

LAA0910

379 Harlestone Road

Area: 0.53 hectares

New Duston Ward
**SITE FOR FURTHER CONSIDERATION**

LAA0629

British Timken

Area: 25.00 hectares

Old Duston Ward

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<p>| Proposed land use: | Residential &amp; Commercial |</p>
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<td>Years 16+:</td>
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**Proposed land use:** Residential
LAA0590

Nationwide Building Society (adj car park site)

Area: 3.16 hectares

Parklands Ward

Yield:

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<tr>
<th>Years 1-5:</th>
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<td>Years 16+:</td>
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Proposed land use: Commercial
**LAA1114**

Cedarwood Nursing Home, 492 Kettering Road

Area: 0.23 hectares

Parklands Ward

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<th>Yield:</th>
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<tbody>
<tr>
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**Proposed land use:** Residential
Yield:

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Proposed land use: Residential
### Yield:

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### Proposed land use:

<p>| |</p>
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<tbody>
<tr>
<td>Commercial</td>
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LAA1024

Great Houghton Independent School

Area: 7.50 hectares

Rushmills Ward

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| Proposed land use: | Residential and other appropriate mix |
LAA1098

The Green, Great Houghton
Area: 41.90 hectares
Rushmills Ward

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| Proposed land use: | Residential |
LAA1107
Former Abington Hill Farm, land off Rushmere Road
Area: 5.20 hectares
Rushmills Ward

<table>
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<tbody>
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Proposed land use: Residential
Yield:

<table>
<thead>
<tr>
<th>Years</th>
<th>Value</th>
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<tbody>
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<tr>
<td>11-15</td>
<td></td>
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<tr>
<td>16+</td>
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</table>

Proposed land use:

- Residential & Commercial
- Residential & Commercial
## LAA1108

**Former Dairy Crest Depot, Horsley Road**

**Area:** 1.10 hectares  
**Semilong Ward**

### Yield:

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<tbody>
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<td>Years 11-15</td>
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</tr>
<tr>
<td>Years 16+</td>
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### Proposed land use:

Residential
LAA0771

Jewsons and Continental Coachworks, Gladstone Road

Area: 0.97 hectares

Spencer Ward

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<tr>
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<tbody>
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<td>Years 16+:</td>
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| Proposed land use:      | Residential |

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## Yield:

<table>
<thead>
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<th>Years</th>
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## Proposed land use:

- Residential
### Yield:

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<tbody>
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<td>11-15</td>
<td></td>
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<tr>
<td>16+</td>
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</tbody>
</table>

### Proposed land use:

- Residential
## SITE FOR FURTHER CONSIDERATION

### LAA1026

**Eastern land parcel, Buckton Fields**

**Area:** 0.98 hectares

**Spring Park Ward**

<table>
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<tbody>
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**Proposed land use:** Residential
### Yield:

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<th>Years</th>
<th>Value</th>
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<tr>
<td>Years 16+</td>
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### Proposed land use:

Residential
<table>
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<tr>
<th>Yield:</th>
<th>Years 1-5:</th>
<th>Years 6-10:</th>
<th>Years 11-15:</th>
<th>Years 16+:</th>
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</thead>
<tbody>
<tr>
<td>Proposed land use:</td>
<td>Commercial</td>
<td></td>
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</tbody>
</table>

LAA0176

Sixfields (EP)

Area: 1.50 hectares

St James Ward

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**LAA0177**

**Sixfields (PCT)**

**Area:** 0.53 hectares

**St James Ward**

| Yield:                      | Years 1-5: 0  
|                            | Years 6-10: 
|                            | Years 11-15: 
|                            | Years 16+:  
| Proposed land use:         | Commercial |
LAA0180
St James Road (former Bus Depot)
Area: 1.78 hectares
St James Ward

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<th>Yield:</th>
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<tr>
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<td>Years 11-15:</td>
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<td>Years 16+:</td>
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| Proposed land use: | Commercial |
### Yield:

