West Northamptonshire Council









WEST NORTHAMPTONSHIRE

LOCAL PLAN

Help shape the future of your area.

Have your say on the new local plan for West Northamptonshire.

West Northamptonshire Local Plan - 2043 (Regulation 18) Consultation Draft January 2026

Foreword

Hear from our cabinet member for planning, Cllr Thomas Manning

As the cabinet member for Planning, I am proud to present our vision for West Northamptonshire for the next 15 years and beyond. The local plan is one of the most important documents we will produce as a council as it sets out how our communities will grow and thrive for future generations. As well as where new homes will be built, where jobs will be created, and how we will protect the environment and our green spaces.

I have lived in Northampton for my whole life and studied at Moulton College and the University of Northampton, so I have seen first-hand how our area has grown and changed over the last few decades. For the past 18 years, I've worked across housing, commercial, and infrastructure projects from planning stages through to completion, using many documents shaped by local plans. This plan is essential to guide sustainable development that is right for our residents.

The Local Plan aims to shape the future for West Northants. Recent Government changes mean we must plan for more housing and employment land than before, however, we need to ensure that this is done responsibly. That means ensuring the right infrastructure is in place, protecting our countryside, and creating new opportunities – all things which we know our residents feel passionately about.

That leads me onto how you can help. Your views are essential to this process. The final plan will influence West Northamptonshire for the next 15 years and beyond. This consultation is your chance to tell us what matters to you, whether it's green space, transport options or affordable housing – we want to hear from you.
All the feedback we receive will ensure this plan meets the needs of the communities we serve now as well as future generations to come. Please take the time to get involved and have your say.

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Chapter 1: Introduction

1.1. What are we consulting on?

1.1.1 The Council has produced this Plan to cover the whole of the West Northamptonshire area. When adopted, this Plan will replace the existing West Northamptonshire Joint Core Strategy (WNJCS) and the Part 2 Plans for each of the former council areas, namely:

- West Northamptonshire Joint Core Strategy Part 1 Local Plan - December 2014
- Settlements and Countryside Local Plan for Daventry District - February 2020
- South Northamptonshire Part 2 Local Plan - June 2020
- Northampton Part 2 Local Plan - March 2023

1.1.2 This Plan sets out a vision for the area and policies to achieve that vision. It sets out the scale of development that needs to be provided for over the plan period, where that development will take place and sets requirements for that development, for example regarding climate change.

1.1.3 The Plan covers the period up to 2043.

1.1.4 Comments are invited on this Plan. **The consultation commences on Thursday 29 January 2026. The closing date for comments is 23:59 on Friday 27 March 2026.**

1.2. What stage are we at?

1.2.1. When work originally started on this Plan, the intention was to produce a Strategic Plan that would be supplemented by one or more Part 2 Plans. In April 2023 it was decided that a single plan would be preferable, and from then all work on the Plan has been on that basis.

1.2.2. Whilst the Plan is still being prepared, evidence is still being gathered and options are still being considered it contains a fully developed spatial strategy, allocations and policies which we are inviting comments on. This stage of plan making is referred to as the Regulation 18 stage and follows a previous Regulation 18 consultation on a draft plan in April 2024. At that time it was envisaged that a Regulation 19 plan would be published in January 2025 with its subsequent submission under Regulation 22 for examination in April 2025. However the publication of a revised National Planning Policy Framework in December 2024 saw the Council's overall housing need increase by 391

dwellings per annum and the need to procure updated evidence and reconsider options, including a spatial strategy, has affected the timetable for plan production. This has also necessitated a longer plan period in order to ensure it has a fifteen year life. Following this current consultation publication of a plan at Regulation 19 and submission for examination is now expected by December 2026.

1.2.3. As set out above the next stage of plan preparation is the Regulation 19 stage. That version of the Plan will be published for comment, this is planned for Autumn 2026. Any comments received will be submitted to the Planning Inspectorate for consideration as part of the Plan's examination.

1.2.4. The timetable for the next stages is set out in the Local Development Scheme.

1.2.5. Three stages of consultation have already been undertaken. Consultation on an Issues Paper was undertaken in autumn 2019, an Options Paper from October to December 2021 and a draft Local Plan from April to June 2024. These documents can be viewed on the Council's website.

1.3. Why do we need a new Local Plan?

1.3.1. The existing planning policy framework for West Northamptonshire is set out in the WNJCS Strategy adopted in 2014 and Part 2 plans for each of the former local authority areas (Daventry District, South Northamptonshire District and Northampton Borough). These plans cover the period to 2029.

1.3.2. A new local plan enables the new Council to set out its vision for the future of the area. The new Plan will ensure there is an up-to-date set of policies in place for decision making and will also simplify the planning policy environment by providing all of the policies in a single plan rather than separate part 1 and part 2 plans. The new Plan will also ensure that there is a plan in place to cover a longer time horizon.

1.3.3. When adopted, the new Plan will form part of the development plan alongside made neighbourhood development plans and the Minerals and Waste Local Plan.

1.4. How is this Local Plan structured?

1.4.1. This Plan is in 16 chapters.

1.4.2. It starts with the spatial portrait for the area in Chapter 2, together with the vision and spatial objectives.

1.4.3. The spatial strategy for the area is set out in Chapter 3.

1.4.4. In Chapter 4, the Plan then focuses on placemaking, responding to climate change, sustainability and healthier lives, which are overarching themes for this Plan.

1.4.5. Chapters 5 to 10 set out future strategies and policies for the key places in the area, starting with Northampton, the largest settlement in West Northamptonshire, followed by Daventry, Brackley, Towcester, growth at Long Buckby station and then the rural areas.

1.4.6. The Plan then looks at key themes: homes, economic growth, built and natural environment, transport and infrastructure.

1.4.7. The final chapter sets out how the Plan will be implemented and monitored.

Chapter 2: Spatial Portrait, Vision and Objectives

2.1. Spatial Portrait

2.1.1. West Northamptonshire is a unitary council area located within the southern part of central England. It covers a large geographical area, including four towns: Northampton, Daventry, Towcester and Brackley and an extensive rural area incorporating over 190 villages.

2.1.2. There are strong connections between Northampton as the Principal Urban Area with the other main towns and the rural hinterland as reflected in significant household and travel to work movements between the settlements. To the north and east, there are strong travel links between the Northampton area and Kettering and Wellingborough. There are also significant commuter flows into Milton Keynes from Northampton and the southern part of the council area.

2.1.3. West Northamptonshire has excellent connections to the rest of the country and to mainland Europe. The area benefits from key strategic transport infrastructure including linkages to the M1, M40, M6, the Haven Ports and the West Coast Mainline, Chiltern and Midland Mainline railways. The area is often described as being at the crossroads of the M1 north-south route and the A14/ M6 east-west route. Other key routes on the strategic road network include the A5, A43 and A45.

2.1.4. West Northamptonshire is readily accessible to Greater London and Birmingham, the country's two largest cities. Travel times from Northampton to both London and Birmingham by train are only one hour. For air travel many passenger journeys by residents and businesses in West Northamptonshire are made from major gateway airports at London with smaller regional airports at East Midlands, London Luton or Birmingham International also offering a wide range of flights. Whilst both East Midlands Airport and London Luton Airport are accessible by car within one hour's journey time from Northampton there are limited rail connections to both destinations.

2.1.5. Northampton town centre, together with its retail parks, cultural and leisure offer remains a key attractor for West Northamptonshire residents and for some residents outside the area. Major attractors for shopping and other 'town centre' uses beyond West Northamptonshire's area include Milton Keynes to the south and the major shopping and leisure complex at Rushden Lakes to the east. Like all areas of the country, our towns, traditional high streets, and shopping centres have been challenged for over a decade by falling market demand. This trend was further accelerated and compounded

by the COVID-19 pandemic. The Council has ambitious plans for the regeneration of our town centres and the policies and proposals of this Local Plan will be a key tool in realising this ambition.

The West Northamptonshire area

2.1.6. West Northamptonshire has a population of 425,725 people (Office of National Statistics 2021 census). Overall population has increased by 13.5% (50,624 residents) since 2011 which is significantly above the national average. Whilst the land area is predominately rural, approximately two-thirds of this population live in urban areas, principally Northampton and one-third of the population lives in the rural area beyond the main towns.

2.1.7. The area presently has an above national average youth population and a below average older population; however, population projections indicate that the proportion of elderly people within the population is likely to rise.

Northampton

2.1.8. With a population of 238,653 in 2021, Northampton is the largest town in England. Planned expansion has led to substantial population growth from around 100,000 in the 1960s. The town continues to grow and maintain its role as a major employment, cultural, retail, and residential centre in Northamptonshire.

2.1.9. The town is home to a range of major employers including Barclaycard, Cosworth, Carlsberg UK, Panasonic UK, Nationwide Building Society, Avon Cosmetics, Mahle Powertrain and GE Precision Engineering. Since its creation in August 2011 the Northampton Waterside Enterprise Zone has been an important catalyst for economic growth and regeneration. Significant developments include the new Waterside Campus for the University of Northampton, the development of a new railway station building and the University of Northampton's Innovation Centre. Northampton is also the focus for learning in the area and in addition to the University is home to Northampton College, with Moulton College lying immediately to the north of the town. Northampton town centre provides the main services and facilities, health care, including Northampton General Hospital, and retail offer for the wider population of West Northamptonshire and beyond.

Daventry

2.1.10. Daventry is a market town with a population of around 28,000 in 2021. The town experienced significant expansion in the 1960s and 1970s as a result of its designation as an overspill town for Birmingham. This resulted in significant growth in population from around 4,000 in 1950.

2.1.11. The town is an important employment centre with large industrial/commercial estates located to the north west and south east. Significant employers include the car manufacturer Ford and Cummins which is a global engineering company. Daventry has benefited from several regeneration schemes including the Abbey Retail Park, the 'iCon' building and more recently the 'Arc' cinema development.

Towcester

2.1.12. Towcester is the oldest town in Northamptonshire with a population of about 11,500 (census 2021). The town experienced significant housing expansion in the 1980s and the town continues to expand with the development of the Towcester South Sustainable Urban Extension. Towcester residents predominantly travel to either Northampton or Milton Keynes for work and shopping (other than food shopping), but employment allocations in the Part 2 Local Plan provide additional opportunities for local employment. Existing employers include the defence and aerospace manufacturer BAE Systems and the global electronics company Abaco Systems.

2.1.13. Towcester has an historic and attractive town centre, and the recent regeneration of the Moat Lane area has brought additional activity to the centre, with local government offices and library, residential development and new commercial floorspace. The completion of the planned relief road to the south of the town, expected in spring 2026, will help to address issues of congestion and poor air quality on the A5.

Brackley

2.1.14. Brackley is an attractive historic market town. It has a population of about 16,000 and has experienced extensive housing expansion over the last 30 years. The excellent road links provided by the A43 mean that many Brackley residents travel to the neighbouring larger towns of Banbury, Oxford and Milton Keynes for employment and shopping.

2.1.15. The linear town centre has many listed buildings and supports a good balance of independent businesses and national multiples. Employment opportunities are concentrated in a small number of industrial/commercial estates to the south and east. With Silverstone in close proximity the town hosts several high technology and motorsport companies including Mercedes AMG Petronas.

Long Buckby Station

2.1.16. Long Buckby station provides regular services to the north to Birmingham and beyond and south to London. This provides an opportunity, consistent with

government policy, for housing and employment growth in a sustainable location with potential to contribute to improvements at the station and active travel between Daventry and the station.

Rural areas

2.1.17. Much of West Northamptonshire is rural in nature and is home to around a third of the area's population and home to a dispersed network of around 190 settlements of varying sizes and function. These range from Primary Service Villages that perform an important role in providing a range of services and facilities to meet the day to day needs of their own residents and businesses and those from surrounding smaller villages and settlements, providing access to services and facilities including shops, schools, healthcare and employment, to a number of small hamlets and clusters of buildings a legacy of the area rich agricultural heritage. This legacy, the areas attractive built and natural environment and location make the rural areas a popular place to live and visit but also brings with it challenges.

2.1.18. Key issues identified by our rural communities include the loss of basic services and employment opportunities in villages leading to the concern that they are becoming 'commuter dormitories'; high property prices and the lack of affordable housing to meet local needs, which means that young people and families cannot afford to live in rural communities; the challenge of distance and isolation from key services such as health provision; Protecting the character of attractive villages, historic sites and unspoilt countryside; and isolated pockets of deprivation compounded by issues such as the lack of public transport.

Jobs

2.1.19. West Northamptonshire, being a diverse area, has a broad economic base. In 2022 the area's economy produced goods and services valued at £12.5 (bn) (GVA) and supported around 243,500 jobs.

2.1.20. Since the 1990s there has been strong growth in employment and GVA and the local economy was able to recover from the global recession in 2008 and the impact of the Covid-19 pandemic in 2020. Compared to the regional average West Northamptonshire has a relatively high employment and economic activity rate. The unemployment rate, recorded at 2% in 2022, is below the England average of around 4%.

2.1.21. The proportion of residents employed in manufacturing continues to decline (to 8.7% in 2021), but this remains higher than the national average of 7.3%. Other sectors showing decreases in numbers employed between 2011 and 2021 are financial and insurance activities (down 6%) and accommodation

and food activities (down 4.5%). These decreases are more than compensated by increases in construction (up 45%), transport and storage (up 28%) and health and social work (up 25%).

2.1.22. Across West Northamptonshire over the last decade, the top-level occupation data shows a shift away from the middle skill range of occupations and growth at either end of the spectrum. The main loss is amongst administrative and secretarial occupations (down 12.2%). On the other hand, managerial and professional occupations along with elementary occupations have all increased by between 23% and 25% since 2011. In fact, longer term, the number of residents working in professional occupations has more than doubled in twenty years.

2.1.23. One of the impacts of the COVID-19 pandemic has been on the way that people work, with a significant increase in remote and hybrid working practices across many industries. This trend is likely to affect those sectors which generally account for a significant take up of office space and as such, compared to pre- pandemic trends, with vacancy levels across West Northamptonshire rising steadily since 2021.

Homes

2.1.24. The four main towns in West Northamptonshire have all experienced considerable housing growth over the years in order to support viable, sustainable, and mixed communities. Housing stock varies greatly from older, traditional housing to modern, contemporary forms. Some specific neighbourhoods in Northampton and Daventry are in need of housing improvement.

2.1.25. Whilst West Northamptonshire has higher house prices compared to the regional and England average, Northampton has median and lower quartile house prices 49% and 47% lower than in the South Northamptonshire area. House prices have increased across West Northamptonshire, but the Daventry area has seen the largest increase at 89% over the last 15 years.

2.1.26. West Northamptonshire is also a relatively expensive place to rent a dwelling, with rents at all price points higher than the East Midland average. However, there is significant variation in rents between the three sub-areas. Rents in Northampton are significantly lower than either Daventry or South Northamptonshire.

2.1.27. Over the last decade the persistent decrease in the proportion of resident households living in socially rented housing across West Northamptonshire has stabilised and now stands at 14.4% (England average 17.1%). Alongside this trend, there has been a further shift away from home ownership (particularly

with a mortgage) which probably reflects the well-known increase in the housing affordability ratio and the difficulty this has given first time buyers seeking to access the housing market. The decline in home ownership and the restricted supply of affordable housing has led to an increase in the private rental sector which now houses 19.1% of WNC households (England average 20.5%), up from 6.5% in 2001.

Movement

2.1.28. In West Northamptonshire 85% of economically active people both live and work in the council area, and just over half of these work predominantly from home. This indicates a high level of self-containment and suggests that many work- related trips occur within West Northamptonshire itself. In terms of work-related travel, the most significant destinations are North Northamptonshire and Milton Keynes. In both instances approximately 3% of West Northamptonshire's economically active residents work in these locations.

2.1.29. The 2021 census showed that 29% of residents were predominately working from home. 51% of residents travelled to work using a car/van which was higher than the England average. Only 4.2 % used public transport and 1.5% used a bicycle. In both cases the proportions are lower than in the 2011 census. It should be noted that the pandemic has impacted on these figures.

2.1.30. The West Northamptonshire area is one of generally high car ownership and residents continue to use the private car as the preferred mode of travel. Whilst 15.9% of households do not have access to a car this is lower than the England average of 23.5%.

2.1.31. This presents challenges for the provision of public transport in the area and the heavy reliance on the private car contributes to congestion on our roads and other problems such air pollution. The West Northamptonshire area is generally an affluent one. The 2021 census revealed just under 5,000 of households with three or four deprivation dimensions which represents a 25% decrease from 2011. This equates to 2.9% of households, below the England average of 3.9%.

Community regeneration

2.1.32. There are, however, significant pockets of deprivation. The Index of Multiple Deprivation shows that 16.9% West Northamptonshire's population lives in the 20% most deprived areas (LSOA). Northampton contains significant pockets of deprivation in central and eastern areas, with 12 LSOAs that are among the most deprived 20% in the country. There is also one LSOA in Daventry town which fall into this category. Consequently, there are a number of social and

economic issues facing some neighbourhoods and communities where regeneration intervention is required. Towcester and Brackley do not have any significant areas of deprivation.

2.1.33. In the rural areas an overall appearance of wealth can mask small pockets of rural deprivation. 43% of households live in the rural area of West Northamptonshire. Challenges within this rural context include, an ageing population, a lack of affordable housing, limited access to services and reduced public transport, and poor access to digital infrastructure.

Town Centres

2.1.34. Northampton town centre remains the key centre in West Northamptonshire. Notwithstanding the decline in retail and the impact of the pandemic, Northampton has the strongest comparison goods offer and draws on a wide sub regional catchment area. The town centre has many positive attributes, not least its significant heritage assets with four conservation areas in the town centre alone. This provides a strong basis for ongoing regeneration. The Council, working with partners, is investing significant resources in several schemes to support the regeneration of the town centre. These include the recent transformation of the market square (completed 2024), public realm improvements to Abington Street (completed 2025) and proposed redevelopment at Four Waterside and Marefair for a mix of uses including, offices, hotel, and new housing.

2.1.35. Daventry town centre has a relatively good balance of independent and multiple stores with a retail offer that is anchored by its three main foodstores. Recent regeneration schemes include the development of the Arc cinema which enhances the mix of uses in the town centre. The Council has plans for further regeneration activity in the town to be coordinated through the preparation of a new masterplan.Towcester and Brackley function as rural service centres for their large rural areas and operate well within this role. The retail study concluded that Brackley had a relatively good balance of independent and multiples stores and that the retail offer is anchored by a main food store. Towcester has a similar range of shops and services and has seen revitalisation in recent years through the Moat Lane heritage led regeneration scheme.

Arts, culture and sport

2.1.36. As the hub of West Northamptonshire Northampton is home to a range of high- quality professional sports clubs (including rugby union, football, and county cricket) and cultural facilities (including two theatres, museums and gallery space). Northampton's extensive network of parks and open spaces provides an important resource for both residents and visitors.

2.1.37. Daventry has an extensive green infrastructure network which connects the town to the wider countryside. The Daventry Country Park and the greenspace at Borough Hill are key elements of this network. Towcester has the nationally protected Easton Neston Historic Park and the currently underutilised Towcester Racecourse. Brackley has local facilities for leisure and recreation but would benefit from additional sports pitch provision.

2.1.38. The River Nene flows through West Northamptonshire and close to the southern edge of Northampton town centre. It provides a rich resource for water sports, nature conservation and informal recreation. The area also benefits from the historic canal network as a cultural, recreational and wildlife asset. The countryside around the West Northamptonshire towns is itself a wider recreational resource.

2.1.39. Silverstone Circuit is a year-round international sporting attraction and the home of Formula 1's British Grand Prix. It draws motorsport enthusiasts from all over the country and beyond and reinforces the area's long tradition in the motor sports industry. It is expected to continue its role as a major economic driver through sport-based tourism, education, high-tech business opportunities and research and development.

Built, natural and historic Environment

2.1.40. The towns and rural area within West Northamptonshire have a rich heritage. There is a wealth of listed buildings and conservation areas within the towns and villages as well as numerous archaeological sites. The many historic houses and associated historic parks and gardens are a significant feature of the countryside and in many cases provide a valuable tourism asset.

2.1.41. West Northamptonshire is a predominantly rural area containing a diverse mix of farmland, woodland, villages, and riparian landscapes together with larger urban areas. The countryside is highly valued both as a food producing area, and as a recreational resource. Much of the area has a quiet rural character, with stone- built villages and extensive country estates.

2.1.42. The landscape character of West Northamptonshire is varied, reflecting the pattern of the underlying geology. The highest parts of the area are located to the west where a distinctive tract of elevated and rolling rural landscape forms the West Northamptonshire Uplands. Other distinctive landscape areas include the central Northampton plateau, the wooded landscapes of Whittlewood, Yardley Chase and Salcey and the valley landscapes of the Nene, Great Ouse and Tove.

2.1.43. The area supports a number of priority habitats including deciduous

woodland, grassland, and wetland habitats. Some of these are protected through formal designations including the internationally important Upper Nene Valley Gravel Pits Special Protection Area.

2.1.44. Evidence produced to support this Plan has identified strategic scale opportunities for investment in Green Infrastructure and Natural Capital across the area.

Future opportunities

2.1.45. West Northamptonshire clearly has many strengths, such as its highly accessible location, strong housing and economic growth, and its many heritage assets. There are, however, a number of challenges which include supporting the regeneration of Northampton, tackling congestion and air pollution, addressing climate change, improving health and wellbeing, raising educational attainment, and ensuring infrastructure is delivered to support growth.

2.1.46. The following vision and spatial objectives seek to build on the strengths of the area whilst addressing the challenges that have been identified.

2.2. Spatial Vision

2.2.1. The Spatial Vision is a vision of where we want to be at the end of the plan period in 2043. It is central to the Local Plan and sets out the ambition for our communities, our economy and our environment. Place based visions are included for Northampton, Daventry, Brackley, Towcester and the wider rural area.

The Spatial Vision

'In 2043 our **people are engaged and** live in vibrant, active and sustainable communities with ready access to the services, facilities and infrastructure they need. Quality housing is available, including affordable housing to meet the needs of everyone. Our residents have improved educational attainment and have the skill levels necessary to adapt to a changing economy. The challenges of an ageing population have been met and health outcomes have improved for all. The take-up of active and healthy lifestyles, including active travel, is widespread and levels of obesity have reduced. Everyone benefits from living in one of the best connected places in the UK.

West Northamptonshire is playing a leading role in the economic success of the Oxford to Cambridge Partnership. We have a thriving **economy** with increased

productivity. There has been significant growth in innovation and high value sectors such motorsport, high precision engineering, life sciences, food and drink, and finance. We also have a dynamic economy which adapts to change and provides job opportunities for all our residents. Our improved tourism offer makes a significant contribution to the value of the local economy.

Our **environment** has been enhanced by sustainable growth with a net gain in biodiversity, a successful local nature recovery strategy, and green space that is accessible to all. Our valued landscapes and built environments have been preserved and enhanced and high quality design has delivered neighbourhoods that people are proud to live in. Developments are helping to meet the upcoming 2050 Net Zero targets.

A regenerated **Northampton** is the key strategic centre at the heart of West Northamptonshire. Brownfield sites have been developed which support vibrant urban living and economic growth in a high-quality and attractive environment for residents, visitors and investors. As a leading centre for culture, commerce, leisure, education and health it is a place where history, innovation and regeneration go hand in hand.

Whilst retaining its roots as an historic market town, **Daventry** is a sub-regional centre of growing importance, with a successful town centre and strong commercial core. Local economic strengths in engineering and sustainable construction have developed and innovative start-up businesses thrive. Daventry is well-connected, community focussed and benefits from an accessible green network integrated into the fabric of the town.

The market towns of **Brackley** and **Towcester** continue to prosper, with successful town centres providing services, facilities and employment opportunities for the wider rural area. Whilst continuing to accommodate sustainable growth the distinctive character of the towns and their heritage and environmental assets has been protected and enhanced.

Long Buckby Station provides an opportunity for housing and employment growth in a sustainable location with potential to contribute to improvements at the station and active travel between Daventry and the station.

Our **rural area** provides a network of vibrant, well-connected villages supporting a wider choice of homes, employment opportunities, and services at a scale consistent with local needs. The countryside supports a thriving and diverse rural economy, with sustainable food production, enhanced natural capital and distinctive local landscapes. The essential character of our rural area has been protected and retained.

2.3. Spatial Objectives

2.3.1. To ensure our Vision is achieved the following 17 Spatial Objectives have been identified which provide specific direction to the policies of this Local Plan. The objectives have been informed by the guiding principles and priorities set out in the Council's Corporate Plan, the One West Northamptonshire Plan as set out below.

Guiding principles:

- Inclusive Growth
- Collaboration
- Sustainable Environment
- Prevention
- Efficient and modern services

Priorities:

- Productive, Inclusive and Enterprising
- Accessible and Connected
- Thriving Towns and Neighbourhoods
- More and Better Quality Homes
- Best Place to Grow Up
- Best Place to Live and Age Well
- An Efficient and Enabling Council

2.3.2. The objectives respond to and will help deliver these principles and priorities. There is no order of priority to the objectives.

2.3.3. To enable us to monitor how effectively the objectives (and therefore the Vision) are being achieved; specific targets will be developed and set out in the Implementation and Monitoring Framework (Chapter 16).

Objective 1 – Environment

To support the transition of West Northamptonshire to a net zero carbon area by 2050, and deliver effective resilience and adaptation to and mitigation of the impacts on the environment by:

- Securing radical reductions in carbon emissions
- Requiring sustainable design and construction in all new development
- Ensuring strategic and other development allocations are located and designed to be resilient to future climate change and to alleviate and mitigate the risk of flooding
- Supporting renewable and low-carbon energy production in appropriate locations

- Ensuring the location and layout of new development promotes the use of sustainable travel modes and reduces the need to travel

Objective 2 - Green Infrastructure and Natural Capital
To conserve and regenerate natural habitats and species, provide net gains in biodiversity and enhance West Northamptonshire's network of natural capital and green infrastructure by improving existing areas and designing green and blue infrastructure into development. To support the delivery of the local nature recovery strategy including improving connections between habitats and the creation of new habitats such as woodland for carbon capture and meadowland for biodiversity.

Objective 3 - Landscape
To protect and enhance West Northamptonshire's distinctive landscape character especially those valued landscapes which have been designated as Special Landscape Areas.

Objective 4 – Heritage
To conserve and enhance West Northamptonshire's heritage assets and their settings, recognising their contribution to local distinctiveness, a sense of place, quality of life and economic success.

Objective 5 – Water Environment
To improve our water environment using an integrated water management approach that brings together sustainable water supply, usage and recycling, wastewater disposal, improvement of water quality and flood risk management.

Objective 6 – Education and Skills
To raise educational achievement, attainment and the skills base of all our communities through supporting the development of our learning infrastructure and strengthening links between local businesses and local schools, Moulton and Northampton Colleges, the University of Northampton, and Silverstone University Technical College.

Objective 7 – Health and Well-being
To promote health and wellbeing to support healthy outcomes through high quality development which supports independence, encourages active and healthy lifestyles, supports social interaction, and creates inclusive and safe communities. To ensure the delivery of necessary health and social care infrastructure alongside new development.

Objective 8 - Infrastructure and Development
To protect and enhance local services and to ensure social, physical, green, and technological infrastructure is adequately provided to meet the needs of people and business in a timely and sustainable manner in response to regeneration and

new development in West Northamptonshire.

Objective 9 - Connections
To reduce the need to travel, shorten travel distances and prioritise sustainable travel as an attractive option across West Northamptonshire by maximising and promoting the use of alternative travel modes. To facilitate infrastructure for ultra-low emission vehicles, combat congestion, reduce carbon emissions, improve air quality and address social exclusion for those who do not have access to a private car. To support the improvement of strategic public transport connections across the area.

Objective 10 - Supporting All Our Communities
To ensure new development in urban areas actively supports and links new and existing communities physically and socially, to achieve social cohesion, maintain or improve the existing residential amenity and address the areas of deprivation. To protect and support rural communities to ensure they thrive and remain vital.

Objective 11: Supporting Town Centres
To support the regeneration of our Town Centres responding positively to their distinctive character, heritage, and environmental assets to create attractive centres that are resilient and provide a range of functions such as leisure, culture, the visitor economy and high quality urban living.

Objective 12: Housing
To provide an appropriate range of housing in sustainable locations, of high quality environmental and design standards, including those relating to designing out crime, to meet the needs of all sections of our changing population, including affordable homes, housing for the younger generation and housing for older persons, vulnerable people, and those with specialist housing needs.

Objective 13: High Quality Design
To ensure high quality design of new development to deliver beautiful places and buildings making a positive contribution to the character and distinctiveness of West Northamptonshire, its towns, villages, and neighbourhoods.

Objective 14: Economic Advantage
To strengthen and diversify West Northamptonshire's economy by taking advantage of our internationally well-placed location, strategic transport network and proximity to London and Birmingham. To maximise the opportunities for sustainable economic growth and investment offered by our strategic location in the Oxford to Cambridge Partnership area.

Objective 15: Specialist Business Development
To support and develop opportunities for specialist employment clusters and business development focused on a low carbon economy and new technologies.

Objective 16: Rural Diversification and Employment
To support rural diversification and rural employment opportunities, especially those related to agriculture, horticulture, forestry, and other forms of economic development which are appropriate in scale and nature to their location.

Objective 17: The Visitor Economy
To facilitate sustainable tourism and leisure related growth creating a distinct offer within West Northamptonshire building on our rich heritage and cultural attractions.

Chapter 3: A Spatial Strategy for West Northamptonshire

3.1. Introduction

3.1.1. This chapter sets out a spatial strategy for West Northamptonshire which flows from the Spatial Portrait, Vision and Objectives set out in Chapter 2, and provides a framework for the policies and site allocations in this Local Plan.

3.1.2. The spatial strategy outlines the hierarchy of places and the principles for the distribution of development between these places. The key focus of the strategy is on the regeneration of the urban areas of existing towns, maximising the use of previously developed land and vacant or underutilised buildings. Whilst significant peripheral growth will continue through the development of sites allocated in previous Local Plans, this Plan includes relatively limited growth on the edge of Principal Urban Area of Northampton. Details of how much development will be provided are set out in Chapter 11 'Homes' and Chapter 12 'Economic Growth'.

3.1.3. The delivery mechanisms that will be used in order to achieve the spatial strategy are set out in Chapter 15 'Infrastructure'.

3.2. Policy context

National Planning Policy Framework (NPPF) December 2024

3.2.1. At the heart of the NPPF is a genuinely plan-led planning system, with the expectation that succinct and up to date plans should provide a positive vision for the future of the area together with a framework for meeting housing needs and other economic, social and environmental priorities.

3.2.2. The NPPF states (paragraph 17) that Local Plans 'must include strategic policies to address each local planning authority's priorities for development and use of land in its area.' This spatial strategy and the policies that flow from it aim to fulfil this requirement.

Planning Practice Guidance

3.2.3. Planning Practice Guidance (PPG) confirms the role of development plans at the heart of the planning system and states 'Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for conserving and enhancing the natural

and historic environment, mitigating and adapting to climate change, and achieving well designed places.'

3.2.4. The strategy of this Plan and the policies that flow from it seeks to meet the guidance set out in PPG.

3.3. One West Northamptonshire Plan

3.3.1. The vision and spatial objectives for this Plan closely reflect the priorities in the Council's Corporate Plan. The strategy of the Plan and the policies within it will have a key role in achieving many of the priorities within the Corporate Plan.

3.4. Evidence base summary

3.4.1. This Plan has been informed by an up-to-date Housing and Employment Needs Assessment (HENA). The HENA uses current census population data and forecasting to reach housing and employment figures which form the basis of the objectively assessed needs that the Plan seeks to address.

3.4.2. In determining the spatial strategy for the Plan the Council has considered a range of alternative broad spatial options. A sustainability appraisal was undertaken of the following eight broad spatial options:

- Option 1 – Northampton Focus
- Option 2 – Northampton Fringes with Northern Relief Road
- Option 3 – Urban Regeneration
- Option 4 – Larger Towns and Primary Service Villages (existing strategy)
- Option 5 – Major New Settlement
- Option 6 – Sustainable Transport Corridor
- Option 7 – Larger Towns, Primary and Secondary Service Villages (wider dispersal)
- Option 8 – Employment as a focus for growth

3.4.3. The assessment revealed that all of the options have mixed effects when considered against the sustainability appraisal objectives. Overall, Options 1 and 3, which are both regeneration focused score most favorably in sustainability terms. As such the evidence provided by the SA lends support for a strategy with an increased emphasis on regeneration and the utilisation of previously developed land. The Council is putting significant investment into the regeneration of our towns as a catalyst for further inward investment into the central areas. A regeneration focused strategy will support the investment

being made by the Council. However it is recognised that not all of the districts housing needs can be met within existing urban areas, and additional growth at all of the towns is required and also that some proportionate growth in the rural areas will also promote the sustainability of our rural communities.

3.5. The settlement hierarchy

3.5.1. In order to determine the principles for the distribution of development across West Northamptonshire it is necessary to understand the role and function of our existing settlements, the relationship between those settlements, and the relationship with settlements in other areas. The WNJCS adopted in 2014 identified the following categories to reflect the role and function of the towns in the area:

- Principal Urban Area – Northampton
- Sub Regional Centre – Daventry
- Rural Service Centres – Brackley and Towcester

3.5.2. Having regard to the spatial portrait set out in Chapter 2 it is considered that the role and function of the main towns identified in the WNJCS remains valid and as such the hierarchy will continue to apply as summarised below.

3.5.3. **Northampton – Principal Urban Area –** As the largest urban area and the main commercial, administrative, cultural and retail centre for West Northamptonshire, Northampton plays a key role in the area and beyond. Due to its size, function and strategic location, the town will continue to generate economic growth and support further housing and population growth. The continued regeneration of the central area will ensure that the town centre performs a multi-functional role for West Northamptonshire and the wider area.

3.5.4. **Daventry – Sub Regional Centre –** As the second largest area in West Northamptonshire, Daventry provides a range of services to support its own needs as well as the rural area around it. Planned development will ensure that the town continues to provide opportunities for economic growth, new housing and regeneration.

3.5.5. **Brackley and Towcester – Rural Service Centres –** Brackley and Towcester's current roles are to provide local services and facilities for their own residents and the rural areas around them. These roles will continue and be strengthened and enhanced.

3.5.6. **Growth at Long Buckby Station** - located on the loop line of the West

Coast Mainline the station provides opportunities for sustainable travel – a new settlement in this location also provides opportunities to improve active travel between Long Buckby village and Daventry in combination with the Daventry North East allocation.

3.5.7. **Rural Settlements –** There is a diverse range of settlements within the rural area of West Northamptonshire, with significant variation in the size of settlements and the services and facilities which are supported. Some of the villages play a key role in providing local services and facilities, including employment opportunities. A detailed hierarchy for the rural settlements setting out their role and function is provided in Chapter 10, Making Great Places: Rural Areas, of this plan.

Policy S1 – Spatial strategy (distribution of development)

Housing and economic development will be distributed on the following basis:

A. Development will be concentrated primarily in the Principal Urban Area of Northampton through the regeneration of previously developed land and vacant or underutilised buildings. Limited, planned, peripheral growth will also be required to meet housing need in the plan period.

B. Appropriate development of a lesser scale will be located in the Sub-Regional Centre of Daventry, where planned, peripheral growth is required to meet housing need in the plan period along with the regeneration of sites within the existing urban area.

C. Within the Rural Service Centres of Brackley and Towcester the emphasis will be on existing planned growth in the West Northamptonshire Joint Core Strategy and Part 2 Plan, together with the regeneration of sites within the existing urban areas and further planned peripheral growth required to meeting housing need in the plan period.

D. Growth at Long Buckby Station – the emphasis will be on taking advantage of the opportunities that exist for sustainable travel and enhanced active travel connections to Daventry

E. In rural areas limited planned development is proposed for delivery through neighbourhood plans along with smaller scale development which is consistent with local needs will be supported with a particular emphasis on:

i. Enhancing and maintaining the vitality of rural communities and the services and facilities they provide;
ii. Strengthening rural enterprise;

iii. Promoting improved connectivity between settlements and their hinterlands; and
iv. Protecting the distinctive character and quality of rural settlements.

F. In all cases growth will be directed towards the most sustainable locations in terms of access to services, employment opportunities, transport and the impact on the environment. Priority will be given to the regeneration of our urban areas making the best use of previously developed land and vacant or underutilised buildings.

WNLP objectives: All objectives are relevant

Chapter 4: Placemaking

4.1. Introduction

4.1.1. This chapter sets out key policies that development in West Northamptonshire will need to take account of to create excellent places. The chapter focuses on four main areas which relate to both national policy ambitions as well as local authority level objectives:

1. Achieving Net Zero
2. Creating excellent places
3. Health and wellbeing
4. Community and sports facilities, and open spaces

4.1.2. The Placemaking chapter and its policies in particular will go some way to deliver priorities 2, 3, 4, 5 and 6 of the One West Northamptonshire Plan. This includes supporting the Government's ambition of transitioning to net zero by 2050 (National Planning Policy Framework - GOV.UK paragraph 161) and improving the health and resilience of our communities.

4.1.3. Policies around sustainable construction and design and amenity will help shape quality homes and communities that people will want to live and age well in. Likewise, policies setting out requirements for open space, community and sports facilities will help people live social and healthy lives now and in the future. Additionally, the hot food takeaway policy aims to tackle childhood obesity which is a local and national issue.

4.1.4. Creating healthy, resilient and inclusive communities is a core purpose of planning. The built and natural environment are major determinants of health, shaping physical activity, access to healthy food, environmental quality, social connections, and exposure to risk. This chapter therefore embeds public health principles across all policies to support a healthier West Northamptonshire, reduce health inequalities and improve outcomes across all age groups.

4.1.5. Development proposals must demonstrate how they address the wider determinants of health, including: access to green space and nature; active and sustainable travel; environmental quality (air, noise, water); safe, inclusive and socially connected places; access to healthier food; resilience to climate risks such as heat, cold and flooding; protection of vulnerable groups; and reduction of health inequalities as identified in the Joint Strategic Needs Assessment (JSNA).

4.1.6. Planning decisions will support the delivery of local Health and Wellbeing Strategies, the JSNA, and the 'Live Your Best Life' ambitions, ensuring that

development contributes positively to both current and future health needs.

4.2. Journey to Net Zero

4.3.1. The United Kingdom (UK) is experiencing rising temperatures. The most recent decade (2012 to 2021) has been on average 1.0°C warmer than the 1961 to 1990 average. All 10 of the warmest years in the UK have occurred since 2003. 2022 was the UK's hottest year on record, with an average year-round temperature above 10°C seen for the first time (Climate change explained - GOV.UK).

4.3.2. While the climate is warming, temperatures are not expected to rise every single year. Natural fluctuations will still cause unusually cold years and seasons, but these events will become less likely.

4.3.3. Along with warming at the earth's surface, many other changes in the climate are occurring, such as warming oceans, melting polar ice and glaciers, rising sea levels and more extreme weather events. This includes increased heavy rainfall events leading to flooding. The UK Government expects this trend to continue as greenhouse gas emissions and global temperatures continue to rise.

4.3.4. The more greenhouse gases there are in the atmosphere, the warmer the earth becomes. While the plants and the oceans absorb about half of the carbon dioxide from human activities, the rest goes into the atmosphere. Recent warming is being driven by:

- burning fossil fuels for energy
- changes in land use and deforestation which reduces the numbers of trees available to absorb carbon dioxide
- agricultural production which releases greenhouse gasses from energy use, from the number of livestock and the amount of fertiliser applied to land
- manufacture of cement, chemicals and metals, which releases greenhouse gases into the atmosphere

4.3.5. The effects of a fluctuating climate can already be seen around the world and extreme events are projected to become more frequent as greenhouse gas emissions and global temperatures continue to rise. Some of the effects of changes to our climate include:

- risk to water supplies
- localised flooding and flooding in coastal regions
- damage to marine ecosystems and associated failure of fisheries

- loss of biodiversity
- heat stress, affecting human health and habitability
- increased risk of wildfires
- food insecurity as conditions for growing crops change and habitable region of pests expands
- loss or damage to historic landscapes and heritage assets

4.3.6. A golden thread throughout this Plan is how it can achieve net zero targets through the delivery of sustainable development. As highlighted in the NPPF, local plans must take a proactive approach to achieving net zero through mitigating and adapting to climate change, whilst considering the long-term implications for flood risk, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Planning policies will support appropriate measures to ensure the future resilience of communities, buildings and infrastructure to climate change impact.

4.3.7. West Northamptonshire Council is committed to achieving Net Zero as set out by central government by 2050. The Council produces a sustainability report each year which considers how the Council is reaching this target. This Plan has been produced in collaboration with the Council's Sustainability team. It is noted however, that the Sixth Carbon Budget for the UK sets out that to achieve the 2050 target, there needs to be a 78% reduction in emissions by 2035, well before local and national net zero targets.

4.3.8. A key element of achieving net zero goals is to deliver sustainable development, comprising of good design to create better places in which to live and work, and to help make development acceptable to communities. The NPPF sets out that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve (Paragraph 131).

4.3.9. Paragraph 165 of the NPPF sets out the requirements for planning for climate change. It requires plans to take a proactive approach to mitigating and adapting to climate change. Policies will support measures to ensure the future resilience of communities and infrastructure to the impact of climate change. These could include providing space for physical protection measures or making provision for the possible future relocation of vulnerable development and infrastructure.

4.3.10. Paragraph 164 sets out the ways in which new development should be planned to respond to climate change. These include avoiding increasing vulnerability to the range of impacts arising from climate change and ensuring new development should be planned to help reduce greenhouse gas emissions, through its location, orientation and design.

4.3.11. Planning policy plays an important role in achieving Net Zero goals and this section of the Plan sets out how development will need to:

- Reduce greenhouse gases and maximise the on-site carbon savings;
- Manage the climate impacts of flooding and overheating; and
- Provide suitable and sustainable climate adaptation measures.

4.3. Evidence

4.3.1. The Council commissioned consultants in 2022 to undertake three studies:

1. Climate Change and Renewable and Low Carbon Energy Evidence for the West Northamptonshire Strategic Plan – Climate Change Adaptation
2. Climate Change and Renewable Energy Study – Mitigation Action Report
3. Renewable and Low Carbon Energy Assessment.

4.3.2. The purpose of the studies was to understand how West Northamptonshire can anticipate and adapt to the future effects from environmental change, mitigate these effects and minimise carbon emissions through the use of renewable and low carbon energy.

4.3.3. The Climate Change Adaptation report identifies the anticipated impacts of climate change in West Northamptonshire and how the Plan can reduce the risk and strengthen the resilience. This identifies two issues, flood risk and overheating exposure which are considered to be particularly significant risks in West Northamptonshire and sets out the principles focusing on planning for flood risk and overheating.

4.3.4. The Mitigation Action Report explored the likely trajectory for decarbonisation in WNC and what interventions the Local Plan could take to support decarbonisation and the achievement of net zero.

4.3.5. The key decarbonisation challenges where interventions are required are:

- Rapid decarbonisation of the existing building stock both for commercial and domestic buildings.
- Ensuring that any new buildings do not add to emissions in the area.
- Local generation of renewable electricity to reduce demand from the electricity grid.
- Encouraging a shift away from car use towards low carbon public transport and active travel.
- Vehicle efficiency improvements.
- Encouraging an increase of freight transport by rail.

- Provision of widespread infrastructure to enable a large-scale shift to EVs (or to another type of vehicle that uses sustainable energy) in the Council's car and van fleet.
- Reduction in waste being generated in the Council area, to all waste streams.
- Changing agricultural practices to improve waste management, reduce fertiliser use and reduce soil carbon losses.

4.3.6. The key planning policy priorities include:

- Locate new development sustainably to minimise emissions
- Electrification of vehicles
- Encourage more journeys to be made by active modes – walking, wheeling and cycling
- Encourage more journeys to be made by public transport
- Energy efficient and use of renewable or low carbon energy in new buildings in line with the energy hierarchy
- Decarbonisation of grid electricity
- Decarbonisation of agriculture

4.4. Sustainable design and construction

4.4.1. All development is required to consider that:

- Buildings are significant contributors to carbon emissions, so it is essential to ensure that all developments are contributing to reducing the impact of environmental change and carbon emissions. Maintaining, repairing, reusing and adapting existing buildings to enable their continued use is one of the most effective ways to reduce carbon emissions and unnecessary waste.
- The whole life carbon of a building should be considered. A whole life carbon assessment looks at the stages of a building, construction, operation, maintenance/refurbishment and demolition and or re use (or decommissioning).
- When preparing proposals that incorporate heritage assets, applicants are expected to consider the latest Historic England (or successor body) advice such as that contained in the Climate Change and Historic Building Adaptation Historic England Advice Note.

4.4.2. Proposals will need to demonstrate that the following design considerations have been considered:

- Orientation of buildings – such as positioning buildings to maximise opportunities for solar gain, and minimise heat loss;
- Form of buildings – creating buildings that are more efficient to heat and

stay warm in colder conditions and stay cool in warmer conditions because of their shape and design Approved Document O: Overheating

- Fabric of buildings – using sustainably sourced materials and building techniques that reduce heat and energy needs. Where possible, materials with a lower embodied carbon content and/or high practical recyclable content should be used and consideration should be given to the reuse of existing heritage building materials, especially for the use of repair of heritage assets;
- Renewable energy generated – generating enough energy from renewable sources onsite (and preferably on plot) to meet reasonable estimates of all regulated and unregulated total annual energy demand across the year;
- Environmental performance – designed to demonstrate energy efficiency and adapt to the changes of use and a changing climate over its life time;
- Water efficiency – water saving measures should be included within developments; and
- Insulation and ventilation - proposals should ensure that new buildings are well-insulated and sufficiently ventilated to avoid the health problems associated with damp, heat and cold.
- How the design protects and enhances health and wellbeing by maximising natural light;
- providing healthy indoor environments with adequate ventilation; preventing overheating in summer and cold homes in winter;
- preventing damp, mould and condensation;
- minimising exposure to indoor and outdoor air pollution; and
- using layouts that support physical activity, natural surveillance and social interaction.

4.4.3. For major residential and commercial developments applications will need to be supported by a sustainability statement which will demonstrate how the proposal addresses Policy PL1 requirements. Any major residential application will be the expected to achieve energy efficiency standards such as those set out in the Passive House (or similar) principles.

4.4.4. Setting out the requirements for high sustainability standards in buildings will contribute to achieving net zero emissions in West Northamptonshire and provide resilience against future changes to the environment. Key elements a scheme should consider are: high quality insulation, heat control and robust windows, airtight construction, heat recovery ventilation and having a thermal bridge free design. More information on Passiv Haus principles can be found Home (passivhaustrust.org.uk).

4.4.5. The most recently adopted supplementary planning documents (SPDs) outline

how development can be more energy efficient. Due to their adoption dates, these documents should be read alongside the policies in this document and at the national level. They, or any successor documents, should be reviewed when preparing an application.

- Daventry Area – Energy and Development SPD – March 2007
- South Northamptonshire Area – Energy Efficiency SPD – July 2013
- South Northamptonshire Area – Low Carbon and Renewable Energy SPD – April 2013
- Energy and Development SPD – March 2007

4.4.6. BREEAM (Building Research Establishment Environmental Assessment Method) sets the standards for best practice in sustainable building design, construction and operation. This standard allows assessment of measures of performance to evaluate buildings specification, design and construction and applies to:

- Energy and water use
- Internal environment (health & wellbeing)
- Management processes
- Pollution
- Transport
- Materials
- Travel
- Waste
- Ecology

4.4.7. BREEAM standards apply to commercial, industrial, retail and public buildings and include new construction, existing buildings in use and refurbishment projects. All commercial developments should be meeting the highest BREEAM level of 'outstanding'.

4.4.8. Credits are awarded in each of these sections which are combined to give a final rating unclassified (<30%), Pass (=30%), Good (=45%), Very Good (=55) Excellent (=70%) and Outstanding (=85%). All commercial development should achieve the highest level of BREAAM classification as possible.

Energy hierarchy

4.4.9. All new residential and commercial development or redevelopment of existing buildings in West Northamptonshire is expected to help meet carbon zero emissions by 2050 in accordance with the energy hierarchy below:

1. Reduce energy demand;
2. Use energy efficiently; and
3. Utilise renewable and low-carbon energy sources

Policy PL1 – Sustainable design and construction

A. All new residential and commercial developments that result in a net increase in homes or floorspace will be required to demonstrate how they have applied the energy hierarchy to contribute to meeting carbon net zero emissions targets by 2050. To achieve this:

i. Applications must include a Sustainability Statement, which includes an Energy Use Intensity (EUI), or similar recognised energy use metric, figure for the development and which demonstrates the following:

Reduce energy demand

a) Building design that minimizes energy demand through passive design measures, including orientation, natural ventilation;
b) Incorporates high-performance building fabric to reduce heating and cooling needs;
c) Avoids unnecessary energy use through smart layout and compact form;

Energy efficiency

d) Uses energy-efficient systems and appliances, including LED lighting, EV charging from operation (as per standards set by Building Regulations), efficient HVAC systems;
e) Integrates building management systems to monitor and optimise energy use;
f) Meets or exceeds national building regulations for energy performance;

Renewable and low-carbon energy

g) Maximises on-site renewable energy generation, including solar PV, solar thermal, heat pumps);
h) Considers district heating or shared energy systems where feasible; and
i) Where on-site solutions are not viable, explore off-site renewable energy contributions.

ii. All proposals at operation will need to demonstrate the following standards as a minimum:

a) No on-site use of fossil fuels;
b) Space heating demand of less than 30kWh/m2/annum;
c) Total operational energy use of less than 40 kWh/m2/annum; and

iii. Applications for major residential and commercial schemes, including change of use or redevelopment of existing floorspace should also address how the proposal meets the following:

a) Adaptation and resilience to climate change;

b) Manages site waste;
c) Uses sustainable materials;
d) Can adapt / change the use of a building sustainably; and
e) Uses initiatives such as living walls and sustainable drainage

B. All new commercial developments should aim to meet the highest level of BREEAM or successor standards. Where developers cannot achieve the highest standards, they will need to demonstrate why.

C. The starting point for development is to reduce energy demand, create energy efficient developments and incorporate and maximise the use of renewable and low carbon energy sources to create a zero-carbon development. If the requirements of this policy cannot be met, the applicant must demonstrate why.

D. Planning applications for employment uses must demonstrate that the proposal has achieved all BREEAM standard water efficiency measures. This may include the collection of rainwater for non-potable uses such as vehicle washing or to replace the need for potable water to be use for domestic type purposes such as toilet flushing.

WNLP objectives: 1, 2, 5
Monitoring:

4.5. Sustainable retrofitting of buildings

4.5.1. Retrofitting of buildings has an important part to play in meeting net zero targets. Where possible, the demolition of buildings should be avoided and measures to increase energy efficiency should be retrofitted in buildings, including traditional and historic buildings which is more challenging. If a building is listed a lot of retrofit measures will require Listed Building Consent (LBC) but some do not, depending on the type of property and location. The planning service provides guidance on whether or not an existing building requires planning permission or LBC for retrofit measures and other guidance including on historic buildings.

Historic and traditional buildings

4.5.2. Buildings are one of the largest contributors of UK carbon emissions and emit carbon throughout their whole life cycle. The historic built environment can play an important role in mitigating the effects of environmental change and

can produce significant benefits for the environment in West Northamptonshire. Appropriate changes to historic buildings can greatly improve their energy efficiency as well as ensuring that the CO_2 emissions embodied within existing buildings are not lost through demolition. The benefit of maintaining, repairing, reusing and adapting heritage assets should be recognised and works should be undertaken in such a way that sustains their significance. When assessing the impact of development proposals which affect the historic environment, the whole life carbon of heritage assets and any new building should be taken into account, including the impact of demolition and rebuild where relevant. For major applications, these details should be set out in the Sustainability Statement accompanying the application (as per the requirements of Policy PL1 of this Plan).

4.5.3. Buildings are also at risk from the effects of environmental change and may need to adapt to ensure their resilience to current and future impacts. Historic buildings are usually of traditional construction and are very different to modern buildings. Retrofit of historic buildings with energy saving low carbon technologies and works to mitigate against environmental change is therefore likely to require a different approach. Works should be undertaken in a responsible way which sustains the significance of the heritage asset and which may require the use of bespoke solutions compared with modern buildings, whilst achieving environment-positive objectives. A whole building approach should be used which provides an understanding of the building in its existing context and how it performs, avoids harm to the significance of the building and minimises risks of unintended consequences.

