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Planning Policy - Draft Local Plan
West Northamptonshire Council
One Angel Square (Service Yard)
Angel Street
Northampton
NN1 1ED

6th March 2026

Dear Planning Team,

Re: Holcot Parish Council - Draft Regulation 18 Local Plan Response

Holcot Parish Council welcomes the opportunity to comment on the Draft Regulation 18 Local Plan prepared by West Northamptonshire Council.

The Parish Council recognises the scale of growth proposed to the north of Northampton and supports the principle of plan-led, infrastructure-first development. However, for Holcot, the most serious and immediate concern is road safety.

Holcot has experienced a significant increase in through-traffic in recent years and now functions as a de facto northern ring road for Northampton. HGVs frequently ignore the existing 7.5-ton weight restriction, creating safety risks for pedestrians and cyclists, contributing to congestion, and worsening air quality, particularly at peak times.

The Draft Plan promotes sustainable transport objectives, but it does not yet contain a sufficiently clear or enforceable road safety policy to address the scale of cumulative impact arising from proposed growth. Impacts must be assessed cumulatively and mitigated **before occupation**, not retrospectively.

Holcot is directly affected by major proposed allocations:

- Policy N17 – approximately 3,550 dwellings
- Policy N16 – approximately 2,900 dwellings
- Policy R6 (Brixworth) – 242 dwellings

These developments, and proposals such as the Green Hill Solar Farm, will place additional pressure on already constrained rural road networks. The Plan must demonstrate that the combined impacts on surrounding villages can be safely accommodated.

Paragraph 14.6.11 refers to proposals linking the North West Relief Road to the A43. This strategic northern connection is urgently required. Policy should:

- Secure its delivery
- Align development phasing to its completion
- Include it within the Infrastructure Delivery Plan (IDP)

In addition, Holcot Parish Council considers that improvements to the A43 corridor, including dualling between Northampton and the A14, should be formally recognised as necessary strategic infrastructure to mitigate cumulative traffic impacts.

The Parish Council supports paragraph 15.1.1 regarding infrastructure-led growth. However, for this principle to be meaningful, infrastructure must be delivered before or alongside development, with enforceable triggers and transparent funding mechanisms.

This issue is particularly acute in relation to healthcare provision. Despite more than 2,000 homes already being delivered within its catchment area, the new Moulton Medical Centre has yet to be provided. Increased housing growth has significantly raised demand for GP services, making access to primary care more difficult and placing additional strain on Northampton General Hospital.

With substantial further development proposed under Policies N16 and N17, this situation will worsen unless healthcare infrastructure is prioritised and delivered in advance of, or at least alongside, new housing. The new medical centre must therefore be treated as essential enabling infrastructure.

Holcot Parish Council cannot support further large-scale growth north of Northampton unless the Local Plan:

- Embeds a clear and enforceable road safety policy
- Secures delivery of the northern strategic highway link
- Guarantees infrastructure-first phasing
- Properly assesses and mitigates cumulative impacts from housing growth, HS2, and energy infrastructure

Without these measures, the Plan risks failing the National Planning Policy Framework tests of soundness.

Road safety remains the Parish Council's highest priority. Holcot Parish Council stands ready to engage constructively to ensure that future growth is genuinely sustainable and does not disproportionately impact rural communities such as Holcot.

Yours faithfully,

Ruby Cole

Clerk & RFO - Holcot Parish Council

Also sent to:

The Rt. Hon. Stuart Andrew MP - Member of Parliament for the Daventry Constituency.

stuart.andrew.mp@parliament.uk

Cllr Cécile Irving-Swift - Rural North East ward. Cecile.Irving-Swift@westnorthants.gov.uk

Holcot Parish Councillors (5)