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<th>Yield</th>
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<td>Years 11-15:</td>
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<tr>
<td>Years 16+:</td>
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### Proposed land use:

Residential & Commercial
Yield:

<p>| | |</p>
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<tbody>
<tr>
<td>6</td>
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<td>Years 1-5:</td>
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<td>Years 6-10:</td>
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<td>Years 11-15:</td>
<td></td>
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<tr>
<td>Years 16+:</td>
<td></td>
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</tbody>
</table>

**Proposed land use:** Residential

**LAA1086A**

Cosgrove Road

Area: 0.14 hectares

Sunnyside Ward

SITE FOR FURTHER CONSIDERATION

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<table>
<thead>
<tr>
<th>Yield:</th>
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<tbody>
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<tr>
<td>Years 6-10:</td>
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<td>Years 11-15:</td>
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</tr>
<tr>
<td>Years 16+:</td>
<td></td>
</tr>
</tbody>
</table>

| Proposed land use: | Residential |
LAA1051A

Waterpump Court and Billing Brook Road (large parcel of land)

Area: 0.91 hectares

Talavera Ward

<table>
<thead>
<tr>
<th>Yield:</th>
<th>29</th>
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</thead>
<tbody>
<tr>
<td>Years 1-5:</td>
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<td>Years 11-15:</td>
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</tr>
<tr>
<td>Years 16+:</td>
<td></td>
</tr>
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</table>

| Proposed land use:      | Residential |

SITE FOR FURTHER CONSIDERATION

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### Yield:

<table>
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<td>Years 11-15:</td>
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<td>Years 16+:</td>
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### Proposed land use:

- Residential
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<tr>
<th>Yield:</th>
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<td>Years 11-15:</td>
<td></td>
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<td>Years 16+:</td>
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| Proposed land use: | Residential |

LAA1094
Land off Holmecross Road
Area: 0.50 hectares
Talavera Ward
Yield:

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<tr>
<td>Years 11-15:</td>
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<tr>
<td>Years 16+:</td>
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</table>

Proposed land use: Residential
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<thead>
<tr>
<th>Yield:</th>
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<tbody>
<tr>
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<tr>
<td>Years 6-10:</td>
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</tr>
<tr>
<td>Years 11-15:</td>
<td></td>
</tr>
<tr>
<td>Years 16+:</td>
<td></td>
</tr>
</tbody>
</table>

| Proposed land use: | Residential |
LAA1117
133 Queens Park Terrace
Area: 0.06 hectares
Trinity Ward

Yield:

<table>
<thead>
<tr>
<th>Years</th>
<th>Yield</th>
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</thead>
<tbody>
<tr>
<td>1-5</td>
<td>18</td>
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<tr>
<td>6-10</td>
<td>18</td>
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<td>11-15</td>
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</tr>
<tr>
<td>16+</td>
<td></td>
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</tbody>
</table>

Proposed land use: Residential
LAA1025

Land to the west of Towcester Road

Area: 9.00 hectares

West Hunsbury Ward

Yield:

<table>
<thead>
<tr>
<th>Years</th>
<th>Yield</th>
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<tbody>
<tr>
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<td>6-10</td>
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<tr>
<td>11-15</td>
<td></td>
</tr>
<tr>
<td>16+</td>
<td></td>
</tr>
</tbody>
</table>

Proposed land use: Residential
| Yield: | Years 1-5: 0  
|       | Years 6-10:  
|       | Years 11-15:  
|       | Years 16+:  
| Proposed land use: | Commercial |
Northampton Local Plan (Part 2)

Sites Consultation Paper
Northampton Borough Council
October 2017

Appendix B:
Sites not being taken forward for further investigation
LAA0004
Barry Road
Area: 0.12 hectares
Abington Ward

Proposed land use: Residential
LAA0005
rear of 2-36 Barry Road
Area: 0.34 hectares
Abington Ward

Proposed land use: Residential

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Proposed land use: Residential