4.5.4. The primary emphasis with historic and traditional buildings should be on making energy efficiency improvements to reduce running costs and create a comfortable internal environment for the occupants. Measures should include looking at the behaviour of the occupants, addressing any maintenance issues (including those creating damp and mould) and simple, cost-effective measures such as the use of curtains, carpets, shutters and partitions. These should be considered prior to more extensive measures such as upgrading windows, providing insultation or generating renewable energy.

4.5.5. The impact of overheating in summer will need to be considered as well as providing a warm and comfortable environment in winter. The unique factors of each building including age, construction methods and technical constraints will all need to be carefully considered.

4.5.6. Reference should be made to the latest Historic England advice on climate change and adaptation for historic buildings.

Policy PL2 – Sustainable retrofitting of buildings

Modern buildings

A. Development proposals involving the retrofit of existing buildings will be supported where they:

i. Improve the energy performance of the building, where appropriate to the condition of the building, through measures such as:

a) Installation of insulation (roof, wall, floor).
b) Upgrading windows and doors to high-performance standards.
c) Air tightness improvements and ventilation upgrades.

ii. Incorporate low and zero carbon technologies including:

a) Solar photovoltaic panels and solar thermal panels.
b) Heat pumps (air source or ground source).
c) Battery storage systems.
d) Mechanical ventilation with heat recovery (MVHR).

iii. Use materials and methods that are compatible with the building's character, especially in conservation area or for listed buildings.

iv. Avoid harm to heritage assets and demonstrate that retrofit measures are reversible or minimally invasive where appropriate.

v. Minimise embodied carbon through demolition and the use of sustainable, local sourced, and low-impact materials.

Traditional and historic buildings

B. The retro-fitting of energy efficiency measures and appropriate use of micro-renewables in traditional and historic properties will be supported where:

i. They avoid compromising permeability, ventilation or structural stability; and
ii. Damp and other maintenance issues that can increase the "cold feel" of the property have been addressed; and
iii. It has been demonstrated that they are consistent with the energy hierarchy as set out in Policy PL1; and
iv. They minimize harm to any heritage significance of the building.

Designated assets

C. The impact of such measures on the significance of a designated heritage asset and its setting will be assessed in the context of a whole building approach. Proposals will need to demonstrate that:

i. All simple and cost-effective measures that would avoid harm to the designated heritage asset and its setting have been fully considered and where appropriate implemented or included within the proposals;
ii. Any secondary impacts on the heritage asset have been fully considered; and
iii. The potential ease of reversibility of any proposals.

D. Applications for the retrofitting of traditional and historic buildings should review the latest guidance from Historic England when preparing proposal.

WNLP objectives: 1, 2, 5
Monitoring:

4.6. Air quality

4.6.1. Under the Environment Act 1995, the Council has a statutory duty to review and assess air quality across the authority area against national air quality objectives and co-ordinate actions to improve air quality where an issue has been identified.

4.6.2. The Council has a duty to declare any area where an air quality objective is unlikely to be or is not being met as an Air Quality Management Area (AQMA). Once an AQMA has been declared, the council is required to develop an Air Quality Action Plan outlining the measures required to improve air quality in that area.

4.6.3. The NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment. Development should, wherever possible, help to improve local environmental conditions such as air quality. Planning decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of AQMAs and Clean Air Zones (CAZs), and the cumulative impacts from individual sites in local areas. Planning decisions should ensure that any new development in AQMAs and CAZs is consistent with the local Air Quality Action Plan. An Air Quality Action Plan is a legal requirement for councils with an AQMA Air Quality Management Area, which sets out the council's planned actions to meet the National Air Quality Objectives.

4.6.4. The Council has seven declared AQMA's for nitrogen dioxide:

- AQMA2 – Victoria Promenade, Northampton
- AQMA3 – St James, Northampton
- AQMA4 – Harborough Road, Northampton
- AQMA6 – Campbell Square, Northampton
- AQMA8 – St Michael's Road, Northampton
- AQMA – Bradshaw Street, Northampton
- AQMA – Watling Street (parts of), Towcester



Figure 1: Towcester Air Quality Management Area

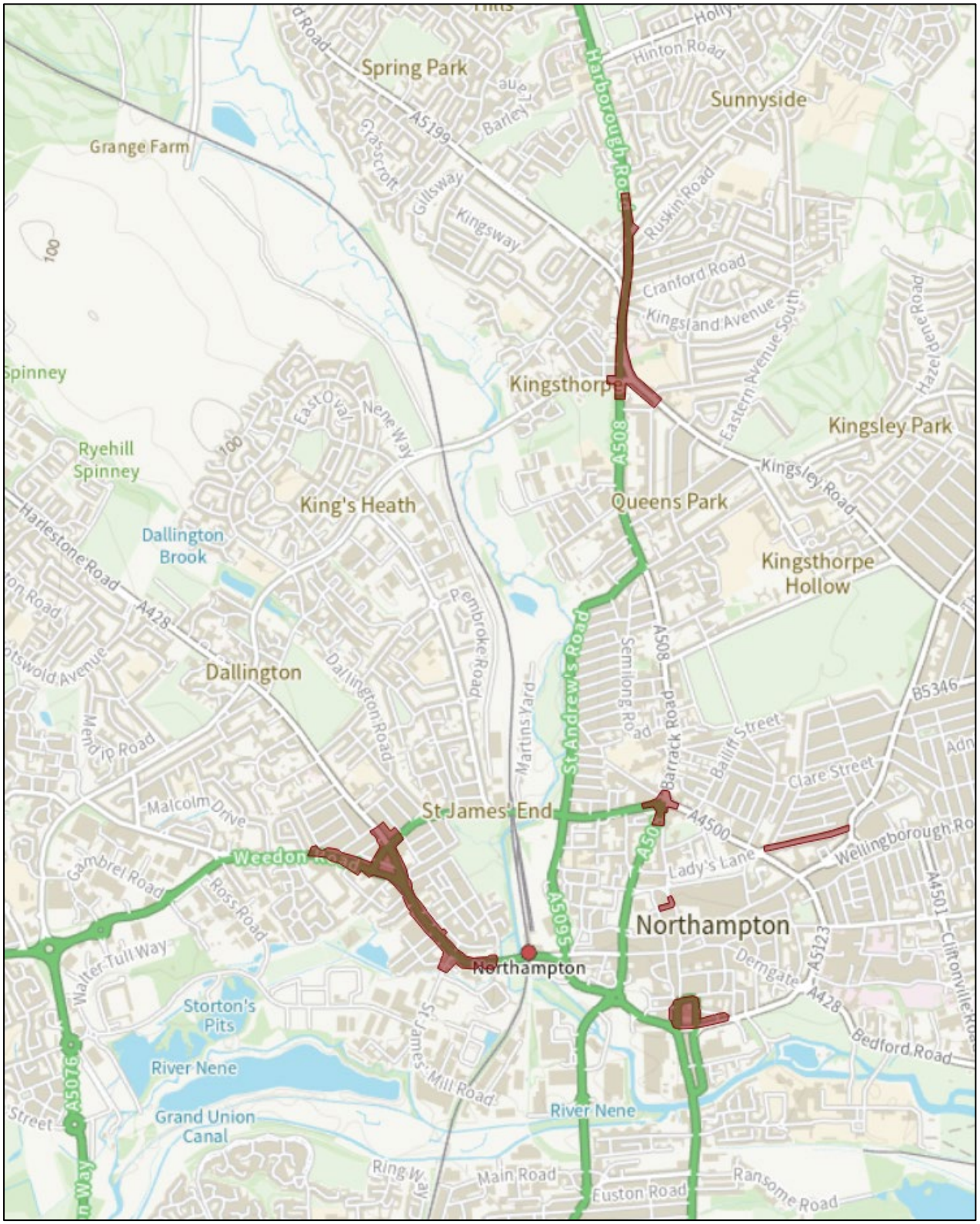


Figure 2: Northampton Air Quality Management Areas

4.6.5. It is important to note that all development can generate emissions that will impact on air quality, and that we need to protect the good air quality that we have in most of West Northamptonshire. Poor air quality can be defined as areas within an existing AQMA or sites next to a busy or congested road or an existing industrial site.

4.6.6. The West Northamptonshire Council Air Quality Action Plan – September 2024 replaces the former sovereign South Northamptonshire Council - Towcester Action Plan - which ran from 2021-2023. It also operates alongside the former Northampton Borough Council's adopted Northampton Low Emission Strategy (NLES) 2017 – 2025.

4.6.7. The Council's Air Quality Action Plan (September 2024), together with Policy PL3 of this Plan, support the principle that emissions are mitigated in all proposed developments, in the first instance regardless of whether they are within an AQMA and including within rural areas. The extent of mitigation is dependent on whether the application is a minor, major or large-scale major scheme. Mitigation includes traffic and travel management, provision of vehicle recharging and active travel infrastructure, construction dust management and green infrastructure provision and enhancement. Development should also consider the cumulative impact on air quality. These documents should be referred to when preparing applications.

4.6.8. As outlined above, the proactive approach to mitigating emissions from all development is currently in place in the former South Northamptonshire District as a Supplementary Planning Document (SPD) and in the former Northampton Borough as part of the Low Emission Strategy. An Air Quality SPD is currently being prepared for all of the West Northamptonshire area.

4.6.9. In the post development phase, reference should also be made to the principles in the Air Quality and Emissions Mitigation Guidance for Developers produced in conjunction with the East Midlands Air Quality Network.

Policy PL3 – Air quality

A. All development is required to consider whether there will be an impact on local air quality and if this needs to be mitigated in the construction and post development phases.

B. Where a development will introduce sensitive receptors into an area of poor air quality, an air quality assessment will need to be undertaken to establish the impact on the sensitive receptors and how this impact can be mitigated through development design.

C. For all major developments, and developments involving biomass boilers, biomass or gas CHP an air quality assessment shall be undertaken that demonstrates that the development will be air quality neutral.

D. All development proposals should demonstrate how it proposes to reduce construction/demolition dust, reduces transport and plant emissions both in the operational and development phase, consider low emission travel and uses low emission heating and cooling systems.

WNLP objectives: 1, 7

4.7. Low carbon energy and renewable energy schemes

4.7.1. Reducing carbon emissions contributes to cleaner air, reduced respiratory illness and improved long-term health outcomes. The NPPF is clear that the planning system should support a transition to a low carbon future including supporting renewable and low carbon energy and associated infrastructure. This can partly be achieved by encouraging the use of renewable energy either in large-scale developments such as solar and wind farms but also at the local level on individual housing and employment buildings.

4.7.2. Policy for renewable energy needs to take into consideration local environmental issues such as landscape and visual impacts, as well as the cumulative impacts of renewables. Landscapes will have different levels of sensitivities and consideration should especially be given to policies BN6 and BN7 (Landscapes and Special Landscape Areas) of this Plan and supporting evidence on landscape sensitivity.

4.7.3. The NPPF requires plans to identify opportunities for development to draw its energy from decentralised, renewable or low-carbon energy supply systems. Consequently, other renewable energy solutions that are appropriate include combined heat and power (CHP), heat source pumps, photovoltaics and other emerging technologies. These types of energy will be supported over the use of fossil fuels with the Council seeking to achieve exemplar developments.

4.7.4. Although biomass is a renewable energy source it can have a significant impact on local air quality and residential amenity. The use of biomass will only be supported where an air quality assessment has been undertaken that demonstrates that the development will be air quality neutral.

4.7.5. The Council already has some adopted supplementary planning documents (SPDs) and guidance on renewable energy including:

- Daventry Energy and Development SPD (2007)
- South Northamptonshire Energy and Development SPD (2007)
- South Northamptonshire Energy Efficiency SPD (2013)
- South Northamptonshire Low Carbon and Renewable Energy SPD (2013)

4.7.6. These policies reflect the Council's commitment to tackling environmental change by reducing energy consumption and thus carbon emissions through the application of sustainable development principles in design and the encouragement of the use of low carbon energies such as CHP on major development proposals and use of active solar technology on any development.

4.7.7. Policy PL4 sets out the criteria where renewable energy schemes will be supported and to help ensure that the right technology is accommodated in the right location with minimal impact on the natural and built environment .

4.7.8. It is noted that some renewable energy projects are dealt with at the national level through the Nationally Significant Infrastructure Projects (NSIP) planning system. In these instances, the Council is a consultee and does not determine the application.

Policy PL4 – Low carbon and renewable energy schemes

A. Proposals for large-scale renewable energy development will be supported where, with appropriate mitigation, they do not have an adverse impact on any of the following:

i. Form, character and setting of an existing settlement;
ii. Heritage assets including their setting;
iii. Biodiversity and ecology;
iv. Sports pitches and playing fields;
v. The landscape including the cumulative impact with existing or approved renewable energy development;
vi. Residential amenity including noise, air quality and shadow flicker;
vii. The enjoyment of the open countryside including public rights of way; or
viii. The operational capability of safeguarded Ministry of Defence sites and assets will be supported.

B. Applicants should include details within their proposals on the expected lifetime of the scheme and how it will be decommissioned.

WNLP objectives: 1

4.8. Flood risk

4.8.1. Flooding has significant public health impacts including displacement, mental health effects, damp, mould growth and long-term impacts on vulnerable groups. In accordance with the sequential test and principles of the NPPF and PPG, development will be steered away from areas of greatest risk of flooding, and where this is not possible, flood risk management will be required to make development safe. Development should be protected from flood risk throughout its lifetime and should not increase flood risk elsewhere.

4.8.2. Flood risk is a significant concern for West Northamptonshire with the rivers Nene, Tove, Great Ouse and their tributaries, the canal network and reservoirs prominent features of the landscape.

4.8.3. West Northamptonshire Council is the Lead Local Flood Authority (LLFA) under the Flood and Water Management Act (2010) and is therefore responsible for developing, maintaining and applying a strategy for local flood risk management.

4.8.4. Section 14 of the NPPF and its supporting Planning Practice Guidance, states that strategic policies should be supported by a Strategic Flood Risk Assessment (SFRA) and should manage flood risk from all sources and consider cumulative impacts. Local plan policies and allocations for new development should be considered in light of these assessments.

4.8.5. To accompany the preparation of the Local Plan, West Northamptonshire is undertaking an Integrated Water Management Study (IWMS) which is incorporating a SFRA and considers all elements of water management and flooding. This is being prepared in consultation with the Environment Agency and relevant water and sewerage Companies (Anglian, Thames and Severn Water). This will replace West Northamptonshire SFRA (Part 1) which was produced by Northamptonshire County Council (NCC) in 2017.

4.8.6. Applicants and decision makers should liaise with the Council as LLFA and review the current guidance available on the website for latest advice.

4.8.7. Once completed, development proposals will need to comply with the IWMS recommendations as well as the latest national guidance to address current and future flood risks with appropriate environmental change allowances.

4.8.8. Development will be required to take account of the Sequential and Exception Tests as set out in the NPPF and National Planning Practice Guidance. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Figure 3, below, details the

approach that will need to be taken. A fuller explanation of what constitutes essential infrastructure, water compatible, highly vulnerable, more vulnerable, and less vulnerable is set out within the national Planning Practice Guidance.

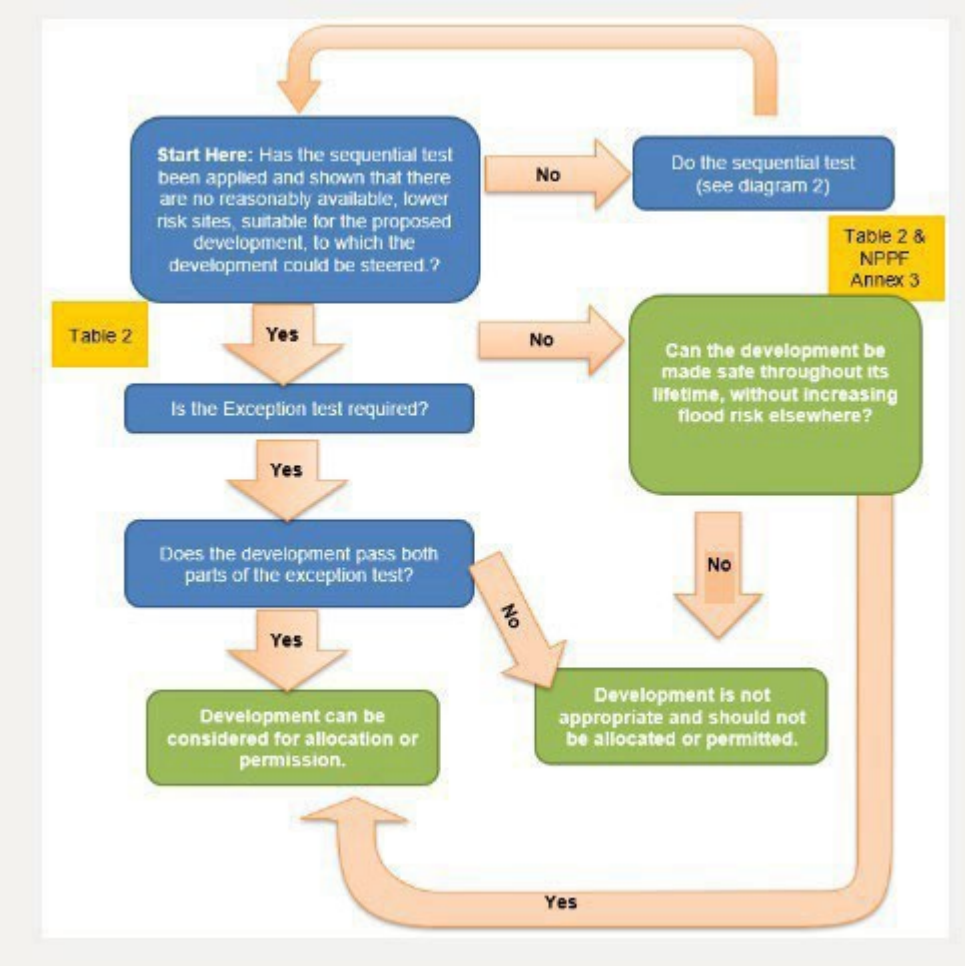


Figure 3: Application of the exception test to plan preparation Source: PPG – Accessible version

4.8.9. All new development, including regeneration proposals, will need to demonstrate that there is no increased risk of flooding to existing properties, and proposed development is (or can be) safe and shall seek to improve flood risk management.

4.8.10. All proposals must demonstrate that they will assist in the management of flood risk, ensure flood risk is not increased elsewhere and provide flood risk reduction/betterment. Proposals must have regard to relevant guidance (or successor documents) for flood risk management and standards for surface water produced by the LLFA and Anglian Water, Severn Trent and

Thames Water.

4.8.11. It is not possible to eliminate all the risk of flooding. The Northamptonshire Local Flood Risk Management Strategy produced by the LLFA, sets out a framework of measures to manage local flood risk. The strategy sets out a collaborative approach to reducing flood risk within Northamptonshire. The design standard for the Upper Nene Catchment (through Northampton and within the Nene catchment upstream of Northampton) is the 0.5% probability (1 in 200 chance of occurring in any given year) event plus climate change. Surface water attenuation should be provided up to this standard.

4.8.12. Where flood risk management requires the use of sustainable drainage systems to manage surface water run-off, these systems should:

a. take account of advice from the lead local flood authority;
b. have appropriate proposed minimum operational standards;
c. have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
d. where possible, provide multifunctional benefits.

4.8.13. The Council is currently undertaking an Integrated Water Management Strategy. These evidence base documents are likely to include policy recommendations relating to water use, water quality, flooding, sustainable drainage, water efficiency and re-use. The Council will review the recommendations and include them, when relevant, in the draft policies.

Policy PL5 – Flood risk and surface water management

A. Applications for development of 1 hectare or above in flood zone 1 and for all development in flood zones 2, 3a or 3b must be accompanied by a flood risk assessment (FRA) that sets out the mitigation and resilience measures for the site meeting the requirements of the NPPF, Planning Practice Guidance, Environment Agency and Local Lead Flood Authority (LLFA) guidance. The FRA must assess flood risk across the life of the development taking environmental change and vulnerability of residents or users into account and consider all sources and forms of flooding or where other bodies have indicated that there may be drainage problems. The FRA should be agreed with the Council as LLFA and reference the Integrated Water Management Study (IWMS), which incorporates the Strategic Flood Risk Assessment (SFRA) for this Local Plan.

B. A sequential approach will be applied to all development proposals to direct development to areas at the lowest probability of flooding unless it has met the requirements of the sequential and exception test Development must:

i. demonstrate that it provides wider sustainability benefits to the community that outweigh the flood risk; and
ii. be accompanied by a site-specific flood risk assessment that demonstrates that the development will be safe for its lifetime without increasing flood risk elsewhere and where possible, reduce flood risk overall.

C. All major development proposals and proposals in areas identified as being at risk of surface water flooding will be required to manage surface water runoff and surface water flood risk via the use of sustainable Urban Drainage Systems (SUDs). Where flood risk management requires the use of sustainable drainage systems to manage surface water run-off, these should:
i. separate surface water from foul and combined sewers;
ii. be accompanied by a long-term management and maintenance plan;
iii. protect and enhance water quality by using appropriate treatments before discharging to the ground; and
iv. Consider measures that allow multifunctionality of space and / or infrastructure.

D. Surface water attenuation should be provided to the design standard for the Upper Nene catchment (through Northampton and within the Nene catchment upstream of Northampton) i.e. the 0.5% probability (1 in 200 chance of occurring in any year) event plus climate change.

E. For all development suitable access must be provided and maintained for water supply and drainage infrastructure.

WNLP objectives: 1, 5

4.9. Creating excellent places

4.9.1. Placemaking is the process of creating high-quality places where people want to live, work and spend time. It goes beyond designing individual buildings to consider how development creates successful places through the relationship between buildings, streets, spaces and the wider context.

4.9.2. Well-designed places enhance local character, strengthen community identity, support social interaction and active lifestyles, protect and enhance environmental assets, and create lasting value. Through this policy, the Council seeks to ensure that all developments create successful places that work well for their users, contribute positively to local character and quality of life, and deliver long-term social, economic and environmental benefits across West Northamptonshire.

National Planning Policy Framework (2024)

Design quality and beauty

4.9.3. The National Planning Policy Framework (NPPF) Chapter 12 establishes that achieving well-designed, beautiful and safe places is fundamental to the planning process. Paragraph 131 states: "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.

4.9.4. The NPPF emphasises that being clear about design expectations and how these will be tested is essential for achieving good design. Paragraph 139 makes clear that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

What well-designed places should achieve

4.9.5. Paragraph 135 of the NPPF sets out that planning decisions should ensure developments:

- Will function well and adds to the overall quality of the area, not just for the short term but over the lifetime of the development.
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- Establishes or maintains a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Local character, heritage and design codes

4.9.6. The NPPF requires development to be sympathetic to local character and history while supporting innovation. Paragraph 137 emphasises that design quality should be considered throughout the evolution and assessment of

proposals, except where this reflects local preferences articulated through neighbourhood plans or design codes.

4.9.7. Area-based character assessments, design guides, design codes and masterplans are identified as key tools for establishing design expectations and ensuring efficient use of land while creating beautiful and sustainable places. Paragraph 134 states that all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code.

National Design Guide and the ten characteristics

4.9.8. To support the NPPF's design requirements, the Government published the National Design Guide in 2021. This forms part of the Government's collection of planning practice guidance and illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. The guide defines well-designed places as being 'fit for purpose, durable and bringing delight'.

4.9.9. The National Design Guide sets out ten characteristics that define well-designed places. These characteristics work together to nurture and sustain a sense of community and address environmental issues affecting climate change. They provide a comprehensive framework for assessing design quality and are structured around three themes: character, community and climate. Policy PL6A is structured around these ten characteristics to ensure development proposals address all aspects of good design in a comprehensive and holistic way.

The ten characteristics are:

1. Context - enhances the surroundings. Well-designed new development responds positively to the features of the site itself and the surrounding context, enhancing positive qualities and improving negative ones. It relates well to the geography, history, built form and local character of the area.

2. Identity - attractive and distinctive. Well-designed places have a positive and coherent identity that promotes a sense of community and civic pride. They have their own character and identity that is attractive and distinctive.

3. Built form - a coherent pattern of development. Well-designed development is based on a sound understanding of the features of the site and the surrounding context, using this to determine the most appropriate form of development for the site. It creates coherent patterns of built development with well-defined and well-designed streets and public spaces.

4. Movement - accessible and easy to move around. Well-designed places are integrated into their surrounding context, making connections that are walkable, cycleable and well-connected. They prioritise pedestrians, cyclists and public transport users over private motor vehicles.

5. Nature - enhanced and optimised. Well-designed development recognises the value of nature and enhances it. It integrates existing and proposed green and blue infrastructure including public open spaces, SuDS and biodiversity.

6. Public spaces - safe, social and inclusive. Well-designed public spaces are designed to be inclusive, promote health and well-being, and support social interaction. They are attractive, safe, uncluttered and work effectively for all in providing a setting for life between buildings.

7. Uses - mixed and integrated. Well-designed places include an integrated mix of tenures and uses where appropriate. This supports local facilities and transport networks and creates places that are vibrant and sustainable.

8. Homes and buildings - functional, healthy and sustainable. Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.

9. Resources - efficient and resilient. Well-designed places are designed to be resilient, efficient and maintainable. They make efficient use of natural resources including land, water, energy and materials.

10. Lifespan - made to last. Well-designed places are designed and managed to be robust and to endure. They can be maintained, used and loved over many generations and adapt to changing requirements.

4.9.10. Policy PL6 requires all development proposals to address each of these characteristics proportionate to the scale and nature of the development, ensuring a comprehensive approach to design quality that addresses all dimensions of sustainable development.

Other design guidance

4.9.11. In addition to the National Design Guide, NPPF promote to make appropriate use of tools and processes for assessing and improving the design of development.

National Model Design Code (2021)

4.9.12. The National Model Design Code is referenced in NPPF paragraph 132, which requires local authorities to prepare design codes consistent with the National Design Guide and National Model Design Code. It provides more detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on each of the ten characteristics and provides a template and guidance notes for design codes. The coding process involves three stages: analysis (understanding the context), vision (establishing principles), and coding (detailed guidance). All local design codes should be consistent with the National Design Guide and National Model Design Code.

Building for a Healthy Life (2020)

4.9.13. Building for a Healthy Life is a design tool that provides a method for assessing the design quality of housing proposals. It is structured around three themes - integrated neighbourhoods, distinctive places, and streets for all - and provides 12 considerations grouped under these themes. It helps local planning authorities and developers discuss and evaluate design quality at pre-application stage and through the planning application process. Major residential schemes are expected to demonstrate how they perform against Building for a Healthy Life criteria. NPPF paragraph 138 recommends this as one of the assessment frameworks to be used as early as possible in the evolution of schemes, particularly for large scale housing and mixed developments.

Active Design (2015)

4.9.14. Active Design provides ten principles for creating developments that encourage people to lead more active and healthier lives. The principles include: activity for all, walkable communities, connected walking and cycling routes, co-location of community facilities, multifunctional open space, high quality streets and spaces, appropriate response to climate, local play provision, physical activity in the public realm, and active buildings. Development proposals should demonstrate consideration of Active Design principles, showing how layout, design and connectivity support active and healthy lifestyles.

Manual for Streets (2007) and Manual for Streets 2 (2010)

4.9.15. Manual for Streets provides guidance on the design, construction, adoption and maintenance of residential streets. It promotes streets as public spaces for people rather than just routes for traffic. Manual for Streets 2 extends the guidance to all streets, not just residential ones. Both emphasise the importance of well-designed streets that balance movement with place-making functions, prioritise pedestrians and cyclists, and contribute positively to local character. Streets should be designed using the principles of inclusive design to

ensure they work for all users.

Understanding West Northamptonshire's character

4.9.16. West Northamptonshire covers a large and diverse area with significant variations in character. The authority area includes historic market towns, rural villages, suburban areas and parts of larger urban settlements, each with their own distinctive characteristics shaped by landscape, history, built heritage and settlement patterns.

4.9.17. Applicants must demonstrate that they understand the context in which they are proposing to develop. For areas with adopted design guidance such as Conservation Area Appraisals, Village Design Statements, or Neighbourhood Plan design policies, this guidance should inform the design approach.

4.9.18. Where no design guide or character assessment is available, applicants must identify the local character and distinctiveness by undertaking their own proportionate character assessment. This should use appropriate methodologies such as those set out in the National Model Design Code or Historic England's 'Understanding Place: Historic Area Assessments'. Applicants must demonstrate in their Design and Access Statement (or equivalent) how they have understood the local context and how their scheme responds to and contributes to local character and distinctiveness.

4.9.19. The key principle is that development should enhance local distinctiveness by responding positively to what is valued about a place, rather than eroding character through standardised or contextually inappropriate design.

Character analysis should consider:

- Landscape character and setting
- Settlement pattern and urban grain
- Building forms, heights, massing and roofscape
- Local materials and detailing
- Street patterns and block structure
- Relationship between buildings and spaces
- Green infrastructure and boundary treatments
- Heritage assets and their settings
- Important views and vistas
- Topography and relationship to landform

Settlement identity and coalescence

4.9.20. The spaces between settlements or parts of settlements are as important as the settlements themselves especially in rural areas. These gaps contribute to settlement identity by maintaining separation and providing landscape settings. In rural areas particularly, the distinct identity of individual settlements is highly valued by communities.

4.9.21. Coalescence - where development leads to settlements merging together - can fundamentally change the character of an area by eroding settlement identity. Policy PL6A requires development to maintain the distinct identity of individual settlements, particularly in rural areas, and to preserve important landscape breaks and strategic gaps where these contribute significantly to settlement character and landscape setting.

4.9.22. This does not mean that no development can take place between settlements. Rather, it requires careful consideration of how development affects settlement identity and whether it creates or contributes to the perception of coalescence. Development should be designed and located to maintain legible settlement edges and avoid creating ribbon development that erodes landscape gaps.

Safety and security

4.9.23. Creating safe places is a core objective of good design. Safe environments result from design that provides natural surveillance through active frontages, ensures routes are legible and well-lit, creates clear definition between public and private space, and avoids isolated or poorly overlooked areas.

4.9.24. Secured by Design is the UK police service's crime prevention initiative. It provides guidance on designing out crime through natural surveillance, defensible space, access control, and physical security measures. Development should incorporate Secured by Design principles as appropriate to the development type and local context.

Parking and servicing

4.9.25. Parking should be well-integrated into development design rather than dominating the street scene or compromising the quality of the public realm. The quantum of parking should accord with adopted parking standards (Northamptonshire Parking Standards 2016, Northampton Parking Standards 2019, or South Northamptonshire Standards and Designs 2017 as applicable) or any subsequent updates or successor documents.

4.9.26. Different forms of parking - on-plot, parking courts, on-street - each have advantages and disadvantages depending on context. In all cases parking should be appropriately landscaped, well-overlooked for security, and designed as an integral part of the development rather than an afterthought.

4.9.27. Electric vehicle charging infrastructure should be provided in accordance with current regulations. This should be future-proofed and capable of being upgraded as technology evolves. Secure, convenient cycle storage should be provided for all development, accommodating different cycle types including cargo bikes, adapted cycles and children's bikes.

4.9.28. Servicing, waste collection and deliveries must be accommodated without compromising street quality or pedestrian safety. Waste storage should be convenient for residents and collection services, adequately sized, well-ventilated, and designed to integrate well with the development. Communal waste stores require particularly careful design to prevent waste accumulating and avoid fly-tipping.

Policy PL6 – Placemaking, design and amenity

C. All development must achieve the creation of high-quality, distinctive, sustainable and inclusive places that enhance local character, strengthen community identity, promote wellbeing, and respond sensitively to their context. Development must be safe and encourage social interaction, active lifestyles, and protect residential amenity.

D. All development proposals must demonstrate how they create successful places by addressing the characteristics of well-designed places identified in the National Design Guide or successor document and, where required by the local validation check list, be accompanied by a Design and Access Statement that demonstrates how the design responds positively to local context and character.

Placemaking and design requirements

Context - Enhancing the surroundings

E. Development proposals must demonstrate a thorough understanding of the site and its context through proportionate analysis. This should consider the site's physical, social, economic, environmental and historical characteristics, and explain how the design responds positively to these factors. Development must:

i. Respond positively to local character, townscape and landscape setting and the pattern of existing development;
ii. Respect the grain, scale and form of surrounding development while not preventing innovative or contemporary design solutions that enhance place quality;
iii. Maintain the distinct identity and character of individual settlements and avoid coalescence, particularly in rural areas, and preserve important landscape breaks and strategic gaps between communities where these contribute significantly to settlement character and landscape setting;
iv. Identify, protect and where possible enhance heritage assets and their settings

v. Protect and incorporate existing landscape features including trees, hedgerows, watercourses and natural assets; and
vi. Retain, enhance and create important views and vistas into, out of and through the site, responding to topography and landform

Identity - Attractive and distinctive

F. Development proposals must establish or reinforce a clear sense of place with distinctive local identity. Places should be memorable, legible and recognisable, with their own character that responds to and enhances local distinctiveness. Development must:

i. Create visually interesting and coherent streetscenes and skylines that contribute positively to local character;
ii. Use high-quality, durable, sustainable materials with colours, textures and detailing that complement the local palette;
iii. Support design innovation and contemporary architecture where this enhances character, distinctiveness and environmental performance;
iv. Be long-lasting, adaptable, and capable of responding to changing needs over time
v. Promote site-specific, context-responsive designs that reflect and celebrate local identity, rather than standardised or generic approaches;
vi. Create legible places with landmarks, corner features and visual cues that aid orientation; and
vii. Incorporate public art, cultural references and locally significant features where appropriate;

Built form – Coherent pattern of development

G. Development proposals must demonstrate that building heights, massing, scale and layout are appropriate to their context and contribute positively to the character and quality of the area. Development must:

i. Respond to prevailing building heights, roofscape and massing in the immediate area;
ii. Consider the relationship to heritage assets, their settings and local landmarks;
iii. Protect important views, vistas and visual connections;
iv. Create appropriate enclosure and positive definition for streets and public spaces;
v. Provide variety and rhythm in building lines, heights and roofscape to create visual interest;
vi. Be of human scale at ground floor level to create comfortable, pedestrian-friendly environments;
vii. Ensure building frontages positively address streets and public spaces with active frontages providing natural surveillance to create safe and active environment;
viii. Provide clear distinction between public, private and semi-public space with appropriate boundary treatments or material change; and
ix. Avoid blank walls and hostile fencing on frontages, instead incorporating active, attractive and well-detailed elevations and boundary treatments that enhance the

public realm.

Movement – Accessible and easy to move around

H. Development proposals must create well-connected, permeable movement networks that make it easy to access local services and facilities, integrate successfully with existing routes and desire lines, and prioritise sustainable transport modes. Proposals should also accord with the relevant policies in the Transport chapter. Development must:

i. Avoid blank walls and hostile fencing on frontages, instead incorporating active, attractive and well-detailed elevations and boundary treatments that enhance the public realm;
ii. Create permeable, legible network of streets and routes that prioritise walking, cycling, wheeling and public transport;
iii. Demonstrate how it promotes active travel and supports Active Design principles to encourage physical activity and healthy lifestyles;
iv. Provide safe, convenient and inclusive access for all users regardless of age, disability or mobility;
v. Minimise barriers to movement and ensure routes are legible, direct and well-connected;
vi. Provide parking in accordance with adopted standards that is well-integrated into the overall designdoes not dominate the street scene; and
vii. Include secure, convenient and accessible cycle storage and electric vehicle charging infrastructure in line with local validation requirements and adopted parking standards, ensuring that chargers are well-designed, accessible, and contribute positively to the public realm; and
viii. Ensure servicing, waste management and deliveries can be accommodated without compromising street quality or pedestrian safety.

Nature – Enhanced and optimised

I. Development proposals must integrate high-quality, multifunctional green and blue infrastructure that supports biodiversity, provides recreational opportunities, enhances climate resilience, improves health and wellbeing, and contributes to local character and sense of place.

Public Spaces – Safe, social and inclusive

J. Development proposals must create attractive, high-quality public spaces that are safe, accessible, inclusive and encourage social interaction and community activity. Development must:

i. Create human-scale, comfortable and inviting public space that are overlooked by active frontages;
ii. Provide opportunities for a range of activities including play, recreation, social interaction and community events;
iii. Incorporate flexible spaces that can accommodate different uses over timeProvide

appropriate street furniture, lighting, signage and wayfinding that contributes to place quality;

iv. Ensure spaces are accessible to all users including older people, families with children, and people with disabilities;

v. Treat streets as high-quality public spaces with appropriate materials and landscaping;

vi. Include opportunities for public art, cultural expression and community identity where appropriate; and

vii. Incorporate clear boundaries between public and private space with appropriate treatment.

Uses - Mixed and integrated

K. Development proposals must provide an appropriate mix of uses that support community vitality, generate activity throughout the day, provide local employment and services, and reduce the need to travel. Development must:

i. Provide a mix of uses where appropriate to the development's scale and location;

ii. Create active ground floor uses that animate streets and public spaces;

iii. Support access to local services, facilities, employment and community amenities and;

iv. Incorporate opportunities for social interaction, community activities and civic life.

Homes and Buildings – Functional, healthy and sustainable

L. Development proposals for residential development must provide homes and buildings that meet the needs of occupants, are functional, healthy, sustainable and adaptable to changing needs over time. Residential development must:

i. Provide adequate private or communal amenity space that is functional, accessible and receives adequate sunlight;

ii. Design adaptable homes that can respond to changing household needs over their lifetime; and

iii. Provide adequate storage, including for bicycles, bins and recycling.

M. All development must protect and enhance the amenity of existing and future occupiers by:

i. Avoiding overlooking, overbearing impacts, noise, odour, vibration and overshadowing, loss of light or other harmful effects on residential amenity unless adequate mitigation measures are proposed and secured;

ii. Providing adequate separation distances and privacy between habitable room windows;

iii. Ensuring adequate daylight, sunlight, privacy and outlook for existing and future residents;

iv. Providing sensitive, context-appropriate lighting schemes that complement the surrounding area and promote a safe and pleasant environment for both residents

and wildlife;

v. Providing well-designed and integrated waste and recycling storage that enhances the quality of the development and contributes positively to the street scene.

Backland and garden development

N. Development involving backland sites or redevelopment of residential garden land will only be supported where it would not harm settlement character or neighbouring amenity, retains adequate useable garden space, and provides safe access and adequate parking.

Resources – Efficient and resilient

O. Development proposals must demonstrate how they address climate change, minimize resource consumption, reduce carbon emissions and deliver environmental sustainability. Development must:

i. Use low-carbon, sustainable materials where viable;
ii. Use materials efficiently and specify durable materials that will weather well; and
iii. Consider whole life carbon impacts including embodied carbon

P. Development on contaminated land must incorporate appropriate remediation that poses no risk to health or the environment.

Lifespan – Made to last

Q. Development proposals must demonstrate that buildings and spaces are designed to be adaptable, durable, resilient and well-maintained over their lifetime. Development must:

i. Design buildings that can adapt to different uses and changing occupier needs;
ii. Provide flexible internal layouts that can accommodate changing household sizes and working patterns; and
iii. Use high-quality, durable materials and details that will age well

WNLP objectives: 1, 2, 3, 4, 5, 7, 8, 9, 13

4.10. Neighbourhood Plans, Orders and Village Design Statements

4.10.1. The Localism Act (2011) makes provision for local communities to shape development in their areas through the production of Neighbourhood Development Plans (NDPs), Neighbourhood Development Orders (NDOs) and Community Right to Build Orders (CRBOs).

4.10.2. NDPs need to meet certain basic conditions:

- Have appropriate regard to national policy

- Contribute toward the achievement of sustainable development
- Be in general conformity with strategic policies in the local development plan
- Be compatible with EU Regulations including human rights requirements
- Does not have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012)

4.10.3. Where parish or town councils exist these bodies take the lead in neighbourhood development planning. Alternatively, other groups, usually called Forums, can be formed where there is no parish to take forward an NDP.

4.10.4. Parish and town councils and neighbourhood development planning groups are encouraged to enter into early dialogue with the Council who can offer support by providing information and guidance on the process, sharing technical evidence and how to conduct housing needs surveys and undertake the Strategic Environmental Assessment (SEA) screening. The Council will undertake the Regulation 16 consultation for a submission of a NDP, NDO or CRBO and Referendums for NDPs.

4.10.5. The Council, in some cases, can offer support in line with the NPPF.

4.10.6. One of the basic conditions is that the NDPs must be in general conformity with the strategic policies of the development plan and should not promote less development than set out in this Local Plan or undermine its policies. All NDPs made have had regard to the WNJCS (Part 1) and area specific Part 2 Local Plans. Once adopted, all NDPs will need to conform with this Local Plan.

4.10.7. NDPs should contain policies to address local issues which could include definition of settlement confines, local housing needs, designation of local green space, community and locally important heritage assets. NDP Policies should not repeat policies contained within this Plan, nor should it promote less development than set out in the strategic policies for the area or undermine those strategic policies.

4.10.8. Neighbourhood Development Plans also have the ability to identify and allocate sites. In order to do this either housing numbers can be provided by the Council or housing needs surveys can be undertaken to understand the need within the neighbourhood plan area. A call for sites consultation should be carried out to locate suitable sites for potential allocation.

4.10.9. Qualifying bodies who are preparing neighbourhood plans will be encouraged to prepare design codes to address local design issues. Design codes are a set of design requirements for the physical development of an area. Once made NDPs form part of the development plan. Neighbourhood Plans and Design

Codes should incorporate local health priorities identified in Parish and Town Council Health and Wellbeing Plans, the JSNA, including active travel, food access, social connection and wellbeing.

4.10.10. Qualifying bodies should contact the Ministry of Defence (MOD) if any Neighbourhood Development Plans, Neighbourhood Development Orders or Community Right to Buy Orders potentially impact their land.

Village Design Statements

4.10.11. Parish councils also have the option to prepare village design statements, these will provide more detailed design guidance for a parish to supplement the Local Plan policies. It is anticipated that these will have a rural emphasis and it is likely that they will take a form similar to design codes as detailed in Para 4.9.6 -.7 However, a village design code will be a supplementary planning document (SPD) and have less weight than a NDP.

Policy PL7 – Neighbourhood Development Plans and Orders, Design Codes and Village Design Statements

A. The Council will support and work with communities engaged in community-led planning activities including Neighbourhood Development Plans, Neighbourhood Development Orders, design codes and Village Design Statements.

B. Neighbourhood Development Plans should contribute to the achievement of sustainable development and can include allocations for development. Neighbourhood Development Plans should contain policies to address identified local issues including key placemaking and design standards or codes to maintain and enhance the vitality of rural community and to enhance local character and distinctiveness.

C. Policies in Neighbourhood Development Plans should not duplicate policies in this Local Plan and must be in general conformity with the strategic policies contained with the WNLP.

D. All Neighbourhood Development Plans should include proposals for monitoring and review.

WNLP objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 13

4.11. Health and wellbeing

4.11.1. Planning can assist in creating environments that support and encourage healthy lifestyles and also identify and secure facilities needed for the health and care system. The design of new developments can have an impact on the community's health and wellbeing, through the shaping of the local environment and influencing the lives of existing and future residents.

4.11.2. In West Northamptonshire, average life expectancy at birth for males was 79.8 years, similar to England, and 82.8 years for females (significantly lower than England). The top three causes of death that contributed most to the gap in life expectancy between the most and least deprived areas of West Northamptonshire were circulatory disease, cancer, and respiratory disease.

4.11.3. In West Northamptonshire 33.2% of households in 2021 were classifed as deprived on one dimension of deprivation, 12.1% on two dimensions, 2.7% on three dimensions, and 0.2% on four dimensions. In total, 25,869 households (15.0%) were experiencing multiple deprivation.

4.11.4. In terms of obesity, 21% of children in reception class and 35% in Year 6 were overweight or obese in2024/25. Therefore, it is a key issue of this Plan to help tackle obesity through healthy food policies and by supporting schemes that prioritise sustainable and active journeys and maximise opportunities to be active and to access open and green space.

4.11.5. One of the three objectives of achieving sustainability is the social objective, which seeks to support strong vibrant and healthy communities. Paragraph 8 of the NPPF requires plans to "foster well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being".

4.11.6. Paragraph 96 of NPPF requires plans to aim to achieve healthy, inclusive and safe places and beautiful buildings which promote social interaction, are safe and accessible, and enable and support healthy lifestyles. To support this the policies in local plans need to plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments. It also needs to take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community. Paragraph 102 of NPPF encourages access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

4.11.7. The planning system requires transport issues to be considered from the

earliest stages of plan-making and sets out in Paragraph 110 that "Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes including active travel. This can help to reduce congestion and emissions and improve air quality and public health.

Planning Practice Guidance

4.11.8. The design and use of the built and natural environments, including green infrastructure are major determinants of health and wellbeing. Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population).

4.11.9. PPG describes a 'healthy place' as one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing. It is a place which is inclusive and promotes social interaction and meets the needs of children and young people to grow and develop, as well as being adaptable to the needs of an increasingly elderly population and those with dementia and other sensory or mobility impairments.

Joint Strategic Needs Assessment (JSNA)

4.11.10. A JSNA is produced periodically by the Council. The JSNA is a comprehensive process that brings together information and insights about the health and well-being of our local population. It is a collaborative effort involving various stakeholders, including public health agencies, local authorities, healthcare providers, and community groups across West Northamptonshire.

4.11.11. As a fundamental tool for decision-making, the JSNA plays a pivotal role in shaping policies and strategies that aim to improve the overall quality of life for residents within West Northamptonshire.

4.11.12. By pooling our resources and expertise, we can create a holistic and evidence-based understanding of the current and future needs of our diverse population.

4.11.13. To help meet the vision, a set of 10 'Live Your Best Life' ambitions have been developed to deliver better outcomes for the people of West Northamptonshire over the coming years. These are:

- Ambition 1: The best start in life
- Ambition 2: Access to the best available education and learning
- Ambition 3: The opportunity to be fit well and independent
- Ambition 4: Employment and Anti- poverty
- Ambition 5: Good housing in places which are clean and green
- Ambition 6: To feel safe in their homes and when out and about
- Ambition 7: Connected to their families and friends
- Ambition 8: The chance for a fresh start, when things go wrong
- Ambition 9: Access to health and social care when they need it
- Ambition 10: To be accepted and valued simply for who they are

4.11.14. There are five Local Area Partnerships, also known as LAPs, in West Northamptonshire. Each LAP covers communities of between 58,000 and 97,000 people and brings together a wide range of partners — including West Northamptonshire Council, VCSE (Voluntary, Community, Faith and Social Enterprise) organisations, residents, parish and town council's , health and care services, police, fire and rescue. The aim is to enable people to come together to identify local issues, devise solutions and build sustainable local action on health and the determinants of health. This joined-up approach will support more tailored and targeted provision for every community, helping to improve health and care outcomes and make a measurable difference to the lives of local residents.

Health Impact Assessments

4.11.15. The purpose of policy PL8 is to help reduce health inequalities, improve health outcomes including excellent mental and physical health for all, increase the take up of active and healthy lifestyles and enable people to make healthy choices and age well.

4.11.16. The health and wellbeing of communities will be addressed via a Health Impact Assessment (HIA) which will assess the potential impacts of development proposals and development plans. The HIA should identify the likely effects that a proposed development will have on the health and wellbeing of the community and detail how a development can maximise the positive health and wellbeing impacts and avoid or minimise any negative health and wellbeing impacts.

4.11.17. Applicants should refer to the most recent local and national guidance on producing Health Impact Assessment (HIA) and demonstrate that all policies within this Plan relating to health and wellbeing have been addressed. Among other things assessments should review the need for health and wellbeing infrastructure either on or off-site, transportation, food environments to address obesity, social cohesion and environmental quality.

4.11.18. The Council and its partners have developed a HIA tool and guidance document for assessing likely health impacts of development proposals of 10+ dwellings and 1,000 sqm+ of commercial developments. The template can be found in the Appendices of this plan.

4.11.19. The tool should be used at the earliest practicable stage of the planning process in order to influence the proposals as they are being developed. The tool focusses on the health and wellbeing impacts associated with built environment proposals, particularly those influenced by the planning process

4.11.20. Health Impact Assessments (HIA) must:

- Identify positive and negative health impacts across the wider determinants of health.
- Assess impacts on health inequalities, vulnerable groups, and deprived communities.
- Demonstrate how the proposal supports active lifestyles, access to green space, social cohesion, climate resilience, air and noise pollution reduction, access to health and care services, and high-quality healthy homes.
- Provide clear mitigation measures, monitored through planning conditions or obligations.
- Demonstrate alignment with the JSNA and local health strategies.

4.11.21. The purpose of systematically assessing these impacts is to develop the proposals in a way that minimises negative health and wellbeing impacts and maximises positive contributions to community wellbeing, including reducing health inequalities. This will help achieve the objectives of local strategies and plans to improve health and wellbeing, including the West Northamptonshire Health and Wellbeing Strategy, thus contributing to sustainable communities.

Policy PL8 – Health and wellbeing – Health Impact Assessments

A. The health and wellbeing of communities will be maintained and improved. Major residential and commercial developments, or any development with significant population health impacts. will need to demonstrate, through an appropriate Health Impact Assessment, that they will contribute to creating an age friendly, healthy and equitable living environment and reducing health inequalities through:

i. Creating an inclusive built and natural environment;
ii. Promoting and facilitating active and healthy lifestyles through design and sustainable transport layouts;
iii. Preventing negative impacts on residential amenity and wider public safety from noise, ground instability, ground and water contamination, vibration and air quality;

iv. Providing access for all to health and social care facilities;
v. Promoting access for all to green spaces, sports facilities, play and recreation opportunities; and
vi. Use of design tools such as Building for a Healthy Life.

B. The Council will support the provision of health facilities to accommodate primary and secondary needs in accessible locations, either on or off-site, which contribute towards health and wellbeing.

WNLP objectives: 1, 2, 3, 4, 5, 6, 7, 8, 9, 13

4.12. Hot food takeaways

4.12.1. The purpose of systematically assessing these impacts is to develop the proposals in a way that minimises negative health and wellbeing impacts and maximises positive contributions to community wellbeing, including reducing health inequalities. This will help achieve the objectives of local strategies and plans to improve health and wellbeing, including the West Northamptonshire Health and Wellbeing Strategy, thus contributing to sustainable communities.

4.12.2. Like much of England, obesity is a key problem in West Northamptonshire. One way of contributing to reducing this issue is restriction of takeaways and encouraging healthier food choices.

4.12.3. One of the key components of the NPPF is to promote healthy and safe communities, requiring policies and decisions to achieve healthy, inclusive and safe places. In particular policies should enable and support healthy lifestyles, especially where this would address identified local health and well- being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

4.12.4. Paragraph 97 of the NPPF is clear that Local Planning Authorities should refuse applications for hot food takeaways and fast-food outlets:

4.11. within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or
4.12. in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social behaviour.

4.12.5. For clarity it is intended that 'walking distance' will be defined as 400 metres measured from the entrance to the educational facility to the proposed takeaway.

4.12.6. The proposed premises should not be within a ward where the prevalence of obesity exceeds the England average as set out in NHS statistics; currently this is 23.5% for Reception year (4-5 years) or 36.2% for Year 6 (10-11 years).

4.12.7. The Council will monitor areas within West Northants where there are high incidences of obesity and Policy PL9 will apply to those areas.

Policy PL9 – Healt food choices

A. To improve the health of our residents and children, new hot food takeaways will only be supported where the following two tests are met:

i. The proposed premises are more than 400m away from any pedestrian entrance to any existing or proposed 3–18-year-old education facility unless the takeaway is within a designated town centre; and

ii. The Council supports the retention of existing, and provision of new allotments to encourage growing healthy food, physical exercise, improved mental health and recreation associated with maintaining allotments.

B. Space for food and farmers markets will be supported.

WNLP objectives: 7, 10, 11

4.12. Community and sports facilities, open spaces and allotments

4.12.1. The NPPF clearly states that to provide the social, recreational and cultural facilities and services the community needs, planning policies need to plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments (paragraph 98). It also requires plans to take into account local strategies such health, social and cultural wellbeing for all sections of the community and to guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

4.12.2. Community and sports facilities and open spaces are important to ensure the needs of communities are met. They are where people meet and spend their leisure time with recent studies demonstrating how critical they are to good physical and mental health. Allotments also contribute to food security and healthy eating. Planning for an appropriate mix of community facilities, including sport and recreation facilities, community and village halls, arts and cultural facilities, playing pitches and open spaces, will provide the facilities and infrastructure to encourage people to be more active. The design and location of such facilities requires careful consideration as some facilities such as formal pitches and multi use games areas (MUGAs) can cause significant noise and lighting issues for local residents and amenity if not properly planned.