LAA0006
94a - 94b Wycliffe Road
Area: 0.14 hectares
Abington Ward

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Proposed land use: Residential

LAA0036

Crockett & Jones Turner Street

Area: 0.27 hectares

Abington Ward

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Proposed land use: Residential

LAA0054
175 - 181 Abington Avenue
Area: 0.23 hectares
Abington Ward
LAA0325

Mobbs Miller

Area: 1.84 hectares

Abington Ward

Proposed land use: Residential
LAA0359
Old Northamptonian Sports Grounds
Area: 0.82 hectares
Abington Ward

Proposed land use: Residential
Proposed land use: Residential

The Old Rectory Church Lane

Area: 0.35 hectares

Billing Ward
Proposed land use: Residential
LAA0812

The Conifers
Wellingborough Road

Area: 0.36 hectares

Billing Ward

| Proposed land use: | Residential |

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Proposed land use: Residential
Proposed land use: Residential

LAA0711
Billing Arbours Heather Lane
Area: 0.58 hectares
Brookside Ward

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Proposed land use: Residential

**LAA0835**

Arbours Heather Lane (rear)

Area: 0.23 hectares

Brookside Ward

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LAA1059A
Land off Birds Hill Road
Area: 0.25 hectares
Brookside Ward

<table>
<thead>
<tr>
<th>Proposed land use:</th>
<th>Residential</th>
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</thead>
</table>

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Proposed land use: Residential & Commercial

LAA0166
St Peters Way
Area: 2.34 hectares
Castle Ward

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Proposed land use: Residential
LAA0317
Boys Brigade Tower St
Area: 0.13 hectares
Castle Ward

Proposed land use: Residential
LAA0329

St Michaels Road

Area: 0.34 hectares

Castle Ward

Proposed land use: Residential
LAA0330
Hazelwood Road / Dergate
Area: 3.17 hectares
Castle Ward

Proposed land use: Residential & Commercial
LAA0333
Castle Station (railfreight)
Area: 5.68 hectares
Castle Ward

| Proposed land use: | Residential |
LAA0334
York Road
Area: 0.50 hectares
Castle Ward

Proposed land use: Residential
LAA0503
23 and 23A Gold Street
Area: 0.08 hectares
Castle Ward

Proposed land use: Residential & Commercial
Proposed land use: Residential/ Education & Commercial

LAA0597

Northgate House, Sheep Street

Area: 0.14 hectares

Castle Ward
LAA0599
Campbell Square / Ash St
Area: 0.86 hectares
Castle Ward

Proposed land use: Residential
LAA0613
10 - 20 Ash St
Area: 0.13 hectares
Castle Ward

Proposed land use: Residential
LAA0614
St Edmunds Hospital
Area: 1.68 hectares
Castle Ward

Proposed land use: Residential

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LAA0626

Boston Clipper College Road

Area: 0.13 hectares

Castle Ward

| Proposed land use: | Residential |
SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

LAA0627
St Andrews Street
Area: 1.97 hectares
Castle Ward

Proposed land use: Residential
LAA0662
9 - 11 College St
Area: 0.08 hectares
Castle Ward

Proposed land use: Residential
Proposed land use: Residential
SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

LAA0724

Cromwell Centre Poole St

Area: 0.81 hectares

Castle Ward

| Proposed land use: | Residential |

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Proposed land use: Residential
LAA0726
3 Cheyne Walk
Area: 0.27 hectares
Castle Ward

Proposed land use: Residential
LAA0729

Aquila House 14 St Giles Terrace

Area: 0.06 hectares

Castle Ward

| Proposed land use: | Residential |

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LAA0731
Albion House
Area: 0.17 hectares
Castle Ward

Proposed land use: Residential
LAA0732

Plough Hotel Victoria
Promenade

Area: 0.25 hectares

Castle Ward

Proposed land use: Residential
LAA0733

County Hall

Area: 0.77 hectares

Castle Ward

Proposed land use: Residential and commercial
LAA0735

Government Offices Lower Mounts

Area: 0.31 hectares

Castle Ward

Proposed land use: Residential

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LAA0738
St Michael's Car Park
Area: 0.22 hectares
Castle Ward

Proposed land use: Residential
LAA0740

Exeter Place / Kettering Road

Area: 0.33 hectares

Castle Ward

Proposed land use: Residential
LAA0741

111 Kettering Road (upper floors)

Area: 0.14 hectares

Castle Ward

Proposed land use: Residential
LAA0751

Co-op Funeral Services, Barrack Road

Area: 0.15 hectares

Castle Ward

Proposed land use: Residential
Proposed land use:

LAA0817

Lorry sales & Super Sausage, St Andrews Road

Area: 1.26 hectares

Castle Ward

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LAA0820

Burgess St Peters Way (TKMaxx)

Area: 0.49 hectares

Castle Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0823
Casino Regent St
Area: 0.30 hectares
Castle Ward
Proposed land use: Residential
Proposed land use: Residential
Proposed land use: Residential

LAA0844

92 - 98 Earl St

Area: 0.15 hectares

Castle Ward
Proposed land use: Residential

LAA0847
Telephone Exchange Spring Gardens
Area: 0.61 hectares
Castle Ward
LAA0848
Charles House 61 - 69
Derngate
Area: 0.13 hectares
Castle Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0853
Kwikfit Cattle Market Road
Area: 0.29 hectares
Castle Ward

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LAA0855
123 - 135 Bridge St
Area: 0.15 hectares
Castle Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0859

54 - 62 St Michael's Road

Area: 0.16 hectares

Castle Ward

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LAA0894
14 - 20 St Michael's Road
Area: 0.06 hectares
Castle Ward

| Proposed land use: | Residential |

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Proposed land use: Residential and commercial
LAA0676

Delapre Abbey

Area: 1.47 hectares

Delapre and Briar Hill Ward

Proposed land use: Residential
LAA0677

Far Cotton Boys Club

Area: 0.82 hectares

Delapre and Briar Hill Ward

Proposed land use: Residential
LAA0678

Pleydell Gardens Allotments

Area: 3.48 hectares

Delapre and Briar Hill Ward

Proposed land use: Residential
LAA0680
Home Farm Eagle Drive
Area: 1.22 hectares
Delapre and Briar Hill Ward

| Proposed land use: | Residential |
Proposed land use: Residential

LAA0760
Phoenix IT
Area: 1.09 hectares
Delapre and Briar Hill Ward
Proposed land use: Residential

LAA0168
Rowtree Road
Area: 6.06 hectares
East Hunsbury Ward
**Proposal land use:** Residential
Proposed land use: Residential
LAA0684

530 - 546 Kettering Road
North

Area: 0.19 hectares

Eastfield Ward

Proposed land use: Residential
LAA0839
Hawksmoor Way Allotments
Harlestone Road
Area: 8.17 hectares
Kings Heath Ward

Proposed land use: Residential
Proposed land use: Residential
LAA1075
North Oval
Area: 0.16 hectares
Kings Heath Ward

Proposed land use: Residential
LAA1079
Ryehill Estate (within Tresham Green play area)
Area: 1.04 hectares
Kings Heath Ward

Proposed land use: Residential

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LAA0171
Quinton Road
Area: 1.16 hectares
Nene Valley Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0716
Wyevale Garden Centre
Area: 5.81 hectares
Nene Valley Ward
LAA0717

Wootton Trading Estate,
Newport Pagnell Road

Area: 1.04 hectares

Nene Valley Ward

Proposed land use: Residential
LAA0789

Bridge Meadow

Area: 17.62 hectares

Nene Valley Ward

| Proposed land use: | Residential |
LAA0718

Duston Oil Works

Area: 0.95 hectares

New Duston Ward

Proposed land use:

Residential
LAA0120
Harborough Road North Allotments
Area: 2.32 hectares
Obelisk Ward