4.12.3. West Northamptonshire's growing population will result in an increasing demand for community facilities including, but not restricted to, places of worship, public houses, village halls and sports facilities.

4.12.4. The policies in this Plan require developers to consider at the outset the existing community facilities and where necessary, enhance or provide new infrastructure.

4.12.5. Early dialogue at the master planning stage is recommended to ensure developments incorporate the relevant facilities or provide suitable and safe access to existing services.

4.12.6. Policy PL10 aims to protect existing community facilities by requiring proposals that would result in a loss to be justified. A definition of the types of community facility covered by part A) of the policy can be found in the glossary. In order for a facility to be regarded as surplus, it would need to be identified as such in up-to-date evidence. Examples of appropriate evidence include the Playing Pitch and Sports Facilities Assessments and Strategies 2024 and subsequent updates, the Open Space Assessment 2025 and subsequent updates and assets or estates strategies. PL10 also covers provision of new facilities in general terms, PL11 and PL12 deal with provision of new open space and sports facilities/playing pitches respectively in greater detail.

Policy PL10 – Community and sport facilities, playing pitches, open space and allotments

Protecting existing facilities

A. The Council will protect existing community facilities, including built sports facilities, playing pitches, public open spaces and allotments. Development that would result in their loss will be resisted and only be allowed where they can satisfy one of the following criteria:

i. The proposal would provide a compensatory replacement facility, open space or allotment of equal or better quality that is located in an accessible location; or
ii. The proposal would bring about community benefits that outweigh the loss of the facility; or
iii. There are sufficient alternative accessible facilities serving the same catchment area; or
iv. The facility or open space has been identified in the most up-to-date sports facility strategy, playing pitch strategy, open space assessment, assets or estates strategy as surplus.

Provision of new community facilities

B. The Council will support new community facilities including new development or changes of use provided that:
i. It is well related to the community or settlement it serves;
ii. It would not adversely affect the amenity of residents;
iii. It is fit for purpose and is accessible for all visitors; and
iv. It is in keeping with the surrounding area in terms of scale and character.

WNLP objectives: 2, 7, 10

4.13. Sports provision

4.13.1. The provision of sports pitches and associated sport and recreation facilities is a vital component of sustainable development. It contributes significantly to the health, wellbeing, and social cohesion of communities, and supports active lifestyles across all age groups.

4.13.2. New residential development generates additional demand for sport and recreation facilities. Without appropriate planning, this can lead to increased pressure on existing infrastructure, exacerbating deficiencies and reducing access to opportunities for physical activity. Therefore, it is essential that new development incorporates adequate provision for sport, either on-site or through contributions to off-site facilities.

4.13.3. The NPPF recognises the importance of open space and sports facilities, stating that: "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless… the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location" (paragraph 104).

4.13.4. Furthermore, Sport England's Planning for Sport Guidance outlines 12 principles to ensure the planning system supports sport and physical activity. These include, but are not limited to:

- Protecting existing sports provision.
- Enhancing the quality and accessibility of facilities.
- Providing new facilities where demand is generated by development.
- Applying robust and up-to-date assessments of need, such as Playing Pitch Strategies and Built Facilities Strategies.

4.13.5. The Fields in Trust Standards and Sport England's tools (e.g. Playing Pitch and Sport Provision Calculators) provide benchmarks for quantity, quality, and accessibility of provision. These should be used to inform the scale and type of provision required in new developments.

4.13.6. The Council commissioned evidence which audited the sports pitch and facility provision in West Northamptonshire and provided recommendations for the future. The West Northamptonshire Playing Pitch and Sports Facilities Strategies and Action Plans (2024) identify a few recommendations including the protection of existing quantity of pitches, seek to sustain use and improve quality and provide new pitches where assessed as needed on larger housing sites.

4.13.7. Applicants will be required to review the above assessments when preparing their applications to identify where new or improved sports pitches and / or facilities will be required.

4.13.8. The Council, using the Sport England calculator will calculate the cost of the playing provision and the associated maintenance costs which will be index linked to the time of decision.

Policy PL11 – New sports provision

A. All major residential development is required to provide new or upgraded sports provision either on or off-site through direct provision or contributions.

B. The quantum of sporting pitches and facilities, and their associated maintenance costs will be calculated using the Sport England calculator (or successor industry accepted methodology).

WNLP objectives: 2, 7, 10

4.14. Open space

4.14.1. Policy PL12 has been informed by the Open Space Assessment 2025 which recommends quantity, quality, value and accessibility standards for the following open space typologies:

- Allotments and Community Gardens
- Amenity Greenspace
- Cemeteries and Burial Grounds
- Civic Spaces
- Natural and Semi-natural Greenspace
- Parks and Gardens
- Provision for children and young people

4.14.2. The full mapping associated with the Open Space Assessment 2025 can be found online through the council's interactive mapping tool: Maps | West Northamptonshire Council.

4.14.3. Quality and value standards are the same across West Northamptonshire. Accessibility standards are expressed as walking distances and vary according to typology. Quantity standards are place based and apply to Brackley, Daventry, Northampton and Towcester towns and the Rural Areas.

4.14.4. It may not always be appropriate to create on-site open space, for example a relatively small site may result in an open space that is too small to make a positive contribution or is difficult to manage and maintain due to its size. In these circumstances a contribution towards enhancement of an existing nearby open space to in terms of quality and value,or works that would deliver a typology that is in short supply locally would be acceptable. The Council will review and update the Infrastructure and Developer Contributions SPD following adoption of this Plan. This will include guidance on how the standards will be applied and will enable the level of financial contribution to be calculated using the cost calculator to ensure that the development remains viable.

4.14.5. There is some overlap between different typologies, for instance parks and gardens frequently include areas of amenity open space, natural and semi-natural green space, play areas and courts or pitches. Similarly, many amenity green spaces contain play areas, particularly those in residential areas. This overlap will be taken into account when determining the precise quantum that needs to be provided. The updated Infrastructure and Developer Contributions SPD will provide further guidance.

4.14.6. When considering the needs of an application which may be eligible to provide open space it will be important to assess the needs at the settlement level for quantity, quality and accessibility. If the settlement has a shortfall in quantity terms, then the development should provide for the typology based on the adopted standard. If when assessing the quantity of open space from a development, this results in a surplus in the settlement of a particular typology, the Council will consider whether alternative types of provision would be suitable to meet any known local needs.

Policy PL12 – Provision of open space

A. All major residential development is required to provide new or upgraded open space provision either on or off-site through direct provision or contributions using the following open space standards:

Typology	Brackley (hectares per 1000 population)	Daventry (hectares per 1000 population)	Northampton (hectares per 1000 population)	Towcester (hectares per 1000 population)	Rural (hectares per 1000 population)	Accessibility – walking threshold (metres)	Quality standard based on Green Flag Award benchmark	Value standard based on "Assessing needs and opportunities: a companion guide to PPG17"
Allotments & Community Gardens	0.3	0.3	0.3	0.3	0.3	1,000m	Good Quality Score	High Value
Amenity Greenspace	1.5	1.5	1.5	1.5	0.6	480m	Good Quality Score	High Value
Cemeteries & Burial Grounds	No standard	No standard	No standard	No standard	No standard	No standard	Good Quality Score	High Value
Civic Space	No standard	No standard	No standard	No standard	No standard	No standard	Good Quality Score	High Value
Natural & Semi-natural Greenspace	1.5	2.7	1.8	No standard	2.7	720m	Good Quality Score	High Value
Parks & Gardens	0.4	0.8	1.26	1.26	1.26	710m	Good Quality Score	High Value
Provision for Children & Young People	0.25	0.25	0.25	0.25	0.25	LAP – 100m LEAP – 400m NEAP – 1000m	Good Quality Score	High Value

B. Where it is not appropriate to create new on-site open space, consideration should be given to an off-site contribution towards the enhancement of nearby off-site open spaces. Such open spaces will be spaces that have been identified in the Open Space Assessment as requiring enhancement or works to deliver an open space type that is required in the local area.

WNLP objectives: 2, 7, 10

4.15. Local Green Space

4.15.1. Local Green Space (LGS) designation is a way to provide special protection against development on green areas of particular importance to local communities.

4.15.2. In West Northamptonshire, LGS has been designated through the Part 2 Local Plans or NDPs. These green areas are afforded special protection. Given that they have already been tested, they have been 'rolled forward' into this Plan.

4.15.3. To designate a LGS, the criteria within the NPPF (Promoting healthy and safe communities) should be used. The LGS must be:

- in reasonably close proximity to the community it serves;
- demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and
- local in character and is not an extensive tract of land.

4.15.4. If a LGS satisfies these tests and is designated as an LGS, policies and decisions for managing development within it are similar to those for Green Belts. The areas identified as LGS as at September 2025, are identified in Appendix B. These include sites that have been nominated through this Local Plan.

Policy PL13 – Local Green Space

A. Development proposals, which would result in the loss of a Local Green Space defined on the policies map or that would have a harmful impact on the features which make it locally significant, will not be permitted unless very special circumstances can be demonstrated.

B. The only form of development considered appropriate within a Local Green Space is that which:

i. Is ancillary to the use of the space or to any buildings on that land; and
ii. Will enhance its beneficial use; and
iii. Is appropriate in scale; and
iv. Will contribute positively to the character and quality of the space; or
v. Is specifically provided for in this plan (D7).

WNLP objectives: 2, 7, 10, 13

Chapter 5: Making Great Places - Northampton

5.1. Introduction and overview

Population and role

5.1.1. Northampton is the largest urban area in West Northamptonshire. It is also the 37th largest urban area by population in the UK. The town's population more than doubled from circa 100,000 in the early 1960s, to 245,899 in 2021. Its evolution and growth over the last 50 years was initially fuelled by its designation as a New Town in 1968, the development of the Grosvenor indoor shopping centre in 1976 and the opening of the M1 motorway in 1959.

5.1.2. Although Northampton continues to grow and maintain its role as the major employment, retail and residential centre within West Northamptonshire, it faces a variety of challenges particularly in relation to its town centre role, housing delivery, high employment but low skilled labour and competing / conflicting needs.

5.1.3. Northampton is the Principal Urban Area of West Northamptonshire. It has significant employment, service and civic functions that meet the needs of its wider population. It has potential for place-making, investment and regeneration of key sites to accommodate new mixed-use development that will strengthen its attraction over the plan period. The Central Area comprises the town centre and areas just outside it which are considered suitable for uses which support the role and function of the town centre. Northampton has an Enterprise Zone, designated in 2011.

Topography

5.1.4. Northampton is located within a shallow "bowl" adjacent to the River Nene. It is surrounded by higher land, which rings the town, including Glassthorpe Hill (141m above sea level) to the west, Coneybury Hill (approximately 120m above sea level) and the Pitsford Ridge (approximately 125m above sea level). The town is positioned at the confluence of the River Nene and its tributary the Brampton Nene, which flows south into the Nene from Pitsford Reservoir.

Housing

5.1.5. Northampton has eight Sustainable Urban Extensions (SUEs), allocated in the WNJCS, capable of delivering around 13,319 dwellings over the plan period. These are all under construction. For the plan period to 2043, Northampton will continue to contribute towards housing delivery as shown in the table below.

5.1.6. Figure 4 below shows the projected housing supply between 2025 and 2043. This projection is calculated from the monitoring data as at 1st April 2025, which

was compiled with the assistance of developers through annual Statements of Common Ground. It shows that if the new allocations were all built out in the plan period, Northampton would deliver up to just over 33,000 dwellings over the plan period. Whilst this is possible, it is expected that parts of the new allocations would come forward after the plan period. More work on a trajectory will be undertaken in readiness for the Submission version.

Northampton	**Supply 2025-2043+**
WNJCS Part 1 allocations (SUEs) (residual capacity as of end of March 2025) Additional capacity at Northampton North	13,319 350
Part 2 Allocations (identified in the adopted Northampton Local Plan Part 2, March 2025)	2,828
Allocations in this Plan:	
Regeneration Sites (Policy N3)	1,020
Land off Harlestone Road	100
Land East of Wooldale Road	1,700
Land North of Newport Pagnell Road	1,000
Land West of A43	2900
Land East of A43	1,950
Northampton West	350
Collingtree Golf course	300
North of Buckton Fields	1500
South of Grange Park	850
Commitments (planning approvals as at 1st April 2025)	2,097
Windfall Allowance	3,938
Lapse Allowance	-911
Sub-Total	**33,291**

Figure 4: Northampton, Projected Housing Supply

5.1.7. The Central Area Assessment for Northampton (AECOM, March 2024) concluded that the resident population in the Central Area remains low for an urban area. It also states that the under supply of housing in the Central Area contributes to the area's deprivation, stifling the town's growth aspirations.

Economy

5.1.8. According to NOMIS (November 2022), West Northamptonshire, including Northampton, has high levels of employment, with 3.4% of the economically active unemployed between January 2024 and December 2024. This is lower than the East Midlands rate (4.2%) and the Great Britain rate of 3.8%. Northampton's strategic location makes it attractive for logistics and distribution, as well as head office functions. Major employers include Barclaycard, Cosworth, Panasonic UK Ltd, Travis Perkins, Avon, Carlsberg UK and Nationwide Building Society are located in Northampton. Grant Thornton's "Northamptonshire Ltd 2022" report says the top 10 Northants companies include the following from Northampton: Winvic Group Ltd, Perrys Group Ltd, Briffs & Forrester Group Ltd, William Morgan Group Ltd, St Andrew's Healthcare.

5.1.9. Northampton has an Enterprise Zone, which was designated in August 2011. Since its designation, over 6,000 net new jobs have been created and significant regeneration schemes have taken place. These include the development of the new bottling/canning plant at Carlsberg, the expansion of Cosworth, the completion of the redeveloped railway station, the completion of a new campus for the University of Northampton and the refurbishment of Vulcan Works.

5.1.10. The River Nene also contributes positively to Northampton's economy. The 91-mile River Nene, threading its way through Northamptonshire's Nene Valley, is one of the longest rivers in the UK and offers a superb opportunity to attract many different types of visitors to enjoy a quintessentially and internationally important English landscape shaped over millennia. The marina is an integral part of the Becket's Park area and enables waterway users to have a safe place to stay. Its connectivity to the town centre means that waterway users can contribute to the economy of the town for leisure, retail and/or cultural reasons.

5.1.11. The above will contribute towards the delivery of the jobs required over the plan period.

5.1.12. The West Northamptonshire Retail and Town Centre Uses Study (Lambert Smith Hampton, April 2022) ("Retail Study 2022") states that Northampton town centre remains the key centre in West Northamptonshire. Notwithstanding retail trends and the impact of the pandemic, Northampton has the strongest comparison goods shopping offer in West Northamptonshire and draws on a wide sub-regional catchment. The town will continue to function as the West Northamptonshire's Principal Urban Area, and main shopping and leisure destination.

5.1.13. Vacancy rates and footfall data show a decline in Northampton town centre, and this is typical of other town centres of this size. Vacancy rates for the whole of

the town centre area increased from 12.7% in 2015 to 13.9% in 2019. The Retail Study mentioned that the pandemic has accelerated many of the long term negative trends affecting the UK towns, high streets and shopping centres, including the growth in online shopping and leisure activities.

5.1.14. Northampton is not immune from this. The loss of major retailers from the town over recent years for example has left large vacant premises which has resulted in some inactive and unattractive retail areas, streets and shop frontages. It should be noted that major retailers that have left Northampton include Marks & Spencer, British Homes Stores and Debenhams, as well as the occupiers in Market Walk. The Retail Study 2022 also concluded that no additional retail floorspace needs to be allocated in the local plan.

5.1.15. The Central Area Assessment (AECOM, March 2024) concluded that the Central Area lacks good quality offices and this, in addition to lack of housing supply, stifles economic growth.

Tourism and leisure

5.1.16. There is a further economic development opportunity in capitalising on the historic identity of Northampton, its heritage assets, open spaces and opportunities to repurpose the town centre. This could help to attract investment from relocating businesses, improve rates of business tourism and build Northampton's attractiveness for wider tourism as well as injecting new life into the town centre by welcoming wide ranging new roles including more cultural and leisure related services.

5.1.17. Northampton has three professional sports grounds, Northampton Saints Rugby at Franklins Gardens, Northampton Town Football at Sixfields and Northamptonshire County Cricket in Abington. It has a high proportion of leisure provision, including commercial leisure centres, such as the centres run by the Leisure Trust (Danes Camp, Lings Forum, Mounts Bath, Cripps), cinemas (at Vue Sol Central and Cineworld Sixfields), various private gyms, indoor and outdoor sports facilities and playing pitches (for example the Old Northamptonians/Old Scouts/Casuals rugby clubs), the Bike Park in Delapre and the Nene White Water Rafting Centre in Bedford Road. Northampton also has a marina at Becket's Park, which is ideally placed within the national canal network providing all the necessary facilities for boat users.

5.1.18. Cultural and leisure facilities including music venues are also catered for including Royal & Derngate theatre, The Deco theatre, the Northampton Filmhouse, and 78 Derngate (history of Charles Rennie Mackintosh), Roadmender, Picturedrome, NN Contemporary Art and the Northampton Museum.

5.1.19. The Hotel Audit and Demand Assessment (Hotel Futures, May 2016) (referenced "the Hotel Study 2016") concluded that corporate demand is set to increase

significantly given the planned office development and employment growth in the Enterprise Zone. Therefore, Northampton could prioritise full service, international brand 3 and 4 star hotels complete with conference, banqueting and leisure facilities to help in attracting major national and international companies to the Enterprise Zone.

5.1.20. The Retail Study 2022 concluded that no additional leisure provision is required in the area.

Heritage

5.1.21. Northampton has a range of heritage assets, including over 500 listed buildings (such as Delapre Abbey, the Guildhall, County Hall and All Saints Church) and 21 conservation areas. There are four conservation areas within the town centre alone, which reflects the town's strong heritage legacy and architectural and historic interest. In addition, there is also a Registered Battlefield in Northampton, located partly within the grounds of the Barnes Meadow Local Nature Reserve and Delapre Abbey Park. There are seven scheduled monuments in Northampton.

Natural environment

5.1.22. Northampton currently has over 1,600 hectares of parks, open spaces and other green areas that provide a network that both support health benefits for residents and visitors, biodiversity and ecosystem services. Together with the River Nene and the Grand Union Canal, these natural and man-made corridors provide valuable natural and historic assets which are of great importance for sustaining and enhancing biodiversity. In addition, Northampton also accommodates the Upper Nene Valley Gravel Pits Special Protection Area (also a Ramsar site) and six Local Nature Reserves.

Transport and travel patterns

5.1.23. Northampton benefits from a range of key strategic highway network connections including three junctions on the M1 (Junctions 15, 15A and 16). The A43 links to the M40 motorway, Oxford and the south of England via the A34 to the west. The A45 trunk road runs through the town from the M1 providing links to Wellingborough, Rushden, the A14 at Thrapston and Cambridge and the ports of Harwich and Felixstowe to the east. The M6 and M45 give Northampton access to Birmingham and Coventry to the west. London is less than 70 miles to the south, via the M1.

5.1.24. As stated in paragraph 14.6 of the Transport Chapter, the Council is exploring options for the provision of highway improvements to the north of Northampton.

5.1.25. Northampton is on the Northampton loop of the West Coast Main Line. It is

served by London Northwestern Railway train services to both London and Birmingham New Street and beyond Northampton is also accessible to Birmingham International Airport, London Luton Airport and East Midlands; all about one hour's journey by either rail, road or coach Airport

5.1.26. Northampton has a network of local and inter urban bus and coach services . There are also around 10,000 car parking spaces which are formed of over 20 private and public surface and multi storey car parks.

5.1.27. According to the Central Area Assessment (AECOM, March 2024), 80% of the population in Northampton both live and work within the area, with many trips being less than 5km. The study adds that Census 2021 data shows that 56% of journeys to work are made in cars and vans, and this is higher than the national average of 50%.

5.1.28. To the west of Northampton, Sandy Lane Relief Road opened in summer 2025 which links Weedon Road (A4500) to Harlestone Road. The North West Relief Road was completed in Autumn 2025 (due to open shortly) and links Harlestone Road (A428) to the A1599. This road infrastructure facilitates the delivery of the SUEs identified in the WNJCS.

Health, wellbeing and social infrastructure

5.1.29. Northampton has significant areas of deprivation, including parts of the eastern and central areas. However, like most towns of this size, there are parts of the town which are relatively affluent. There is a need to ensure that the requirements of Northampton's current and emerging population, businesses, investors and visitors are met in a balanced and consistent manner. Combined with a growing population, there is a need to plan for healthier communities, addressing the health and lifestyle issues that have resulted in Northampton having poor health outcomes, particularly in the most deprived areas. There is also a need to conserve and enhance the natural environment since they contribute to the health and wellbeing of residents and visitors.

5.2. Regenerating Northampton

5.2.1. The regeneration of Northampton's central area is one of the Council's top priorities. The Council has commissioned AECOM to undertake a Northampton Central Area Assessment, to provide evidence to inform policies in this Plan and across the Council's areas of responsibility, including regeneration, economic development and highways.

5.2.2. According to the Central Area Assessment, the central area of Northampton has accommodated a substantial share of the population growth – from around 11,500 residents in 2001 to over 22,500 in 2021. That is 11,000 more residents. The central area of Northampton is also likely to have an increasingly important role in

providing services in health, care, and leisure – while becoming relatively less important role as a place for retail activity and office-based employment.

5.2.3. To accommodate these changes and growth, there are opportunities to capitalise on brownfield sites by maximising their potential, particularly in Northampton's Central Area. There are opportunities to deliver conservation led regeneration, taking into account the volume of heritage assets in the town.

5.2.4. Within the town centre, work was completed in 2024 on transforming the Market Square, a multi-million pound investment which has created new high quality market stalls, new seating, increased number of trees, a water feature and events space. Public realm improvements to Abington Street and Fish Street in 2025 have improved pedestrian access, and provided new seating, planting and outdoor dining space. A property in the Drapery (formerly occupied by Debenhams) has been redeveloped for student accommodation. 24 Guildhall Road, a heritage asset, has also been transformed into an innovative and creative space for artists.

5.2.5. Just outside of the town centre, Marefair Heritage Park (located between the railway station and the Ibis Hotel) was completed in Autumn 2025 seeing the creation of green spaces and a play area.

5.2.6. Preparation of a development framework for Greyfriars, following the completion of a developer agreement between WNC and its partners, is underway. The vision for the site includes the development of mixed use schemes (housing, retail, leisure, cafes) as well as public realm improvements. This scheme is expected to generate around 7,000 jobs between the commercial elements of the town centre and its periphery functions such as the court and fire service. Work is also underway to assess the potential of the vacant units previously occupied by Marks & Spencer and BHS on Abington Street - these units were demolished in late 2025 to make way for redevelopment.

5.2.7. Proposals for Market Walk (with STACK) to create a diverse form of entertainment including independent food traders, interactive gaming and stage for live performers is expected to start in early 2026, with completion at the end of that year.

5.2.8. The Enterprise Zone continues to provide opportunities for both new commercial and leisure developments and expansion schemes. Commercial operators have already benefitted from these opportunities including the development of the Premier Inn hotel, the redevelopment of Northampton's Railway Station, the development of Northgate Bus Station and the regeneration of Vulcan Works at Guildhall Road. Work is underway in progressing FOUR Waterside.

5.2.9. In order to define where the policies relating to Northampton apply a confines for the town is identified on the policies map. Outside of the confines, the policies relating to the open countryside will apply.

Policy N1 – Spatial Strategy for Northampton (Principal Urban Area)

A. The role of Northampton as the Principal Urban Area will be supported and enhanced through growth and regeneration, creating strong, sustainable, cohesive and inclusive mixed-use communities, regeneration schemes, making the most effective use of previously developed land, and enabling the maximum number of people to access employment, services and facilities locally.

B. The Council will support proposals which contribute to, and result in, the regeneration of Northampton, and infrastructure, particularly where they:

i. Maximise the opportunities and potential within the brownfield sites located in the town centre and the Central Area, for a range of uses including housing, employment and main town centre uses, as well as mixed use schemes;
ii. Deliver schemes which result in buildings and spaces (including public realm) that are beautiful, integrated with their surroundings, meet the requirements set out in Policies PL6, capable of reducing carbon footprint and future proofing, provide improved and safe connectivity to neighbouring areas and promote a healthy lifestyle for new and existing communities;
iii. Protect, conserve, enhance and maximise the opportunities offered by Northampton's wide ranging heritage assets by supporting proposals which will secure their retention and long-term conservation. This includes assets that are disused or underused and regeneration of priority areas and assets, including those identified as at risk either by Historic England or the Council. The Council will work in partnership with property owners, occupants and stakeholders and will advise on potential viable uses and how to repair, sustain and enhance the assets and their settings, including the public realm. Where appropriate, it will advise on conservation plans, heritage impact assessments and opportunities for funding and will produce supplementary planning documents;
iv. Conserve, enhance and maximise the opportunities offered by Northampton's natural environment including its green and blue infrastructure including through delivery of the local nature recovery strategy;
v. Deliver and / or contribute towards strategic and local transport schemes;
vi. Prioritise improved pedestrian/cycle/ wheelchair movement through and to Northampton town centre and district centres incorporating public realm and cycle parking improvements. Proposals must also improve connectivity whilst supporting active and safe travel.;
vii. Secure sustainable transport and access for all to and from major employers, education and research clusters, hospitals, schools and colleges; and
viii. Support improvements in local air quality.

C. The importance of the town's identity, character and setting and the need to prevent coalescence with neighbouring villages will be recognised by resisting development outside of the confines for Northampton unless it complies with the exceptions set out in policy R5.

WNLP Objectives: 1, 7, 9, 10, 11, 12, 14, 15

Northampton, Central Area

5.2.10. The Central Area, incorporating the town centre, its adjoining areas and parts of the Waterside Enterprise Zone, has experienced some significant changes in recent years. These include the consolidation and relocation of the University of Northampton to Waterside Campus in Bedford Road, the development of the University's student accommodation in St John's Street, the development of the North Gate bus station, the development of a new railway station building, the development of a Premier Inn hotel in St John's Terrace and the refurbishment of Vulcan Works. The Central Area also has four conservation areas, multiple listed buildings and two Scheduled Monuments. Heritage therefore remains fundamental to the character of the Central Area.

5.2.11. Northampton Town Centre is a regional shopping centre and remains the main retail and services centre within Northamptonshire. The town centre currently accommodates the indoor retail units of the Grosvenor Centre and the Ridings Arcade. It has an outdoor market area, the largest in England, which underwent refurbishment in 2023/34. There are tourist attractions within the Cultural Quarter, which centres around a creative cluster in the area around Derngate/ Guildhall Road. The Royal & Derngate Theatre, Northampton Film House cinema and a major new extension to the Northampton Museum and Art Gallery creating new galleries/teaching facilities/retail area are major attractions within the Cultural Quarter. The Northampton Museum and Art Gallery is home to the world-famous Shoe Collection, a collection of national importance. 78 Derngate commemorates the works of Charles Rennie Mackintosh. Conversion of the Vulcan Works into a managed workspace for around 100 businesses within the Cultural Quarter will support job creation over the plan period.

5.2.12. The opportunity remains to capitalise on the Central Area, by maximising the potential that the area offers in terms of its land availability, regeneration opportunities, connectivity, public transport network and the town centre. Some brownfield sites within the town centre contain heritage assets and it is important that these assets, their surrounding areas and their setting are considered and planned for in a sensitive manner. The town centre has an opportunity to become people's extended living and dining rooms – making it an area where people come to gather, socialise and dine. The Central Area Assessment (AECOM, March 2024) provides the following vision for the Central Area:

> "Northampton Central Area will be a welcoming, thriving and healthy town which weaves the old with the new and focuses on community. It will be resilient and will promote a diverse mix of uses and services, attracting new

residents and visitors both during the day and into the evening, always remaining flexible to change. It will celebrate its distinctive heritage whilst promoting Central Area living and working. Innovation and entrepreneurship will be an integral part of the Central Area, which will provide opportunities for growth, skills and businesses. This will be supported by high quality digital technology and a reduction in the town's carbon footprint. It will build on its well-established cultural offer, attracting the creative industries and complementing a reinvigorated leisure and consolidated retail offer, which will support the independent sector and destination market place. It will become vibrant and inclusive with new active transport hubs; safe, high quality public realm; and pedestrian friendly streets, which will welcome everyone and encourage exploration."

Policy N2 – Northampton, Central Area defining the roles of the town centre and the Central Area

A. Development proposals which contribute to delivering the vision and developing/enhancing the roles of the town centre and the Central Area will be supported. In particular:

i. The town centre will remain the heart of the town and the focus of main town centre uses as defined in the National Planning Policy Framework, particularly retail (within the Primary Shopping Area as shown on the policies map), office, leisure, libraries, culture and restaurants and cafes. Residential use will also be supported to ensure that the town centre attracts a mix of residents and visitors who will support both the daytime and night time economy of the area. Proposals which will result in the increase and improvement of these uses will be supported;
ii. Proposals which promote, improve and enhance the historic and cultural elements of the town centre will be encouraged. In particular, proposals which capitalise on and create a positive influence on the town's existing cultural offer will be welcomed;
iii. Proposals on brownfield sites which seek to protect and enhance heritage assets and their settings and are designed in a sensitive manner, will be supported;
iv. The wider Central Area will continue to be regenerated, maximising the potential offered by brownfield sites, its location within the Enterprise Zone, and its connection with the railway station and the Northgate Bus Station;
v. Proposals for hotels within the town centre and the Enterprise Zone will be supported to ensure that existing and future demand from emerging businesses and tourism arising from the regeneration schemes primarily in Northampton can be met;
vi. Schemes which facilitate enhancement of and safe provision for the evening and night-time economy including night clubs, theatre, music venues and pubs/ restaurants will be supported;
vii. Sustainable proposals which improve connectivity, safety and legibility within and to and from the Northampton Central Area will be supported; and
viii. Proposals which will result in improvements to the facilities offered by the University of Northampton, and their accessibility will be supported.

WNLP Objectives: 1, 6, 7, 9, 10, 11, 12, 14, 15

Promoting regeneration in Northampton

5.2.13. Northampton has a variety of sites which are suitable for regeneration. These are primarily brownfield sites and are either vacant, underused or are planned to cease operations under their existing use in the near future. Some are already actively being promoted for development including those within the Northampton Waterside Enterprise Zone. Policy N3 identifies these sites and their primary land use(s). Residential sites are further identified in policy N6 which is a comprehensive list of housing and housing led allocations. In most cases the combination of policy N3 and N6 (where applicable) and other policies in this Plan provide sufficient policy guidance to bring the sites forward. In some cases there are a number of constraints that need to be addressed and opportunities that need to be realised and additional policy is required. This additional policy is provided in the 'Site Specific Policies' section below.

Policy N3 – Northampton, sites allocated for regeneration

The following sites are identified to support the Plan's strategy of regenerating Northampton as the Principal Urban Centre.

Site ref	Site name	Primary land use(s)	Relevant policy (non-exhaustive)
N3i	35-45 Abington Street	Residential	N6
N3ii	Cattlemarket Road and its adjoining area	Residential / hotel	N6, N10
N3iii	FOUR Waterside	Residential / hotel / offices	N6
N3iv	Greyfriars Development Area	Residential	N6, N11
N3v	Marefair Heritage Park and Castle House	Residential / Leisure /Culture	N6
N3vi	Horizon House, St Peter's Way	Offices	N24
N3vii	Market Walk	Leisure	
N3viii	Northampton Railway Station Car Park	Residential /Car Park / Hotel	N6, N12
N3ix	Northampton Railfreight	Residential	N6 / N12
N3x	St Edmund's Hospital	Residential	N6

WNLP Objectives: 1, 11, 12, 14, 15, 17

5.3. Northampton's Waterside Enterprise Zone

5.3.1 Northampton's Waterside Enterprise Zone (NWEZ) was established in August 2011 and continues to contribute towards Northampton's economy and its wider area, as well as jobs growth. It was designated as part of the Government's aim and vision to help unblock any barriers to delivery, including unlocking key development sites, consolidate infrastructure, attract business and create jobs. In addition, Enterprise Zones are about delivering long-term, sustainable growth based on cutting edge technology and enterprise. Businesses are clustering around centres of excellence in key sectors such as financial services, bio-sciences, digital and creative industries, advanced engineering, automotive, and renewable energy. For Northampton, the Council's ambition is for the NWEZ to become a National Centre of Excellence for advanced technologies, precision engineering, environmental and low carbon technology as well as professional, financial, business services and leisure orientated businesses (Northampton Waterside Enterprise Zone Delivery and Implementation Strategy, Cushman & Wakefield, May 2022).

5.3.2 It is therefore important for the Council to continue to negotiate a range of business unit sizes within the NWEZ to enable and encourage the start-up and grow-on of businesses. In addition, the Hotel Study 2016 concluded that Northampton could prioritise full service, international brand 3 and 4 star hotels with conference, banqueting and leisure facilities, to help in attracting major national and international companies to the Enterprise Zone and to develop Northampton as a conference destination. The study concluded that there was a need for a planning policy approach that will allow consideration of hotel development in the town centre and across the Enterprise Zone, including edge of centre and out of centre sites, without the need to rigorously apply the sequential test to Enterprise Zone sites.

Policy N4 – Northampton Waterside Enterprise Zone

The Council will continue to ensure that the ambitions for the Enterprise Zone will be met through the following:

i. Development proposals which will contribute towards the creation of jobs will be supported, particularly jobs within the high - performance technology sector, next generation transport, and manufacturing and advanced technology;
ii. Schemes which provide ancillary support for these employment generation uses including residential and hotel will also be considered positively provided that evidence is supplied demonstrating that these are required to facilitate and deliver the ambitions for the Enterprise Zone;
iii. Development design and construction will be required to maximise and capitalise on the use of renewable energy;

iv. Development principles including design, height and massing will need to be considered in a sensitive manner particularly schemes which are within close proximity to residential areas;
v. Offering quality training as part of the construction process and recruitment drive; and
vi. Ensuring that transport connectivity and accessibility form a vital part of the development design process to include provision for public transport and cyclists. Particular attention needs to be given to improved and sustained connectivity with Northampton Town Centre, the train station, the University of Northampton and residential areas.

WNLP Objectives: 1, 7, 9, 10, 11, 12, 14, 15, 17

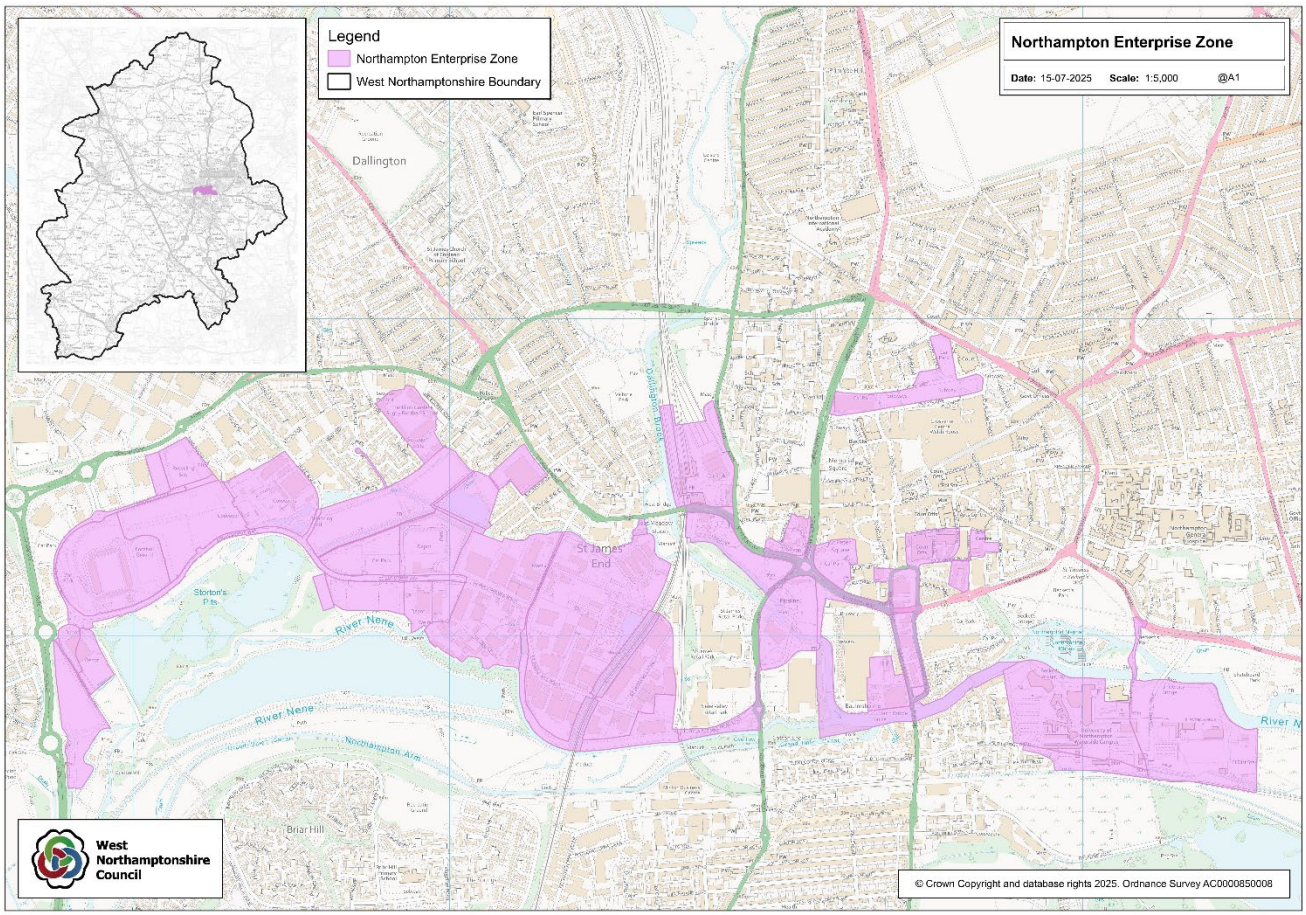


Figure 5: Northampton Waterside Enterprise Zone

5.4. University of Northampton

5.4.1 The University of Northampton was formed in 1999 following the amalgamation of a number of training colleges. It gained full university status as the University of Northampton in 2005 and remains the only university in Northamptonshire. It is therefore imperative that it remains supported in ensuring that it continues to perform as well as enhance its role and function when required. The University's role in place making and embedding in Northampton's infrastructure was a key decision in the move to this £330 million Waterside Campus regeneration project on an unused derelict site in the Enterprise Zone.

5.4.2 It opened in September 2018 and is within 10 minutes walk of the town centre. The Waterside campus provides not just teaching facilities at all levels from undergraduate degrees to doctorate qualifications, it also has facilities to support students, staff and students' families through the provision of a hotel, student accommodation and sports facilities. The university plays a crucial role in ensuring that Northampton produces graduates with the right skills to contribute towards the town's economy. It is essential that the university be supported in order to ensure that a readymade supply of graduates, capable of meeting local labour requirements, is met. Its location in the Central Area will contribute to the town centre's viability and vitality, since students and their families will be taking advantage of the offer within the area including its culture, heritage, leisure and retail provision, adding to the town's investment and growth.

Policy N5 – Northampton, University of Northampton Waterside Campus

A. The role and contribution of Northampton University will be supported through the safeguarding of the site for education and ancillary uses which are required to serve the role and function of the university. Any enhancements to the existing facilities, and improved connectivity to the town centre, will be welcomed provided the schemes meet the other requirements of this Plan.

B. The Council will continue to support uses such as student accommodation and commercial uses to meet the requirements of existing and future students, as well as visitors and investors.

C. Proposals will need to demonstrate that they have capitalised on the connections and availability of green and blue infrastructure in the vicinity of the site, particularly the River Nene, Beckets Park, Midsummer Meadow and Barnes Meadow Local Nature Reserve.

D. Proposals for this site should be accompanied by a site-specific Flood Risk Assessment meeting the design standard for the Upper Nene catchment through Northampton of a 0.5% probability (1 in 200 chance of occurring in any given year) event plus an allowance for climate change to protect against fluvial flooding. Surface water attenuation should be provided up to this standard.

E. Any proposal should include the safeguarding of suitable access for the maintenance of

foul drainage infrastructure.

WNLP Objectives: 6, 7, 10, 11, 12, 14, 15

5.5. Provision for homes

5.5.1. A proportion of Northampton's new housing in the plan period will be met by planning permissions and allocations in existing adopted plans (the WNJCS and the Northampton Part 2 plan). These include the allocations for the Sustainable Urban Extensions.

5.5.2. A number of those allocated sites do not yet have the benefit of planning permission. Because of their limited scale, it is not the intention to re-allocate any of the sites with a capacity of less than 50 units in this Plan, therefore, any of those sites that have not come forward after this Plan is adopted would be judged against the relevant policies in this Plan. Sites of more than 50 units are re-allocated in this Plan to provide certainty.

5.5.3. In accordance with the spatial strategy which prioritises regeneration and the use of brown field sites, work has been undertaken to identify opportunities within the central area of Northampton. This work, the Central Areas assessment has identified further opportunities for residential development in the central area, these are allocated in N3. In some cases this work has identified more capacity on sites that were already allocated.

5.5.4. There are three allocations for Sustainable Urban Extensions in the WNJCS which do not yet have the benefit of planning permission in whole or in part:

- Northampton North, allocated as N3 in the WNJCS, does not yet have planning permission for its northern part. An outline application has the benefit of a resolution to grant permission subject to the completion of a section 106 agreement. The southern part has permission and is under construction.

- Northampton West, allocated as N4 in the WNJCS, does not yet have planning permission for its southern part. The northern part has permission and is under construction.

- Northampton Upton Lodge, allocated as N9A in the WNJCS, does not yet have planning permission for its eastern part. An outline application has the benefit of a resolution to grant permission subject to the completion of a section 106 agreement. The western part of the allocation (Norwood Farm) has permission and is under construction.

5.5.5. To provide certainty, two of these sites are re-allocated in this plan as follows:

- Northampton North - the northern part of Northampton North is re-allocated. It is proposed to extend this to the north and retitle as East of the A43.
- Northampton West – the remaining part to the south of Roman Road is re-allocated in this Plan.

5.5.6. Northampton Upton Lodge has a resolution to grant and permission is expected to be issued imminently, it is therefore not necessary to re-allocate this site.

5.5.7. Not all of the housing requirement for the plan period can be met through existing commitments and the regeneration sites. Further opportunities have been identified as follows:

- East of Wooldale Road
- North of Newport Pagnell Road
- Land West of the A43
- Land East of the A43 (extension of Northampton North)
- Collingtree Golf Course
- North of Buckton Fields
- South of Grange Park
- Land off Harlestone Road

These are set out in policy N6.

Policy N6 – Northampton, land allocated for residential and residential led development

The following sites, as identified on the policies map, are allocated or re-allocated for residential or residential led development. The capacities identified are indicative only and are dependent on compliance with other policies in this Plan.

Sites re-allocated from the Northampton Part 2 Local Plan are identified with NLPP2. Sites re-allocated (in whole or part) from the West Northamptonshire Joint Core Strategy are identified with WNJCS:

Reference	Address	Indicative capacity	Relevant policy (non-exhaustive)
N6 (i)	35 – 45 Abington Street	300	
N6 (ii)	Cattlemarket Road	141	N3, N10
N6 (iii)	Four Waterside (part of mixed use)	119	
N6 (iv)	Greyfriars (part of mixed use) (NLPP2)	733	N3, N11
N6 (v)	Marefair Heritage Park and Castle Housing	92	
N6 (vi)	Northampton railway station car park (NLPP2)	280	N3, N12

N6 (vii)	Northampton Railfreight (NLPP2)	362	N3, N12
N6 (viii)	St Edmund's Hospital	85	
N6 (ix)	Ryland Soans garage (NLPP2)	82	
N6 (x)	Land west of Northampton South SUE (NLPP2)	361	
N6 (xi)	Land west of Towcester Road (NLPP2)	230	
N6 (xii)	Land north of Milton Ham (NLPP2)	100	
N6(xiii)	Hill Farm Rise (NLPP2)	80	N13
N6 (xiv)	Pineham (NLPP2)	80	
N6 (xv)	Land East of Wooldale Road	1,700	N14
N6 (xvi)	Land North of Newport Pagnell Road	1,000	N15
N6 (xvii)	Land west of A43	2,900	N16
N6 (xviii)	Land east of A43	1,950	N17
N6 (xix)	Northampton West (remaining)	350	N18
N6 (xx)	Collingtree Golf Course	300	N19
N6 (xxi)	North of Buckton Fields	1,500	N20
N6 (xxii)	The Green, Great Houghton (NLPP2)	650	N21
N6 (xxiii)	South of Grange Park	850	N22
N6 (xxiv)	Watering Lane (NLPP2)	265	
N6 (xxv)	The Farm (NLPP2)	55	
N6 (xxvi)	Former Lings Upper School (NLPP2)	60	
N6 (xxvii)	Land off Harlestone Road	100	

WNLP Objectives: 1, 7, 10, 11, 12

5.5.8. In most cases the combination of policy N6 and other policies in this Plan provide sufficient policy guidance to bring the sites forward. In some cases there are a number of constraints that need to be addressed and opportunities that need to be realised and additional policy is required. This additional policy is provided in the 'Site Specific Policies' section 5.10 below.

5.6. Supporting job creation

5.6.1. In addition to the jobs that will be created on the regeneration sites identified in this Plan, there will be opportunities for further job creation on land allocated for employment use. These sites were allocated in the Northampton Part 2 Local Plan and are re-allocated in this Plan. Further jobs growth will come from sites with planning permission and the Northampton Gateway site which is currently under construction (5.7 Strategic Distribution).

5.6.2. Not all of the jobs requirement for the plan period can be met through existing commitments and the regeneration sites. A further opportunity has been identified at Junction 15 of the M1. This is included in Policy N7.

Policy N7 – Northampton, land allocated for employment

The following sites, as identified on the policies map, are allocated for employment use Sites re-allocated from the Northampton Part 2 Local Plan are identified with NLPP2:

Reference	Address	Area (ha)	No. of jobs (indicative)	Relevant policy (non-exhaustive)
N7 (i)	Sixfields East (NLPP2)	10.18	871	
N7 (ii)	Crow Lane (NLPP2)	2.92	94	
N7 (iii)	Martin's Yard (NLPP2)	1.4	194	
N7 (iv)	Land at Waterside Way (NLPP2)	0.98	445	
N7 (v)	South of Junction 15, M1	68		N25

WNLP Objectives: 7, 10, 14, 15

5.7. Strategic distribution

5.7.1. The Economic Growth chapter of this Plan sets out that there is a continuing demand for strategic logistics space. Some of that need will be met by existing provision including the Logistics Park at junction 15 of the M1 which is currently under construction, further growth at DIRFT and through the proposed allocation to the south of junction 16, M1.

5.7.2. The SEGRO Logistics Park Northampton Gateway (NG) facility is a large-scale logistics park located adjacent to J15 of the M1 with a Strategic Rail Freight Interchange (SRFI) that has been designated as a Nationally Significant Infrastructure Project (NSIP) and has a Development Consent Order (DCO) permitting development of up to 464,515 sq.m (5 million sq.ft) of distribution buildings. It consists of a 182 ha (450 acre) state-of-the-art multi-modal logistics development, which will accommodate around five million square feet of modern sustainable warehouse space and logistics facilities. It is anticipated that most schemes coming forward at the Segro Logistics Park will be in accordance with the DCO and will not, therefore, require planning permission.

5.7.3. The project aims to create in excess of 7,450 jobs and includes:

- A 14 ha (35 acres) Strategic Rail Freight Interchange
- An intermodal freight terminal capable of handling trains up to 775m in length

- Up to 5 million sq ft of distribution buildings
- New road infrastructure and improvements on the A508, A45 and M1 J15
- A508 Bypass of Roade village (now complete)
- Numerous junction improvements on the surrounding road network
- Extensive landscaping, including new footways and cycleways
- Planting of 60,000, trees and 30,000 shrubs
- Over 32 ha (80 acres) of parkland and amenity grassland

5.7.4. Any planning applications submitted at the Northampton Gateway development will be considered in the context of policy EC13 in the Economic Growth Chapter, together with any other relevant polices.

5.7.5. As noted in the Economic Growth Chapter, existing provision will not meet all of the demand in the plan period and therefore there is a need to provide more land for strategic logistics.

5.7.6. This includes further provision proposed on a site in close proximity to Northampton, south of junction 16. This is dealt with in the Economic Growth chapter.

5.8. Neighbourhood centres

5.8.1. The Town and Country Planning Association (20 minute neighbourhoods, TCPA March 2021) states that the idea of neighbourhoods in which day-to-day services are accessible within a 15-to-20-minute walk has been gaining momentum for several years. Interest in the idea has grown as the COVID-19 pandemic lockdowns put a spotlight on the importance of the liveability of neighbourhoods, with people spending more time locally, working at home if possible, using public green space, cycling and walking instead of using cars and connecting with neighbours. The Central Area Assessment (AECOM, February 2024) concludes that this approach is beneficial because residents are encouraged to become more active, which improves their mental and physical health. Also, residents tend to use local facilities and green spaces more regularly; traffic is reduced, and air quality is improved; and people see more of their neighbours, strengthening community bonds. The study also referred to the TCPA guide which defines 20 minutes as the maximum time that people are willing to walk to meet their daily needs and that the 20 minute journey represents an 800m walk from home to a destination and back again (10 minutes each way). The impact of COVID has made the 20-minute neighbourhood even more pertinent, with access to local facilities, and green and natural space being so important.

5.8.2. Key to the idea is the need to ensure that it is easy for people to meet most of their everyday needs by a short, convenient and pleasant return walk (taking no more than 5 - 10 minutes each way). Essentially, accessible neighbourhoods (which can also include neighbourhood centres) are defined by the communities

who live there, and each will have unique expectations of the services and facilities they need.

5.8.3. In Northampton, there are over 60 neighbourhood centres which serve the local communities who live within 10 - 20 minutes' walk. Typically, these centres accommodate at least five units offering a range of facilities including a newsagent (some of which also have post offices), a hairdresser and a hot food takeaway. In some cases, there is a community centre and / or a public house adjoining the centre. For Northampton, where there are existing areas of deprivation, these neighbourhood centres provide a vital lifeline for residents in terms of social and community interaction as well as the offer of services, retail and leisure related facilities. These centres offer the potential to transform urban spaces into connected and self-sufficient neighbourhoods. Any proposals to retain and / or improve the facilities and services with these neighbourhoods are expected to be supported. There are also new neighbourhood centres being constructed or proposed as part of the Sustainable Urban Extensions.

Policy N8 – Northampton neighbourhood centres

A. The Council welcomes and supports the following:

i. Proposals which bring assets back into appropriate use particularly where they will result in the revitalisation of existing neighbourhood centres. Proposals which will result in existing buildings being replaced by alternative uses that will continue to serve the similar needs of the neighbourhood and the wider community are welcomed;

ii. Proposals which aim to rationalise and combine an appropriate range of uses across the centre will also be supported. These proposals need to result in neighbourhood centres that are legible and easy to navigate, with access to a wide range of interlinked and generous green spaces, which will encourage walking and social interaction. The new scheme should be designed to provide for existing and future community needs;

iii. Development proposals which include a new neighbourhood centre providing localised retail commercial, flexible workplaces, community facilities and services that reduce the need to travel and contribute towards more sustainable neighbourhood scale living will be particularly supported provided they do not result in an adverse impact (economic, social and physical) on nearby centres which are located within 10 minutes walking time of the proposed new centre. Masterplan proposals will need to demonstrate how they are adhering to the creation of 'walkable neighbourhood's through the design of a highly networked street hierarchy, providing safe, segregated lanes for different modes of travel such as cycling and walking that are equitable to all users, minimising conflict of different modes and user abilities, thereby encouraging more to cycle and feel safe on the streets. These should integrate with 'quiet way' off-street options through green routes where possible; and

iv. Proposals which will result in the loss of a neighbourhood centre or parade will be

resisted unless it can be demonstrated that there are existing facilities within 10 minutes' walk of the residential catchment area which can support the needs and requirements of existing residents. The developer will need to provide evidence that there are no reasonable prospects of the parade being put into uses which are suitable for a neighbourhood centre.

B. The motor vehicle should be subordinate in importance on the street network. Opportunities for sustainable and active travel should be maximised to create neighbourhoods where alternative forms of transport to the private car (walking, wheeling, cycling and public transport) are prioritised. New and enhanced pedestrian and cycle and wheel connections will be expected to be provided within the scheme.

WNLP Objectives: 7, 10

5.9. Burial space and related provision

5.9.1. Northampton's continued growth means that demand for burial space and cremations will also increase over the plan period, highlighting the need to plan for future requirements. Evidence shows that there are changing representations of faith communities in Northampton and this will need to be reflected in the future provision of burial space.

5.9.2. Northampton accommodates mainly large burial sites which are owned and managed by the Council, including Towcester Road cemetery and Kingsthorpe Cemetery, and a private crematorium. In addition, several churches also provide some burial/ interment capacity, but space is very limited and insufficient to cater for need. This Plan therefore aims to ensure that sufficient land is allocated and safeguarded to meet the identified requirements for burial space. A study commissioned by the Council concluded that, by 2029, there will be a deficit of burial space capacity of 4,011 plots. One of the sites identified in the study is under construction (Dallington).

5.9.3. The Council has duties both as the 'responsible authority' for the Northamptonshire Coroner Area and as a 'category 1' responder for civil contingencies to make provision for properly storing bodies of the deceased and enabling postmortems to take place. The current arrangements for this are fragile and increasingly expensive. The Council is therefore proposing to construct a new public mortuary on land at Riverside, to the south of Northampton.

Policy N9 – Northampton, sites for burial space

A. To meet the need for future burial spaces, the following sites, as identified on the Policies

Map, are allocated for this use:

i. Land adjoining Kingsthorpe cemetery
ii. Land adjoining Towcester Road cemetery

B. When considering any proposals for extensions, consideration should be given to securing the enhancement of the roles that burial grounds play in the wider community, including its greenspace/amenity/ecological and heritage values. Opportunities to improve the provision to accommodate the requirements of religious groups and people of no religion, such as washing facilities, should also be included in any design considerations.

WNLP Objectives: 7, 10

5.10. Site specific policies

5.10.1. The following site-specific policies for sites within Northampton have been prepared to provide detailed guidelines on the types of developments that will be supported within the development areas, and the necessary work and considerations that need to be taken into account during the stages of preparing development proposals. Some of these policies were adopted in the Northampton Local Plan Part 2 and have been carried forward in this Plan. The Central Area Assessment (AECOM, March 2024) contains guiding principles for developments in the central area and any schemes proposed outside of the site specific areas below will be required to take these principles into account.

Northampton, Cattlemarket Road, the Plough and adjoining area (N3ii and N6ii)

5.10.2. These are prominent sites, located along the southern edge of the town centre. They are split into two key areas by Victoria Promenade, with the Cattlemarket Road part to the south of this road, and the Plough Hotel and restaurant to the north. There are opportunities to capitalise on this prime location through the development of high quality, heritage sensitive schemes whilst significantly improving the existing road network. These sites are located in the NWEZ where employment schemes are particularly promoted. However, it is accepted that other uses can also be accommodated, some of which can be used to support the role and function of the Enterprise Zone. The Central Area Assessment concluded that this area (which forms part of a wide area within the identified All Saints/ Derngate & Brewery/ Victoria quarters) should maintain a focus on employment, small enterprise and start-up businesses. It also recommended that iconic landmark buildings could be featured to define the character of the area.

5.10.3. The site is located on an important historic route into the town and surviving assets need to be retained and their setting respected. Adjoining the Cattlemarket Road site, the former Latimer and Crick building and Southbridge are included on the current local list. The Malt Shovel PH occupies part of site and has done since 1883 and the Plough Public House, Bridge Street is an 1890s coaching inn including 37 bedrooms, function rooms and associated car parking. Other historic single-storey buildings and a historic linked wall face Victoria Promenade.

5.10.4. Any proposal affecting the Cattlemarket site, the locally listed Plough and its surrounding area should take the opportunity to provide safer connections. For instance, the road layout around the Cattlemarket site can be rationalised, with downgrades to the A508, thereby providing a safer environment for residents. The potential to make St Peter's Way and Bridge Street more pedestrian friendly should be investigated through enhancements to the public realm.

5.10.5. A Heritage Impact Assessment (HIA) for the site has been undertaken. It identified that there is medium archaeological potential on the site and that specialist surveys should be undertaken to understand the sensitivities. As such, an archaeological desk-based assessment should be undertaken initially.

5.10.6. Development of the site presents an opportunity to integrate the site better within the surrounding townscape and context. Any development should be carefully considered in terms of scale and massing, as well as to what extent key views along Bridge Street will be impeded. Development should also seek to retain the historic street pattern of this area

Policy N10 – Northampton, Cattlemarket Road, The Plough and adjoining area

A. The Council will support a comprehensive redevelopment/regeneration/refurbishment of the Cattlemarket Road area and its surrounding area, including the gyratory road network for a mix of uses, including residential, employment, hotel, leisure and ancillary retail. The Cattlemarket Road site itself is expected to deliver around 140 homes.

B. A detailed masterplan showing how the principles below will be incorporated will be required. Development across the two key areas north and south of Victoria Promenade will need to be considered in an integrated manner:

i. Development schemes will need to conform with the design criteria set out in Policy PL6 to cover matters such as height, materials, space standards, massing, density, and active frontages;
ii. Schemes will need to take account of, and capitalise on the surrounding townscape character, topography and heritage;
iii. Proposals for the site need to respect the integrity and significance of heritage assets and

ensure that they are incorporated into the scheme in a sensitive manner, and that their characters are enhanced and continue to contribute to or become the key landmarks within this part of the Central Area. Proposals will need to preserve and enhance the significance and appreciation of the site, its heritage components and their setting. An archaeological desk-based assessment should inform the design and capacity of the site; and

iv. Proposals will need to be consistent with the diagram shown in Figure 6

C. Proposals should be accompanied by a site-specific Flood Risk Assessment. It should also be subject to detailed assessment (including assessment of contaminated land) and the development should demonstrate how the use of Sustainable Urban Drainage Systems (SuDs) can be maximised. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local Standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

D. Proposals will need to address the current disconnect between the sites and the town centre. A range of proposals which will result in the following will be supported: realignment of Plough junction and its gyratory, better and safer pedestrian crossings to and from the town centre and its primary shopping area. A detailed Transport Assessment / transport plan will need to accompany the proposal.

E. Mitigation measures are required to ensure that any disturbance to the heritage assets, resulting from the scheme, will be addressed.

WNLP Objectives: 1, 7, 9, 10, 11, 12, 14, 15, 17

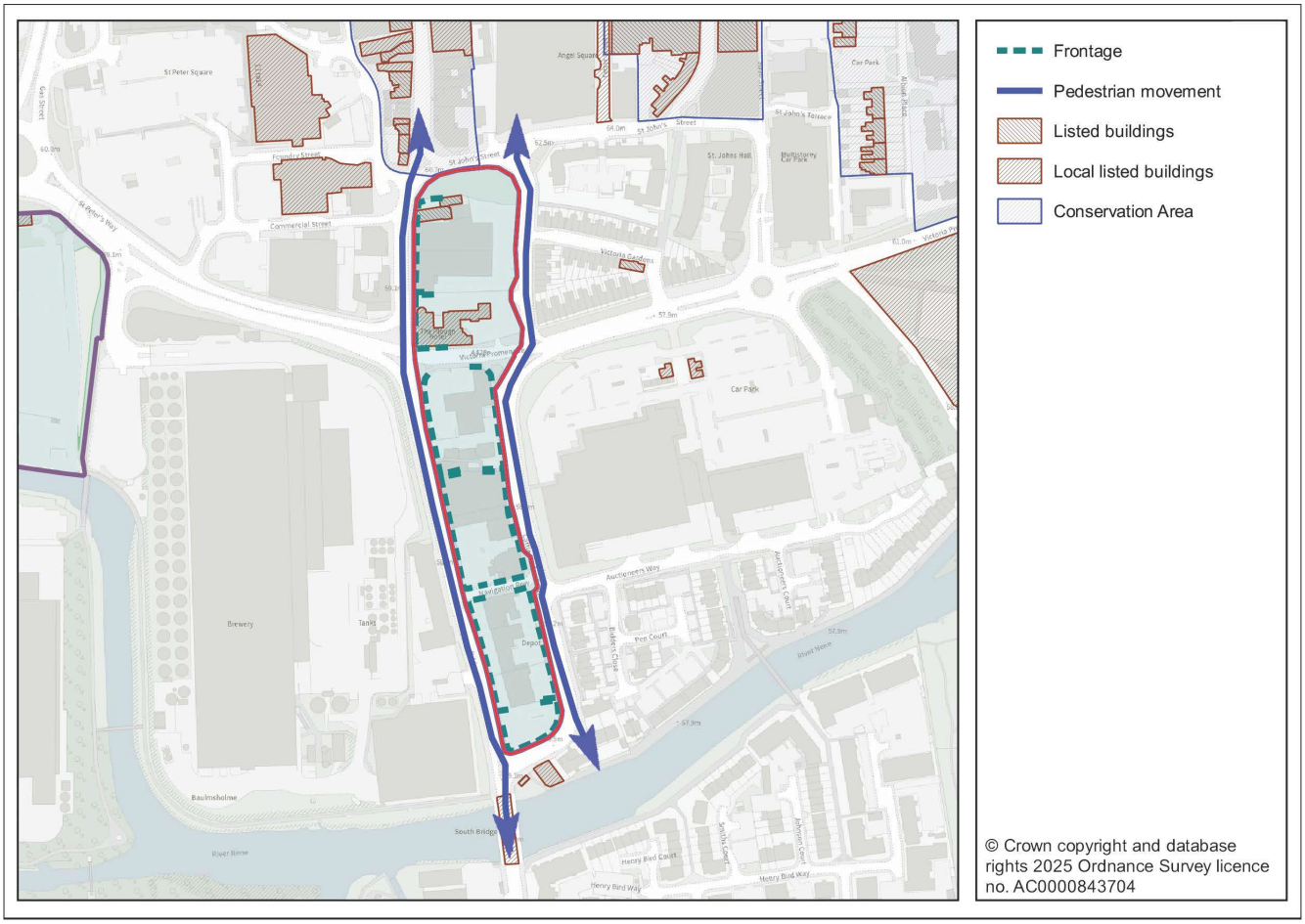


Figure 6: Development Principles for Cattlemarket Road, the Plough and adjoining area (N3ii and N6ii)

Northampton, Greyfriars development area (N3iv and N6iv)

5.10.7. The Greyfriars vacant site, formerly occupied by the bus station, is bounded by a range of mixed uses including employment and car parking facilities to the north, residential and commercial to the east, North Gate bus station and commercial to the west and south-west and predominantly retail and the Market Square further south. Its location within the town centre and the Primary Shopping Area makes the site ideal for a variety of mixed town centre uses including residential. The former Greyfriars bus station sits within a wider development area and is the largest combined mixed use brownfield development opportunity within West Northamptonshire, excluding the Enterprise Zone. It represents an opportunity to deliver change that will result in a positive impact on the town centre and its wider area. It also provides a key opportunity to create a landmark development, with scale and density reflecting a creation of a town centre mixed community. In addition to the former bus station site, the development area comprises the existing Mayorhold multi storey car park, Roadmenders music venue, Victoria Street surface car park, East Island and West Island. The former Greyfriars bus station site is

situated immediately to the north of the Grosvenor Shopping Centre. Mayorhold multi storey car park is located to the northwest of the vacant Greyfriars site, with Victoria Street car park to the north/northeast. The development area is approximately 5.7 ha in size.

5.10.8. The development area is currently dominated by two major roads that carry fast moving traffic, Lady's Lane and Greyfriars. The site slopes slightly down in the direction of the river. Pedestrian movement is demoted to subways and underpasses which in many areas no longer lead to active uses because of the demolition of the former bus station and antisocial behaviour. These poor connections have resulted in the northern part of the town centre becoming severed from the core.

5.10.9. It is surrounded by numerous heritage assets primarily locally and Grade II listed. These include the Grade II listed Mounts Baths, the Grade I listed Church of the Holy Sepulchre to the north-west, and the Grade II listed 18th century buildings along Sheep Street. To the east of the site is the Quaker Meeting House and the former G T Hawkins Factory (part originally Hornby and West), both of which are Grade II listed buildings. It lies within close proximity to heritage assets in the All Saints Conservation Area and is therefore within the setting of this conservation area, as well as the Holy Sepulchre and Boot and Shoe Quarter conservation areas. Although the site can be accessed from the Grosvenor Centre, an opportunity exists to improve the connectivity and permeability of the site with its surrounding areas primarily to the north and south. The site is likely to contain non-designated heritage assets in the form of below ground archaeological remains.

5.10.10. The site therefore needs to be fully integrated into the town centre providing new north–south connections, new public spaces including green space through the provision of a new town park and opportunities for residential and commercial development of a scale reflecting its central location and the dominant buildings surrounding the site.

5.10.11. A Heritage Impact Assessment (HIA) for the site has been undertaken. It identified archaeological potential on the site and that specialist surveys should be undertaken to understand the sensitivities. As such, an archaeological desk-based assessment should be undertaken initially.

5.10.12. Development of the site presents an opportunity to integrate the site better within the surrounding townscape and context. Any development should be carefully considered in terms of scale and massing, as well as to what extent key views along Sheep Street, Lady's Lane, Upper Mounts and Greyfriars will be affected.

Policy N11 – Northampton, Greyfriars development area

A. Development of Greyfriars will consist of high density, high-quality mixed- use town centre development and residential use which complements, expands and enhances the current town centre offer. Improvement should be made to north/south connectivity to the Market Square and the town centre.

B. The Council will support around 1,000 residential units (combination of apartments and student accommodation) on the site. The development area will also provide more town centre employment opportunities and ensure activity is spread throughout the day. A landmark building, up to 10 storeys in height, will also be supported.

C. The following development proposals and principles will be supported in the development area:

i. residential uses for multigenerational living to create a new urban neighbourhood;
ii. commercial or civic office space alongside the existing public service;
iii. leisure and recreation uses, including green spaces and play areas, providing the new town centre residents with facilities to support good standards of health and wellbeing;
iv. A bus and coach interchange;
v. Active ground floor uses throughout but mainly onto Wood Street, Emporium Way, Sheep Street and Greyfriars;
vi. Reinstatement of the historic urban grain and creation of better north / south permeability into the Market Square;
vii. Creation of a new town centre park
viii. Proposals need to include a scheme for accessible and functional connecting public open spaces along the route of the former Greyfriars Road to provide a buffer zone against the rear of the Grosvenor Centre, thereby establishing pockets of continuous public realm creating possibilities for east–west movement along the rear edge of the Grosvenor Centre. The linear park will provide substantial outdoor space for the residential community, support improved mobility with new connections, promote social interaction with spaces to relax and exercise.

D. As part of the development proposal, Greyfriars will either be closed or partially closed, with elements downgraded. Detailed design proposals, traffic modelling and transport assessments will need to be undertaken. Other considerations include connectivity into the town centre through Emporium Way and Wellington Street also and changes to Lady's Lane, which could include closure, downgrading or having it run in both directions. By omitting the Greyfriars, a movement network of direct pedestrian connections running north – south through Greyfriars can be formed, creating convenient and comfortable routes for walking and cycling that are punctuated by public open spaces. The development proposal will also need to demonstrate how the site can integrate with the town centre, by establishing primary thoroughfares to the Market Square.

E. Any proposals should ensure that they:

i. Are of a high-quality design, using high quality materials which complement the surrounding area and public realm. Proposals should include the creation of key, unique landmark buildings that reflect the location of this site and Northampton town centre;
ii. Provide sympathetic design of an appropriate scale taking into account the historic character of Sheep Street together with improved, safe and well-lit pedestrian and cycle connectivity north/south and reinstate a building line in the missing gap to the north of Lady's Lane and to the south of Greyfriars. Pre- existing surface connections should also be reinstated;
iii. Are outward looking and maximise external active frontages particularly at ground floor level;
iv. Are well related, sympathetic and responsive to the character and heritage assets of the surrounding areas;
v. Take views into and from the site into consideration, and respond to the slightly sloping nature of the topography towards the river;
vi. Provide appropriate levels of secure and safe vehicle parking which are consistent with parking requirements; and
vii. Demonstrate how they will reduce surface water run-off in the surrounding area.

F. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (Suds) and also be designed in a manner which takes existing sewers and water mains into account;

G. Any proposal should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

H. An archaeological desk-based assessment will be required. Development should only occur once appropriate archaeological investigation has been carried out according to a strategy of mitigation.

WNLP Objectives: 1, 7, 9, 10, 11, 12, 14, 15

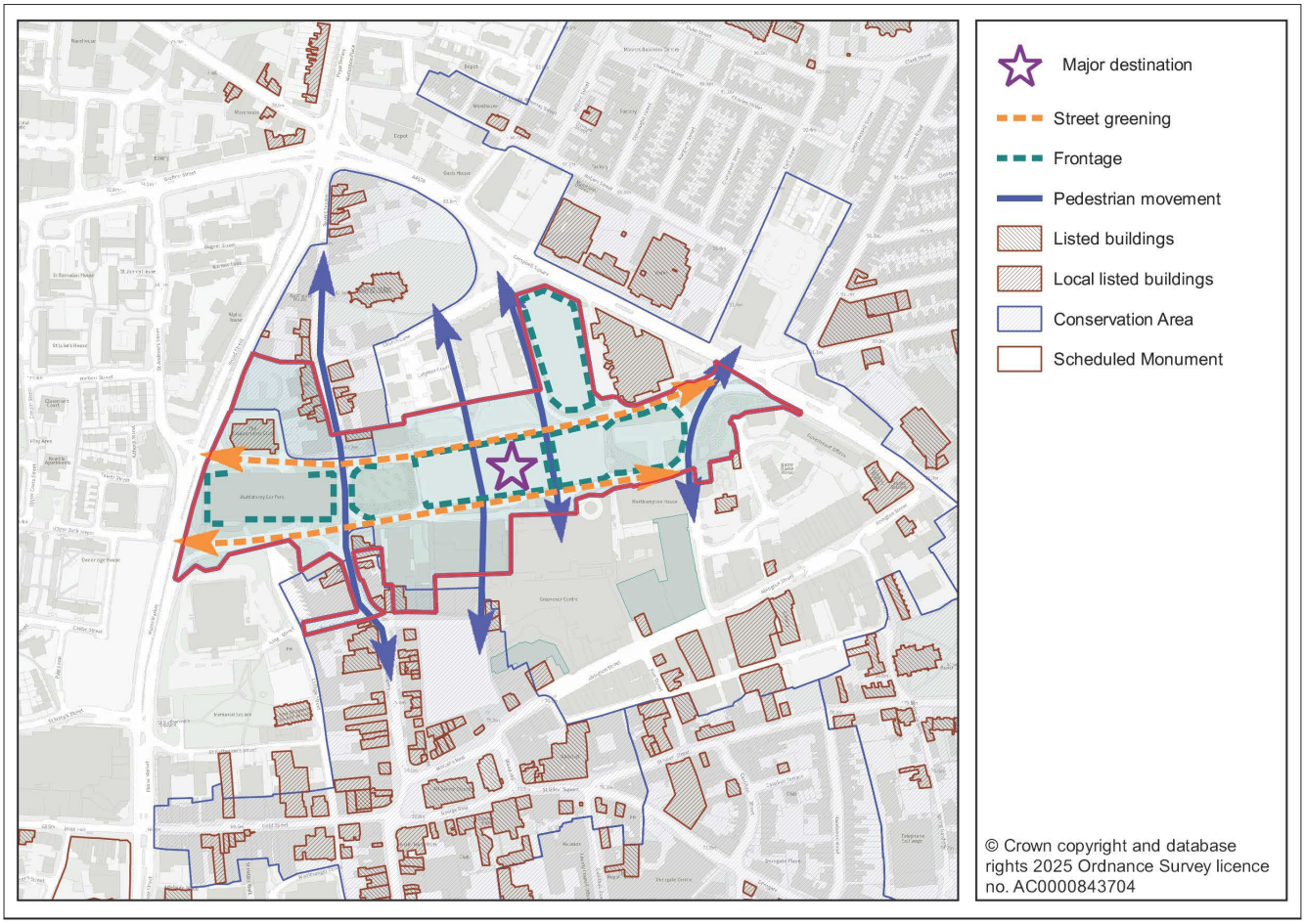


Figure 7: Development Principles for Greyfriars development area (N3iv and N6iv)

Northampton, Northampton Railway Station (N3vii and N6vi) and Railfreight (N3ix and N6vii)

5.10.13. The redeveloped Northampton Railway Station opened in 2015, providing a modern facility for rail passengers and visitors alike. The Northampton Local Plan Part 2 allocated the adjacent site for a mix of uses including residential, offices and multi storey car park. The Central Area Assessment recommended that this site, and the adjoining railfreight facility, provide an opportunity to increase scale and density in order to create a landmark mixed use new community in a gateway location.

5.10.14. The station accommodates a two-storey building, provision for taxis and a temporary decked car park. To the north, the site is currently used for railfreight and further north is a small business area, a café and a lorry park. Also within the site is a scheduled monument and a listed building which form part of a range of heritage assets within and surrounding the site. The southern half of the site is located within the Enterprise Zone.

5.10.15. To the north and south of the site are employment areas, and to the east is Spring Boroughs. To the west is a residential area and Victoria Park. The site is within 10 minutes' walk of Northampton's town centre. There is an opportunity to capitalise on the site's location for development to meet future passenger requirements as well as housing and commercial development needs. There is potential to consider a comprehensive and integrated development on this whole site, capitalising on its sustainable location on a rail network, close to the town centre and supporting modal shift. Its location also provides opportunity for high density development to be delivered.

5.10.16. The railway station also needs to be able to accommodate additional services including those that may arise as a result of opportunities relating to released capacity on the West Coast Main Line, including fast, long-distance services, East West Rail services and potential transport links to the north via the route of the former Northampton to Market Harborough railway.

5.10.17. There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take this into account.

5.10.18. Heritage Impact Assessments (HIA) have been undertaken on both parts of the site (car park and railfreight). The railfreight part of the site is considered to have a low – medium sensitivity and the car park, a high sensitivity.

5.10.19. Given the high sensitivity of the local heritage assets specialist surveys should be undertaken to understand those sensitivities. Archaeological desk-based assessments should be undertaken initially with a strategy of mitigation agreed with West Northamptonshire's archaeologist and Historic England.

5.10.20. Development of the railfreight part of the site presents an opportunity to integrate the site better within the surrounding townscape and context, creating a new neighbourhood whilst better revealing its archaeological significance. Development of the car park also presents an opportunity to integrate the site better within the surrounding townscape and context. The provision of public/access realm should be incorporated as part of the strategy to better reveal and enhance the Scheduled Ancient Monument to the south east of the Site which is currently obscured from view as a result of the overgrown vegetation. There is opportunity to improve the accessibility and the appreciation for the ruins of Northampton Castle through the removal of vegetation and reaffirm the significance of the monument.

Policy N12 – Northampton, Northampton Railway Station and Railfreight

A. Proposals will be supported which create a town centre gateway, anchor and

multimodal transport hub, with better activation of the street scene and interactive elements such as water features, sculptures and playful elements, to create a visual link to the heritage of the area and to the wider Central Area. Schemes should:

i. Create a sense of arrival and identity;
ii. Diversify uses and facilities to unlock regeneration;
iii. Create connections;
iv. Promote active travel and safety; and
v. Create a green place to live, work and play.

B. The existing Northampton Railway Station building and associated buildings, platforms, tracks, infrastructure, security measures, car parking and associated services and facilities will be safeguarded to ensure that the provision of current and future accessible passenger railway services to and from Northampton will be maintained. This will also continue to contribute towards an increased modal shift towards rail usage whilst supporting the provision of on site and related employment. These safeguarded areas will include safeguarded road accessibility to allow for 24-hour servicing and emergency access to Northampton Railway Station via St Andrew's Road.

C. Subject to compliance with other policies in this Plan and material considerations, proposals to provide additional capacity to facilitate improved passenger railway services will be supported.

D. To secure the protection, enhancement and enjoyment of the character and setting of the adjacent listed building and its two adjoining listed walls that are located within the existing railway station site, public realm will be created between the heritage assets and the station building. Any proposal should result in an improvement to the sense of arrival to the town centre.

E. The development of a permanent and secure multi-storey car park on the site with access to the main railway station building will be supported in order to create sufficient on-site car parking, bicycle and motorcycle parking, as well as provision for people with / or affected by impaired mobility to cater for the future growing demand of rail usage.

F. The Council will support the delivery of mixed-use development including residential, a multi-storey car park, commercial offices, co-working spaces, hotel and ancillary Class E uses. A scheme no higher than nine storeys will be acceptable in this location. The Council will also support the delivery of about 280 homes.

Railfreight

G. On the railfreight site, the Council will support the delivery of about 362 dwellings, subject to analysis of capacity, on the residual areas not required for commercial goods and/ or passenger rail services. A scheme which ranges being three and six storeys is considered acceptable. Residual areas not required for rail related services and residential are suitable for employment use including offices.

The whole site

H. Scale and height should generally transition from a higher point at the station and lower towards the north.

I. Development proposals will need to provide details of how accessible natural greenspace is to be provided the northern end of the site. New development will also need to provide a contribution towards providing a woodland stepping-stone (a connected habitat) to the north of the site.

J. Opportunities should be sought to improve water flow around the site by reducing surface-water runoff and introducing areas of floodplain to reduce the risk of flooding, absorb water and reduce sediment run-off through the introduction of Sustainable Drainage Systems (SuDS).

K. Any development proposals need to demonstrate how the scheme is contributing towards improvements in pedestrian and cycle connections with the surrounding area, including connections to the town centre and to the green infrastructure network west of Chalk Lane. The following design principles are to be incorporated into any master planning and/ or planning application proposals for the two sites:

L. Development should be high quality, recognising the significance of the Northampton Castle scheduled monument on-site and the Castle Complex scheduled monument to the south-east of the site. On and off-site heritage assets should be protected and enhanced and design and capacity will be informed by detailed archaeological investigations and assessments in advance of development. Given the high sensitivity of both sites on heritage assets, specialist surveys will need to be undertaken, both with regards to the archaeological sensitivities as well as the possible contamination.

M. Development should consider the following in an integrated manner:

i. Securing permeability within the site for pedestrians and cyclists;
ii. Improving safe connectivity, including direct pedestrian routes, between the site and Spring Boroughs residential area and the town centre; and
iii. Exploring opportunities for development to enhance the site's relationship to the Brampton Arm of the River Nene.

N. A detailed ecological assessment will be required to identify sensitive ecological receptors. Including an appropriate suite of habitat, including for Open Mosiac Habitat on previously developed land (OMHPDL) and species surveys carried out, suitable mitigation measures identified, and an appropriate assessment of Biodiversity Net Gain within the site design making suitable BNG provisions on site with a view to achieving LNRS measures.

O. Any development proposals need to demonstrate how they are contributing to improvements in air quality in the surrounding area. There are also opportunities improve water quality, particularly at the northern boundary of the railfreight site.

P. Development proposals for this site should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

Q. Any proposal should include the safeguarding of suitable access for the of foul drainage infrastructure.

WNLP Objectives: 1, 7, 9, 10, 11, 12, 14, 15, 17

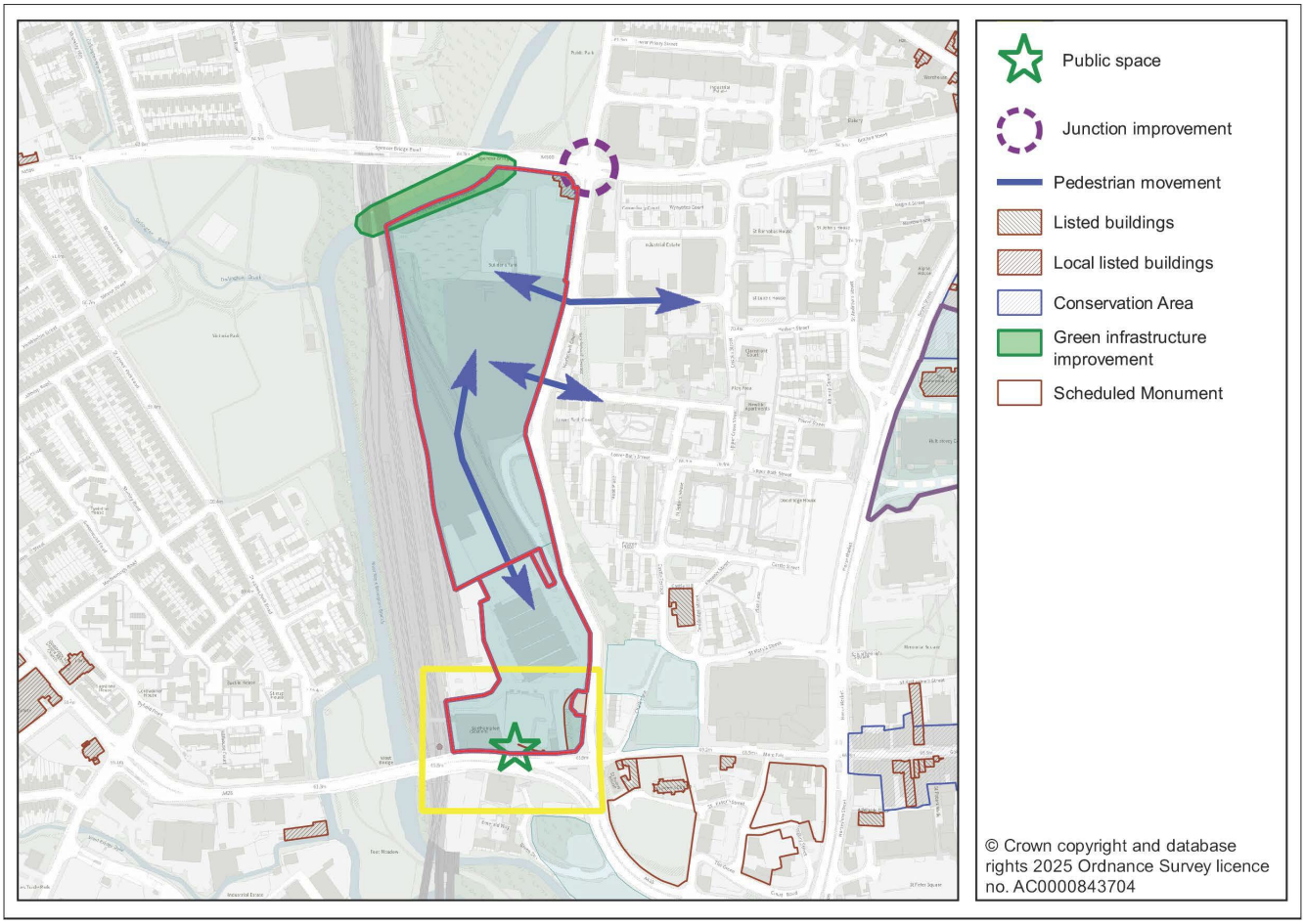


Figure 8: Development principles for Northampton Railway Station (N3vii and N6vi) and Railfreight (N3ix and N6vii)

Northampton, Hill Farm Rise, Hunsbury Hill (N6xiii)

5.10.21. The site is approximately 4.44 hectares in size and is located in Hunsbury, south-west Northampton. It is surrounded by a mix of uses including the Mereway Neighbourhood Centre with Tesco Mereway, a library and a Church to the north-east, residential to the east and west and the railway line and a Local Wildlife Site to the south/ south-west.

5.10.22. The site adjoins a railway line, which then runs in a tunnel (Hunsbury Hill tunnel) under part of the site. The railway forms part of the Northampton Loop Line of the West Coast Main Line. Also adjoining the site is an area which is used for railway operational purposes including access. In addition, there is a significant number of trees on the site, particularly along the border. There is a possibility that the site also has some priority habitat grassland that may require protecting. The majority of the site is also a potential wildlife site.

Policy N13 – Northampton, Hill Farm Rise, Hunsbury Hill

A. Site N13 is allocated for residential development

B. Proposals for this site will make provision for all of the following:

i. Approximately 80 dwellings;
ii. Development which is consistent with the diagram shown in Figure 9;
iii. An ecological survey and landscape assessment which demonstrates the opportunities and constraints offered by the existing natural environment including the high presence of established trees, potential priority habitat grassland and potential wildlife site within the site, and how these are to be protected and/ or how any adverse impacts are to be mitigated against;
iv. Proposals that are designed in a manner which is sensitive towards the presence of the Local Wildlife Site adjoining the development site including the potential to make the site more resilient to visitor pressure;
v. Proposals that ensure that the operational requirements of the rail network, including access, are retained within the area shown hatched on Figure 9;
vi. The use of design and building materials, that demonstrably address that the adverse impacts from noise, particularly from the railway operations, will be reduced;
vii. Improved connectivity and accessibility to the Mereway neighbourhood centre to encourage walking and cycling;
viii. A site-specific Flood Risk Assessment; and
ix. A detailed Transport Assessment that includes consideration of the impact of the scheme on the A45 and the M1.

C. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run off.

WNLP Objectives: 1, 9, 10, 12

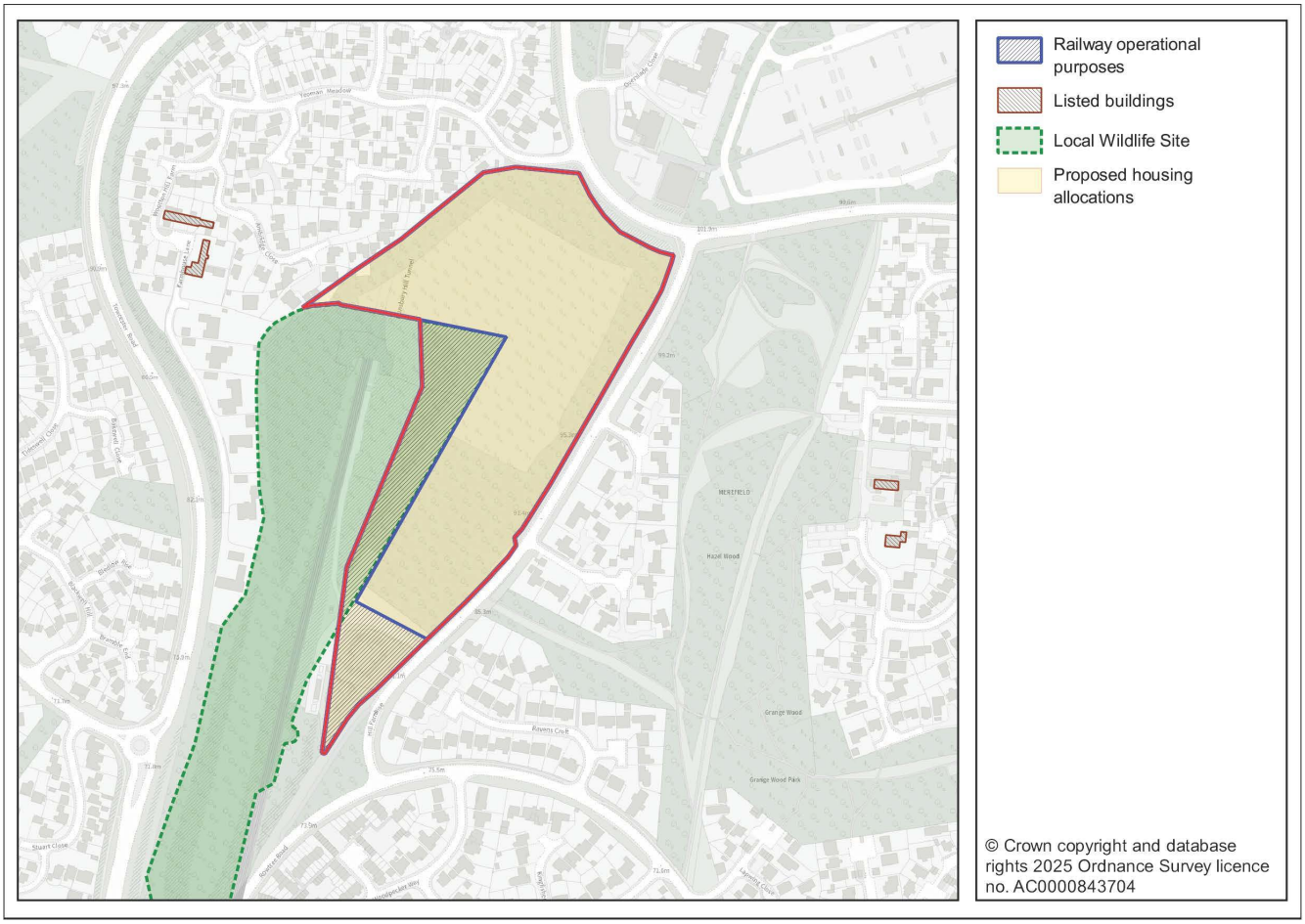


Figure 9: Development principles for Hill Farm Rise, Hunsbury Hill (N6xiii)

Northampton, Land East of Wooldale Road (N6xv)

5.10.23. The site to the east of Wooldale Road adjoins Wootton Fields residential area to the west and agricultural land to the east. It is crossed by public rights of way which will need to be accommodated in the development.

5.10.24. Wootton Brook passes through the site which provides an opportunity for a blue and green infrastructure corridor with sustainable drainage ponds and swales, therefore reducing the risk of flooding and creating new habitats at the heart of the development. It is envisaged that access would be gained from Newport Pagnell Road, Wooldale Road and Wootton Road. The development will create a new edge to Northampton which will need careful treatment to help it assimilate into the environment.

5.10.25. The site is located adjacent to Caroline Chisholm School, and close to Northampton High School for Girls, and local facilities including a supermarket.

5.10.26. The site is agricultural land Grade 2 and in parts, Grade 3. Flood Zones 2/3 run through the middle of the site roughly aligned with the route of Wootton Brook.

5.10.27. The site is within 5.9 km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA). Proposals will need to address the requirements of policy BN15 including the need for on-site open space to reduce recreational impact on the SPA and overwintering bird surveys to establish whether the site is functionally linked to the SPA.

Policy N14 – Northampton, Land east of Wooldale Road

Site N14 is allocated for residential development.

A. Development proposals for this site must be informed by a masterplan, agreed by the Council, that must demonstrate how the site can come forward comprehensively.

B. Proposals for this site will make provision for all of the following:
i. Approximately 1,700 dwellings;
ii. Development which is consistent with the diagram shown in Figure 10;
iii. Appropriate infrastructure including education provision, a local centre, open space and a contribution towards leisure/sports provision;
iv. Structural greenspace and wildlife corridors which retain important existing landscape features including hedgerows, drainage corridors, woodlands and mature trees and include appropriate landscape enhancements in keeping with the landscape character type; and
v. Proposals to encourage cycling, walking and wheeling; taking advantage of the availability of active travel routes in the locality.

C. Proposals for the site will be informed by assessments and suitable mitigation related to:
i. Archaeological impact;
ii. Heritage impact;
iii. Landscape and visual impact;
iv. Ecological impact;
v. Highways and transport that includes consideration of the impact, including cumulative impact, of the scheme on the A45 and M1; and
vi. Noise and Air Quality

D. Overwintering bird surveys will need to be undertaken to determine whether the site is used by overwintering Golden Plover / Lapwing and whether it acts as functionally linked land to the Upper Nene Valley Gravel Pits Special Protection Area. If the site is found to be functionally linked land, appropriate mitigation will be required for the loss of habitat.

E. Applications will need to consider the recreational impact of the development on the

Upper Nene Valley Gravel Pits Special Protection Area. Liaison with Natural England and the council will be required at the outset to establish the type of specific on-site open space that is required. This could include a Suitable Alternative Natural Greenspace (SANG) or Accessible High Quality Semi Natural Greenspace) or other agreed typology.

F. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run off.

G. Any proposal for this site should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

WNLP Objectives: 1, 9, 10, 12

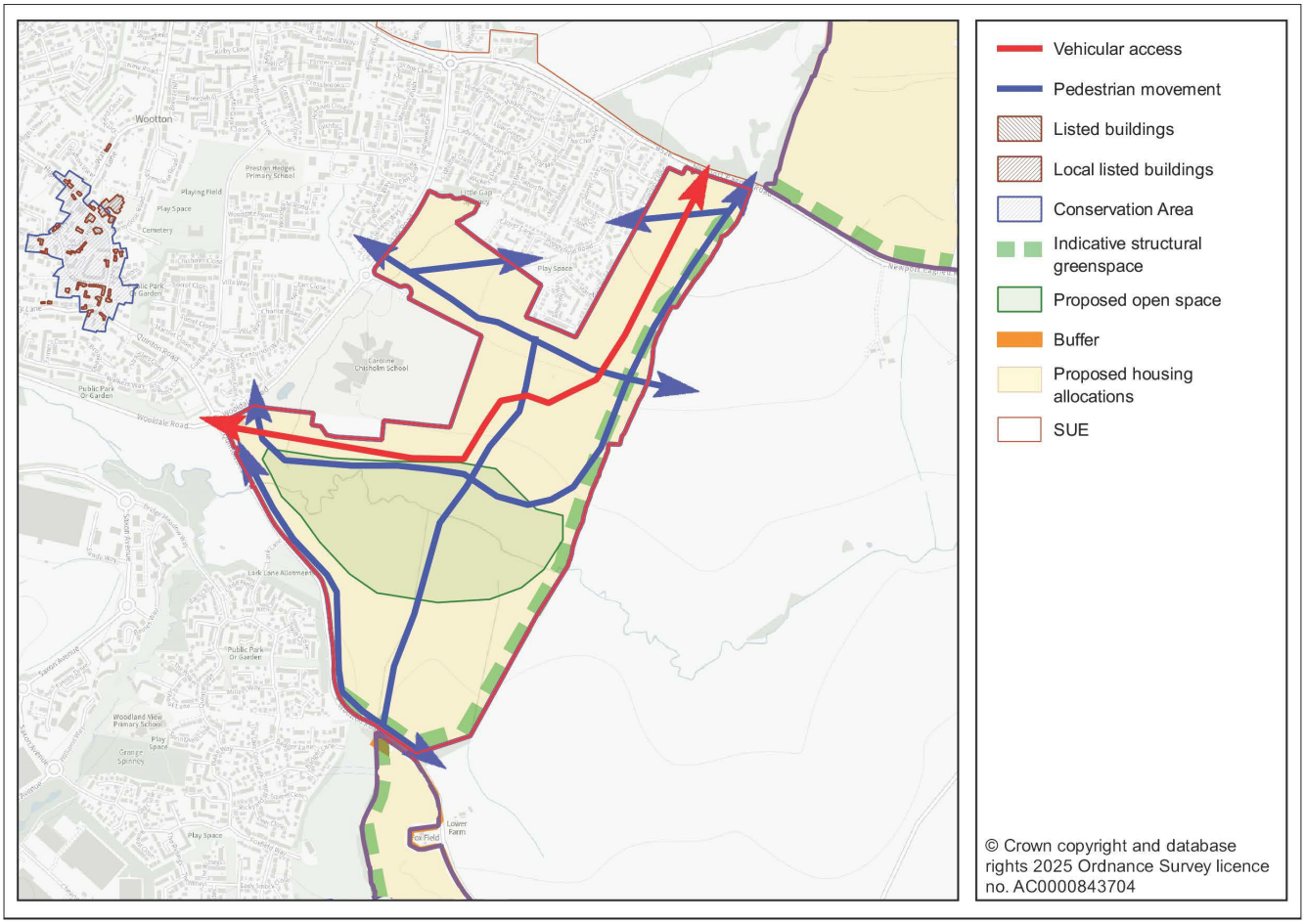


Figure 10: Development principles for Land east of Wooldale Road (N6xv)

Northampton, Land north of Newport Pagnell Road (N6xvi)

5.10.28. The site to the north of Newport Pagnell Road is situated close to Brackmills Industrial Estate to the north and adjoins the Brackmills South Sustainable Urban Extension. It is also located close to Brackmills Country Park Local Wildlife Site and Brackmills Small Wood Potential Wildlife site.

5.10.29. The site rises towards The Green and has existing woodland on its northern and eastern boundaries and part of its southern boundary which should, where possible, be retained and form part of a wider green infrastructure network for the site.

5.10.30. Opportunities should be sought to maximise active travel and public transport connections.

5.10.31. The site is located close to Caroline Chisholm School, and Northampton High School for Girls, and local facilities including a supermarket.

5.10.32. The site is agricultural land Grade 2 and in parts, Grade 3.

5.10.33. The site is within 5.9 km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA). Proposals will need to address the requirements of policy BN15 including the need for on-site open space to reduce recreational impact on the SPA and overwintering bird surveys to establish whether the site is functionally linked to the SPA.

Policy N15 – Northampton, Land north of Newport Pagnell Road

Site N15 is allocated for residential development.

A. Development proposals for this site must be informed by a masterplan, agreed by the Council, that must demonstrate how the site can come forward comprehensively.
B. Proposals for this site will make provision for all of the following:
i. Approximately 1,000 dwellings;
ii. Development which is consistent with the diagram shown in figure 11;
iii. Appropriate infrastructure including appropriate education provision, a local centre, open space and a contribution towards leisure/sports provision;
iv. Structural greenspace and wildlife corridors which retain important existing landscape features including hedgerows, drainage corridors, woodlands and mature trees and include appropriate landscape enhancements in keeping with the landscape character type; and
v. Proposals to encourage cycling, walking and wheeling; taking advantage of the

availability of active travel routes in the locality.

C. Proposals for this site will be informed by assessments and suitable mitigation related to;

i. Archaeological impact
ii. Landscape and visual impact
iii. Ecological impact
iv. Highways and transport that includes consideration of the impact, including cumulative impact, of the scheme on the A45 and M1
v. Noise and Air Quality

D. Overwintering bird surveys shall be undertaken to determine whether the site is used by overwintering Golden Plover / Lapwing and whether it acts as functionally linked land to the Upper Nene Valley Gravel Pits Special Protection Area. If the site is found to be functionally linked land, appropriate mitigation will be required for the loss of habitat.

E. Applications will need to consider the recreational impact of the development on the Upper Nene Valley Gravel Pits Special Protection Area. Liaison with Natural England and the council will be required at the outset to establish the type of specific on-site open space that is required. This could include a Suitable Alternative Natural Greenspace (SANG) or Accessible High Quality Semi Natural Greenspace) or other agreed typology.

F. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run off.

G. Any proposal for this site should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

WNLP Objectives: 1, 9, 10, 12

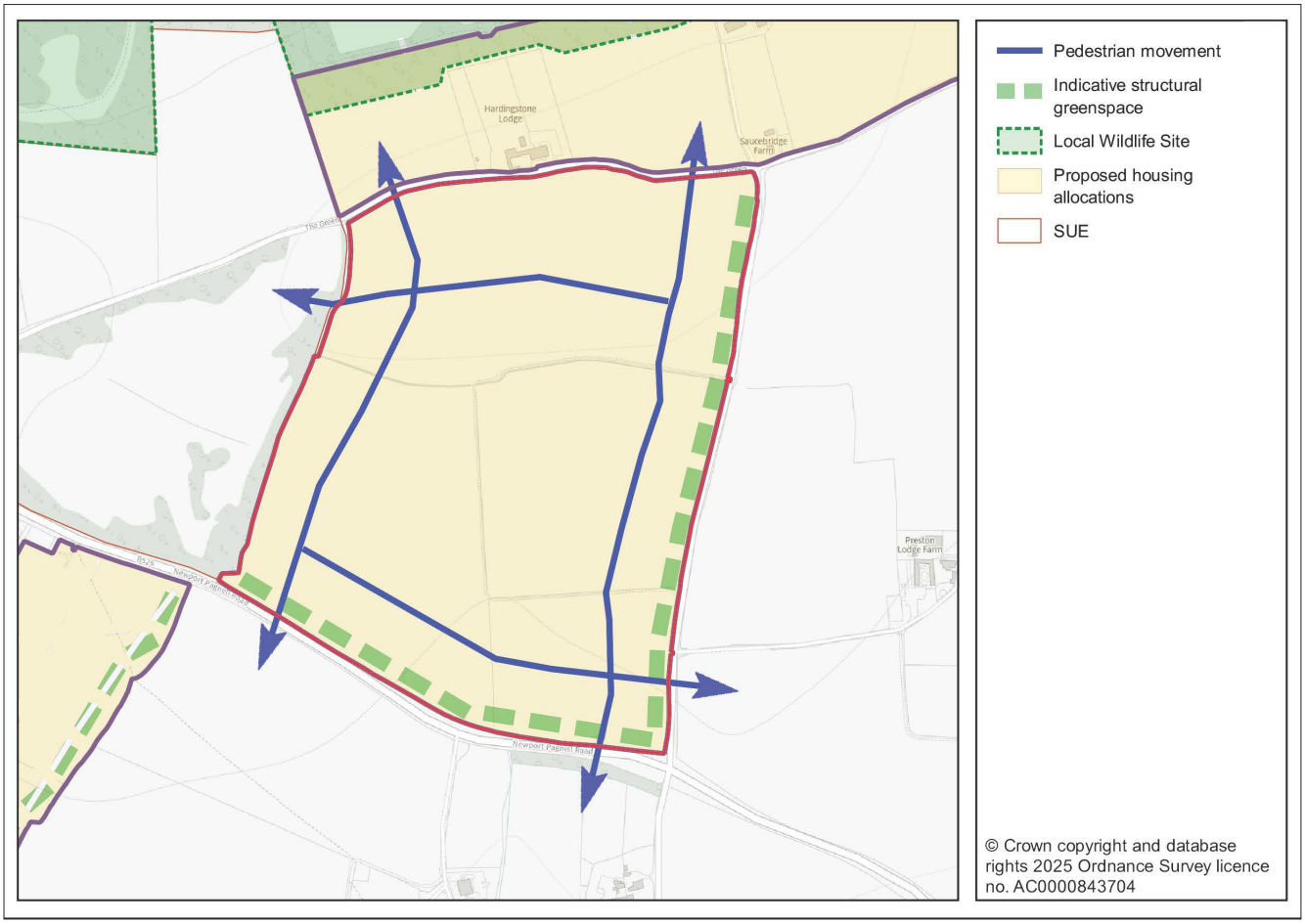


Figure 11: Development principles for Land north of Newport Pagnell Road (N6xvi)

Northampton, Land west of the A43 (N6xvii)

5.10.34. The area of land to the west of the A43 accommodates a farm and agricultural land. The site is located to the northeast of Moulton and to the west of the Northampton North SUE.

5.10.35. Whilst the A43 provides a strategic road connection for the site opportunities should be sought to maximise active travel and public transport connections.

5.10.36. Its location close to Moulton means that access to local facilities exists including local shops, primary school, a church, Moulton College and other facilities.

5.10.37. Moulton also has a conservation area and a number of listed buildings. The site contains a Listed Building (Rectory Farmhouse) and there are two Listed Buildings in close proximity. The impact of the development on the setting of those assets will need to be assessed.

5.10.38. The impact on the relationship to the existing urban area and Moulton also needs to be carefully considered with proposals for this site needing to be informed by a masterplan, agreed by the Council, that must demonstrate how the site can come forward comprehensively. This includes showing structural greenspace and wildlife corridors which retain important existing landscape features including hedgerows, drainage corridors, woodlands and mature trees and include appropriate landscape enhancements in keeping with the Landscape Character Type. There is also a requirement to appropriately address the relationship of the development to Moulton village to ensure the character of the village and the amenities of its residents are not harmed. This will include the provision of the sites vehicular access coming from the A43 with active travel links only to the village from the south western corner of the site.

5.10.39. Similarly, the masterplan should identify linkages with the North of Northampton SUE to the east of the site and consider the relation of the proposed development to that community and its facilities.

5.10.40. The site is located within Flood Zone 1 with a small element of flood zone 2 and 3 following the watercourse in the sites south western corner. The land is classified as Grade 2 agricultural land.

5.10.41. Due to its location within 5.9 km of the upper Nene Valley Gravel Pits Special Protection Area, all proposals will need to address the requirements of policy BN15.

5.10.42. The majority of this site was included in the version of this plan which was consulted on in spring 2024. This plan proposes a northward extension and an increased capacity.

Policy N16 – Northampton, Land west of the A43

Site N16 Northampton, Land West of the A43 is allocated for residential development.

A. Proposals for this site must be informed by a Masterplan, agreed by the Council that must demonstrate how the site can come forward comprehensively.