Proposed land use: Residential
LAA0506

Duston Garage

Area: 0.15 hectares

Old Duston Ward

Proposed land use: Residential
LAA0721

Plant Nursery Millway
Duston

Area: 0.36 hectares
Old Duston Ward

| Proposed land use: | Residential |
LAA0722

St Lukes Church Main Road
Duston (rear)

Area: 0.44 hectares

Old Duston Ward

Proposed land use: Residential
LAA1080

Duston (north of Hopping Hill school)

Area: 0.15 hectares

Old Duston Ward

Proposed land use: Residential
LAA0784
Bridgewater Drive Allotments
Area: 8.80 hectares
Park Ward

<table>
<thead>
<tr>
<th>Proposed land use:</th>
<th>Residential</th>
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</thead>
</table>

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LAA0699

St Matthews Hospital St
Matthews Parade Kettering
Road

Area: 0.28 hectares

Phippsville Ward

Proposed land use: Residential
Proposed land use: Residential
Proposed land use: Residential

LAA0356
Billing Garden Centre
Area: 3.68 hectares
Riverside Ward
LAA0173
Bedford Road
Area: 1.77 hectares
Rushmills Ward

Proposed land use: Residential
LAA0579
Bedford Road South
Area: 27.13 hectares
Rushmills Ward

Proposed land use: Residential
LAA0593
North of Bedford Road
Area: 19.89 hectares
Rushmills Ward

Proposed land use: Residential & Commercial
LAA0743
The Nene Centre Bedford Road
Area: 1.26 hectares
Rushmills Ward

Proposed land use: Residential

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## LAA0746

**Workbridge Centre Bedford Road**

Area: 0.24 hectares

Rushmills Ward

<table>
<thead>
<tr>
<th>Proposed land use:</th>
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</tr>
</thead>
</table>

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LAA0787

The Green West Great Houghton

Area: 9.65 hectares

Rushmills Ward

Proposed land use: Residential

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LAA0788
Bedford Road North Great Houghton
Area: 71.28 hectares
Rushmills Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0841

Stirling House The Avenue
Cliftonville

Area: 0.21 hectares

Rushmills Ward
Proposed land use: Residential

LAA0861
Billing Road / Cliftonville
Area: 0.35 hectares
Rushmills Ward

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LAA0862
Spring Hill Cliftonville
Area: 0.40 hectares
Rushmills Ward

Proposed land use: Residential
LAA0864

Elgin House Billing Road

Area: hectares

Rushmills Ward

| Proposed land use: | Residential |
Proposed land use: Residential
LAA0123

Garden Centre Kingsthorpe Road

Area: 0.14 hectares

Semilong Ward

Proposed land use: Residential
LAA0133

Braylake Cars Burleigh Road

Area: 0.20 hectares

Semilong Ward

Proposed land use: Residential
LAA0145
St Pauls CE Lower School
Norfolk Terrace
Area: 0.16 hectares
Semilong Ward

Proposed land use: Residential
Proposed land use: Residential
Proposed land use: Residential
Proposed land use: Residential
LAA0703

Sayers Motor Factory
Cranbrook Road

Area: 0.17 hectares

Semilong Ward

Proposed land use: Residential
LAA0709
Motorvogue Kingsthorpe Road
Area: 0.26 hectares
Semilong Ward

Proposed land use: Residential
LAA0769
St James Works, Vicarage Road
Area: 0.47 hectares
Spencer Ward

Proposed land use: Residential
LAA0772
Dallington Health Club
Area: 0.57 hectares
Spencer Ward

Proposed land use: Residential
Proposed land use: Residential

LAA1065

Land in Baring Road, Dallington

Area: 0.15 hectares

Spencer Ward

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Proposed land use: Residential
LAA0360

Turn Furlong

Area: 2.31 hectares

Spring Park Ward

Proposed land use: Residential
LAA0813
Acre Lane
Area: 0.16 hectares
Spring Park Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0357
Kingsthorpe Grove Allotments
Area: 5.85 hectares
St Davids Ward
SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