B. Proposals for this site will make provision for all of the following;
i. Approximately 2,900 dwellings;
ii. Development which is consistent with the diagram shown in Figure 12;
iii. Appropriate education provision of a scale and form sufficient to meet the needs arising from the development;
iv. A local centre, including appropriately scaled retail provision, community facilities and health-related uses;
v. Open space and appropriate contribution towards leisure/sports provision;
vi. Structural greenspace and wildlife corridors which retain important existing landscape

features including hedgerows, drainage corridors, woodlands and mature trees and include appropriate landscape enhancements in keeping with the Landscape Character Type;

vii. Incorporate proposals to encourage cycling, walking and wheeling; taking advantage of the availability of active routes in the locality;

viii. Provide for a gap between any development and Moulton village; and

ix. Provide active travel links with the facilities in Moulton Village

C. Proposals for the site will be informed by assessments and suitable mitigation related to:

i. Archaeological impact;

ii. Heritage impact: addressing potential effects on the existing listed building or potential assets and the surrounding villages, including conservation area in Moulton Village;

iii. Landscape and visual impact;

iv. Ecological impact;

v. Highways and transport including cumulative impact, of the scheme on the A43;

vi. Flood Risk and water and water recycling infrastructure; and

vii. Noise and Air Quality including the impacts of noise and pollution from the A43

D. Winter surveys shall be undertaken to determine whether the site is used by overwintering Golden Plover / Lapwing and whether it acts as functionally linked land to the Upper Nene Valley Gravel Pits Special Protection Area. If the site is found to be functionally linked land, appropriate mitigation will be required for the loss of habitat.

E. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run off.

F. Any proposal for this site should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

WNLP Objectives: 1, 9, 10, 12

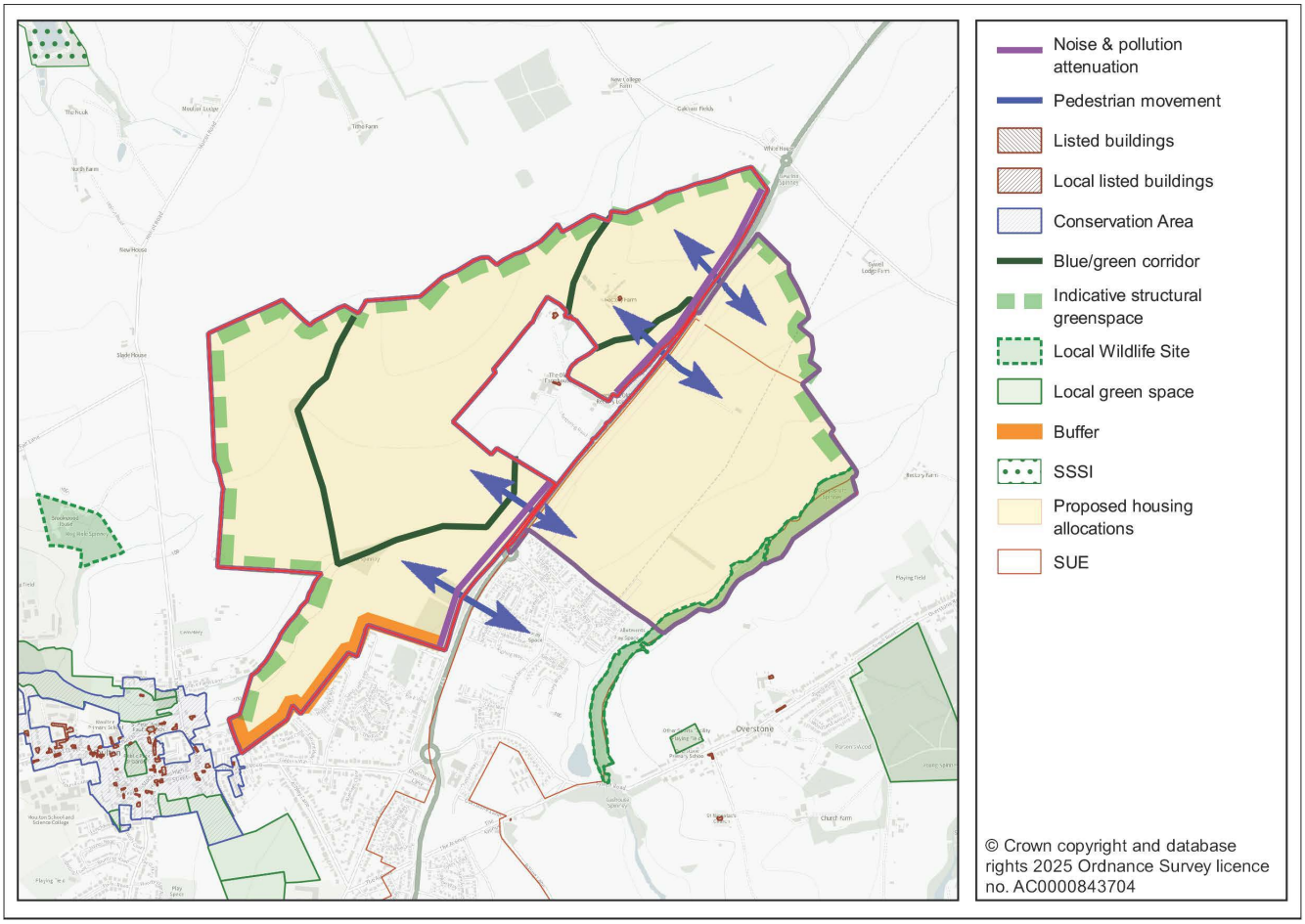


Figure 12: Development principles for Northampton, West of the A43 (N6xvii)

Northampton, East of A43 (N6xviii)

5.10.43. The majority of this site was included in the version of this plan which was consulted on in spring 2024. This plan proposes a northward extension and an increased capacity.

5.10.44. The WNJCS allocated the Northampton North Sustainable Urban Extension (SUE) as one of eight strategic extensions around Northampton, intended to deliver a balanced mix of homes, jobs, community facilities and green infrastructure. The southern part of the SUE, has planning permission in its entirety and has now been substantially implemented, delivering new housing, green infrastructure and supporting transport improvements.

5.10.45. To ensure the continued and coordinated delivery of growth at the northern edge of Northampton, the remaining part of Northampton North SUE, which doesn't yet have the benefit of planning permission, is reallocated in this Local Plan, together with additional adjacent land to the north.

5.10.46. The extended site is a sustainable location for development beyond the existing urban area, benefiting from its proximity to employment areas at Round Spinney and Moulton Park, and good access to the A43 corridor. Development of the remaining land will consolidate the earlier phases and deliver a coherent, high-quality and well-connected neighbourhood.

5.10.47. The site occupies an area of gently undulating arable farmland which rises slightly from the south-west towards the north and east. The landscape is generally of low to medium sensitivity, as identified in the *Northampton Landscape Sensitivity and Green Infrastructure Study (2013)*. The area's relatively contained topography and presence of mature tree belts—particularly Cowpasture Spinney (a 50–60 metre wide belt along the eastern edge) and a significant area of mature trees protected by Tree Preservation Orders (TPOs) provide a high degree of visual containment from longer-distance views, although openness increases towards the north. These natural features form important landscape elements and ecological corridors.

5.10.48. While parts of the site are of low ecological interest, these woodland belts and watercourses are locally significant habitats. Cowpasture Spinney is designated as a Local Wildlife Site. Proposals for the site must protect and enhance these features, providing opportunities for biodiversity enhancement and habitat connectivity through the creation of new green corridors and open spaces.

5.10.49. The site is well located in relation to existing employment areas offering opportunities for sustainable travel patterns between homes, workplaces, and education. The implemented phase has already begun to deliver elements of a sustainable transport network. The remaining land will build upon this framework, enhancing connections for public transport, cycling and walking, and providing safe and direct routes to adjoining neighbourhoods and the town centre.

5.10.50. Given its proximity to the A43, proposals must address potential impacts from traffic noise and air quality. Proposals will therefore need to be supported by detailed assessments and incorporate mitigation measures—for example, strategic planting, landscaped buffers, and building orientation—to ensure a high-quality living environment.

5.10.51. The reallocated, extended, site must be informed by assessments of landscape and visual impact, ecology, and flood risk.

5.10.52. Sustainable drainage measures should build on the natural watercourse network of Billing Brook and provide multifunctional green spaces that also support biodiversity, visual amenity, and climate resilience.

5.10.53. To secure a coherent extension, the whole of the allocation must be planned and

delivered in a comprehensive and coordinated manner, through an agreed masterplan and infrastructure delivery plan. This will ensure that transport, utilities, and social infrastructure are delivered in step with housing and that the completed development forms a distinctive and integrated neighbourhood on the northern edge of Northampton.

Policy N17 – Northampton, East of the A43

Site N17 is allocated for residential development.

A. Proposals for this site must be informed by a Masterplan agreed by the Council that must demonstrate how the site can come forward comprehensively.
B. Proposals for this site will make provision for all of the following:

i. Approximately 1,950 dwellings;
ii. Development which is consistent with the diagram shown in Figure 13;
iii. Appropriate education provision of a scale and form sufficient to meet the needs arising from the development;
iv. A local centre, including appropriately scaled retail provision, community facilities and health related uses;
v. A sustainable and integrated transport network, incorporating safe and direct walking, wheeling, cycling and public transport routes with strong connections to nearby neighbourhoods, the town centre and surrounding green corridors;
vi. An integrated network of public open space, play areas and green corridors connecting to Cowpasture Spinney and the wider countryside.
vii. Structural greenspace and wildlife corridors which retain important existing landscape features including hedgerows, drainage corridors, woodlands and mature trees and include appropriate landscape enhancements in keeping with the Landscape Character Type.
viii. Full integration with the Northampton North SUE, including coherent access, layout and design; and
ix. Retained and reinforced green infrastructure duffers to maintain a clear rural-urban transition and to protect the character of the surrounding countryside and villahes such as Overstone, Moulton and Sywell.

C. Proposals for the site will be informed by assessments and suitable mitigation related to:
i. Archaeological and heritage impact: A heritage and archaeological assessment, addressing potential effects on known or potential assets and the setting of surrounding villages;
ii. Landscape and visual impact;
iii. Ecological impact;
iv. Highways and transport;
v. Flood risk and water recycling infrastructure; and
vi. A noise and air quality assessment, identifying and incorporating mitigation for potential impacts from the A43.

WNLP Objectives: 1, 9, 10, 12

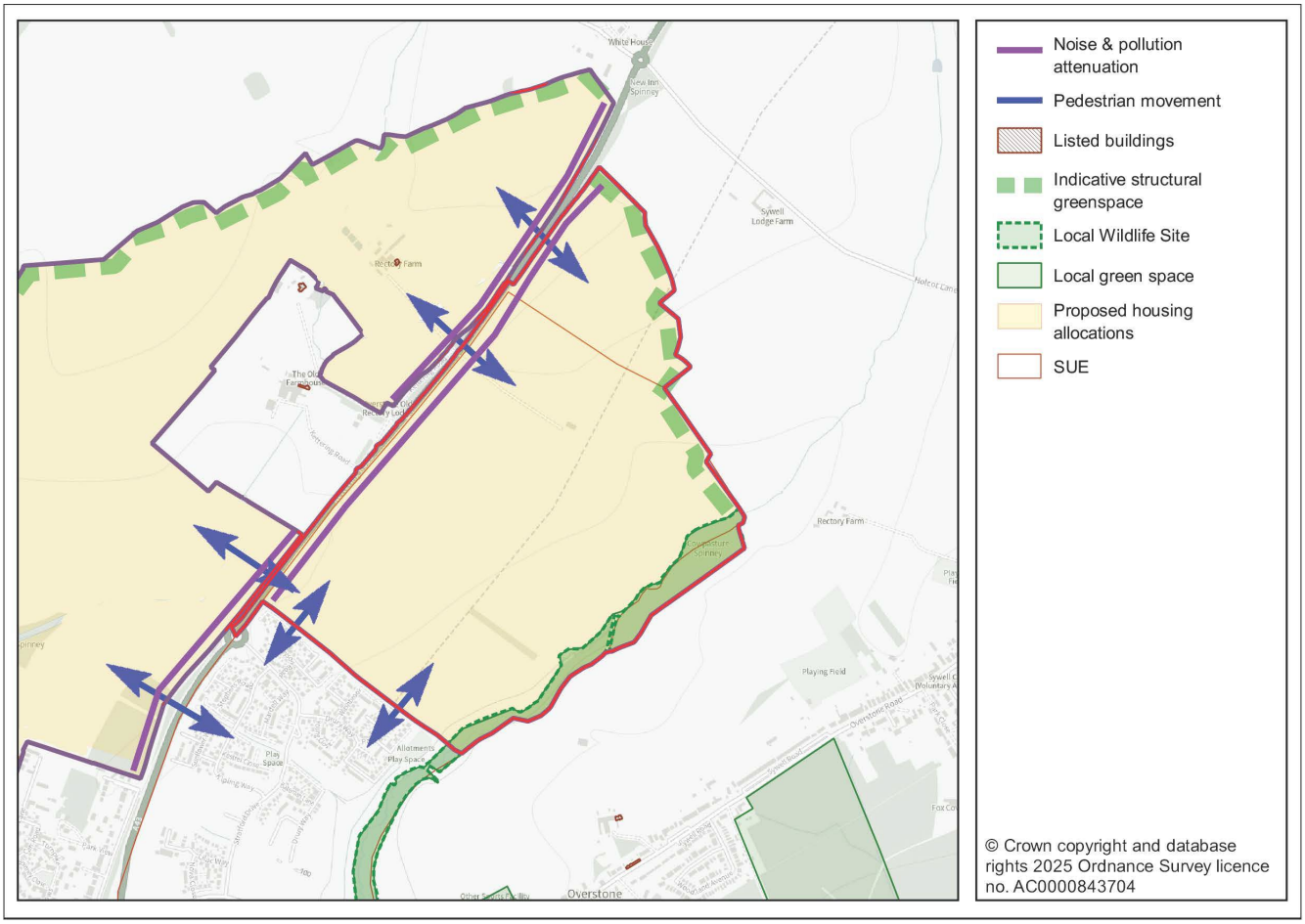


Figure 13: Development principles for Northampton, East of A43 (N6xviii)

Northampton, Northampton West (Remaining) (N6xix)

5.10.54. The Northampton West Sustainable Urban Extension (SUE) was originally allocated in the WNJCS as one of eight strategic growth locations intended to accommodate a balanced mix of housing, community facilities, green infrastructure and sustainable transport links. Within the northern part of the allocation several parcels have gained planning permission, with some now completed or under construction. The southern part of the SUE, located south of Roman Road, has not progressed as anticipated. To maintain a coherent approach to the growth at the western edge of Northampton and ensure the delivery of the reminder of this strategic location, the remaining land within the original allocation which doesn't yet have the benefit of planning permission, is

reallocated in this Local Plan. This will secure a policy framework for the site, enabling the delivery of a high-quality, sustainable neighbourhood.

5.10.55. The original Northampton West SUE occupies land on the western edge of Northampton, adjoining the established residential neighbourhoods of Duston and New Duston. The site presents a varied rural-urban interface. The village of Harpole lies in close proximity to the south, accessed via Upper High Street, while open countryside extends to the west. To the north and east, the site adjoins land forming part of Northampton West SUE.

5.10.56. The landscape character of the site is defined by its gently undulating topography, lower-lying landform and transitional edge-of-town setting. The Northampton Landscape Sensitivity and Green Infrastructure Study identifies this area as being of low to medium landscape sensitivity, making it capable of accommodating change providing that development responds positively to local landforms, views and settlement edges. Much of the land sits within the lower parts of the local topography, with the 115m contour marking a notable change in landform. This contour also provides a natural threshold that helps preserve the setting and separation of nearby villages, including Harpole, and will continue to inform the extent and form of development.

5.10.57. There are no designated heritage assets or strategic floodplain constraints affecting the site. Ecological interest is generally limited due to the predominance of arable land, hedgerows, ditches and woodland edges provide opportunities to reinforce and extend habitat networks. Green infrastructure and habitat creation will therefore play a central role in delivering biodiversity enhancements and integrating development into the wider landscape.

5.10.58. The North West Bypass has been constructed on the eastern side of the site, providing a strategic connection from A4500 through New Sandy Lane to A428 Harlestone Road and A5199 Welford Road, significantly improving vehicular movement and network resilience in this part of the area. The presence of the completed road now influences access arrangements, traffic distribution and opportunities for sustainable travel within the reallocated site.

5.10.59. Green infrastructure plays a critical role in shaping the character and form of the southern part of the Northampton West SUE. The site sits within a transitional landscape where the western edge of Northampton meets open countryside and the smaller rural settlement of Harpole. This edge-of-settlement context requires careful design to maintain the distinct identity of surrounding villages and to ensure new development is visually and physically well integrated into its landscape setting.

5.10.60. A key feature of the local spatial framework is the Green Wedge separating Harpole village from the allocation site. This long-established wedge forms an important break in development, preserving the open rural setting of Harpole,

safeguarding its historic village form, and preventing coalescence with the expanding urban area of Northampton. The Green Wedge also provides opportunities for enhanced biodiversity, recreational access and landscape buffering.

5.10.61. Across the wider site, opportunities remain to enhance green infrastructure through new habitat corridors, improved connectivity to existing rights of way, and integration with open spaces and structural planting within the implemented parts of the wider Northampton West SUE. These elements are essential to ensure development is visually assimilated into the surrounding landscape and contributes to long term ecological resilience.

5.10.62. The scale of planned growth in the western area of Northampton means that delivery is expected to progress in a coordinated and phased manner across multiple parcels and developers. This approach allows housing output to be managed effectively while ensuring that supporting infrastructure, community facilities and green spaces come forward at the right time. The southern part of the SUE is well placed to contribute positively to this wider programme of growth, building on existing momentum and benefitting from the infrastructure foundations already in place.

5.10.63. A comprehensive masterplan will guide the remaining development, ensuring coherence with earlier phases and providing clarity on design quality, green infrastructure, sustainable transport and community needs.

Policy N18 – Northampton, Northampton West (remaining)

Site N18 is allocated for residential development.

A. Proposals for this site must be informed by a Masterplan agreed by the Council.

B. Proposals for this site will make provision for all of the following:
i. Approximately 350 dwellings;
ii. Development which is consistent with the diagram shown in Figure 14
iii. Appropriate infrastructure including appropriate education provision

C. Structural greenspace and wildlife corridors, aligned with landscape principles including the protection of the 115m contour and the provision of a green buffer to Harpole and Harlestone;
i. An integrated development with the rest of Northampton West SUE;

D. Proposals for the site will be informed by assessments and suitable mitigation related to:
i. A heritage and archaeological assessment;
ii. A landscape and visual impact assessment;
iii. Ecological impact;

iv. Highways and transport: A transport assessment demonstrating safe access, adequate capacity at key routes and junctions including Roman Road, Upper High Street towards Harpole, New Sandy Lane and the roundabout where Roman Road meets New Sandy Lane;
v. Flood Risk and water and water recycling infrastructure; and
vi. Noise and Air Quality: including any impacts from the Roman Road and New Sandy Lane.

WNLP Objectives: 1, 9, 10, 12

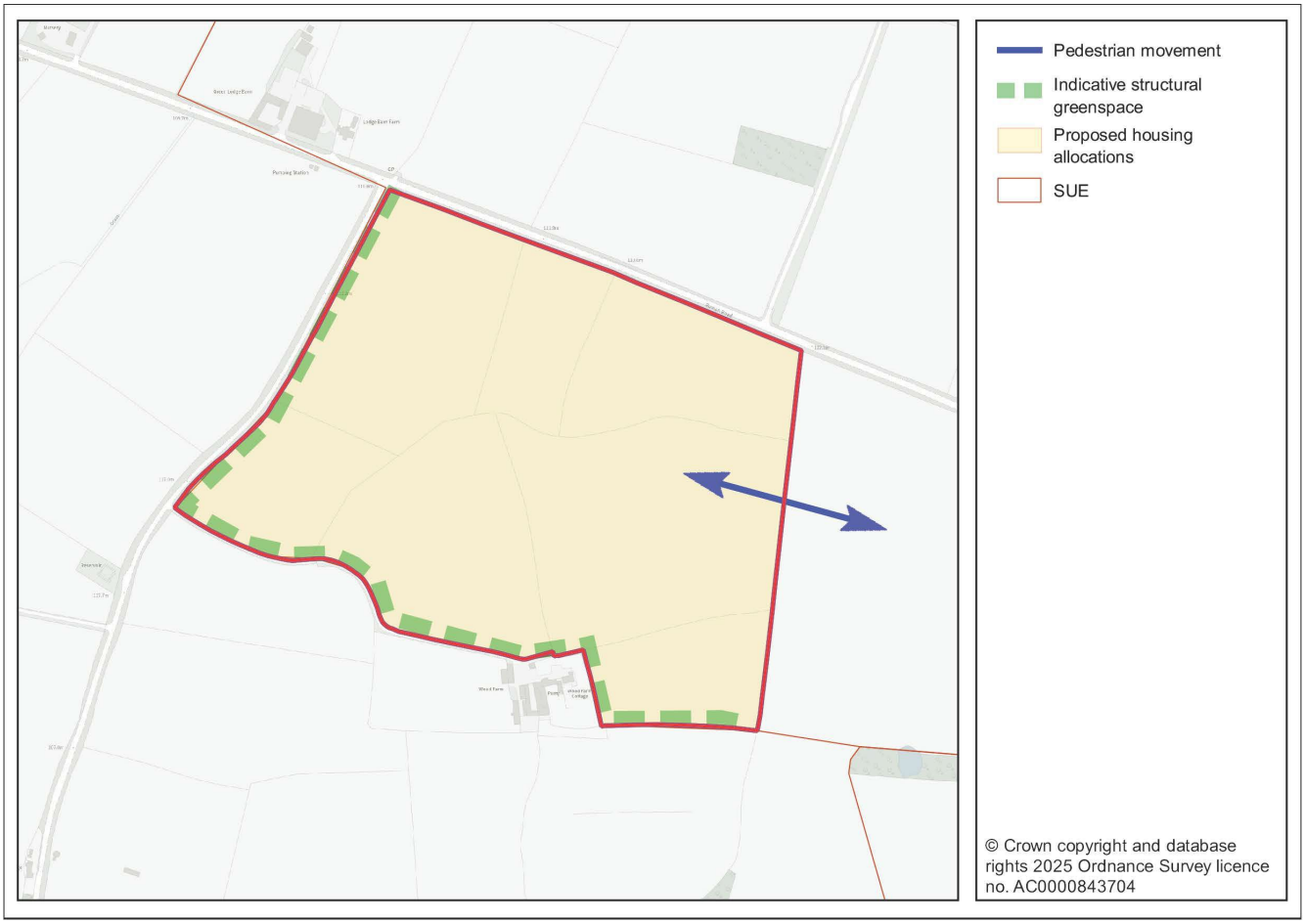


Figure 14: Development principles for Northampton, Northampton West (Remaining) (N6xix)

Northampton, Collingtree Golf Course (N6xx)

5.10.64. The site occupies a contained area between the built-up edge of Northampton to the north and A45 London Road to the east. To the south-west lie Collingtree village and the new residential area forming part of Northampton South SUE, while the M1 runs to the south beyond a hotel and agricultural land. The land consists primarily of part of the existing Collingtree Park Golf Club, gently falls northwards towards the floodplain of the Wootoon Brook. The landscape is

generally of low to medium sensitivity, with strong boundary features helping to limit wider visual impacts.

5.10.65. A section of the Wootton Brook and associated grassland forms a designated County Wildlife Site, and the site includes mature hedgerows, trees and wet grassland habitats of local importance. Development must conserve and enhance these features and incorporate them into a comprehensive green and blue infrastructure network, ensuring opportunities for habitat creation and Biodiversity Net Gain. Flood risk is a key consideration; however, careful site design provide an opportunity to deliver enhanced natural flood management and wider environmental benefits along the brook corridor.

5.10.66. The site's proximity to the M1 Junction 15 and A45 means that measures will be needed to mitigate noise and air quality impacts. While no designated heritage assets are present, the vicinity of prehistoric and Roman archaeology indicates a medium to high potential for below-ground remains, requiring further investigation.

5.10.67. Development of the Collingtree Golf Course site must be guided by a masterplan that integrates with surrounding neighbourhoods, supports sustainable movement options including walking, wheeling, cycling and public transport, and delivers high-quality place-making.

Policy N19 – Northampton, Collingtree Golf Course
Site N19 is allocated for residential development.

A. Proposals for this site must be informed by a Masterplan agreed by the Council that must demonstrate how the site can come forward comprehensively.

B. Proposals for this site will make provision for all of the following:
i. Approximately 300 dwellings;
ii. Development which is consistent with the diagram shown in Figure 15;
iii. Appropriate infrastructure including education provision;
iv. A sustainable and integrated transport network, incorporating safe and direct walking, wheeling, cycling and public transport routes, with strong connections to nearby neighbourhoods, the town centre and surrounding green corridors; and
v. A comprehensive green and blue infrastructure network, retaining and enhancing the Wootton Brook corridor, Local Wildlife Site, existing hedgerows, trees and wet grassland, together with structural green space and wildlife corridors that integrate with the wider Northampton South SUE; and

C. Proposals for site will be informed by assessments and suitable mitigation related to:

i. A heritage and archaeological assessment;
ii. Landscape and visual impact: A landscape impact assessment (LVIA), informing site layout, structural planting, and measures to minimise visual intrusion. Development must retain and reinforce existing strong boundary features to limit wider visual impacts and ensure that new built form integrates effectively with the surrounding landscape character especially Collingtree village;
iii. Ecological impact: An Ecological Impact Assessment identifying the site's habitats, species and ecological connectivity, including the section of the Wootton Brook and associated grassland designated as a Local Wildlife Site;
iv. Highways and Transport: A Transport Assessment and Travel Plan demonstrating safe and suitable access for all users, and capacity at key routes and junctions. This includes A45, Junction 15 of M1, Windingbrook Lane and Rowtree Road;
v. Flood Risk and water and water recycling infrastructure: A site specific flood risk assessment and management measures, including sustainable drainage system and opportunities for natural flood management along the Wootton Brook corridor, addressing surface water, fluvial risk and any risk from other sources; and
vi. Noise and Air Quality: including noise and air quality impacts arising from the M1, A45 and local road network.

D. Applications will need to consider the recreational impact of the development on the Upper Nene Valley Gravel Pits Special Protection Area. Liaison with Natural England and the council will be required at the outset to establish the type of specific on-site open space that is required. This could include a Suitable Alternative Natural Greenspace (SANG) or Accessible High Quality Semi Natural Greenspace) or other agreed typology.

WNLP Objectives: 1, 9, 10, 12

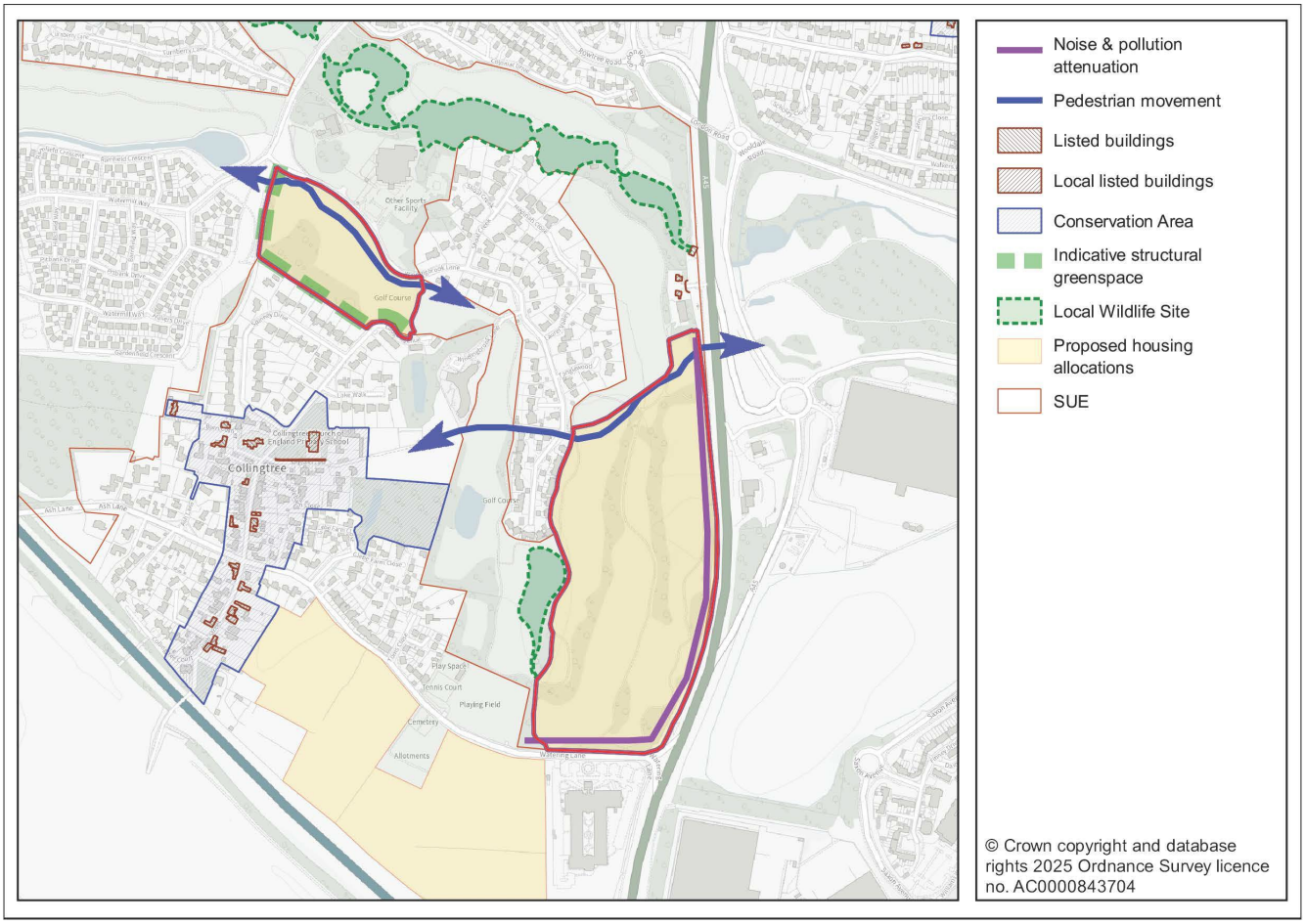


Figure 15: Development principles for Northampton, Collingtree Golf Course (N6xx)

Northampton, North of Buckton Fields (N6xxi)

5.10.68. Development of the Collingtree Golf Course site must be guided by a masterplan that integrates with surrounding neighbourhoods, supports sustainable movement options including walking, wheeling, cycling and public transport, and delivers high-quality place-making.

5.10.69. The North of Buckton Fields site lies immediately north of the Northampton North of Whitehills SUE, a strategic allocation in the WNJCS. The Northampton North of Whitehills SUE is now substantially progressed which has established new residential neighbourhoods, movement routes and green infrastructure creating a strong and logical framework for the continued growth of Northampton in this location. Its location provides a natural and coherent opportunity to extend the planned growth area and consolidate the emerging northern edge of Northampton in a sustainable pattern consistent with the overall strategic approach.

5.10.70. The North of Buckton Fields site comprises predominantly agricultural land

forming the next tier of land north of the developing urban edge. Its context is, however, sensitive as the West Northamptonshire Landscape Sensitivity Assessment (2025) identifies the land as being of Medium–High landscape sensitivity, reflecting its visual relationship with the surrounding countryside and its role in the setting of nearby heritage assets.

5.10.71. The site contains an ancient monument, Boughton bowl barrow. Immediately to the east, across A508 Hearleston Road North, lies Boughton Hall, a Grade II Registered Historic Park and Garden. This nationally recognised landscape features mature parkland planting, historic views and a distinctive estate character, all of which require careful consideration. Development must therefore be informed by a detailed heritage impact assessment to ensure that built form, scale, layout and landscape treatment preserve and, where possible, enhance the setting of both the ancient monument and the Registered Park and Garden.

5.10.72. The site also contains a former quarry, the extent and condition of which will need to be fully understood through site investigation. This may influence ground conditions, development layout, green infrastructure design and opportunities for habitat creation or public open space.

5.10.73. Ecologically, the site includes a Potential Wildlife Site and directly adjoins a Local Wildlife Site along its western edge. It also lies within the wider ecological network associated with the Nene Valley Nature Improvement Area, an important corridor for biodiversity enhancement. Development must therefore be supported by detailed ecological assessment, retaining and enhancing key habitats, establishing connected green corridors and delivering meaningful Biodiversity Net Gain.

5.10.74. Infrastructure provision will build upon the network already established through the Northampton North of Whitehills SUE. Proposals should deliver safe and direct connections for walking, wheeling, cycling and public transport into the existing neighbourhoods and towards Northampton. Contributions may be required towards education, utilities, green infrastructure, open space and community facilities. A masterplan agreed with the Council will ensure that development forms a well-designed, landscape-led and heritage-sensitive extension to the emerging northern neighbourhood of Northampton.

Policy N20 – Northampton, North of Buckton Fields

Site N20 is allocated for residential development.

A. Proposals for this site must be informed by a Masterplan agreed by the Council.

B. Proposals for this site will make provision for all of the following:

i. Approximately 1500 dwellings;

ii. Development which is consistent with the diagram shown in Figure 16

iii. Appropriate education provision of a scale and form sufficient to meet the needs arising from the development;

iv. A local centre, including appropriately scaled retail provision, community facilities and health-related uses;

v. A sustainable and integrated transport network, incorporating safe and direct walking, wheeling, cycling and public transport routes, with strong connections to nearby neighbourhoods, the town centre and surrounding green corridors; and

vi. structural greenspace and wildlife corridors which retain important existing landscape features including hedgerows, drainage corridors, woodlands and mature trees and include appropriate landscape enhancements in keeping with the Landscape Character Type.

C. Proposals for the site will be informed by assessments and suitable mitigation related to:

i. Archaeological and heritage impact, addressing potential effects on known or potential assets and the surrounding villages, including the setting of the ancient monument within the site and the Grade II Registered Park and Garden at Broughton Hall;

ii. Landscape and visual impact;

iii. Ecological impact, including the Potential Wildlife Site, adjoining Local Wildlife Site and the Nene Valley Nature Improvement Area, securing appropriate investigation mitigation and opportunities for habitat creation and Biodiversity Net Gain;

iv. Highways and transport; includes consideration of the impact, including cumulative impact on A43 Harborough Road, Brampton Lane and the North West Bypass;

v. Flood risk and water and water recycling infrastructure to ensure that any proposal for this site is accompanied by a site-specific Flood Risk Assessment and maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run off; and

vi. Noise and air quality.

D. Overwintering bird surveys will need to be undertaken to determine whether the site is used by overwintering Golden Plover / Lapwing and whether it acts as functionally linked land to the Upper Nene Valley Gravel Pits Special Protection Area. If the site is found to be functionally linked land, appropriate mitigation will be required for the loss of habitat.

WNLP Objectives: 1, 9, 10, 12, 13

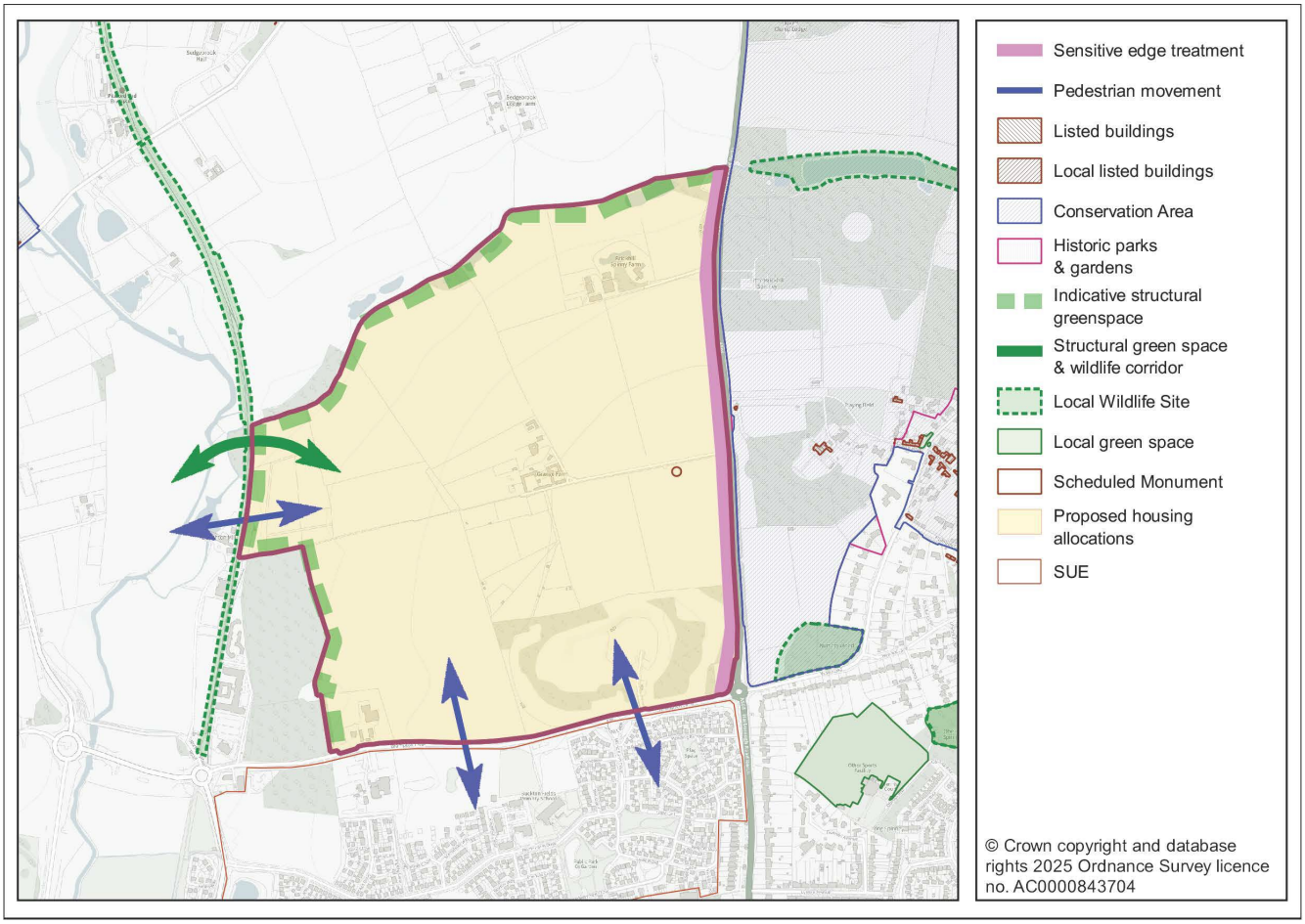


Figure 16: Development principles for Northampton, North of Buckton Fields (N6xxi)

Northampton, The Green, Great Houghton (N6xxii)

5.10.75. The site is located to the south-west of Great Houghton Village, part of which is within a Conservation Area and accommodates listed buildings. It lies to the east of the South of Brackmills Sustainable Urban Extension. This is primarily agricultural land. It borders onto a designated woodland area which creates a buffer from Brackmills Employment Area. This agricultural land is relatively flat, and there are some electricity pylons across pockets of the site. It is therefore important to ensure that there is a reasonable buffer created between this existing village and the new development on The Green to ensure that the setting of the conservation area and its heritage assets can be respected and protected, and the identity of the village is maintained. There will also be an opportunity to provide semi natural stepping-stones (connected habitats) adjacent to and within the site that will provide habitat links.

5.10.76. The allocated site is within 5.9 km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA) / Ramsar site. In accordance with the Upper Nene Valley

Gravel Pits SPA Supplementary Planning Document and the WNJCS Policy BN4 (which will be replaced by Policy BN15 when this Plan is adopted), development will need to demonstrate through the development management process that there will be no significant adverse effects on the integrity of the SPA and Ramsar site and the species for which the land is designated including the loss of supporting habitat. Development should be undertaken in a sensitive manner, ensuring that disturbance from construction and operational activities do not impact upon the SPA/Ramsar bird features.

5.10.77. A Heritage Impact Assessment (HIA) for the site has been undertaken. Given the high archaeological potential of the site, a programme of archaeological investigation consisting of geophysical surveys and targeted evaluation trenches takes place. specialist surveys should be undertaken to understand the sensitivities. A strategy of mitigation will need to be agreed with West Northamptonshire's archaeologist and Historic England.

5.10.78. Development should be set away from the south western boundary of Great Houghton and a buffer zone between the proposed development and the existing settlement is advised. This seeks to safeguard the significance of the Great Houghton Conservation Area as an isolated historic settlement surrounded by open fields and retain the buffer zone between Brackmills employment area and the surrounding area. Through the retention of the buffer zone between the new development and Great Houghton, opportunities for ecological enhancement within the northern portion of the Site would be established. It is advised for this to be explored as part of the development.

5.10.79. There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.

Policy N21 – Northampton, The Green, Great Houghton

A. Residential development of about 650 dwellings will be supported at The Green, Great Houghton, subject to the following criteria being met:

i. Winter surveys being undertaken to determine whether the site is used by overwintering Golden Plover / Lapwing and whether it acts as functionally linked land to the Upper Nene Valley Gravel Pits Special Protection Area. If the site is found to be functionally linked land, appropriate mitigation will be required for the loss of habitat;

ii. Development must adhere to Policy BN15 of this Plan, in particular with reference to

recreational disturbance and functionally linked land associated with the Upper Nene Valley Gravel Pits Special Protection Area;

iii. Schemes should be of high-quality design, and must take into account and be sensitive to the significance and the setting of the Great Houghton Conservation Area, evident through a Heritage Impact Assessment;

iv. Proposals should include suitable measures to mitigate the impact of additional traffic generated by the development. The principal access to the site should be from The Green west of Saucebridge Farm, west of the junction of The Green with the unnamed road which leads south at this point, and the development should seek to minimise additional traffic eastwards from this point towards Great Houghton village and the Bedford Road. The intention should be to reduce the potential for traffic use to use The Green to the east or routes through the allocation to travel between the Newport Pagnell Road and the Bedford Road or vice versa;

v. Proposals will be informed by air quality and noise impact assessments due to proximity to the Brackmills Industrial Estate;

vi. Applications on the site will need to be accompanied by an archaeological assessment that considers any archaeological potential on the site;

vii. Proposals must be accompanied by a landscape vision for the site including details of how views across the site into and out of the village of Great Houghton will be managed, especially views of the Grade II* listed church. The location and layout of the SANG must assist in achieving the landscape vision for the site;

viii. The safeguarding of suitable access for the maintenance of foul drainage infrastructure is maintained;

ix. A Suitable Alternative Natural Greenspace (SANG) will be secured; and

x. Proposals must be informed by a masterplan for the whole allocation which will be expected to:

a. Take into consideration the surrounding townscape character and remain sensitive to the existing small-scale residential development within Great Houghton to the east and Hardingstone to the west;

b. Provide suitable transport links to neighbouring developments, including neighbourhood centres and facilities;

c. Manage and control vehicular access to and from the site to the northern / eastern section of The Green near to the village of Great Houghton, and minimise traffic arising from the development passing through Great Houghton; and

d. Connect the site to nearby Brackmills Country Park and surrounding areas including pedestrian and cycling provision to secure connectivity and permeability within the site, to the employment area to the north, the proposed residential areas to the west along The Green and towards Great Houghton as shown on Figure N4;

B. Provide a SANG within the area identified in Figure N4 which provides the following:

i. Protection, enhancement and / or creation of habitats in line with other policies of this Plan;

ii. Accessibility for residents' recreation including an off-lead dog walking area;

iii. A circular walking route around the SANG and eastern development area

iv. A clear separation between the developed site and the village of Great Houghton in order to protect its setting and the heritage assets of the village;
v. Formal and informal open space;
vi. A SANG car park;
vii. If any part of the SANG is proposed off-site, the SANG will need to be adjoining the site; and
viii. Ensure built development (other than as may relate to recreation and SANG functions) only takes place outside the SANG, the broad location of which is defined in Figure 17.

C. Subject to detailed assessment (including assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDs) to reduce the rate of surface water run-off.

D. Proposals for this site should be accompanied by a site-specific Flood Risk Assessment meeting the design standard for the Upper Nene catchment through Northampton of a 0.5% probability (1 in 200 chance of occurring in any given year) event plus an allowance for climate change to protect against fluvial flooding. Surface water attenuation should be provided up to this standard.

WNLP Objectives: 1, 7, 9, 10, 12, 13

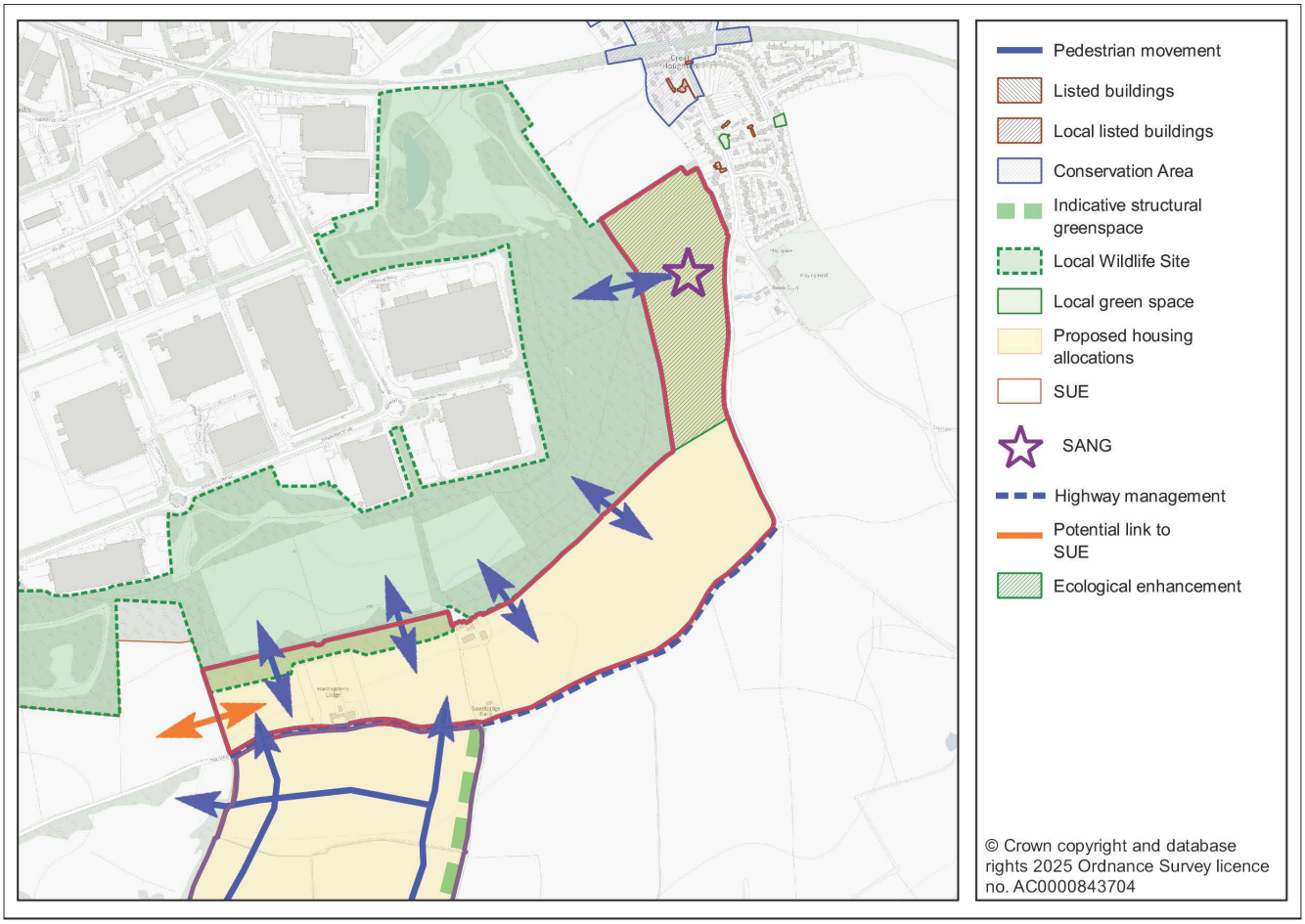


Figure 17: Development principles for The Green, Great Houghton (N6xxii)

Northampton, South of Grange Park (N6xxiii)

5.10.81. There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.

5.10.82. The Grange Park site is located on the southern edge of Northampton, forming part of the transition between built-up area and the wider rural landscape. The site is bounded to the north-east by Wootton Road, which provides direct access towards the nearby village of Quinton and links to the local road network. To the south-east the site adjoins open agricultural land, reinforcing its role as part of Northampton's rural setting. To the south-west the site is defined by the M1, with Junction 15 located in close proximity, offering strategic access to the motorway

network. To the west, the site adjoins the established Grange Park residential area, as well as an existing employment area, offering opportunities for integration with existing homes, jobs and local services. The site therefore occupies a strategically accessible location while also sitting at an interface between urban and rural character areas.

5.10.83. Foxfield Country Park lies immediately to the west of the site and forms an important recreational and landscape asset at the Northampton's rural edge. Immediately west to the site, a significant area of mature trees protected by Tree Preservation Orders (TPOs) adjoins the existing residential and employment areas, providing a well-established landscape structure at this interface. These trees, along with the network of hedgerows and the stream running north–south through the site, form important baseline features that should inform site layout, open space provision and biodiversity enhancements. While the majority of the site comprises large agricultural fields and a plying field with limited internal vegetation, this offers opportunities for meaningful new green infrastructure, habitat creation and public access routes.

5.10.84. West Northamptonshire landscape sensitivity assessment (2025) identifies the Grange Park area as part of a semi-rural agricultural landscape of medium to large-scale arable fields, hedgerows and a gently undulating landform. The area demonstrates Low–Medium landscape sensitivity, but also includes locally valued long-distance views from nearby villages such as Hackleton across the wider landscape, including towards Grange Park. Key sensitivities include maintaining separation between settlements, protecting watercourse corridors, and safeguarding public rights of way that provide recreational access to the countryside. These considerations indicate the landscape has some capacity to accommodate development, provided built form is sensitively sited, responds to the landform, and incorporates strong landscape buffering.

5.10.85. Noise and air quality are important considerations given the proximity of the M1 and its associated traffic movements. Baseline noise levels along the south-western edge of the site are elevated, and the motorway contributes to poorer air quality in its immediate corridor. Development will therefore require a combination of design-led mitigation, strategic landscape planting, and appropriate building orientation and layout to ensure a high standard of residential amenity and compliance with national and local air quality objectives.

5.10.86. The site is entirely within Flood Zone 1, although the stream corridor and several lower-lying areas are subject to occasional surface water flooding. Development will therefore need to incorporate sustainable drainage solutions that both manage risk and enhance blue–green infrastructure networks.

5.10.87. There are no known designated or non-designated heritage assets within the site. However, its rural context and views to nearby villages necessitate careful heritage-sensitive design, particularly where development interfaces with public

rights of way and historic landscape features.

5.10.88. Overall, the site represents a strategically accessible and deliverable location, capable of supporting new homes as part of a comprehensively planned residential community that respects its rural setting, enhances local landscape character, and connects safely and sustainably with existing neighbourhoods and nearby villages.

5.10.89. The site is within 5.9 km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA). Proposals will need to address the requirements of policy BN15 including the need for on-site open space to reduce recreational impact on the SPA and overwintering bird surveys to establish whether the site is functionally linked to the SPA.

Policy N22 – Northampton, South of Grange Park

Site N22 is allocated for residential development.

A. Proposals for this site must be informed by a Masterplan agreed by the Council.

B. Proposals for this site will make provision for all of the following:
i. Approximately 850 dwellings;
ii. Development which is consistent with the diagram shown in Figure 18;
iii. Appropriate education provision of a scale and form sufficient to meet the needs arising from the development;
iv. A local centre, including appropriately scaled retail provision, community facilities and health-related uses;
v. Open space and appropriate contribution towards leisure/sports provision;
vi. A sustainable and integrated transport network, incorporating safe and direct walking, wheeling, cycling and public transport routes, with strong connections to nearby neighbourhoods, the town centre and surrounding green corridors;
vii. structural greenspace and wildlife corridors which retain important existing landscape features including hedgerows, drainage corridors, woodlands and mature trees and include appropriate landscape enhancements in keeping with the Landscape Character Type.

C. Proposals for the site will be informed by assessments and suitable mitigation related to:
i. Archaeological impact;
ii. Heritage impact: Demonstration that development preserves the rural setting of nearby historic villages, maintains separation between settlements, and protects locally valued views, including those experienced from Hackleton and Quinton;
iii. Landscape and visual impact: A landscape-led masterplan responding to the undulating landform, incorporating substantial structural planting, safeguarding the

TPO woodland adjoining existing development, providing landscape buffers to the country park, and protecting key rural views. Development must avoid coalescence and reinforce the rural edge of Northampton; and

iv. Ecological impact: Retention and enhancement of the TPO trees, hedgerows and the stream corridor, with biodiversity-led green infrastructure that delivers measurable Biodiversity Net Gain. Proposals must protect and enhance local ecological networks and create new habitats integrated into open space provision.

v. Highways and transport: A transport assessment demonstrating safe access, capacity at key routes and junctions including Wootton Road, connection to the existing Grange Park residential area and M1 Junction 15.

vi. Flood Risk and water and water recycling infrastructure: A strategy for the management of surface water flooding, utilising sustainable drainage systems that enhance the stream corridor, blue–green infrastructure and water quality. Proposals must ensure adequate foul drainage and water recycling infrastructure is in place; and

vii. Noise and air quality: including mitigation of noise and air quality impacts from the M1.

D. Applications will need to consider the recreational impact of the development on the Upper Nene Valley Gravel Pits Special Protection Area. Liaison with Natural England and the council will be required at the outset to establish the type of specific on-site open space that is required. This could include a Suitable Alternative Natural Greenspace (SANG) or Accessible High Quality Semi Natural Greenspace) or other agreed typology.

E. Overwintering bird surveys will need to be undertaken to determine whether the site is used by overwintering Golden Plover / Lapwing and whether it acts as functionally linked land to the Upper Nene Valley Gravel Pits Special Protection Area. If the site is found to be functionally linked land, appropriate mitigation will be required for the loss of habitat

WNLP Objectives: 1, 7, 9, 10, 12, 13

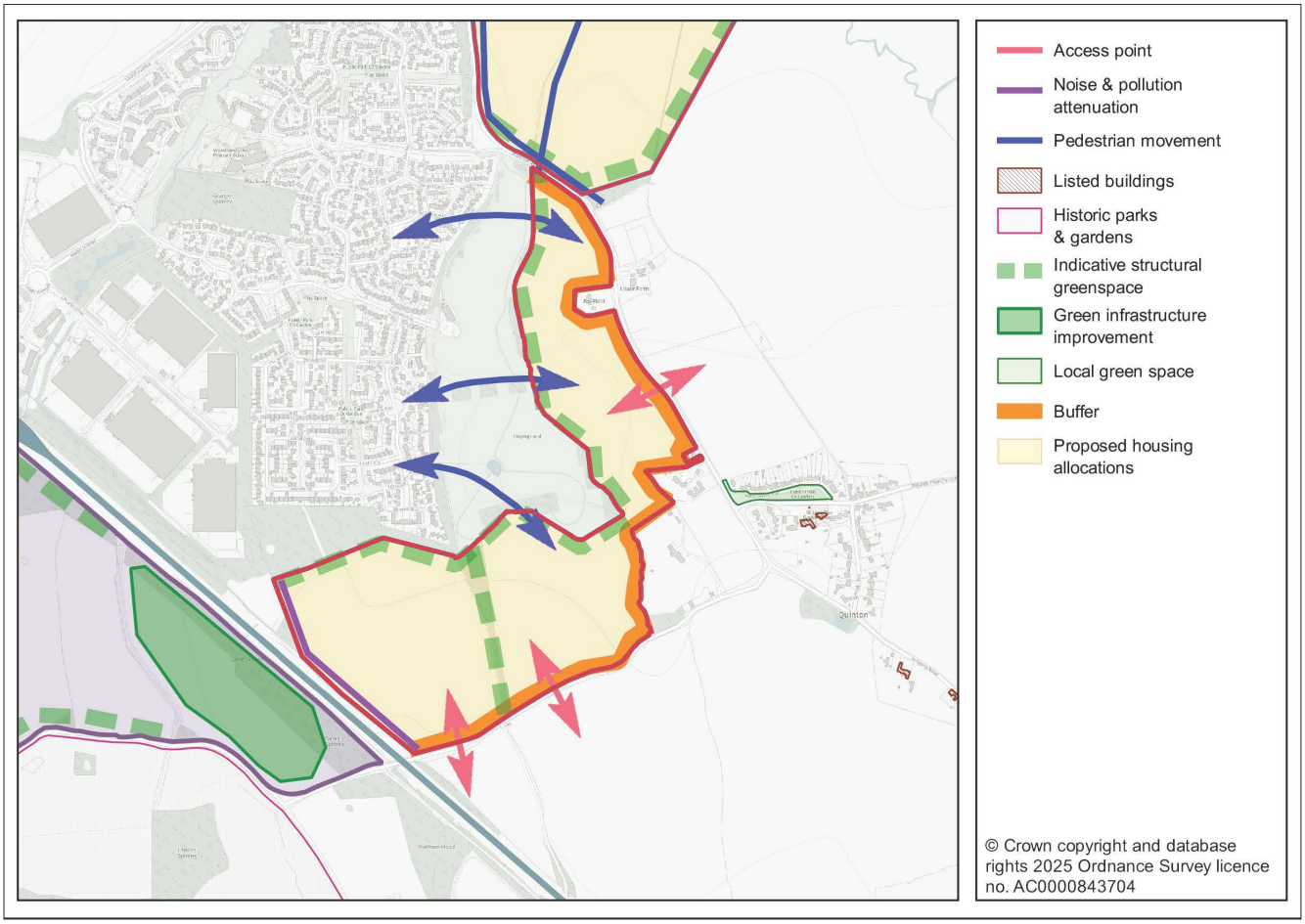


Figure 18: Development principles for Northampton, South of Grange Park

Northampton, Martin's Yard extension (N7iii)

5.10.90. Martin's Yard is an existing safeguarded employment area which is predominantly occupied by local light engineering, waste disposal and recycling companies. They provide a valuable service for the local community, and there are very few areas which offer these services in Northampton. There are ongoing requirements from existing and interested occupiers to expand and invest in the area. Its expansion will contribute towards meeting demand as well as modernise the area and improve the ecological value of the residual land not required for employment.

5.10.91. The area which is proposed for extension is a vacant site of around 1.4ha, which was previously used for landfill. It contains superficial deposits of clay, silt and gravel. It is currently scrubland and marshland and is dominated by semi-improved grassland and scrub containing Japanese knotweed and disturbed ground. It is located within a Local Wildlife Site and the Brampton Valley Arm of the sub regional Green Infrastructure corridor. There needs to be careful management for the lifetime of the development to ensure that the LWS does not become degraded. To the north is the Kingsthorpe Local Nature Reserve.

Policy N23 – Northampton, Martin's Yard extension

A. The Council supports the extension of the Martin's Yard employment area for employment purposes to meet local demand, subject to the following criteria and principles shown in Figure 19:

i. The extension for employment use will be restricted to the area shown;
ii. A transport assessment will be undertaken to assess the ability of the existing highway and access to adequately cater for the existing and proposed development;
iii. Ecological and green infrastructure enhancements and net biodiversity gains need to be delivered in the area shown or in the site's vicinity, taking into account its location within the Brampton Valley Arm and located immediately south of the Kingsthorpe Local Nature Reserve. There are opportunities to provide woodland stepping-stones (a connected habitat) adjacent to the site;
iv. A landscape barrier will be required between the employment area and the residual land;
v. The layout of the development should be designed to take into account any existing sewers and water mains within the site;
vi. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS); and
vii. Any application must demonstrate how it will improve water quality in the surrounding area.

B. Any proposal forwarded for this site should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

WNLP Objectives: 2, 14, 15

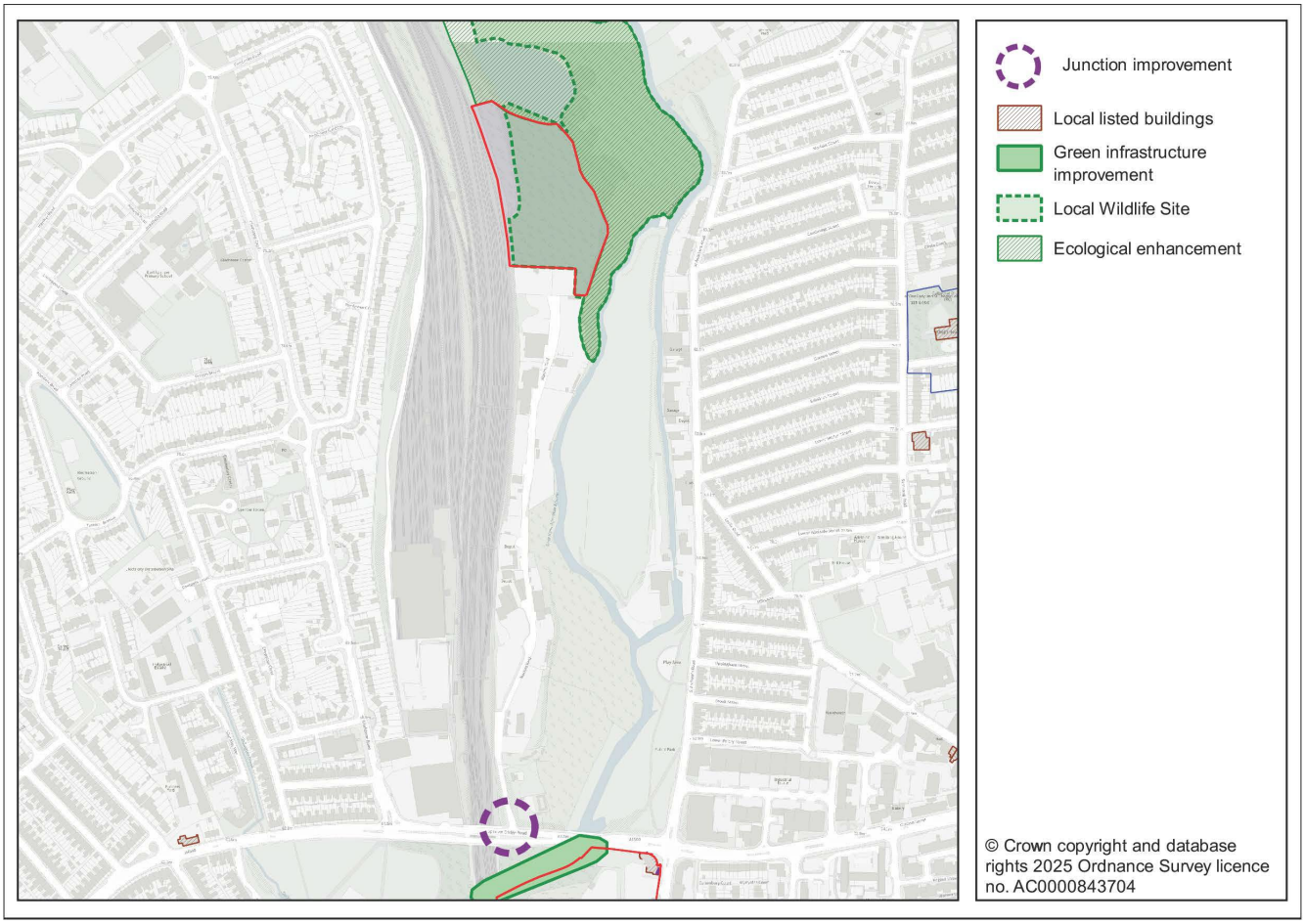


Figure 19: Development principles for Martin's Yard Extension (N7iii)

Northampton, Horizon House, St Peter's Way (N3vi)

5.10.92. Horizon House sits in front of the site of a former large gas holder in the Central Area of Northampton, just south of the town centre. It is a Victorian industrial building which was formerly used as offices for the Corporation gas works and is locally listed.

5.10.93. The whole site was previously owned by National Grid and formed part of an old gas works that once covered a wider area. Horizon House has the potential to be renovated and extended additional office space with the remainder consisting of landscaping and parking. The use could meet overspill demand from occupiers who require something similar to those available at the Vulcan Works. In total, the site could accommodate in the region of 25,000 sq.m of office and commercial floorspace.

5.10.94. A Heritage Impact Assessment (HIA) for the site has been undertaken. Given the probability of archaeological potential on the site specialist surveys should be undertaken to understand the sensitivities. As such, an archaeological desk-based assessment should be undertaken initially with a strategy of mitigation agreed

with West Northamptonshire's archaeologist and Historic England.

5.10.95. Development here presents an opportunity to integrate the site better within the surrounding townscape and context. The development should take into consideration the re-use/conversion of the locally listed building in the northern part of the site. Development within the immediate vicinity of this asset should also be carefully considered in terms of scale and massing. There is an opportunity to preserve and enhance views from Towcester Road looking towards the area from the south.

Policy N24 – Northampton, Horizon House, St Peter's Way

A. Proposals which will bring Horizon House back into effective office use will be supported. Proposals for extending the building, to incorporate additional office spaces will also be supported. Around 25,000 sq.m of commercial floorspace will be supported.

B. Any proposed office spaces will need to be designed in a manner that will offer modern units, together with shared workspaces for collaborative work, workshops, community facilities and cultural influences.

C. Any refurbishment, will need to be undertaken sensitively in light of its status as a heritage asset. Any proposal will need to be of a high quality that preserves and enhances the significance and appreciation of Horizon House, in its historical capacity as the former Corporation Gas Works offices and also its Victorian structure. Its setting and the impact on other heritage assets, including St Peter's Church (a Grade I listed building), which is located to the north west of the site and on a higher elevation, will also form part of the consideration. The development should take into consideration the re-use/conversion of the locally listed building in the northern part of the site. Development within the immediate vicinity of this asset should be carefully considered in terms of scale and massing.

D. Any proposal will need to ensure that inactive frontages are minimised by providing ground floor activities.

E. Development proposals will need to provide details of how accessible natural greenspace is to be provided from the site to its surrounding areas, including the River Nene. Any proposal will need to demonstrate how the River Nene can be integrated into the scheme in terms of its use as natural blue infrastructure, whilst enhancing its role and function within the Central Area branch of the river.

F. Proposal must secure permeability within the site for walking, cycling and wheeling, and those with mobility concerns particularly to the town centre, public transport hubs and across the river. Any proposals must also improve the safety along the river, providing better access, overlooking and safety measures including lighting and the reduction of foliage.

G. Opportunities should be sought to improve water flow around the site by reducing surface-water runoff and introducing areas of floodplain to reduce the risk of flooding, absorb water and reduce sediment run-off.

H. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Urban Drainage Systems (SuDs).

I. Proposals should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

J. Any proposal should include the safeguarding of suitable access for the maintenance of foul drainage infrastructure.

K. A minimum of 8m wide access is required at all times to ensure that repair and maintenance of flood defences can be carried out.

WNLP Objectives: 1, 7, 10, 11, 14, 15

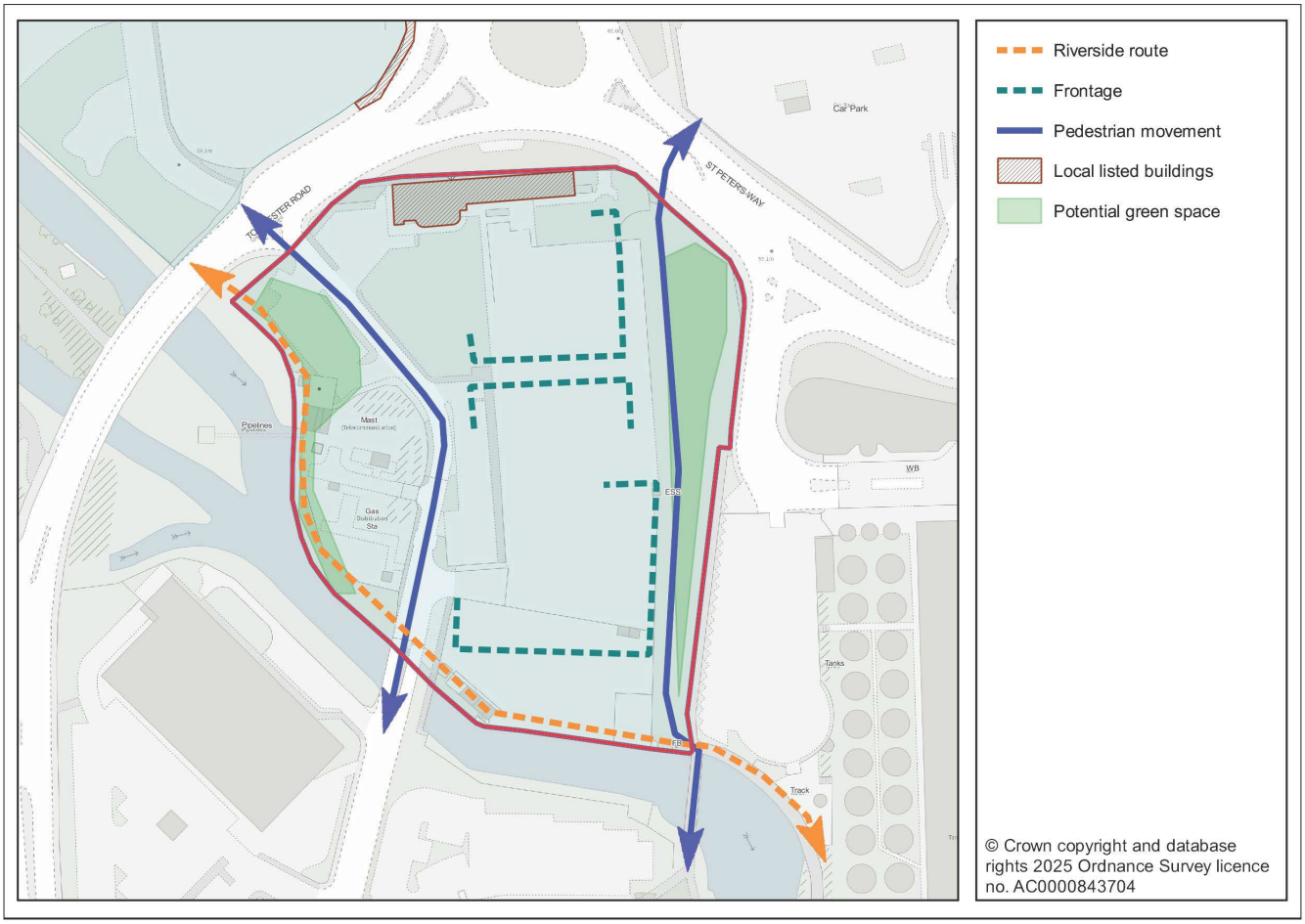


Figure 20: Development principles for Horizon House, St Peter's Way (N3vi)

Northampton, South of Junction 15, M1

5.10.96. Land to the south of junction 15 of the M1 provides an opportunity to provide a facility in close proximity to the motorway and adjacent to the rail freight terminal which is currently being constructed.

5.10.97. Its location south of Collingtree and Grange Park, and within 5 – 10 minutes journey time of Northampton town centre, mean that the site is accessible to labour supply within a short distance of the site. To the south is the village of Roade, which has connections to the A5 and Milton Keynes. In addition, connection to a strategic railfreight interchange will allow the industry to perform and progress in a sustainable manner.

5.10.98. To the north of the site, on the other side of Junction 15, there are other uses including commercial, hotel and leisure. To the south of the allocation the Historic Park and Garden of Courteenhall provides an attractive backdrop to the site. Proposals will need to respond to this designated heritage asset with both a strategic landscape assessment of the whole site and a detailed heritage impact

assessment required prior to the design of the scheme in order to inform the height of any proposed buildings, layout and extent of the development.

5.10.99. Proposals will also need to demonstrate that they are following a design-led approach, that sees the delivery of contextually appropriate high-quality buildings situated within an attractive landscape setting. Applicants should demonstrate measures that will enhance the development's sustainability and address the environmental issues as set out in Chapter 4 of this plan.

5.10.100. Due to its location an assessment will be required to identify if the site is functionally linked land to the Upper Nene Valley Gravel Pits SPA.

Policy N25 – Northampton, South of Junction 15 M1

Site N25 is allocated for 68 Ha of strategic warehousing development.

A. An integrated, coordinated and comprehensive planning approach will be taken for the site and a masterplan must be prepared, in consultation with the local planning authority and the local highway authority, and other statutory undertakers prior to the submission of a planning application covering the development of the whole site.

B. Winter surveys shall be undertaken to determine whether the site is used by overwintering Golden Plover / Lapwing and whether it acts as functionally linked land to the Upper Nene Valley Gravel Pits Special Protection Area. If the site is found to be functionally linked land, appropriate mitigation will be required for the loss of habitat.

C. The proposed development should be designed in a manner which will reduce the impact of the scale and massing of the buildings on the local character of the area.

D. A detailed strategic landscape assessment of the whole site will be required to deliver a high quality landscaped setting within and around the boundary of the proposal. The assessment needs to demonstrate how the scheme will respect the undulating character of the landscape and the setting of the Courteenhall registered park and garden.

E. A detailed heritage impact assessment will be required for the whole site, to be agreed with the Local Planning Authority in consultation with Historic England, prior to the design of the scheme in order to inform the height of any proposed buildings, layout and extent of the development. This will explicitly include an assessment of the height of any new buildings and impact on the Courteenhall Registered Park and Garden as well as detailed consideration of any impacts on designated and non- designated heritage assets and subject to the assessment being agreed a programme of informed mitigation to be included with any application.

F. A detailed ecological assessment will be required to identify sensitive ecological receptors. Including an appropriate suite of habitat and species surveys carried out, suitable

mitigation measures identified, and an appropriate assessment of Biodiversity Net Gain within the site design making suitable BNG provisions on site with a view to achieving LNRS measures.

G. Proposals will be required to be supported by a detailed Transport Assessment that includes consideration of the impact of the scheme, including cumulative impact, on the A45, A508 and the M1.

H. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water run off

I. Any proposal for this site should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

WNLP Objectives: 7, 10, 14, 15

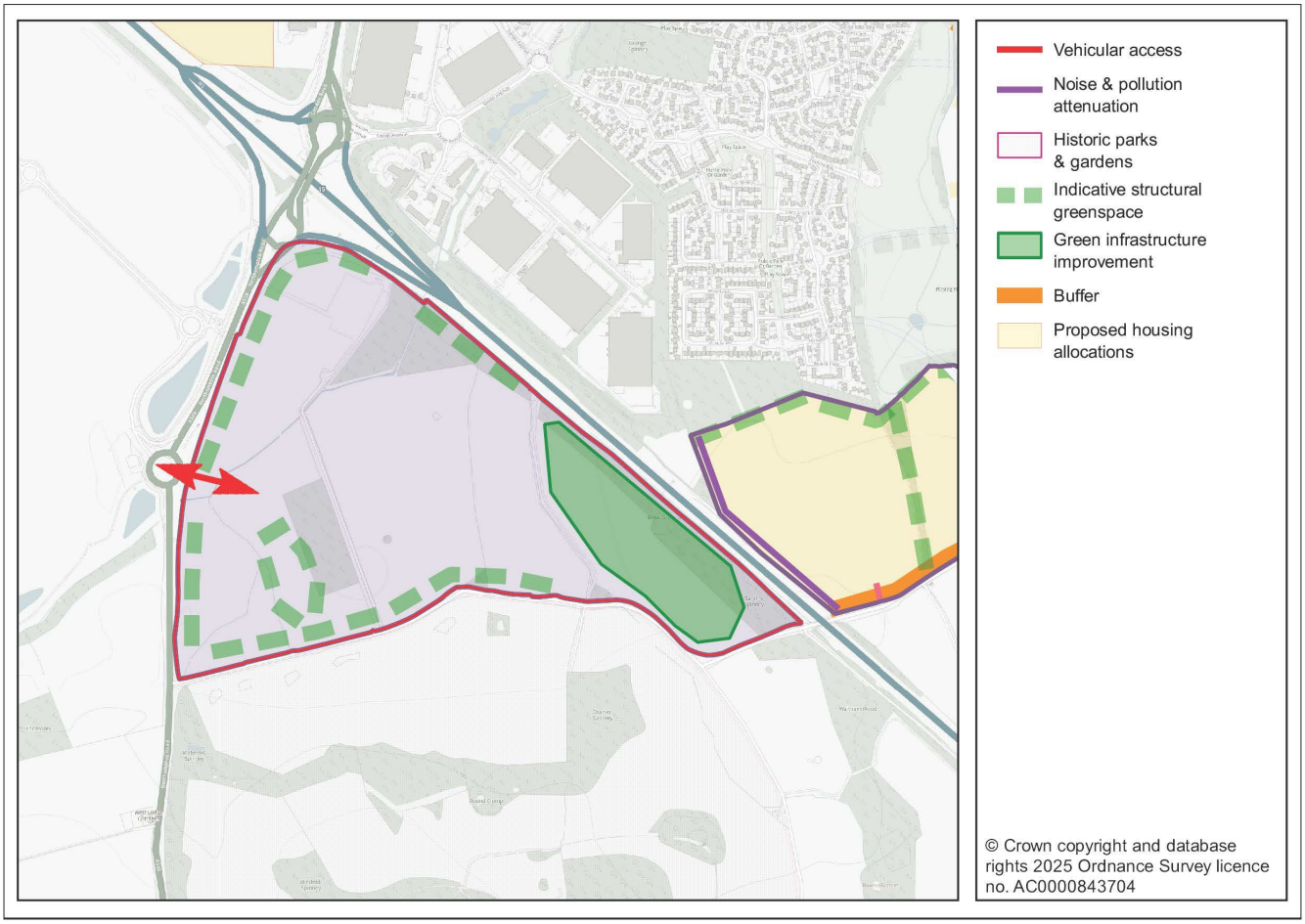


Figure 21: Development principles for Northampton, South of Junction 15, M1

Chapter 6: Making Great Places - Daventry

6.2. Introduction

6.1.1. Daventry was a small market town until the 1960s when it was identified as a location for overspill development from Birmingham. As a consequence, the population of Daventry has grown over the years from about 4,000 in 1950 to around 28,000 in 2021.

6.1.2. In the early 2000s, the former Daventry District Council supported the further growth of the town in order to support the town centre, which was in need of some revitalisation and regeneration. Various options studies and masterplans were commissioned by the Council to assist in the development of planning policy.

6.1.3. The WNJCS supports the regeneration of the town including through significant new retail floorspace in the town centre and through the allocation of land for a sustainable urban extension to the north east for about 4,000 houses. At the time the plan was adopted, it was expected that 2,600 of these would be built in the plan period (up to 2029).

6.2. Daventry today

6.2.1. Various schemes to regenerate Daventry have been implemented, including the Abbey Retail Park, the 'iCon' building and more recently the 'Arc' cinema development. However, some of the more ambitious schemes such as the significant additional retail floorspace which was initially planned for the north of the High Street and subsequently off Ashby Road have not come to fruition.

6.2.2. The town retains its historic core, which comprises several shopping streets with a high number of listed buildings, surrounded by areas of high density and terraced housing. It benefits from a recently reviewed conservation area designation and related Article 4 directions in the central area. Daventry has local green links comprising wide landscaped verges which are a particular feature related to its history as a planned expanded town. The Country Park, centred on Daventry Reservoir with links to the canal network, is a key component of the green infrastructure network which connects the town to the wider countryside. Borough Hill, which wraps around the south eastern edge of the town, is a significant historic landscape feature and scheduled monument.

6.2.3. The Daventry Development Link Road, which provides a route from Daventry to Northampton and the M1, bypassing Flore and Weedon was opened in 2019.

Homes

6.2.4. From the start of the WNJCS plan period (2011) to 2025 the number of homes built per year has averaged 140 (1953 in total) within a range of 2 to 233.

6.2.5. At Micklewell Park a scheme is under construction for 450 homes. An extension to this development was allocated in the Settlements and Countryside Local Plan (S&CLP) for 250 homes and planning applications are expected on the extension in 2026. An additional area to the north of the existing extension is proposed in this Plan for 180 homes, giving a total of approximately 430 homes.

6.2.6. Development is also underway on a site to the south west of Daventry allocated in the S&CLP. This site was allocated for 1,100 homes, but permission has been granted in full for 140 dwellings on part and in outline for up to 1,100 on the remaining part. Both schemes are under construction. Reserved Matters Approval has been granted for 418 dwellings on the part with outline for 1,100. Given the progress made on this site it is anticipated it will be built out completely in the plan period.

6.2.7. Land is also allocated in the S&CLP at Middlemore, part of this site has been developed for a care home, the remainder is subject to a full planning application which was undetermined as at 1 April 2025. As this and the extension to Micklewell Park do not yet have the benefit of planning permission they are re-allocated in this Plan.

(Note: Middlemore now has the benefit of planning permission and therefore it is the intention that this allocation will not be included in the next version of this plan).

Land to the north east of Daventry is allocated for 4,000 dwellings in the WNJCS. An outline planning application is expected to be determined shortly. However, because the planning application has not been determined, it is re-allocated in this Plan.

Employment and economic growth

6.2.8. Employment floorspace in the town is concentrated in a small number of large industrial/commercial estates located to the north west and south east of the town. Daventry International Rail Freight terminal located some six miles to the north continues to grow and provides employment opportunities for residents of the town. The S&CLP identified the need to provide employment land to accommodate small scale businesses in the town, and accordingly a number of allocations were made to facilitate this.

6.2.9. Of those allocations: Land to the North West of Nasmyth Road has planning permission and is substantially under construction; Land off Newnham Drive has been partly completed and part has planning permission, a small part

remains undeveloped, and is re-allocated in this Plan; The Knoll has been developed.

Town Centre

6.2.10. A study of the town centre in 2022 concluded that the centre has a relatively good balance of independents and multiples and that the retail offer is anchored by its three main foodstores. It had a vacancy level of 13.1%, below the national average of 14.1%. The report also observed that the centre has benefitted from significant new investment over recent years including the new 4-screen cinema.

6.3. Strategy for Daventry

6.3.1 The strategy for Daventry is to support continued growth, recognising its role in the settlement hierarchy.

Policy D1 – Spatial Strategy for Daventry (Sub-Regional Centre)

The role of Daventry as a Sub-Regional Centre will be supported and enhanced by the following:

i. Providing for new homes within the town confines, remaining development at Daventry South West and Micklewell Park; the Micklewell Park Extension allocated in the Settlements and Countryside Local Plan and extended in this Plan (D3); Middlemore allocated in the Settlements and Countryside Local Plan and re-allocated in this Plan (Policy D4); Daventry North of Middlemore site allocated in this Plan (D5); and Daventry North East allocated in the West Northamptonshire Joint Core Strategy and re-allocated in this Plan (D6);
ii. Supporting economic investment in Employment Areas in accordance with policy EC2;
iii. Supporting new employment opportunities in the town centre, at land off Newnham Drive (Policy D9), Daventry South East Gateway (Policy D10), and land North West of Nasmyth Road allocated in the Settlements and Countryside Local Plan and local employment opportunities at Daventry North East;
iv. Supporting mixed use development and protecting open space to the north and west of the town centre (policy D7);
v. Supporting re-development or re-use of the former Council offices at Lodge Road (Policy D8);
vi. Enhancing the vitality and viability of the town centre in accordance with the placemaking and town centre policies (EC5);
vii. Improvements to connectivity and active travel in accordance with Policy D2;
viii. Providing for sports, leisure and tourism development through new development, redevelopment and re-use of existing buildings, and better use of civic, open and green spaces;

ix. Supporting proposals that protect, connect and extend green links within and around Daventry;
x. Developing a green infrastructure network for the town including the canal corridor, disused railway line, Draycote Reservoir, Daventry Country Park and Borough Hill and new greenspace associated with major development sites;
xi. Supporting high quality and well-designed proposals that secure the long-term conservation and where appropriate, enhancement of the historic environment in accordance with policies BN1, BN2, BN3, BN4 and BN5; and
xii. Recognising the importance the town's identity, character and setting and preventing its coalescence with neighbouring villages by requiring proposals within the designated areas of Green Wedge to be in accordance with policy BN8, and resisting development outside the confines for Daventry unless it complies with the exceptions set out in Policy R5.

WNLP objectives: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17

6.4. Connectivity

6.4.1. Chapter 14: Transport, identifies the over-arching strategic context for transport matters; however, it is additionally acknowledged that sustainable transport connections within Daventry, as well as between the town and its rural hinterland are vital.

6.4.2. In 2025, the Council adopted the Daventry Local Cycling and Walking Infrastructure Plan (LCWIP), which identifies where important improvements to walking, cycling and wheeling routes within the town, as well as identifying opportunities for new and improved links with nearby surrounding settlements, are required.

6.4.3. The Local Transport Plan, adopted March 2025, also identifies multi-modal improvements that would positively contribute to Daventry's strategic connectivity and travel safety.

Policy D2 – Daventry, connectivity and travel

A. Measures to promote sustainable transport modes such as walking, cycling and wheeling will be supported, this will include the provision or retention of links which provide ready access between:
- Daventry Town Centre, Strategic Employment Areas, other services/facilities and residential areas;
- Daventry and surrounding rural settlements; and
- Interdependent rural settlements

B. Measures to support active travel to and through the town centre, to key destination such as the country park and secondary schools through the enhancement and improvement of the public realm and its connectivity will be supported. In particular, opportunities to promote and improve walking and cycling, with priority given to those identified in the most up to date LCWIP will be supported.

C. Proposals will be supported that make optimum use of waterways and disused railway lines, having due regard to heritage interest, as well as developing networks of green spaces as sustainable transport routes.

D. Where practical, proposals should incorporate appropriate infrastructure to support electric (or other sustainable fuel type) vehicle charging.

E. Support opportunities to enhance, promote and improve public transport links including the regeneration of Daventry bus station.

WNLP objectives: 1, 2, 7, 8, 9, 10, 14

6.5 Provision of new homes

6.5.1 Daventry already has a significant pipeline of housing commitments, but in order to play its role in meeting the increased housing need further allocations are proposed in this plan. The pipeline includes windfall opportunities that may arise within the settlement confines.

6.5.2 Homes at Daventry will be provided as follows:

a. allocation at Micklewell Park Extension in the S&CLP and carried forward and proposed to be extended in this Plan (D3);
b. allocation at Middlemore in the S&CLP which is carried forward into this Plan (D4);
c. allocation at Daventry South West in the S&CLP which has the benefit of planning permission and is under construction;
d. Proposed allocation for residential development North of Middlemore (D5)
e. allocation at Daventry North East in the WNJCS which is re-allocated in this Plan (D6); and
f. planning permissions and windfall sites within the confines of Daventry.

There is also the potential for further housing at the former Council offices at Lodge Road, which are allocated in this Plan for regeneration.

Daventry, Micklewell Park Extension

6.5.3 Micklewell Park is situated to the north of Daventry, to the east of the A361. The site to the south of this allocation was granted outline planning permission in 2015 and has subsequently gained the benefit of Reserved Matters approval in two phases. Phase 1 is currently under construction. The southerly site includes land for a local centre, a site for a 2 form of entry primary school along with a network of open space and landscaping measures.

6.5.4 The site allocated at D3 forms a northerly extension which was tested in its original extent through the S&CLP. It is considered to form a suitable location for residential development and has been extended in this Plan to accommodate a total of around 430 homes. It is important that the proposals for this northern extension include appropriate measures to mitigate the impacts on the landscape. In addition, it is important that the development protects the setting of Welton village and avoids settlement coalescence.

6.5.5 A high level heritage impact assessment (HIA) for the site reviewed existing historic environment evidence in order to assess the potential effects that could arise from the allocation. Due to the archaeological potential of the site, the HIA recommended that a more detailed desk based assessment is undertaken. This will identify the nature of the archaeological resource, the need for any additional investigation work and will inform an appropriate mitigation strategy. All works should be agreed in advance with the Planning Archaeologists.

Policy D3 – Daventry, Micklewell Park Extension

Site D3 is allocated for residential development.

A. Proposals for this site must be informed by a Masterplan, agreed by the Council, that must demonstrate how the site will come forward comprehensively, and fully integrated with the site to the south which has extant planning permission and is under construction.

B. Proposals for this site will make provision for all of the following;

i. Approximately 430 dwellings;
ii. Structural greenspace and wildlife corridors which protect and enhance the Grand Union Canal Conservation Area and its setting, and include appropriate landscape enhancements to mitigate the impact on the setting of Welton village and the Green Wedge;
iii. Retention of the area of Green Wedge to the north and east of the site; Necessary provision of or contributions to infrastructure; and
iv. Development which is consistent with the diagram shown in figure 22.

C. Development of the site will be informed by assessments and suitable mitigation related to:
i. Archaeological impact

ii. Heritage impact
iii. Landscape and visual impact
iv. Ecological impact
v. Highways and transport
vi. Flood Risk and water and water recycling infrastructure: and
vii. Noise and Air Quality.

WNLP objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 12, 13

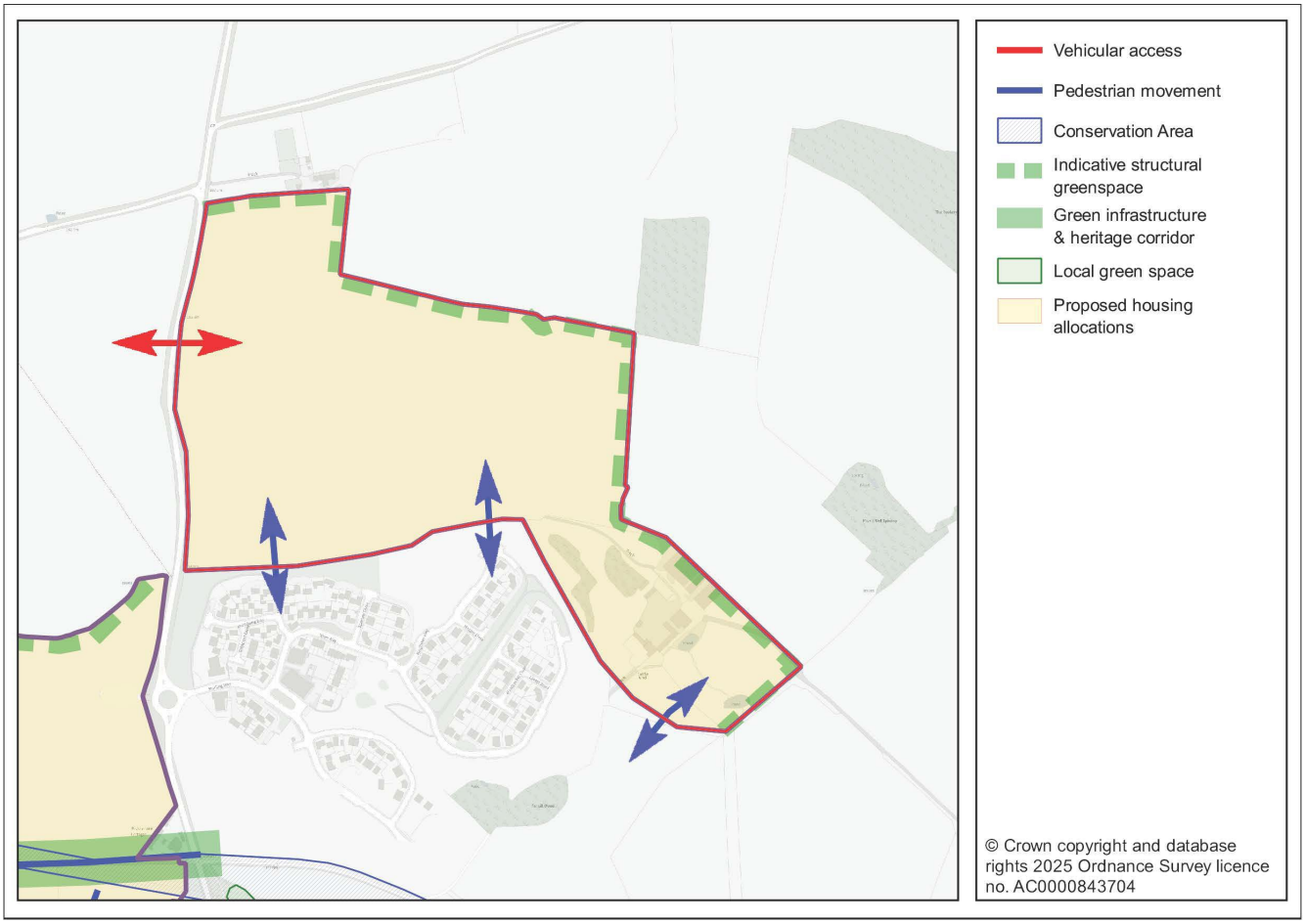


Figure 22: Development principles for Daventry, Micklewell Park

Daventry, Land at Middlemore

6.5.6 The Middlemore housing estate is situated to the north of the town. It was allocated in the 1997 Daventry District Local Plan and again in the S&CLP. A significant part of the site has been developed.

6.5.7 Whilst the principle of development for the site has been established through previous allocations and the granting of an outline permission (since lapsed), the

remaining parcel of land is allocated to provide further certainty to the market.

6.5.8 The site continues to provide a suitable location for housing. It benefits from connectivity to the existing services and facilities on Middlemore and is in close proximity to the Heartlands and Drayton Fields industrial estates.

6.5.9 These industrial areas are also a constraint affecting the site and therefore proposals will need to address the relationship with these employment areas. The site could provide in the order of 120 dwellings.

6.5.10 Note: this site gained the benefit of planning permission on 20th August 2025 (i.e. after the 1st April 2025) for 114 dwellings (2024/0598). Consequently it is intended that this allocation policy will not be included in the next version of this plan.

Policy D4 – Daventry, Land at Middlemore

Site D4 is allocated for residential development.

Proposals for this site will make provision for all of the following:

i. Approximately 120 dwellings;
ii. noise mitigation to the Heartlands Strategic Employment Area;
iii. development that respond positively to the setting of Drayton Reservoir;
iv. the protection for the amenity of existing surrounding residential properties; and
v. suitable mitigation related to water and water recycling infrastructure informed by assessments

WNLP objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 12, 13

Daventry, North of Middlemore

6.5.11 The site is located north of Daventry town, the existing Middlemore residential area lies immediately to the south, to the east are the A361 and Micklewell Park development which is currently being built out. The site is predominantly agricultural land and contains well defined field boundaries, areas of woodland along its northern boundary and a sloping topography towards Braunston. To the west of the site is the Daventry to Braunston footpath and cycleway which is in a cutting and follows the route of the disused railway line. A particular feature of the site is the Braunston Tunnel which forms part of the Grand Union Canal Conservation Area and is visible as a hedgerow lined track and two airshafts running east-west through the site, the west entrance to the tunnel is Grade II listed and outside the site boundary. The

route of the Grand Union Canal Conservation Area should be retained as a green infrastructure heritage corridor as part of the development. An area of Green Wedge is located to the west and south west of the site.

6.5.12 The site's location adjoining Daventry means that access exists to a wide range of services, facilities and employment opportunities. The relationship with the existing urban area and the presence of the Grand Union Canal needs to be carefully considered and proposals will need to be informed by a masterplan, that will demonstrate how the site can come forward comprehensively. This includes structural greenspace and wildlife corridors which retain important existing heritage and landscape features including the Braunston Tunnel, hedgerows, woodlands, mature trees and drainage corridors. Landscape enhancements will be required to be in keeping with the landscape character type and should take topography into account.

6.5.13 The masterplan will need to address the relationship and linkages of the development with Middlemore, Micklewell Park and Heartlands, including provision of active travel links and vehicular access from the A361.

Policy D5 – Daventry, North of Middlemore

Site D5 is allocated for residential development.

A. Proposals for this site must be informed by a masterplan, agreed by the Council, to demonstrate how the site will come forward comprehensively.

B. Proposals for this site will make provision for all of the following:

i. Approximately 720 dwellings;
ii. Retention of the route of the Braunston Tunnel of the Grand Union Canal Conservation Area, as a green infrastructure heritage corridor to protect and enhance it and its setting;
iii. Structural greenspace and wildlife corridors which retain important existing landscape features including hedgerows, woodlands, mature trees and drainage corridors and include appropriate landscape enhancements in keeping with the landscape character type;
iv. Integration with the existing urban area, particularly Middlemore, Micklewell Park and Heartlands employment area;
v. Proposals to encourage walking, cycling and wheeling, taking advantage of the availability of active routes in the locality;
vi. Appropriate infrastructure including open space, community facilities, leisure/sports provision; and
vii. Development which is consistent with the diagram shown in figure 23.

C. Development of the site will be informed by assessments and suitable mitigation related to:

i. Archaeological impact;
ii. Heritage impact;
iii. Landscape and visual impact;
iv. Ecological impact;
v. Highways and transport;
vi. Flood Risk and water and water recycling infrastructure; and
vii. Noise and Air Quality.

WNLP objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 12, 13

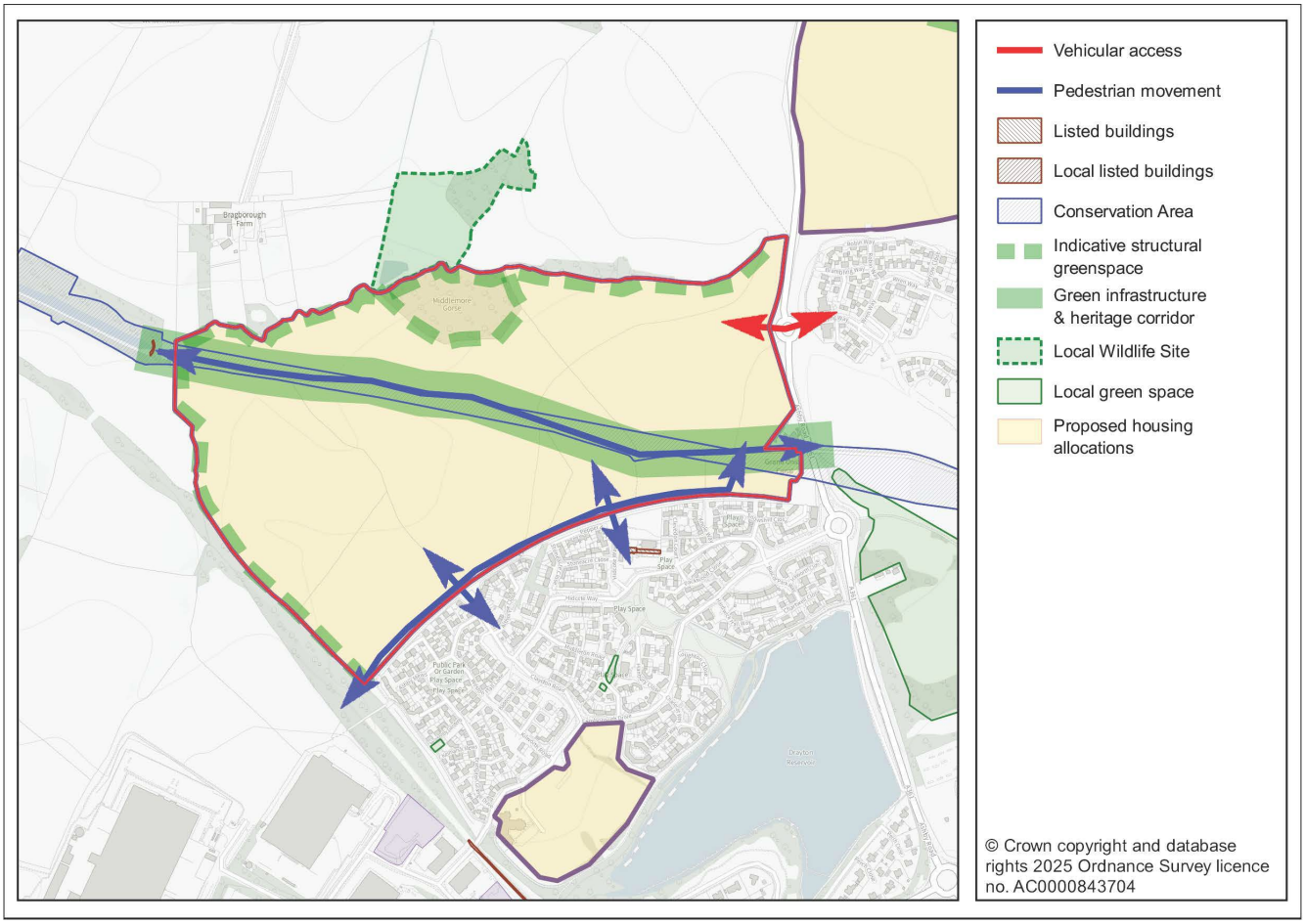


Figure 23: Development principles for Daventry, North of Middlemore

Daventry, North East

6.5.14 The WNJCS allocated the Daventry North East SUE for approximately 4,000 dwellings, associated services, facilities and infrastructure. The proposed canal arm project has since been abandoned, and the Daventry Development Link Road was completed in 2019. Although the principle of development was established through

the WNJCS and an outline planning application was received in 2020, it remains undetermined. The site is re-allocated in this Plan with updated infrastructure requirements.

6.5.15 Recent assessment work undertaken as part of the live planning application suggests that the capacity of the site is approximately 3,400 rather than 4,000 as indicated in the WNJCS policy.

Policy D6 – Daventry, North East

Site D6 is allocated for residential development.

A. Proposals for this site must be informed by a masterplan, agreed by the Council, to demonstrate how the site will come forward comprehensively.

B. Proposals for this site will make provision for all of the following:

i. Approximately 3400 dwellings
ii. Appropriate infrastructure including meeting the educational needs arising from this development, a local centre of an appropriate scale incorporating health care services, community facilities, local employment opportunities and a contribution to leisure/sports facilities within the Daventry area;
iii. An open space network incorporating structural greenspace, blue space and wildlife corridors;
iv. An extension to Daventry Country Park to include sustainable access links to the Monksmoor development to the west, in accordance with policy D11;
v. An integrated transport network focused on sustainable transport modes, walking, cycling and wheeling, with strong links to the town centre, Southbrook and Long Buckby Railway Station; Necessary financial contributions to off-site highway works to mitigate the impact of the development on the highway network; and
vi. Development which is consistent with the diagram shown in figure 24.

C. Development of the site will be informed by assessments and suitable mitigation related to:

i. Archaeological impact
ii. Heritage impact
iii. Landscape and visual impact
iv. Ecological impact
v. Highways and transport
vi. Flood Risk and water and water recycling infrastructure: and
vii. Noise and Air Quality.

WNLP objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 12, 13

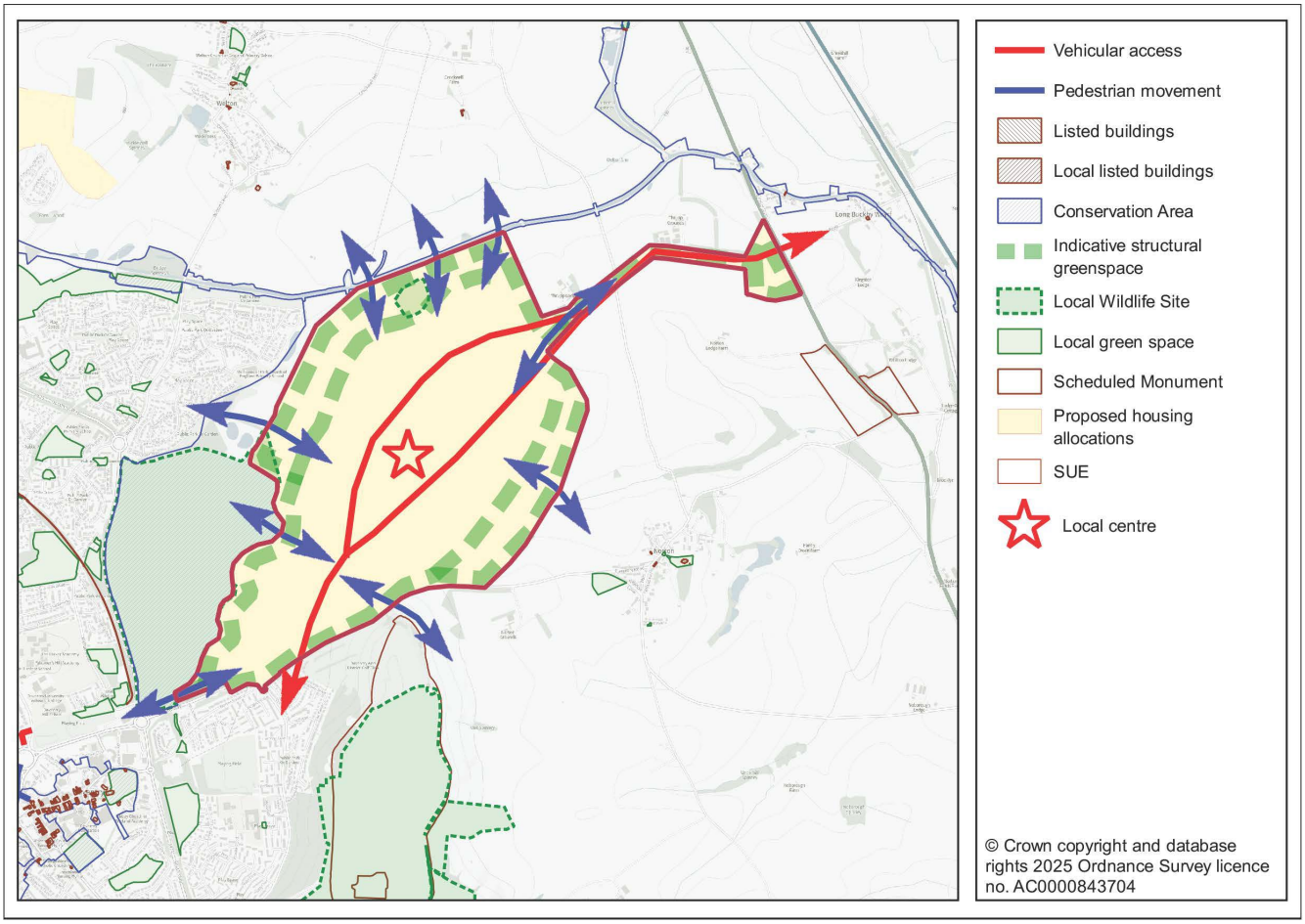


Figure 24: Development principles for Daventry, North East

6.6. Regeneration and Economic Growth

6.6.1. Opportunities for regeneration and economic growth at Daventry will be provided as follows:

a. allocation for mixed uses to the north and west of the town centre in the S&CLP which is carried forward in an amended form into this Plan;
b. allocations for employment uses at Newnham Drive and South East Gateway in the S&CLP which are carried forward into this Plan;
c. planning permissions and windfall sites.