LAA0754

34th Kingsthorpe Scouts
Queensland Gardens

Area: 0.44 hectares

St Davids Ward

Proposed land use: Residential

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LAA0756

Bondfield Avenue business units

Area: 0.15 hectares

St Davids Ward

Proposed land use: Residential
LAA0757
Eastern Avenue Allotments
Area: 6.83 hectares
St Davids Ward

Proposed land use: Residential

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LAA1050

Queens Crescent (open area)

Area: 0.15 hectares

St Davids Ward

Proposed land use: Residential
Proposed land use: Residential
LAA1064

Land off Eastern Avenue South

Area: 0.22 hectares

St Davids Ward

| Proposed land use: | Residential |

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SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

LAA0207

Rear of BP garage St James Road

Area: 0.19 hectares

St James Ward

| Proposed land use: | Residential |

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Proposed land use: Residential

LAA0761
Beacon Bingo Weedon Road
Area: 1.07 hectares
St James Ward

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LAA0765

Fyna Hire and Tyre Depot
Weedon Road

Area: 0.27 hectares
St James Ward

Proposed land use: Residential

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LAA0808

Former Warehouse St James Road

Area: 0.13 hectares

St James Ward

Proposed land use: Residential
Proposed land use: Residential
Proposed land use: Residential

LAA0457
Woodland Walk
Area: 1.16 hectares
Talavera Ward
LAA0589
Allotment Site Southfields
Area: 2.50 hectares
Talavera Ward

| Proposed land use: | Residential |
Proposed land use: Residential
Proposed land use: Residential

LAA0774
Vale Mead Lower School
Goldcress Court
Area: 1.12 hectares
Talavera Ward

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SITES NOT BEING TAKEN FORWARD FOR FURTHER INVESTIGATION

**Proposed land use:** Residential

**LAA0775**
Hotel Talavera Way
Area: 0.33 hectares
Talavera Ward

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Proposed land use: Residential

LAA0776
Northwood Holmecross Road
Area: 0.15 hectares
Talavera Ward
Proposed land use: Residential

LAA1054

Land adjacent to Treetops in Goldings

Area: 0.13 hectares

Talavera Ward
LAA1057
Land at Longmead Court
Area: 0.20 hectares
Talavera Ward

Proposed land use: Residential
LAA0690

former Freemasons Hall, Brick Kiln Lane

Area: 0.49 hectares

Trinity Ward

Proposed land use: Residential

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LAA0693
Kingsley Park Middle School
Area: 1.22 hectares
Trinity Ward

Proposed land use: Residential
LAA0702
Monarch Road
Area: 0.20 hectares
Trinity Ward

Proposed land use: Residential
Proposed land use: Residential

LAA0708
Degra School 67 Queens Park Parade
Area: 0.17 hectares
Trinity Ward

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Proposed land use: Residential

LAA0834

ATS Tyrefitting Kingsthorpe Road

Area: 0.24 hectares

Trinity Ward
LAA0778
Berrywood Road Rehab Centre
Area: 0.25 hectares
Upton Ward

Proposed land use: Residential
LAA0195

Hunsbury School, Hunsbury Hill

Area: 2.82 hectares

West Hunsbury Ward

Proposed land use: Residential
LAA0779
Hunsbury Hill Centre
Harksome Hill
Area: 0.25 hectares
West Hunsbury Ward

Proposed land use: Residential

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LAA0780
Camp Hill Depot Dayrell Road
Area: 0.33 hectares
West Hunsbury Ward

Proposed land use: Residential
LAA0804
Teal Close
Area: 55.77 hectares
West Hunsbury Ward

| Proposed land use: | Residential |

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LAA0805

Counties Crematorium, Northampton

Area: 6.08 hectares

West Hunsbury Ward

Proposed land use: Residential
LAA0688
Boothville Middle School
Esher Court
Area: 5.11 hectares
Westone Ward

Proposed land use: Residential