There is also the potential for further employment at:

d. the former Council offices at Lodge Road, which are allocated in this Plan for regeneration.

Daventry, Land North and West of the Town Centre

6.6.2. Land to the north and west of the town centre has previously been identified as a potential new canal arm off the Grand Union Canal, and for major new retail provision. Both schemes have since been abandoned. Part of the area has also been considered for a secondary school.

6.6.3. The eastern part of this area, i.e. land to the north of Eastern Way has been nominated for designation as a Local Green Space. It is considered that it meets the tests in the NPPF and therefore this Plan proposes its designation as an LGS. Part is already registered as a Village Green and was designated as a Local Green Space through the SCLP. Part of the site may be needed to provide car parking for the adjacent Daventry Hill School.

6.6.4. The remainder of the site will need to provide or improve links to the primary shopping area through public realm and environmental improvements. Such links should include legible walking, cycling and wheeling routes that accommodate the distinct needs of different users including those visiting for leisure and others who may be commuting to the town centre. It is these linkages and the opportunity for a gateway location to the town centre that justify the provision of some town centre uses in this edge of centre location as part of an appropriate mix of uses to ensure the area is active during the day and in the evening. Good quality open space, including green space, should form part of the development. Any proposals will be led by a masterplan that has been agreed by the Council as local planning authority that can demonstrate how the site can come forward comprehensively.

6.6.5. Proposals must be accompanied by a transport strategy that will include how walking and cycling links will be incorporated into the development, how the development will contribute towards modal shift and also set out how any increased demand for car parking will be accommodated whilst mitigating the impacts resulting from any potential loss of car parking.

6.6.6. Given the proximity of the site to the town centre it is suitable for a variety of uses.

6.6.7. A high level HIA for the site reviewed existing historic environment evidence in order to assess the potential effects that could arise from the allocation. Development presents the opportunity to integrate the site better with the surrounding townscape and context. Due to the archaeological potential of the site, the HIA recommended that a more detailed archaeological desk based assessment is undertaken. This will identify the nature of the archaeological resource, the need for any additional investigation work and will inform an appropriate mitigation strategy. All works should be agreed in advance with the Planning Archaeologists.

Policy D7 – Daventry, Land North and West of the Town Centre

A. The eastern part of D7 (north of Eastern way) is protected by its designation as Local Green Space, provision may be made within part of this Local Green Space to provide parking for the adjoining Daventry Hill School.

B. The western part of Site D7 is allocate for mixed uses.

i. Residential (C2/C3)
ii. Office (E(g))
iii. Hotel (C1)
iv. Leisure Sui Generis
v. Restaurant / Pub (E(b)) & Sui Generis
vi. Health (E9e))

C. Development proposals for the western part of this site must be informed by a masterplan, agreed by the Council, that must demonstrate how the site can come forward comprehensively.

D. Proposals for the western part of this site will make provision for all of the following:

i. Suitable and legible pedestrian and cycle links that accommodate the distinct needs of different users linking to the town centre, including those passing through the site, through design and layout and by utilising public realm; and
ii. Siting, configuration and orientation of the buildings such that they are sympathetic to and optimise key views into and out of the site; and
iii. Development of the tourism potential of the area through the addition of quality public space; and
iv. Development which is consistent with the diagram shown in figure 25.

E. Development of the site will be informed by assessments and suitable mitigation related to:

i. Archaeological impact;
ii. Heritage impact;
iii. Landscape and visual impact;
iv. Ecological impact;
v. Highways and transport
vi. Flood risk and water and water recycling infrastructure; and
vii. Noise and air quality.

WNLP objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 12, 13, 14, 15, 17

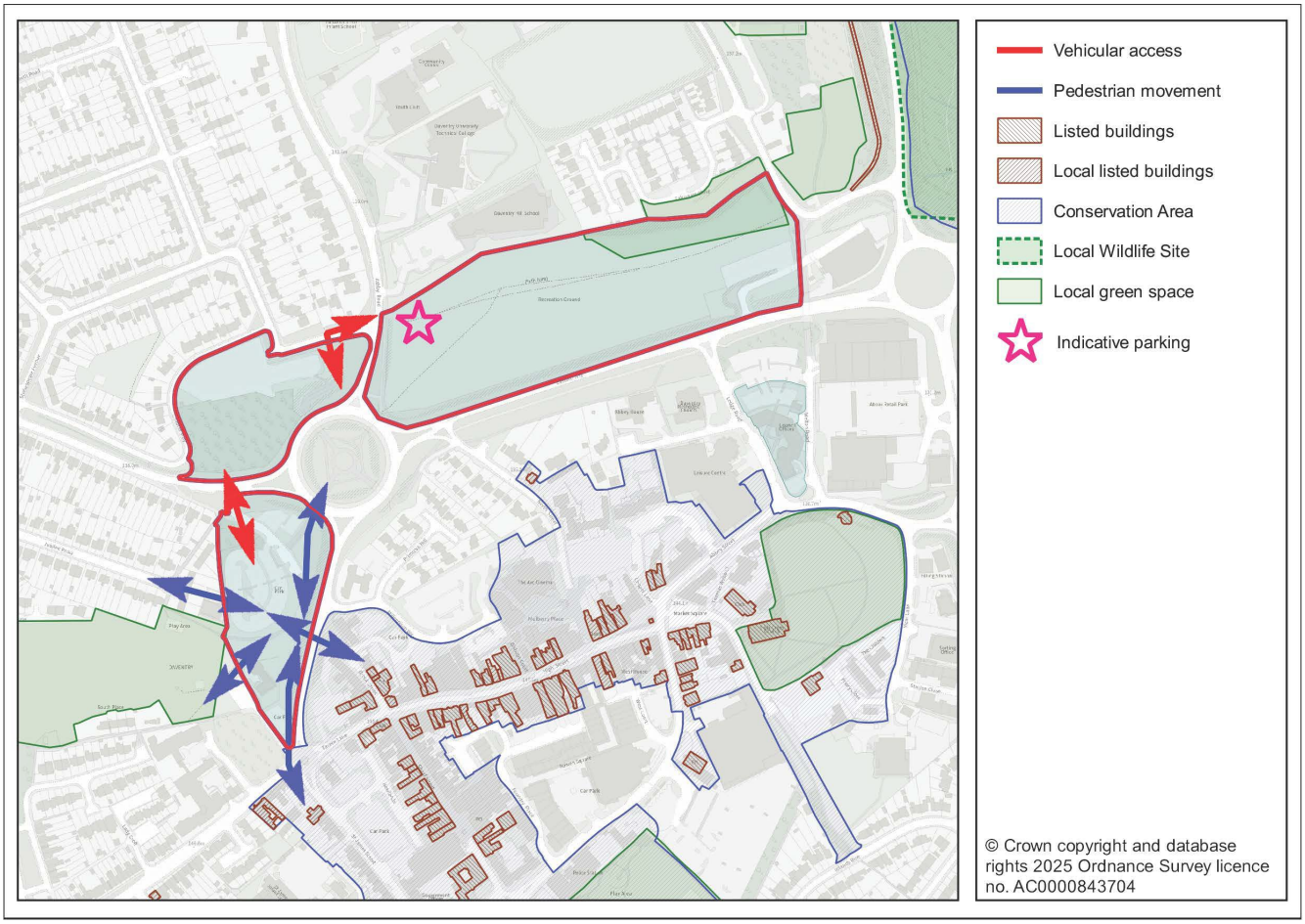


Figure 25: Development principles for Daventry, Land North and West of the Town Centre

Daventry, Former Council Offices, Lodge Road

6.6.8. The offices formerly occupied by Daventry District Council and latterly West Northamptonshire Council are now redundant. They are located on the edge of the town centre, but given recent trends it is unlikely that a building of this size would attract a retail occupier. The site is considered suitable for a range of uses, including residential use.

6.6.9. A high level HIA for the site reviewed existing historic environment evidence in order to assess the potential effects that could arise from the allocation. Development presents the opportunity to integrate the site better with the surrounding townscape and context. Due to the archaeological potential of the site, the Council will require some form of archaeological mitigation before it is developed. Where practical this would be preceded by a programme of investigation to help understand the extent and character of surviving archaeological assets. All programmes of work should be agreed in advance with

the Planning Archaeologists.

Policy D8 – Daventry, Former Council Offices, Lodge Road

A. Proposals to utilise the former Council offices for town centre uses will be encouraged.

B. Proposals for this site could involve re-use or re-development of and should:
i. Be informed by targeted investigations to understand the extent and character of the surviving archaeological assets and the need for any additional work or mitigation strategy;
ii. Make the best use of land whilst responding sensitively to the proximity of the grade I listed Church of the Holy Cross;
iii. Respond positively to level changes;
iv. Respond positively to surrounding buildings to create attractive liveable space;
v. Retain mature landscaping to Eastern Way where possible; and
vi. Be informed by assessments and suitable mitigation related to water and water recycling infrastructure.

WNLP objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 12, 13, 14, 15, 17

Daventry, Land off Newnham Drive

6.6.10. This site lies within the Heartlands employment area and provides an opportunity for further economic development. It forms part of a wider allocation in the S&CLP, the remainder of which has now either been constructed or has planning permission. The site is adjacent to a residential area separated only by an historic railway cutting, which is now a cycleway, therefore any uses on the site as well as the design and layout, will need to carefully consider neighbouring residents and ensure any development does not adversely impact on their amenity with noise and light being particularly important considerations. Any proposals should also relate well to the existing units within the employment area and respond to the character of the surrounding area by ensuring the form, layout and design of any proposals are consistent. Walking and cycle links from the site to the rest of the employment area should be provided.

Policy D9 – Daventry, Land off Newnham Drive

Site D9 is allocated for E(g), B2 or B8 uses.

A. Proposals for this site should:
i. Optimise the design and layout to ensure that development does not result in adverse

amenity impacts on neighbouring residents; and
ii. Relate well to the existing employment area; and
iii. Provide walking and cycling links from the site to the remainder of the employment area and the neighbouring residential area; and
iv. Set out further details of any required mitigation relating to water and water recycling infrastructure and any necessary phasing arrangements.

WNLP objectives: 1, 2, 5, 7, 8, 9, 13, 14

Daventry, South East Gateway

6.6.11. The Daventry South East Gateway site is a priority for regeneration. The Gateway sites are located north and south of the A45 (London Road) to the south east of the town in a prominent gateway location. It is brownfield and greenfield land and currently features a mixture of uses which, whilst serving important functions in their own right, do not portray an attractive, welcoming arrival point into Daventry. This area therefore provides an opportunity to improve this important, strategic gateway to Daventry town to create a high quality environment and support the regeneration of the town.

6.6.12. The South East Gateway will provide a mix of unit sizes not exceeding 10,000 sq m to encourage a range of unit sizes and types to support the supply of local industrial units. This approach is supported by the HENA 2025 which states that it would be reasonable to seek a supply of non-strategic units at each settlement. The site comprises a number of parcels and it is important that development is informed by a masterplan to ensure it comes forward comprehensively. The site will incorporate high quality design to optimise the layout of the site and enhance the gateway into the town. Walking and cycling links to the adjacent Marches employment area and nearby residential areas will also be provided.

6.6.13. There are a number heritage assets within and close to the site. The northern part of the site adjoins the Burnt Walls Scheduled Monument which is a fortified enclosure. The Scheduled Monument is of high heritage interest and its wider setting includes Borough Hill Scheduled Monument, which lies outside the site to the north. The non-designated John of Gaunts Castle is in the southern part of the site and the non-designated historic farmstead, Daventry Wood Farm is adjacent to the southern part of the site.

6.6.14. Burnt Walls was historically set within an open agrarian landscape and the scheduled monument derives considerable significance from its relationship with its hinterland. Land north and east of the monument still provides an open rural landscape setting. The setting to the west has been altered by urbanisation as Daventry has grown, however, the immediate setting remains open and connects Burnt Walls to the historic route way (the modern A45), which makes it

important to the scheduled monument's significance and is sensitive to change. The open land immediately west of Burnt Walls is shown as a heritage buffer within the Daventry South East Gateway allocation. Borough Hill, which is also a Scheduled Monument and Newnham Hill flank the site and form an important part of the setting of the town. The western part of the site has previously been quarried, however, there is potential for archaeological remains to be present in the remainder of the site.

6.6.15. A high level HIA for the site reviewed existing historic environment evidence in order to assess the potential effects that could arise from the allocation. Given the relationship to Burnt Walls, development presents the opportunity to integrate the site better with the surrounding townscape and context. Due to the archaeological potential of the site, the HIA recommends that a more detailed archaeological desk based assessment is undertaken. This will identify the nature of the archaeological resource, the need for any additional investigation work and will inform an appropriate mitigation strategy. All programmes of work should be agreed in advance with the Planning Archaeologists and Historic England.

6.6.16. Mitigation and enhancement opportunities include the thoughtful use of existing and new landscaping, retention and enhancement of boundary hedgerows, respect for the sloping nature of the site and surrounding area in designing building heights and ridgelines; and carefully positioning buildings to allow views and green spaces between them to help break up massing and manage visual impact. The part of the site north of the A45 and immediately west of Burnt Walls is identified as a heritage buffer to maintain the open character around the scheduled monument. This provides the opportunity to enhance views towards the monument and provide interpretation for the public. These mitigation and enhancement measures should be covered and taken forward in the assessments in support of a planning application. It is also considered that through sensitive design the redevelopment of the existing uses on the site could have potentially positive impact on the setting of nearby assets. It is not considered that site capacity would be significantly affected by the mitigation measures.

6.6.17. Part of the site is within the Catesby and Fawsley Special Landscape Area (SLA). The Special Landscape Area Study for the Daventry area (2017) sets out the special qualities that define this particular area of SLA and proposals will be expected to consider the impact on the special qualities outside the site. Once further details of the scheme emerge through detailed masterplanning work the precise boundary of the SLA in this location will be adjusted accordingly to exclude the area where built development will take place.

6.6.18. It will be important to ensure there is only limited harm to the landscape setting and development proposals will need to recognise the sensitivity of the location and provide appropriate green buffers to ensure the wider setting of Newnham Hill and the Borough Hill Scheduled Monument are protected and enhanced. Any development here should also refer to policies BN1, BN2, BN3, BN4, BN6 and

BN7.

6.6.19. To assist with improvements at this gateway location, the relocation of the vehicle recycling facility will be supported subject to meeting the criteria in policy EC6 in the Economic Growth Chapter.

6.6.20. Existing water mains cross the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located where access for maintenance and repair could be restricted. The existing water mains and sewers should be located in public highway or public open space. If this is not possible a formal application to divert Anglian Water's assets may be required.

Policy D10 – Daventry, South East Gateway

Site D10 is allocated for E(g), B2 or B8 uses.

A. Development proposals for this site must be informed by a masterplan, agreed by the Council, that must demonstrate how the site can come forward comprehensively.

B. Proposals for this site will make provision for all of the following:

i. A mix of unit sizes not exceeding 10,000 sq m;
ii. High quality design to optimise the layout of the site;
iii. An enhanced gateway into the town along the A45;
iv. Demonstration that they respond to the special qualities of the Special Landscape Area outside the site;
v. Careful consideration of scale and massing and sympathetic design to mitigate the impacts on the setting of Burnt Walls and Borough Hill Scheduled Monuments and the non-designated John of Gaunts Castle and Daventry Wood Farm; and
vi. Retention of the openness of the area shown as a heritage buffer on the Policies Map in perpetuity to sustain the significance and setting of the Burnt Walls Scheduled Monument. Proposals for positive and appropriate ongoing land management and works that would better reveal the significance of Burnt Walls will be supported; and
vii. An archaeological desk based assessment to identify the nature of the archaeological resource and the need for any additional work or mitigation strategy. All programmes of work should be agreed in advance with the Planning Archaeologists; and
viii. Integration with the Marches Employment area; and
ix. Walking and cycling links from the Gateway to the Marches employment area and neighbouring residential areas; and
x. Walking and cycling links from the site to the remainder of the employment area and the neighbouring residential area; and
xi. Details of any required mitigation relating to water and water recycling infrastructure and any necessary phasing arrangements: and
xii. Safeguarding of suitable access for the maintenance of water supply infrastructure.

WNLP objectives: 1, 2, 4, 7, 9, 13, 14, 15

6.7 Daventry Country Park

6.7.1. Daventry Country Park is a key component of the green infrastructure network which connects through the town to the wider countryside. It is a high quality green space that is jointly owned and managed by the Council and the Canal and River Trust and extends to approximately 37 hectares. It is centred on Daventry Reservoir within easy reach of residential areas and the town centre and contains trails, different types of habitats and various visitor facilities. It is well used, mainly by residents of the district but also from further afield, for informal exercise, education, children's play, leisure, organised events and wildlife watching. Its importance for biodiversity and heritage are recognised by a number of statutory (Local Nature Reserve and Conservation Area) and non- statutory designations (Local Wildlife Site).

6.7.2. The boundary of the Daventry Reservoir Conservation Area extends beyond the country park to the north as far as the Grand Union Canal and was designated in recognition of its historic connection to the Canal as a feeder reservoir. The area beyond the country park contains a spillway and channel that are still used to feed the canal.

6.7.3. Although currently on the edge of the urban area, planned strategic developments to the north and east will effectively enclose the country park. It is important that green and blue links are maintained to the north and the wider countryside for the purposes of wildlife corridors, health and wellbeing and because of the historical link between the reservoir and the Grand Union Canal. Extensions to the country park towards the Grand Union Canal are secured through the Monksmoor development and planned in connection with Daventry North East. This will provide an increased area for informal recreation and wildlife habitats and will bring it within reach of around 5,000 new dwellings. However, the increased usage, together with visitors to the canal will need to be appropriately managed to protect the biodiversity and heritage value of the Country Park. More intensive use should be directed towards the less sensitive areas.

6.7.4. Daventry North East (Policy D6) will deliver a structural green corridor which will run close to the eastern boundary of the park and connect the town centre with the Grand Union Canal providing a high quality recreational route for pedestrians and cyclists.

Policy D11 – Daventry Country Park

A. The Council will support proposals that enhance Daventry Country Park's recreation,

leisure, health and wellbeing and cultural assets providing they protect, manage or enhance important existing habitats and heritage assets.

B. Daventry North East (Policy D6) will be expected to make provision for an extension to the Country Park and a link between the Grand Union Canal and the town centre. This should:

i. Incorporate areas of linked natural and semi natural green space including a transitional landscape zone between the Country Park and the housing site; and
ii. Deliver priorities and measures for nature recovery set out in the Local Nature Recovery Strategy; and
iii. Provide a linear park including footpath and cycleway connections to the Grand Union Canal; and
iv. Not impede the operation of, or maintenance access to, the reservoir feeder, spillway and channel; and
v. Provide opportunities for recreation; and
vi. Integrate with the existing Country Park.

C. Future development in close proximity to Daventry Country Park should preserve or enhance the setting of the Daventry Reservoir Conservation Area and the Grand Union Canal Conservation Area.

WNLP objectives: 1, 2, 4, 5, 7, 9, 10, 13

Chapter 7: Making Great Places – Brackley

7.1. Introduction

7.1.1. Located towards the southern edge of Northamptonshire, the historic market town of Brackley is surrounded by open countryside. Whilst the town has experienced significant growth over the last 40 years, with its current population now at approximately 16,200, it is still characterised by its important market town heritage reflected in its built form, listed buildings and conservation areas; as well as its function that continues to provide a range of services and facilities for town residents and the occupants of surrounding villages and countryside.

7.1.2. Being located alongside the A43, a short distance from the M1 and M40, the town has excellent road links to Northampton and Oxford and is served by the nearby towns of Banbury and Bicester with access to the Chiltern railway line.

7.1.3. The landscape setting of the town is important and includes areas of high landscape sensitivity to the north, the Great Ouse area to the east and the historic parkland landscapes at Evenley and Steane Park.

The WNJCS adopted in 2014 supports the regeneration of the town including through the allocation of sites to the north and east of the town for approximately 1,700 homes, a primary school, medical centre, shops and 9.4ha of employment land. Much of which has, today, been successfully delivered on the ground.

7.2. Brackley today

7.2.1. The majority of new housing since the 1990s has been developed to the north and north-west of the town centre, where the strategic road layout has not geographically constrained expansion. Brackley has a wide range of housing choice, but some neighbourhoods are disconnected from the town centre.

7.2.2. Housing growth has outstripped employment growth over the last 20-30 years, which has reinforced Brackley's role as a commuter town providing good access to larger towns and cities within an hour's drive. Notwithstanding this, Brackley does offer a range of employment facilities, ranging from small town centre sites to the larger industrial estates located around the town. For example, the industrial estate on Buckingham Road accommodates a mix of employment uses, although many of the premises are outdated by modern standards. Brackley's close ties with the Silverstone Circuit have also resulted in several high technology motorsport companies locating research and development facilities in the town, including Mercedes AMG Petronas.

Homes

7.2.3. During the plan period of the WNJCS, the number of homes built in Brackley has totalled 1,677 (to 31 March 2025) – an average of 120 dwellings per annum. Housing delivery has been irregular over this time, ranging from 3 units in 2011/12 to a peak of 285 dwellings in 2017/18. Annual delivery over the previous three years has averaged approximately 64 dwellings.

Brackley North and Brackley East Sustainable Urban Extensions (SUEs)

7.2.4. Brackley North SUE made provision for up to 1,380 dwellings, and was completed in 2023. Consequently, there is no need to re-allocate this site.

7.2.5. The existing Brackley East SUE allocation comprises mixed use development. The non-residential elements of the scheme to the north of Turweston Road have achieved strong delivery; however, at the residential land allocation to the south of Turweston Road progress has been limited. Despite this, modified proposals are progressing, and it is envisaged that ground and infrastructure works will commence in the early phase of the Plan period.

Employment and economic growth

7.2.6. Employment floorspace in the town is concentrated in a small number of industrial/commercial estates located to the south and east of the town. The WNJCS identified the need to provide further employment land to accommodate businesses in the town and allocated land accordingly to facilitate this.

7.2.7. That allocation which formed part of the Brackley East SUE (9.5ha) has been built out and is now occupied.

7.2.8. The Brackley Business District is shown on the Policies Map and comprises two areas: the Buckingham Road and Oxford Road Industrial Estates which will be the focus for new employment uses.

7.2.9. Revitalisation of Brackley Business District is a key element of the spatial strategy for the town. In support of this, the Council has recently approved an application for an expansion of the Mercedes-AMG Petronas headquarters in the town through a scheme that would deliver environmental benefits in addition to the likely generation of around 500 new full-time jobs with a predicted expenditure of approximately £70m which would further feed into the local economy.

Town Centre

7.2.10. The town's linear High Street extends northeastwards from its junction with

Banbury Road / Bridge Street. The current form of Brackley developed from the 13th century, with Market Place at its heart. The town centre is characterised by a number of Listed Buildings and is almost entirely located within a Conservation Area.

7.2.11. The town supports a range of independent businesses, and a small number of national multiples. It is also home to the largest antiques centre in the Midlands (Brackley Antiques Cellar). Its retail offer is anchored by Waitrose at Drayman's Walk, with Market Place and the High Street offering a range of quality services and retailers.

7.2.12. A general market is held weekly outside the Town Hall, the origins of which date back to the early 1700s. Operated by the Town Council it is characterised by a varied selection of traders selling groceries, fish and plants. A farmers' market is held every third Saturday of the month.

7.2.13. A study of the town centre in 2022 concluded that the centre has a relatively good balance of independents and multiples and that the retail offer is anchored by a main foodstore, which also acts as an important generator for trips, footfall and linked expenditure. It had a vacancy level of 10.9%, below the national average of 14.1%.

7.3. Strategy for Brackley

7.3.1. The strategy for Brackley is to support continued growth that recognises its role in the settlement hierarchy.

Policy B1 – Spatial strategy for Brackley (Rural Service Centre)

The role of Brackley as a Rural Service Centre will be supported and enhanced by the following:

i. Providing for new homes within the town confines and the remaining development at Brackley East as allocated in the West Northamptonshire Joint Core Strategy (B3), West of Brackley (B4), North of Radstone Fields (B5) and East of Radstone Road (B6);
ii. Supporting economic investment in Employment Areas in accordance with policy EC2;
iii. Supporting new employment and regeneration opportunities in the Brackley Business District, as shown on the proposals map;
iv. Enhancing the vitality and viability of the town centre in accordance with the placemaking and town centre policies (EC5);
v. Improvements to connectivity and active travel in accordance with Policy B2;
vi. Providing for sports, leisure and tourism development through new development, redevelopment and re-use of existing buildings, and better use of civic, open and green spaces;
vii. Supporting proposals that protect, connect and extend green links within and around

Brackley;

viii. Supporting proposals that secure the long-term conservation of the historic environment in accordance with policies BN1, BN2, BN3, BN4 and BN5;

ix. Supporting proposals that conserve and enhance local biodiversity in accordance with policies BN9 – BN14 and the Local Nature Recovery Strategy; and

x. Recognising the importance of the town's identity, character and setting and preventing its coalescence with neighbouring villages by resisting development outside the confines for Brackley unless it complies with the exceptions set out in Policy R5.

WNLP objectives: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16

7.4. Connectivity

7.4.1. Chapter 14: Transport, identifies the over-arching strategic context for transport matters; however, it is additionally acknowledged that sustainable transport connections within Brackley, as well as between the town and its rural hinterland are vital.

7.4.2. In 2025, the Council adopted the Brackley Local Cycling and Walking Infrastructure Plan (LCWIP), which identifies where important improvements to walking, cycling and wheeling routes within the town are required, as well as identifying opportunities for new and improved links with nearby surrounding settlements.

7.4.3 The Local Transport Plan, adopted March 2025, identifies multi-modal improvements that would positively contribute to Brackley's strategic connectivity and travel safety.

Policy B2 – Brackley, Connectivity and Travel

A. Measures to promote sustainable active travel modes such as walking, cycling and wheeling will be supported, this will include the provision of links which provide ready access:

i. within the settlement confines; or
ii. between Brackley and its surrounding rural settlements and employment areas.

Priority will be given to those measures identified in the most recent Brackley LCWIP.

B. Existing links that are used by active travel modes such as walking and cycling either within the settlement confines or between Brackley and surrounding rural settlements and employment areas will be retained, and improved and enhanced where possible.

C. Opportunities to enhance, promote and improve public transport links will be supported.

WNLP objectives: 1, 7, 8, 9, 10

7.5. Provision of new homes

7.5.1. Brackley already has a healthy pipeline of housing commitments, but in order to play its role in meeting the increased housing need further allocations are proposed in this plan. The pipeline includes windfall opportunities that may arise within the settlement confines.

7.5.2. Homes at Brackley will be provided as follows:

a. The allocation at Brackley East which is subject to a planning approval (B3)
b. The proposed allocation west of Brackley (B4)
c. The proposed allocation north of Radstone Fields (B5)
d. The proposed allocation east of Radstone Road (B6)
e. Planning permissions and windfall sites within the town confines of Brackley.

Brackley, Land at Brackley East

7.5.3. The Brackley East development was allocated as a mixed use development in the WNJCS. A significant part of the non-residential elements of the site have been completed.

7.5.4. Whilst the principle of development for the site has been established through previous allocation and the granting of planning permissions, the remaining parcel of land is re-allocated to provide certainty to the market.

7.5.5. The site continues to provide a suitable location for housing. It benefits from connectivity to the existing services and facilities at Brackley East and is in close proximity to the town centre.

7.5.6. The adjoining recently developed areas are both a constraint and opportunity affecting the site and therefore proposals will need to address their inter-relationships.

7.5.7. A designated County Wildlife Site is located to the south-west of the site and it is essential that an ecological assessment is undertaken prior to development, to identify opportunities for ecological enhancement and mitigate any negative impacts. The development should also contribute to the enhancement of local green infrastructure networks, as appropriate.

Policy B3 – Brackley, Land at Brackley East

Site B3 is allocated for residential development.

A. Proposals for this site will make provision for all of the following:

i. Approximately 350 dwellings;
ii. The realignment of Turweston Road;
iii. Necessary provision of, or contributions to, infrastructure:
iv. Improved public transport provision, including town and intra-urban services;
v. A landscape buffer / noise mitigation to the A43;
vi. Archaeological and ecological assessment of the site;
vii. High quality design and layout which respects the character of the Great Ouse landscape character area;
viii. The enhancement of local green infrastructure networks;
ix. An integrated transport network with sustainable transport modes including access to Brackley Business District;
x. Flood risk management including surface water management and from all other sources; and
xi. Safe routes for pedestrians and cyclists.

WNLP objectives: 1, 2, 4, 5, 7, 8, 9, 10, 12, 13

Brackley, West of Brackley

7.5.8. The West of Brackley site lies on the northwestern edge of Brackley, between the A422 and Halse Road, and comprises six irregular shaped agricultural fields separated by a series of hedgerows.

7.5.9. The south-western boundary of the site is formed of mature vegetation on a raised bank which lies between the site and the A422 and constitutes a designated Local Wildlife Site, associated with the former Brackley Railway Line. The majority of the south-eastern boundary of the site is also formed by mature trees which separate the site from an area of public open space which runs behind the gardens of the existing residential properties to the south-east.

7.5.10. Brackley Rugby Club lies adjacent to the northern part of the south-eastern boundary. There is also an access road to Brackley Grange from Halse Road in this location. The north-eastern boundary of the site is formed of a low hedgerow adjacent to Halse Road. The majority of the north-western boundary is formed of mature trees and hedgerows running along the field boundaries. The northern part of the north-western boundary is currently undefined, running through the middle of

an agricultural field.

7.5.11. There is an existing public footpath crossing the site, running alongside one of the east-west orientated hedgerows. The footpath links the residential area of Brackley with a network of footpaths and bridleways that extend into the countryside to the west.

7.5.12. Certain parts of the site (particularly on its western side) could be in excess of 1km (walking route) from the nearest bus stop, which is significantly in excess of the recommended maximum of 400m. The development must therefore be designed to accommodate buses.

Policy B4 – Brackley, West of Brackley

Site B4 is allocated for residential development.

A. Proposals for this site must be informed by a Masterplan, agreed by the Council, that must demonstrate how the site will come forward comprehensively, and be fully integrated with the adjacent allocated site (Policy B5 - Brackley, north of Radstone Fields).

B. Proposals for this site will make provision for all of the following:

i. Approximately 700 dwellings;
ii. Be designed to accommodate bus services;
iii. Proposals to encourage cycling, wheeling and walking, taking advantage of the availability of active routes in the locality;
iv. Retention and appropriate strengthening of existing site boundary vegetation to provide appropriate screening from the surrounding area;
v. Integration with the existing services and facilities provided in Brackley town, including the retention of Public Right of Way (VA19);
vi. An open space network incorporating structural greenspace;
vii. Mitigation for any detrimental impacts that may be necessitated to the Green Infrastructure Corridor and designated Local Wildlife Site, situated towards the southern extent of the site;
viii. Appropriate infrastructure including open space, community facilities, leisure/sports provision;
ix. Necessary contributions to infrastructure that are demonstrably not suited to on-site provision; and
x. Development which is consistent with the diagram shown in figure 26.

C. Development of the site will be informed by assessments and suitable mitigation related

to:

i. Archaeological impact
ii. Landscape and visual impact
iii. Ecological impact
iv. Highways and transport
v. Flood Risk and water and water recycling infrastructure: and
vi. Noise and Air Quality.

WNLP objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13

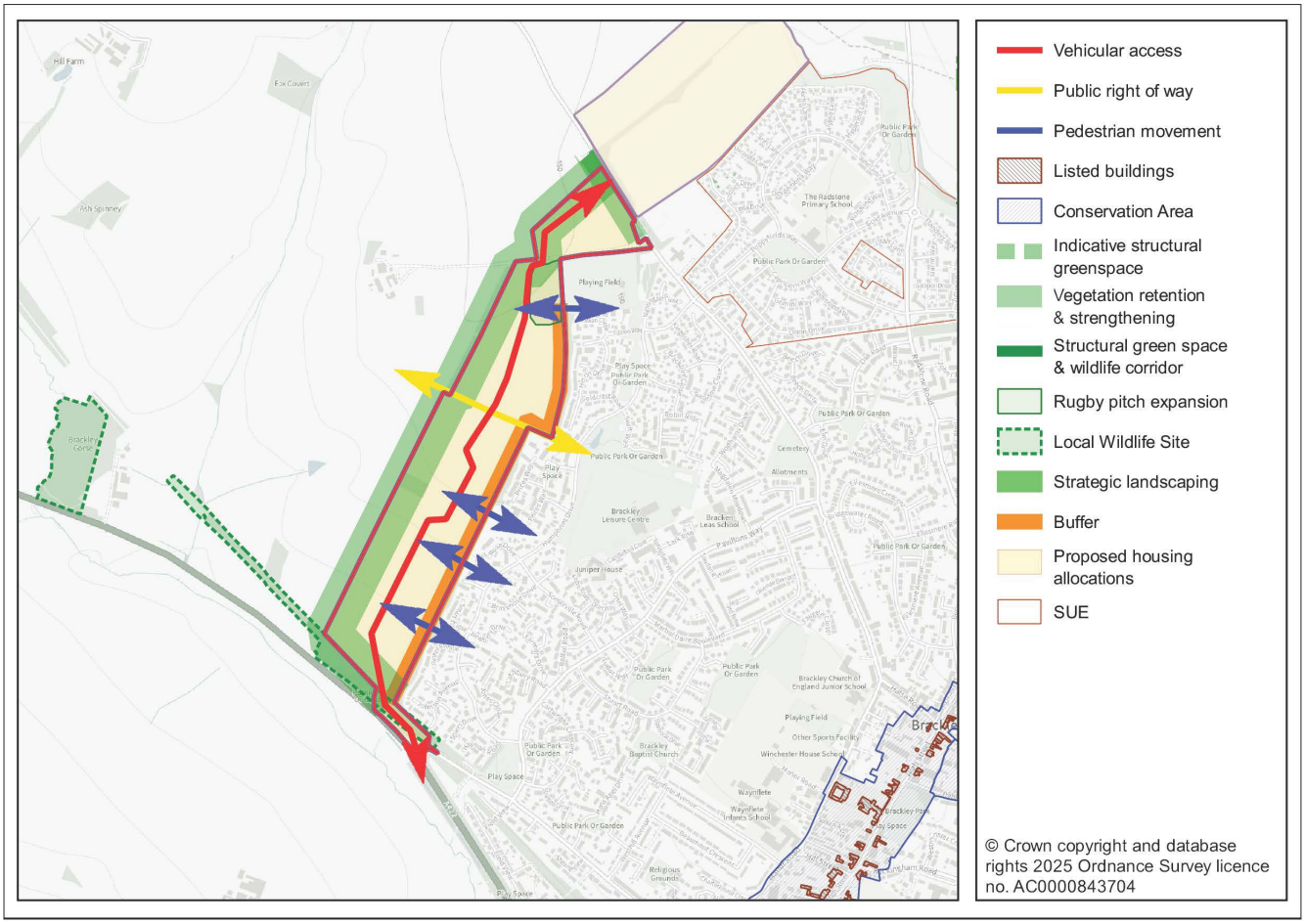


Figure 26: Development principles for Brackley, West of Brackley

Brackley, North of Radstone Fields

7.5.13. The site primarily comprises agricultural land and is located adjacent to northern Brackley, to the northeast of Halse Road. The hamlet of Halse is situated approximately 1 mile (1.6km) to the north-west.

7.5.14. The south-western boundary of the site is formed of dense mature trees and hedgerow at its southerly extent; however, beyond the first field,

this becomes limited to low-level hedgerow. The southeastern allocation boundary abuts paddock land at its southerly extent, beyond which is the recently completed Radstone Fields development. Both have a boundary with the allocation, defined by existing hedgerow. The northeastern boundary is mature hedgerow interspersed with a range of mature trees and a drainage ditch. In contrast the northwestern extent of the allocation forms part of a larger agricultural field and does not contain a clearly defined boundary.

7.5.15. Utility services are known to traverse the site, including a medium pressure gas main and a 33kV overground cable. A 132kV overground pylon and solar farm are located to the northeast of the site. The presence of these features must be considered in the masterplanning of this allocation, along with the key features of the recently completed Radstone Fields development, the wider settlement of Brackley and adjacent allocations identified in this Plan.

7.5.16. National Highways has identified that the allocation could impact on the Strategic Highways network, which may require appropriate mitigation measures to be provided in conjunction with the future proposed development. Both the allocation specific and cumulative impacts on the strategic highways network must be mitigated, as part of any planning application.

Policy B5 – Brackley, North of Radstone Fields

Site B5 is allocated for residential development.

A. Proposals for this site must be informed by a Masterplan, agreed by the Council, that demonstrates how the site will come forward comprehensively, and integrated with the allocation (West of Brackley - Policy B4) to the southwest, the existing built form, services and facilities of Brackley, and accommodates the utility infrastructure that traverses the site and is located in proximity to the allocation.

B. Proposals for this site will make provision for all of the following;

i. Approximately 450 dwellings;
ii. Mitigation of any associated impacts on the local and strategic highways networks;
iii. Proposals to encourage cycling, wheeling and walking, taking advantage of the availability of active routes in the locality;
iv. Retention and appropriate strengthening of existing site boundary vegetation to provide appropriate screening from the surrounding area;
v. Proposals for strategic landscaping to the northwest of the site to assimilate the development into the landscape and mitigate any sense of coalescence with Halse;

vi. An open space network incorporating structural greenspace;
vii. Integration with the existing services and facilities provided in Brackley town, including the services and facilities in the recently completed Radstone Fields development;
viii. Necessary contributions to infrastructure that are demonstrably not suited to on-site provision; and
ix. Development which is consistent with the diagram shown in figure 27.

C. Development of the site will be informed by assessments and suitable mitigation related to:

i. Arboricultural impact
ii. Archaeological impact
iii. Landscape and visual impact
iv. Ecological impact
v. Highways and transport
vi. Flood Risk and water and water recycling infrastructure: and
vii. Noise and Air Quality.

WNLP objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13

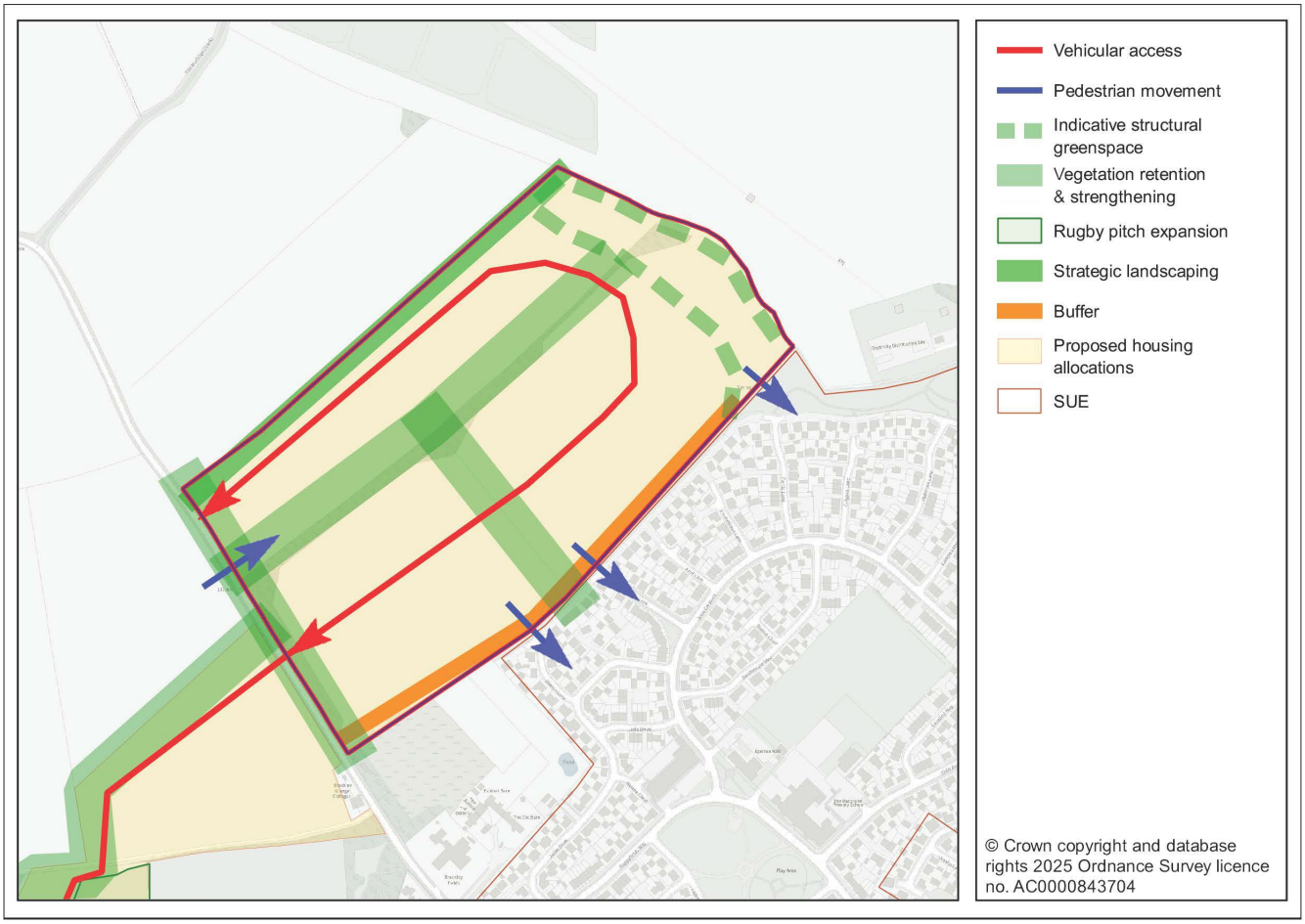


Figure 27: Development principles for Brackley, North of Radstone Fields

Brackley, East of Radstone Road

7.5.17. The site lies on the northern edge of Brackley to the east of Radstone Road and comprises part of an agricultural field.

7.5.18. The topography of the site falls from north to south, with a 132kV pylon running across the northerly ridge. An overground cable additionally traverses the site.

7.5.19. The site falls within a sand and gravel safeguarding area, as defined in the adopted Northamptonshire Minerals and Waste Local Plan.

7.5.20. The western, southern and eastern boundaries are formed of mature trees and hedgerow, which additionally include a small watercourse on the southern and western boundaries. In contrast, the northern extent of the allocation forms a non-defined part of a larger agricultural field.

7.5.21. Beyond the allocation boundary, to the south and west is structural landscaping associated with the recently completed Brackley North SUE; whereas to the east of the site is the disused Helmdon railway, which constitutes part of a Green Infrastructure corridor. Towards the north east of the site, and extending northwards, the Green Infrastructure corridor forms part of the Helmdon Disused Railway Site of Scientific interest. Appropriate mitigation will be required to address development impacts and recreational pressures that may arise on the SSSI.

7.5.22. HS2 is currently being constructed within 1km of the northern extent of the site.

Policy B6 – Brackley, East of Radstone Road

Site B6 is allocated for residential development.

A. Proposals for this site must be informed by a Masterplan, agreed by the Council, that demonstrates how the site will come forward comprehensively, and integrated with the existing built form, services and facilities of Brackley.

B. Proposals for this site will make provision for all of the following;

i. Approximately 150 dwellings;
ii. Mitigation to address development impacts and recreational pressures on the Helmdon

disused railway SSSI;

iii. Proposals to encourage cycling, wheeling and walking, taking advantage of the availability of active routes in the locality;
iv. Retention and appropriate strengthening of existing site boundary vegetation to provide appropriate screening from the surrounding area;
v. Proposals for strategic landscaping to the north of the site to assimilate the development into the landscape;
vi. An open space network incorporating structural greenspace;
vii. Integration with the existing services and facilities provided in Brackley town, including the services and facilities in the recently completed Radstone Fields development;
viii. Necessary contributions to infrastructure that are demonstrably not suited to on-site provision; and
ix. Development which is consistent with the diagram shown in figure 28.

C. Development of the site will be informed by assessments and suitable mitigation related to:

i. Archaeological impact
ii. Landscape and visual impact
iii. Ecological impact
iv. Highways and transport
v. Flood Risk and water and water recycling infrastructure: and
vi. Noise and Air Quality.

WNLP objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13

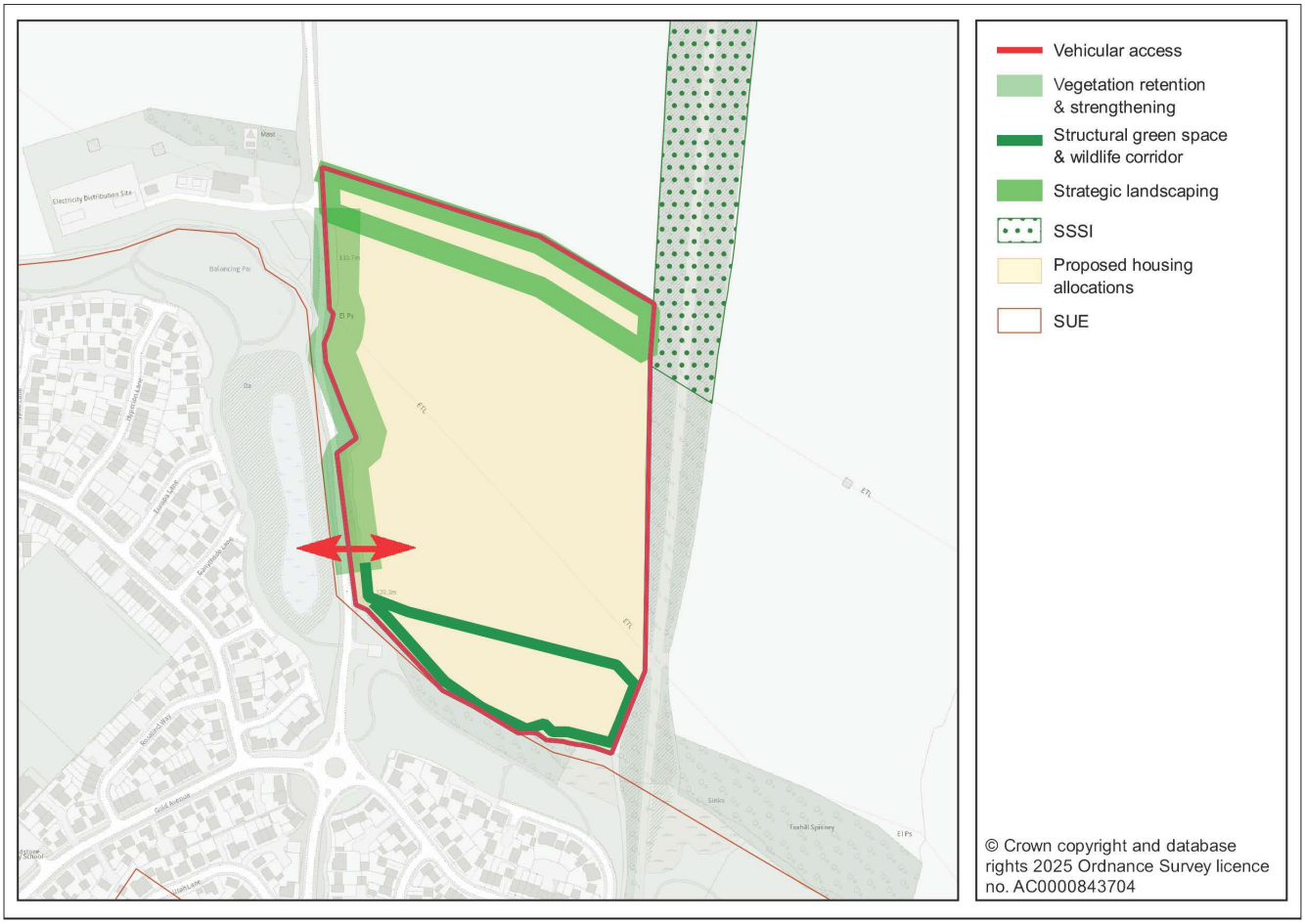


Figure 28: Development principles for Brackley, East of Radstone Road

Chapter 8: Making Great Places –Towcester

8.1. Introduction

8.1.1. Whilst evidence of earlier habitation has been recorded, it was with the Romans that Towcester (*Lactodorum*) became established and has remained continuously inhabited ever since.

8.1.2. Historic occupation is noticeably evident in the town's built form, with prominent features such as Bury Mount - a 12th century motte – and burgage plots. The influence of the wool trade and the importance of the town as a staging post for coaches travelling between London and Holyhead are also evident with Watling Street passing through the heart of the town, which has fundamentally shaped the town's history and development.

8.1.3. The town is strategically located with good accessibility to the M1 to the east and the M40 to the west; and is at the crossroads of the A5 (running north-south) and A43 (running east-west) trunk roads.

8.2. Towcester today

8.2.1. As a market town, Towcester meets the essential needs of its local community, whilst also acting as a service centre for its rural catchment of surrounding villages, hamlets and farms.

8.2.2. Towcester has experienced significant recent housing growth and today has a population of around 11,500 people (census 2021), which represents population growth of nearly 30% over 20 years.

8.2.3. Growth has principally occurred to the north, south and west of the town centre, with the east of the town proudly protected by the Eason Neston Grade II* historic registered park and garden that incorporates the publicly owned Watermeadows, which provides Towcester with a community green space that is rich in biodiversity.

8.2.4. Most recent development has been delivered through the WNJCS which supports the regeneration of the town including mixed use development in the town centre and the allocation of approximately 3,000 homes in a mixed-use development to the south of the town, which includes the delivery of the Towcester Southern Relief Road. Allocations in the South Northamptonshire Local Plan Part 2 also proposed a further 66.5ha of employment land, including sports pitches for the creation of a Towcester Town Football Club home ground, to the north of the town.

Town Centre

8.2.5. The town centre is linear in form following Watling Street from above the Northampton Road junction in the north, through to its junction with Richmond Road to the south. The Primary Retail Area includes Sponne Shopping Centre, Whittons Lane and Park Street, which include a mix of independent specialist shops. The town centre has seen growth and revitalisation in recent years through the Moat Lane heritage led regeneration scheme, a mixed-use development comprising housing, employment, shops and services.

8.2.6. A study of the town centre in 2022 identified that the town is experiencing the long-term impacts of wider market trends; however, the vacancy level of 9%, is below the national average of 14.1%.

8.2.7. The town centre is characterised by numerous listed buildings, as well as Bury Mount, (the remains of a 12th century motte), and is almost entirely located within a Conservation Area.

8.2.8. There are a number of assets surrounding Towcester that make a significant contribution to the town and its local economy, including the Silverstone Circuit at the heart of 'Motorsport Valley', which is home to globally significant high performance engineering companies that extend beyond motorsport to include aerospace, electronics and material technology.

Homes

8.2.9. During the plan period of the WNJCS, the number of homes built in Towcester has totalled 2,023 (to 31 March 2025) – an average of approximately 144 dwellings per annum. Housing delivery has been irregular over this time, ranging from a dwelling loss in 2011/12 to a peak of 331 dwellings constructed in 2022/23. Annual delivery over the previous three years averaged 255 dwellings.

Towcester South Sustainable Urban Extension (SUE)

8.2.10. The existing Towcester South SUE allocation comprises sustainable mixed-use development. The original allocation was approved through two outline planning consents, which became known as:

- Wood Burcote Court (up to 210 dwellings), and
- Towcester Vale (up to 2,750 dwellings)

8.2.11. The development at Wood Burcote Court was completed in 2024. Consequently, there is no need to re-allocate this site.

8.2.12. At Towcester Vale, as of 1st April 2025, reserved matters consent has been granted for 1,953 dwellings, with 1,185 of these completed.

8.2.13. A further full planning permission (211 dwellings), for land inside the Towcester Vale boundary was approved, March 2023, following an over-allocation of land for employment in the Masterplan, which was not required to achieve the floor spaces approved. The delivery of these additional dwellings is occuring in parallel with the remainder of the development.

8.3. Strategy for Towcester

7.3.2. The strategy for Towcester is to support continued growth that recognises its role in the settlement hierarchy.

Policy T1 – Spatial strategy for Towcester (Rural Service Centre)

The role of Towcester as a Rural Service Centre will be supported and enhanced by the following:

i. Providing for new homes within the town confines, remaining development at Towcester South SUE and at Towcester, north of Burcote Road (T3);

ii. Providing for new jobs within the remaining developments at Towcester South Sustainable Urban Extension; Land at Bell Plantation (Policy T4); Woolgrowers Field (Policy T5); and Tiffield Lane (Policy T6) as allocated in the South Northamptonshire Part 2 Local Plan and re-allocated in this Plan. Smaller employment opportunities will also be supported where appropriate within the existing urban area;

iii. Enhancing the viability, vitality and role of the town centre in accordance with the town centre Policy EC5;

iv. Improving connectivity and active travel in accordance with Policy T2;

v. Providing leisure, tourism and exhibition facilities at Towcester Racecourse in accordance with Policy T7;

vi. Providing for sports, leisure and tourism development through new development, redevelopment and re-use of existing buildings, and enhanced use of civic, open and green spaces;

vii. Developing and enhancing the blue and green infrastructure network in the town that links with existing green infrastructure at Watermeadows, Silverstone Brook, Racecourse and new greenspace associated with major development sites;

viii. Supporting proposals that conserve and enhance local biodiversity in accordance with

policies BN9 – BN14 and the Local Nature Recovery Strategy;

ix. Supporting proposals that secure the long-term conservation of the historic environment in accordance with policies BN1, BN2, BN3, BN4 and BN5; and

x. Recognising the importance of the town's identity, character and setting and preventing its coalescence with neighbouring villages by resisting development outside the confines for Towcester and by requiring proposals within the designated areas of Green Wedge to be in accordance with Policy BN8.

WNLP objectives: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17

8.4. Connectivity

8.4.1 The A5 in Towcester has longstanding issues with the high levels of traffic passing through the historic town centre, causing environmental, safety and accessibility concerns to residents and businesses.

8.4.2 A new link road is currently being built around the south-west of Towcester, between the A5 and A43, with the initial phases open to local traffic. When complete, the scheme will encourage through traffic, particularly goods vehicles, to use the new link road and the A43 as an alternative to the A5. This will alleviate some of the more disruptive traffic from the town centre, improving accessibility and quality of life in Towcester.

8.4.3 In conjunction with this, National Highways is developing a range of measures to improve road safety, accessibility, air quality and noise impact by reducing traffic through the town centre. The measures will also support economic growth by making the high street through Towcester a more attractive place to visit and preserve the history and identity of the town.

8.4.4 Chapter 14: Transport, identifies the over-arching strategic context for transport matters; however, it is additionally acknowledged that sustainable transport connections within Towcester, as well as between the town and its rural hinterland are vital.

8.4.5 In 2025, the Council adopted the Towcester Local Cycling and Walking Infrastructure Plan (LCWIP), which identifies where important improvements to walking, cycling and wheeling routes within the town, as well as identifying opportunities for new and improved links with nearby surrounding settlements, are required.

8.4.6 The Local Transport Plan, adopted March 2025, identifies multi-modal improvements that would positively contribute to Towcester's strategic

connectivity and travel safety.

Policy T2 – Towcester, connectivity and travel

A. National Highways improvements to enhance the A5 corridor through Towcester will be supported.

B. Measures to promote sustainable active travel modes such as walking, cycling and wheeling will be supported, this will include provision of links which provide ready access:

i. Within the settlement confines; or
ii. Between Towcester and its surrounding rural settlements and employment areas.

Priority will be given to those measures identified in the most recent Towcester LCWIP.

C. Existing links that are used by active travel modes such as walking and cycling either within the settlement confines or between Towcester and surrounding rural settlements and employment areas will be retained, and improved and enhanced where possible.

D. Opportunities to enhance, promote and improve public transport links will be supported.

WNLP objectives: 1, 4, 7, 8, 9, 10, 11, 14, 17

8.5. Provision of new homes

8.5.1 Towcester already has a significant pipeline of housing commitments, but in order to play its role in meeting the increased housing need a further allocation is proposed in this plan. The pipeline includes windfall opportunities that may arise within the settlement confines.

8.5.2 Homes at Towcester will be provided as follows:

1. The remaining part of Towcester South SUE
2. The proposed allocation Towcester, North of Burcote Road (T3)
3. Planning permissions and windfall sites within the town confines of Towcester.

Towcester, North of Burcote Road

8.5.3 The sites lies to the west of Towcester and comprises Swinneyford Farm along with a number of agricultural fields that lie between Burcote Road,

the A43, Silverstone Brook and the Towcester Southern Relief Road, which is currently being constructed as part of the Towcester South SUE.

8.5.4 The topography of the site generally slopes upwards from Silverstone Brook on the northwestern boundary towards woodland in the east.

8.5.5 A public footpath crosses the site in a northeasterly - southwesterly direction, approximately 180m to the southeast of Silverstone Brook.

8.5.6 The boundary abutting the A43 is formed of mature vegetation and trees; whereas, the remaining boundaries generally comprise hedgerows interspersed with mature trees. On the boundary abutting Burcote Road lies Burcote Wood Farm Business Park which is encased by the allocation. Further south lies the existing Shacks Barn Farm employment area, which is allocated for future expansion during the Plan period.

Policy T3 – Towcester, North of Burcote Road

A. Site T3 is allocated for residential development.

B. Proposals for this site must be informed by a Masterplan, agreed by the Council, that must demonstrate how the site will come forward comprehensively, and fully integrated with the Towcester South SUE, which remains under construction.

C. Proposals for this site will make provision for all of the following;

i. Approximately 1,400 dwellings;
ii. Mitigation of any associated impacts on the local and strategic highways networks;
iii. Noise mitigation associated with the A43 Strategic Road Network;
iv. Proposals to encourage cycling, wheeling and walking, taking advantage of the availability of active routes in the locality, including the retention and enhancement of Public Right of Way (SB15) and provision of links with the proposed Shacks Barn Farm employment area;
v. Structural greenspace and wildlife corridors which retain important existing landscape features including hedgerows, woodlands, mature trees and drainage corridors and include appropriate landscape enhancements in keeping with the landscape character type;
vi. Retention and appropriate strengthening of existing site boundary vegetation to provide appropriate screening from the surrounding area;
vii. Integration with the existing services and facilities provided in the Towcester SUE and Towcester town;
viii. Appropriate infrastructure including open space, community facilities, leisure/sports provision;
ix. Necessary contributions to infrastructure that are demonstrably not suited to on-site

provision; and

x. Development which is consistent with the diagram shown in Figure 29

D. Development of the site will be informed by assessments and suitable mitigation related to:

i. Archaeological impact
ii. Landscape and visual impact and visual impact
iii. Ecological impact
iv. Highways and transport
v. Flood Risk and water and water recycling infrastructure: and
vi. Noise and Air Quality.

WNLP objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 12, 13

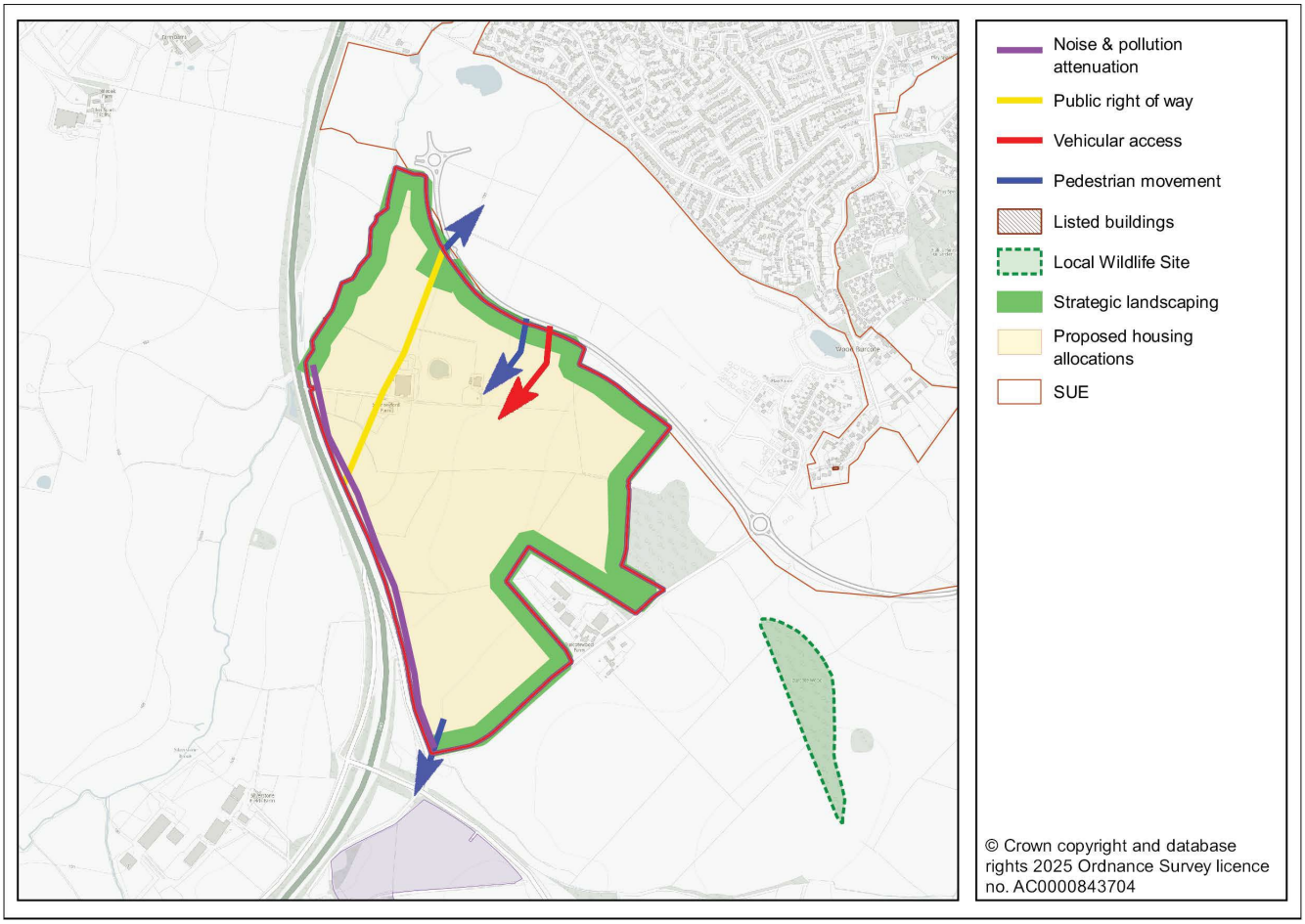


Figure 29: Development principles for Towcester, North of Burcote Road

8.6. Employment and Economic Growth

8.6.1. In accordance with the Spatial Strategy for this Plan, sufficient additional employment land will be provided at Towcester in the plan period, through the delivery of previously allocated sites along with any windfall opportunities that may arise within the settlement confines.

8.6.2. Towcester employment sites that were allocated in the South Northamptonshire Part 2 Local Plan and re-allocated in this Plan comprise:

- Land at Bell Plantation (identified as Policy AL1 in South Northamptonshire Local Plan),
- Land at Woolgrowers Field (identified as Policy AL2 in South Northamptonshire Local Plan), and
- Land at Tiffield Lane (identified as Policy AL3 in South Northamptonshire Local Plan).

8.6.3. At 1st April 2025, the planning situation at each of these sites, was:

- Land at Bell Plantation – Planning Inspectorate considering planning appeals on different parts of the allocation: planning application references WNS/2021/1819/EIA (Appeal Ref: APP/W2845/W/24/3354423) and WNS/2021/2168/MAO (Appeal Ref: APP/W2845/W/25/3359697);
- Land at Woolgrowers Field – outline planning application for the entirety of the allocation under consideration;
- Land at Tiffield Lane – hybrid planning consent approved for the allocation, along with the Reserved Matters approvals on parts of the site. Construction yet to commence.

8.6.4. It is expected that the planning status of these formerly allocated sites will continue to progress alongside the development of this West Northamptonshire Local Plan, and therefore for the purposes of this Regulation 18 plan it is appropriate that the previous policy approach be maintained. Should circumstances evolve as this plan proceeds towards adoption, this approach will be reviewed.

8.6.5. Note: At the time of this current Regulation 18 consultation, The Land at Bell Plantation (Policy T4) and Land at Woolgrowers Field (T5) have been granted planning approval; whereas construction has commenced at the Land at Tiffield Lane (Policy T6). As such, it is considered that these policies may need to be converted into 'development principles' policies, within future (Regulation 19) consultation.

8.6.6. As these allocations continue through the development management process it is expected that they shall be accompanied and supported by an independent study providing market-evidence on the proportion of E(g) (Uses which can be carried out in a residential area without detriment to its amenity), B2 (general industrial) and B8 (storage and distribution) required, with supporting uses that are

demonstrably subservient and complementary in both scale and nature to an existing or proposed class use. This study shall be undertaken by an independent expert. It shall provide advice on the appropriate mix of uses in terms of demand and achieving a range and mix. The scope of the study will be agreed between the Local Planning Authority and the applicant prior to its commencement.

8.6.7. The allocations shall be brought forward with regard to a variety of site specific design and place shaping principles in addition to those required in the wider policies of this Plan, as well as being in accordance with adopted Supplementary Planning Documents, including the South Northamptonshire Employment Site Allocations Development Brief (October 2022), or any equivalent successor document.

8.6.8. A detailed Heritage Impact Assessment will be required for each site including detailed consideration of any archaeological impacts including the need for initial archaeological assessment, including in relation to the archaeological potential of the sites due to their proximity to the Roman Road (Watling Street), including field evaluation to identify areas of archaeological activity and to develop an appropriate mitigation strategy. This may lead to archaeological mitigation which could involve preservation in situ by design or record or a combination of the two. Both the heritage and archaeological assessments need to be undertaken in advance of the submission of any planning applications so as to inform the master planning work. The assessment for the Bell Plantation and Tiffield Lane sites must also include an assessment of the heights of new buildings and any impact on the Easton Neston Grade II* Registered Park and Garden (RPG) and other heritage assets.

8.6.9. The Northamptonshire Bus Strategy (April 2018) expects that all employment developments are provided with a high quality bus service from first occupation, both to reduce low-occupancy car travel, peak time highways impacts, and overall car dependency and their associated emissions. They also permit access to employment opportunities for a wide range of people and are essential to social inclusion.

8.6.10. In line with the general principle that developers should be required to mitigate the impacts of their own proposals, the Council will, within the constraints imposed by the Community Infrastructure Levy Regulations, expect developers to fund any new bus-related infrastructure required to improve access to their development, and to fund the resources required for the provision of any altered, extended or new bus services required until such a time as the anticipated revenue makes them commercially sustainable. In line with best practice, the Council will generally require all major developments to demonstrate that bus services can be accessed at stops within a 400m (about 10 minutes) walk of any part of the development. Internal development layout and urban design should have full regard to the location of existing bus stops, and clearly signal where new stops are to be provided. Higher density development near existing or

proposed bus stops is strongly recommended. However, it is accepted that achieving the 400m target may not always be strictly achievable. Developers will be expected to demonstrate that the great majority of their development is within 400m of a reasonable and safe walking route of bus stops served by regular services to the nearest major facilities and centres. Where this is not the case, new stops and/or service diversions shall be provided by the developer. To achieve higher levels of modal shift, it is recommended that the majority of occupiers are within 250m of stops, through careful consideration of urban design and density. Early dialogue with the Council will be required to determine whether a diversion of existing routes to the site is feasible or a contribution to support existing routes is preferred.

8.6.11. Employment land has also been allocated within the Towcester South SUE mixed-use development, which remains to be delivered.

Towcester, Land at Bell Plantation

8.6.12. The Bell Plantation site is located at the A43/A5 junction, north of Towcester and represents an appropriate employment location for the provision of additional small and medium sized commercial buildings close to the town as its planned expansion takes place. The strategic road network and local distributor routes can be readily accessed from this area, so avoiding lorry movements through residential areas. Development in this area provides an opportunity for high visibility economic investment. Approximately 4ha of the site is developed as a mixed use that has expanded from its former predominant use as a garden centre.

8.6.13. The Bell Plantation site provides an opportunity for the creation of a new and improved community facility for use by the Towcester Town Football Club. The Club was formed in 1988 and is now a Chartered Standard Community Club. Currently the teams play on the recreation ground in Towcester as well as on pitches in Greens Norton and Pattishall. This is because there are no facilities currently available within the town itself and the club does not own any land or facilities. The Club itself continues to grow but this will be severely limited by the lack of dedicated pitch provision in the future and it will be unable to meet the demands of the growing population. The South Northamptonshire Playing Pitch Strategy (2018) referred to the proposal for a new home for Towcester Town Football Club and supported the allocation of a 6ha site for football at the Bell Plantation. The delivery of this site was considered to be a high priority for action, which remains the case in the updated West Northamptonshire Council Playing Pitch Strategy and Action Plan, April 2024.

8.6.14. The site reserved for the Football Club should be as close to the main built-up part of the town as feasible (subject to suitable topography) and meet the needs of the Club in the future without detriment to any nearby residents. The design and layout of the employment element of the mixed-use site should be

compatible with, and not prejudice the delivery of, the football facilities.

8.6.15. The provision of land for the Town Football Club on the Bell Plantation site is an important step towards the provision of such an important facility for the community of Towcester. It is also critical to ensure that the project is delivered on the ground. The South Northants Playing Pitch Strategy (2018), updated by the West Northamptonshire Council Playing Pitch Strategy and Action Plan 2024, evidences the need for additional pitch provision within Towcester and supports the provision of facilities at Bell Plantation. Northamptonshire Football Association and the Football Foundation are supportive of the proposals to provide additional pitch provision and continue to assist in the ongoing dialogue surrounding the funding of the facilities. However, ownership of, or long leasehold interest in, a site is a pre-requisite for several funding bodies, and a development plan allocation or planning permission is a relevant consideration for others. Consequently, these are important steps in the delivery of the project. Nevertheless, inclusion of the football facilities in updates to the Local Authority's Infrastructure Delivery Plan taken together with the possibility that the project may be funded in part by contributions from the Community Infrastructure Levy evidence both the commitment to and the deliverability of the allocation. The delivery of the facilities will be closely monitored.

8.6.16. The Council adopted a Supplementary Planning Document in 2022 to provide further guidance on the development of this and other employment allocations in the South Northamptonshire Part 2 plan. The SPD considers landscape and visual considerations related to the development of these sites; sets out a detailed assessment of each site and then sets out a development framework covering matters such as access and movement, green infrastructure, building height, scale and massing. As set out in part K of policy T43 any application will need to include an assessment of how the proposals comply with the guidance set out in the SPD.

Policy T4 – Towcester, Land at Bell Plantation

A. Site T4 is allocated for 35ha of mixed employment generating development together with 6ha of land for the creation of a Towcester Town Football Club home ground. A variety of employment types will be sought to reflect the need for diversity and resilience in the local economy as expressed in the Council's economic growth strategy.
B. An integrated, coordinated and comprehensive planning approach will be taken for the site and a masterplan must be prepared, in consultation with the local planning authority and the local highway authority, Towcester Town Council and other statutory undertakers prior to the submission of a planning application covering the development of the whole site.
C. The uses on the site will be:

i. A mix of E(g) (Uses which can be carried out in a residential area without detriment to

its amenity), B2 (general industrial) and B8 (storage and distribution) with supporting uses that are demonstrably subservient and complementary in both scale and nature to an existing or proposed B class use; and

ii. 6ha to be provided within the allocated site for Towcester Town Football Club with the precise location dependent on suitable topography.

D. The design and layout of the employment element of the mixed use site should be compatible with, and not prejudice the delivery of, the football facilities.

E. The football club may, in part, be funded by contributions from the Council's Community Infrastructure Levy.

F. Access to the employment site will be from the A5; and

i. Access to the football club site will be provided by the developer of the employment part of the site, from either within the employment site or from a new separate access on the A5 and provide an unfettered road access point to the edge of the football club site; and

ii. Good accessibility to public transport services should be provided for, including contributions to the cost of diverting existing routes through the site or to support existing local services and promote sustainable travel; and

iii. A transport assessment and travel plan will be required to assess the transportation implications of the proposed development and to identify appropriate mitigation measures; and

iv. New footpaths and cycleways will be provided that link to existing networks and safe crossing points on the A43.

G. A detailed heritage impact assessment will be required for the whole site, to be agreed with the Local Planning Authority in consultation with Historic England, prior to the design of the scheme in order to inform the height of any proposed buildings, layout and extent of the development. This will explicitly include an assessment of the height of any new buildings and impact on the Easton Neston Grade II* Registered Park and Garden as well as detailed consideration of any impacts on designated and non-designated heritage assets and subject to the assessment being agreed a programme of informed mitigation to be included with any application.

H. Prior to the submission of an application, a detailed assessment for the whole site will be required to characterise archaeological remains and identify direct impact of development proposals to inform design and a programme of archaeological mitigation.

I. A detailed strategic landscape assessment of the whole site will be required to deliver a high quality landscaped setting within and around the boundary of the proposal.

J. Proposals will be required to provide utilities up to the edge of the site for the football club

K. An assessment demonstrating compliance with the South Northamptonshire Employment Site Allocations Development Brief (October 2022), or any equivalent successor document will be required.

WNLP objectives: 1, 2, 3, 4, 7, 8, 9, 10, 13, 14, 15

Towcester, Land at Woolgrowers Field

8.6.17. The Woolgrowers Field also lies to the north of Towcester at the A5/A43 junction. The site is close to existing commercial uses including a car showroom, the existing Bell Plantation mixed-use development, a petrol filling station and a building goods supplier.

8.6.18. The Council adopted a Supplementary Planning Document in 2022 to provide further guidance on the development of this and other employment allocations in the South Northamptonshire Part 2 plan. The SPD considers landscape and visual considerations related to the development of these sites; sets out a detailed assessment of each site and then sets out a development framework covering matters such as access and movement, green infrastructure, building height, scale and massing. As set out in part H of policy T5 any application will need to include an assessment of how the proposals comply with the guidance set out in the SPD.

Policy T5 – Towcester, Land at Woolgrowers Field

A. Site T5 is allocated for mixed employment generating development. A variety of employment types will be sought to reflect the need for diversity and resilience in the local economy as expressed in the Council's economic growth strategy.
B. An integrated, coordinated and comprehensive planning approach will be required for the employment site and a masterplan must be prepared, in consultation with the local planning authority, the local highway authority and other statutory undertakers prior to the submission of a planning application covering the development of the whole site.
C. The uses on the site will be a mix of E(g), (Uses which can be carried out in a residential area without detriment to its amenity), B2 (general industrial) and B8 (storage and distribution) with supporting uses that are demonstrably subservient and complementary in both scale and nature to an existing or proposed B class use.
D. Access to the employment site to be from the A5 and/or the Greens Norton Road; and
i. Good accessibility to public transport services should be provided for, including contributions to the cost of diverting existing routes through the site or to support existing local services and promote sustainable travel; and
ii. A transport assessment and travel plan will be required to assess the transportation implications of the proposed development and to identify appropriate mitigation; and
iii. New footpaths and cycleways will be provided that link to existing networks and safe crossing points on the A43.

E. A detailed heritage impact assessment will be required for the whole site to be agreed with the Local Planning Authority in consultation with Historic England, prior to the

design of the scheme in order to inform the height of any proposed buildings, layout and extent of the development. This will explicitly include an assessment of the height of any new buildings and impact on the Easton Neston Grade II* Registered Park and Garden as well as detailed consideration of any impacts on designated and non-designated heritage assets and subject to the assessment being agreed a programme of informed mitigation to be included with any application.

F. Prior to submission of an application, a detailed assessment for the whole site will be required to characterise archaeological remains and identify direct impact of development proposals to inform design and a programme of archaeological mitigation.

G. A detailed strategic landscape assessment of the whole site will be required to deliver a high quality landscaped setting within and around the boundary of the proposal.

H. An assessment demonstrating compliance with the South Northamptonshire Employment Site Allocations Development Brief (October 2022), or any equivalent successor document will be required.

WNLP objectives: 1, 2, 3, 4, 7, 8, 9, 10, 13, 14, 15

Towcester, Land at Tiffield Lane

8.6.19. Hybrid planning consent was granted on this site in June 2022. As such, the principle of development on this site is established; however, at 1st April 2025, works were yet to commence.

8.6.20. Note: development on this site commenced in Spring 2025.

8.6.21. The site is located to the north of Towcester, next to the A43, and adjoins the urban area of Towcester town adjacent to the Bell Plantation employment allocation. Development on the land will therefore form a natural expansion to the urban area of a sustainable town and adjoin an employment cluster. The land will also create a significant number of jobs to support recent housing development in the area.

8.6.22. Proposals must allow improvements to the dangerous road crossings at Northampton Road/A43 and Tiffield Lane/A43, and any scheme either approved or forthcoming, will only be progressed if there is demonstrable support from the highways authorities. Evidence will also need to be provided that the Highways Authority is satisfied with the proposed road improvements and traffic implications, through transport modelling and travel plans.

8.6.23. The Council adopted a Supplementary Planning Document in 2022 to provide further guidance on the development of this and other employment allocations in the South Northamptonshire Part 2 plan. The SPD considers landscape and visual considerations related to the development of these sites; sets out a detailed assessment of each site and then sets out a development framework

covering matters such as access and movement, green infrastructure, building height, scale and massing. As set out in part H of policy T6 any application will need to include an assessment of how the proposals comply with the guidance set out in the SPD.

Policy T6 – Towcester, Land at Tiffield Lane

A. Site T6 is allocated for new mixed employment generating development. A variety of employment types will be sought to reflect the need for diversity and resilience in the local economy as expressed in the Council's economic growth strategy.

B. An integrated, coordinated and comprehensive planning approach will be required for the employment site and a masterplan must be prepared, in consultation with the local planning authority, the local highway authority and other statutory undertakers prior to the submission of a planning application covering the development of the whole site.

C. The uses on the site will be a mix of E(g) (Uses which can be carried out in a residential area without detriment to its amenity), B2 (general industrial) and B8 (storage and distribution) with supporting uses that are demonstrably subservient and complementary in both scale and nature to an existing or proposed B class use.

D. Access to the sites will be provided by a new roundabout facility that will be provided at the junction of the A43 and the Northampton Road (Hulcote Turn) and the layout of the proposal will enable the closure of the central reservation turn at the Tiffield Lane junction in order to improve road safety on the A43; and

i. Good accessibility to public transport services should be provided for, including contributions to the cost of diverting existing routes through the site or to support existing local services and to promote sustainable travel; and
ii. A transport assessment and travel plan will be required to assess the transportation implications of the proposed development and to identify appropriate mitigation measures; and
iii. New footpaths and cycleways will be provided that link to existing networks and safe crossing points on the A43.

E. A detailed heritage impact assessment will be required to be agreed with the Local Planning Authority in consultation with Historic England, prior to the design of the scheme in order to inform the height of any proposed buildings, layout and extent of the development. This will explicitly include an assessment of any new buildings and impact on the Easton Neston Grade II* Registered Park and Garden as well as detailed consideration of any impacts on designated and non-designated heritage assets and subject to the assessment being agreed a programme of informed mitigation to be included with any application.

F. Prior to submission of an application, a detailed assessment for the whole site will be

required to characterise archaeological remains and identify direct impact of development proposals to inform design and a programme of archaeological mitigation.

G. A detailed strategic landscape assessment of the whole site will be required to deliver a high quality landscaped setting within and around the boundary of the proposal including the protection of the Green Infrastructure Corridor that crosses the site.

H. An assessment demonstrating compliance with the South Northamptonshire Employment Site Allocations Development Brief (October 2022), or any equivalent successor document will be required.

WNLP objectives: 1, 2, 3, 4, 7, 8, 9, 10, 13, 14, 15

8.7. Towcester Racecourse

8.7.1. Whilst no longer a horse-racing venue, the Racecourse is an important feature of the town and it is generally accepted that it represents a much under-used facility. As such, there is potential for an intensification of the site's use for leisure, recreation, visitors or tourism-related development that will be of benefit both to the increasing population of the town and tourism for the wider area.

8.7.2. The Racecourse site falls almost entirely within the Grade II* registered park and garden of Easton Neston and includes a Grade I listed building. The northern part of the site also abuts the Easton Neston Conservation Area. Any development at the site will need to ensure that the designated heritage assets and their settings are protected.

8.7.3. Leisure and recreation is becoming an increasingly important feature of modern life and Government policy promotes the development of sport and recreation to enable all people to participate in a choice of leisure activities. Encouraging leisure and recreation creates a variety of social benefits such as improved physical health and inner well-being, enhanced social skills and sense of community. It has an important environmental role, particularly through maintaining and improving the quality of urban areas and can also be valuable in economic terms through promoting inward investment, visitors and tourism.

8.7.4. The objectives for Towcester Racecourse are:

- To give long-term protection to existing leisure and recreational facilities at Towcester Racecourse in the interest of amenity for residents and visitors to the area;

- To improve the range, quality and standard of provision of the leisure and tourism offer at the Racecourse to meet people's needs; and
- To encourage greater participation by local residents in sport and recreation.

8.7.5. In addition to providing employment itself, it can also have beneficial spin-offs for the local economy, visitor and tourist trade. It is therefore recognised that the Racecourse's role in the town should be encouraged; however, development must be designed to respect the countryside which has open views in a particularly prominent location.

Policy T7 – Towcester Racecourse

Proposals at Towcester Racecourse involving the development of leisure, recreational, tourism and exhibition facilities will be supported, subject to proposals meeting all the following criteria:

i. A Transport Assessment will be required to ensure that any increase in traffic generation can be satisfactorily accommodated; and
ii. It is demonstrated that the proposals prioritise the re-use of existing buildings; and
iii. Any new buildings that may be required should be built in close proximity to existing permanent buildings and in a manner sympathetic to their location;
iv. Existing footpaths should be retained; and
v. Appropriate landscaping schemes will be required to be submitted and approved by the local planning authority as part of any development proposal; and
vi. A heritage impact assessment will be required to inform the scale, layout and extent of the development. This will explicitly include the impact on the Easton Neston Grade II* Registered Park and Garden as well as consideration of any impacts on archaeology, designated and non-designated heritage assets; and
vii. The provision of an integrated transport network with sustainable transport modes including access to Towcester town centre; and
viii. The provision of surface water management and flood attenuation schemes; and
ix. Safeguarding and enhancement of Towcester's Green Infrastructure Network; and
x. Appropriate mitigation measures to limit amenity impacts on nearby residential properties.

WNLP objectives: 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 16, 17

Chapter 9: Making Great Places – Growth at Long Buckby Station

9.1. Introduction

9.1.1. Long Buckby Station is located on the Northampton Loop line of the West Coast Main Line.

9.1.2. It currently provides a half hourly daytime service southward to Northampton, Milton Keynes and London Euston and northwards to Coventry and Birmingham. Services are more frequent during the peaks.

9.1.3. The Options consultation published in 2021 considered a new settlement at Long Buckby with a capacity of between 1,280 and 5,000 homes. This option wasn't taken forward into the 2024 Regulation 18 plan because all of the additional housing growth, then required, could be met at Northampton. With the increased housing need outlined elsewhere in this plan, additional sustainable locations have been identified to meet the need, including Long Buckby Station.

9.1.4. The station would benefit from investment to improve the offer as outlined in the Council's Local Transport Plan (LTP). Growth in this location provides an opportunity to provide homes in a sustainable location, increase patronage at this station and provide funding to contribute to the improvements needed at this station.

9.1.5. Growth also provides the opportunity to further improve opportunities for active travel between Daventry and Long Buckby Station.

9.1.6. Government policy supports proposals of this type. Paragraph 115 of the NPPF states that 'in assessing sites that may be allocated for development in plans, it should be ensured that sustainable transport modes are prioritised...'. In November 2025 the Government announced its intentions to promote housebuilding around railway stations.

9.2. Local Transport Plan and supporting documents

9.2.1. The Local Transport Plan (LTP) adopted by the Council in March 2025 includes a programme of planned interventions to help deliver the objectives of the plan. For Long Buckby, it identifies improvements[1] and platform lengthening as a short-term action (by 2030) and speed and capacity improvements to the loop line by 2040.

9.2.2. The LTP also states that the council will advocate for more West Coast Main Line train services to serve Northampton and Long Buckby to encourage more people to consider rail as an alternative to the car where appropriate[2].

9.2.3. Regarding bus transport, the plan identifies proposals for an enhanced service

[1] Table 4-3 on page 39
[2] Component policy measure PO5b on page 51

(frequency and operating hours) between Daventry and the West Coast mainline. [3]

9.2.4. The LTP also identifies support for integrated bus and rail ticketing and timetables[4].

9.2.5. The council is currently producing a Rail Action Plan, Mobility Hub Action Plan, and Active Travel Action Plan which will provide further support to the LTP.

9.2.6. As noted in the transport chapter, work is underway to model the transport implications of the proposals in the plan, and any mitigation that may be required.

9.3. Growth at Long Buckby Station

9.3.1. Growth at Long Buckby Station will provide for approximately 1,000 homes and about four hectares of employment land adjacent to the existing employment area west of Three Bridges Road.

9.3.2. The development will meet some of its own infrastructure needs, but will also help to sustain the existing facilities in Long Buckby Village.

9.3.3. Further assessment will be required of the transport impacts of the development including the access along Three Bridges Road.

9.3.4. Given the sustainability of this location, there may be opportunities to extend this growth location in future local plans.

Policy LB1 – Growth at Long Buckby station
Land is allocated for housing and employment at Long Buckby Station.

A. Proposals for this site must be informed by a masterplan, agreed by the Council, that must demonstrate how the site can come forward comprehensively.

B. Proposals for this site will make provision for all of the following:
i. Approximately 1,000 dwellings east of Three Bridges Road;
ii. Approximately 4 hectares of employment land west of Three Bridges Road;
iii. Meeting the educational needs arising from this development;
iv. Necessary provision of or contributions to infrastructure;
v. Contributions to the improvements to Long Buckby Station identified in the Local Transport Plan;
vi. Proposals to contribute towards active travel between Long Buckby Station and Daventry;
vii. Structural greenspace and wildlife corridors which retain important existing landscape features; and
viii. Development which is consistent with the diagram shown in figure 30.

[3] WNCLTPLL018 on page 131
[4] WNCLTPL L0096 on page 133

C. Development of the site will be informed by assessments and suitable mitigation related to:

i. Archaeological impact
ii. Heritage impact
iii. Landscape and visual impact
iv. Ecological impact
v. Highways and transport
vi. Flood Risk and water and water recycling infrastructure: and
vii. Noise and Air Quality.

WNLP objectives:
1,7,9,10,12,13

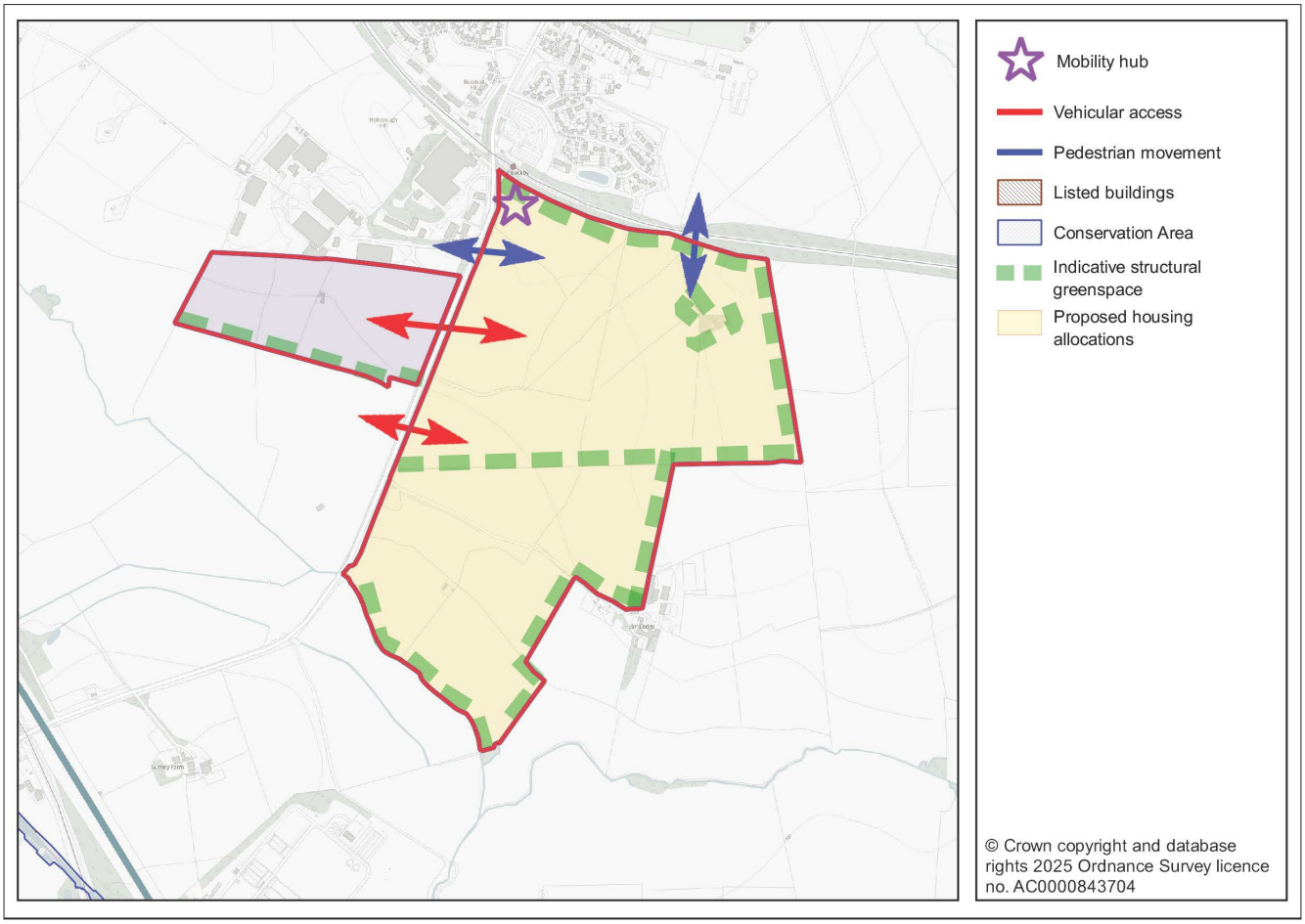


Figure 30: Development principles for Growth at Long Buckby Station

Chapter 10: Making Great Places: Rural Areas

10.1. Introduction

10.1.1. Much of West Northamptonshire is rural in nature and is home to around a third of the area's population. For the purposes of this section of the WNLP, the rural areas are defined as those areas outside the confines of the urban areas of Northampton, Daventry, Brackley and Towcester. This area has a dispersed network of settlements of varying sizes, character and function.

10.1.2. Chapter 3 of this Plan outlines the spatial strategy for West Northamptonshire and the role that the rural area has to play in delivering the Plan's vision and objectives.

10.1.3. Policy S1 confirms that in rural areas limited planned growth will take place at the most sustainable villages to help meet the housing need for the plan period and to ensure that the rural area and its villages remain sustainable and vibrant. The Policy continues to set the hierarchy for the main towns in the area; this chapter establishes the hierarchy of settlements in the rural area and sets out the type of development that will be supported in those locations.

10.2. Settlement hierarchy

10.2.1 A settlement hierarchy is a way of categorising settlements based on factors such as the range of services and facilities they provide and access to public transport and employment opportunities. The purpose of a settlement hierarchy is to help direct new development to the most sustainable locations.

10.2.2 In the current development plan the WNJCS sets an overarching framework for the rural settlement hierarchy and identifies that the rural hierarchy will have the following three categories:

Primary Service Villages – These have the highest level of services and facilities within the rural area to meet the day to day needs of residents including those from surrounding settlements. These settlements are the most appropriate for accommodating housing and employment needs and would be the focus for service provision in the rural areas;

Secondary Service Villages - These settlements have a more limited range of services, but still provide scope to meet some housing growth along with employment and service provision;

Other Villages - These villages have an even more limited range of services and are more reliant on the services of larger centres for day to day needs.

The scope for development within these villages is likely to be limited to windfall infill development, although some housing to provide for local needs may be suitable.

10.2.3 The WNJCS then goes on to acknowledge that beyond villages specified in the above categories there will be settlements which are very small and with few or no services and facilities. These are referred to as **Small Settlements/Hamlets.**

10.2.4 Through the Issues and Options consultation on this new Local Plan the purpose and functioning of the settlement hierarchy was explored in a process that included the Council engaging directly with parish councils on the rural settlement hierarchy, asking them to provide up to date evidence regarding services and facilities within settlements, as well as reflecting on their settlement's position within the existing hierarchy and sharing their future aspirations. This was followed by further public consultation with the conclusion of the work being that the three tiered settlement hierarchy approach identified in the WNJCS is still relevant and an appropriate tool for directing development in the rural areas.

10.2.5 It is acknowledged that a settlement hierarchy should be based on a robust analysis of services and facilities either within a particular village or as part of a defined cluster of settlements. As such, evidence in respect of services and facilities within settlements has been updated both through a services and facilities audit in consultation with parish councils and a thorough assessment of other evidence. As set out in the settlement hierarchy methodology (Settlement Hierarchy Background Paper, January 2026) in order to achieve a robust assessment a two stage assessment approach has been established; the first stage applies a score, based on a weighted scoring mechanism in respect of services and facilities. These are weighted more heavily to those identified as 'Most Important', with less weight attached to 'Important' and least to 'Other Services and Facilities'. Weighting is also attached to the quality and frequency of public transport services. Each settlement was placed in an initial classification according to whether it meets certain minimum scoring requirements.

10.2.6 Following the stage 1 assessment a reflective assessment was undertaken providing a qualitative assessment of each village, when taking into account factors such as their scale and role, access to employment provision and housing need to establish whether they are identified within the correct settlement hierarchy classification. Following this reflective assessment a final hierarchy has been produced.

10.2.7 Policies R1 to R5 identifies where each rural settlement within West Northamptonshire sits within the settlement hierarchy and provide more detail for each of these categories.

10.2.8 Policy S1 of this Plan sets out that development of a smaller scale at all villages may be supported where it is consistent with local needs with a particular emphasis on:

i. Enhancing and maintaining the vitality of rural communities and the services and facilities they provide;
ii. Strengthening rural enterprise;
iii. Promoting improved connectivity between settlements and their hinterlands; and
iv. Protecting the distinctive character and quality of rural settlements.

10.2.9 It remains critical that development is located in the right location at villages. Consequently the strategy focuses on concentrating development within settlement confines and in planned locations (paragraph 10.3 below). Settlement hierarchy policies set out criteria for the protection of the character of villages including open land that is important to this, the amenity of its residents and making sure that future development is of an appropriate scale. They also seek to ensure that future developments improve village environments, help maintain the level of services, meet an identified need including through a neighbourhood development plan and are informed by effective consultation.

10.2.10 These criteria have been taken forward for Primary and Secondary Service Villages and Other Villages along with additional criteria necessary to reflect their role in the hierarchy. Further detail on this is provided in the relevant sections of this Plan for each settlement hierarchy classification.

10.2.11 Irrespective of where a village is situated within the hierarchy there are important features that are fundamental to its character. For example, particular buildings, areas of open space, ecological assets and key views. There are various sources of information that help to identify these features, such as conservation area appraisals, village design statements, the Nature Recovery Strategy and neighbourhood development plans. Where such a document is in place it will form important evidence for understanding a village's character.

10.2.12 Across the rural areas the Council is keen to ensure that appropriately located buildings that are either derelict or in a state of disrepair are brought back into active use, wherever possible. However, it is also important that property is well maintained and if there is evidence of property being deliberately neglected this will be dealt with through appropriate measures and legislation. Furthermore deliberate neglect will also be taken into account in considering whether the proposal meets the requirements of the relevant policies in this

chapter. In addition, whether the building is capable of conversion without the need to rebuild or significantly alter or extend will also be taken into account.

10.2.13 This Plan provides further policy guidance for each settlement according to its classification within the settlement hierarchy. In addition to planned growth it allows for appropriate levels of windfall development that will respond to local needs and ensure services and facilities can be sustained or, where necessary, enhanced without undermining the overall spatial strategy.

10.3. Settlement confines

10.3.1 Town and village confines represent the extent of a settlement's main built up area and where certain policies apply. They are used to direct development to the most sustainable locations whilst protecting the character of the countryside, villages and towns and to help provide clarity for decision making.

10.3.2 The former Daventry and South Northamptonshire Councils developed their own approaches to defining settlement confines, which have been applied within the respective part 2 local plans. A single settlement confines methodology for West Northamptonshire has now been produced and settlement confines drawn for the Primary, Secondary and Other villages identified in the settlement hierarchy.

10.4. Primary Service Villages

10.4.1. Primary Service Villages are the largest settlements within West Northamptonshire after the towns. They perform an important role in providing a range of services and facilities to meet the day to day needs of their own residents and businesses and those from surrounding smaller villages and settlements, providing access to services and facilities including shops, schools, healthcare and employment. They also have relatively good public transport provision to surrounding towns. Therefore, it is important to ensure that these villages' roles are protected moving forward, in particular by maintaining the services and facilities within them.

10.4.2. In addition to the planned housing growth at these villages, and windfall development within confines (set out in Policy R6) there may exceptionally be scope for residential development outside of the confines but only in prescribed circumstances. These are where there is an absence of a five year housing land supply; or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years, the development is needed to meet an identified local need, where it is required to support an essential local service that may be under threat (especially a primary school or primary health service), or is economic development that enhances or maintains the sustainability of the village or would contribute towards and improve the local economy including where it meets the

requirements of policy EC2 relating to employment areas. In assessing this, regard will need to be given to other sources of information, including but not limited to the latest Housing Land Availability report, Brownfield Register and Housing and Economic Land Availability Assessment.

Policy R1 – Primary Service Villages

The Primary Service Villages perform a crucial role in helping to provide an important range of services and facilities and access to employment opportunities to meet the day to day needs of the local communities they serve. The Primary Service Villages are identified as:

Brixworth, Bugbrooke, Crick, Deanshanger, Long Buckby, Middleton Cheney, Roade, Weedon and Woodford Halse

A. Development at the Primary Service Villages will be located within the confines of the village as defined on the Inset map.
B. Development outside the defined confines will be acceptable only in the following circumstances;
i. Where the site immediately adjoins the settlement confines; and
ii. the housing land supply is less than five years or where the Housing Delivery Test is not met; or
iii. The development is a Rural Exception Site that accords with Policy HO4; or
iv. The development is a Local Needs Site that accords with Policy HO5; or
v. The development is economic development that will enhance or maintain the vitality or sustainability of the Primary Service Village or would contribute towards and improve the local economy; or
vi. It is development which otherwise accords with Policy EC2.

C. To ensure that the role of these villages is maintained, all development at the Primary Service Villages, within or outside the confines shall also meet the following criteria:
i. Be of an appropriate scale relative to its role as a Primary Service Village; and
ii. Not result in the loss of existing services and facilities important to the sustainability of the settlement and its role as a Primary Service Village; and
iii. Protect the form, character, appearance and setting of the village and areas of historic or environmental importance including those identified in conservation area appraisals, village design statements and the Local Nature Recovery Strategy; and
iv. Protect the integrity of garden or other open land that makes an important contribution to the form, character, appearance and setting of the settlement; and
v. Not result in the loss of land from employment use within an Employment Area; and
vi. Be accessible by walking and cycling to the majority of services and facilities within the settlement; and
vii. Protect the amenity of existing residents.

D. Development that is provided for in a made neighbourhood development plan will also be supported.

WNLP objectives: 1, 4, 7, 10, 12, 13, 14, 16, 17

10.5. Secondary Service Villages

10.5.1. The Secondary Service Villages are smaller than the Primary Services Villages. They generally feature some services and facilities, such as a primary school and a convenience shop but still play an important role in providing access to these facilities, for their own residents and, in certain locations, residents from smaller villages and settlements. This Plan sets out a policy approach to ensure that the role of these villages is protected, in particular that the services and facilities within the villages are maintained. To reflect their role it is proposed that development, other than that identified in Policy R6, should be within the confines of the village and a scale appropriate to the village.

10.5.2. In making an assessment of whether a site is of a scale appropriate to a village's role as a Secondary Service Village it will be important to consider the scale relative to the village as whole, bearing in mind the need to maintain a balanced housing stock and also ensure the social integration of new residents. Furthermore, the cumulative impact of current and recent development will be an important factor.

10.5.3. As with Primary Service Villages, in addition to the planned housing growth at these villages and windfall development within confines (set out in Policy R6) it is recognised that there may exceptionally be scope for development outside of the confines but only in prescribed circumstances. These are where there is an absence of a five year housing land supply or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years, the development is needed to meet an identified local need, where it is required to support an essential local service that may be under threat (especially a primary school or primary health service) or is economic development that enhances or maintains the sustainability of the village or would contribute towards and improve the local economy. In assessing this regard will need to be had to other sources of information, including but not limited to the latest Housing Land Availability report, Brownfield Register and Housing and Economic Land Availability Assessment.

Policy R2 – Secondary Service Villages

The Secondary Service Villages perform an important role in helping to provide some services and facilities for the local communities which they serve. Secondary Service Villages are identified in this plan as:

Badby, Barby, Blakesley, Blisworth, Boddington (Upper), Boughton, Brafield on the Green, Braunston, Byfield, Chacombe, Chipping Warden, Charlton, Cogenhoe, Creaton, Croughton, Culworth, Denton, East Haddon, Farthinghoe, Flore, Greatworth, Greens Norton, Guilsborough, Hackleton, Harpole, Hartwell, Kilsby, Kings Sutton, Kislingbury, Little Houghton, Milton Malsor, Naseby, Nether Heyford, Old Stratford, Pattishall (Astcote and Eastcote), Paulerspury, Pitsford, Potterspury, Silverstone, Spratton, Staverton, Stoke Bruene, Syresham, Walgrave, Welford, West Haddon, Yardley Gobion, Yardley Hastings, Yelvertoft.

A. Development at the Secondary Service Villages will be located within the confines of the village as defined on the Inset Map.

B. Development outside the defined confines will be acceptable only in the following circumstances;

i. Where the site immediately adjoins the settlement confines; and

ii. the housing land supply is less than five years or where the Housing Delivery Test is not met; or

iii. the development is a Rural Exception Site that accords with Policy HO4; or

iv. the development is a Local Needs Site that accords with Policy HO5; or

v. the development is economic development that will enhance or maintain the vitality or sustainability of the Secondary Service Village or would contribute towards and improve the local economy;

C. To ensure that the role of these villages is maintained, all development at the Secondary Service Villages, within or outside the confines shall also meet the following criteria:

i. Be of an appropriate scale relative to its role as a Secondary Service Village; and

ii. Not result in the loss of existing services and facilities important to the sustainability of the settlement and its role as a Secondary Service Village; and

iii. Protect the form, character, appearance and setting of the village and areas of historic or environmental importance including those identified in conservation area appraisals village design statements and the Local Nature Recovery Strategy; and

iv. Protect the integrity of garden or other open land that makes an important contribution to the form, character and setting of the settlement; and

v. Be accessible by walking and cycling to the majority of services and facilities within the settlement; and

vi. Protect the amenity of existing residents.

D. Development that is provided for in a made neighbourhood development plan will also be supported.

WNLP objectives: 1, 4, 7, 10, 12, 13, 14, 16, 17

10.6. Other Villages

10.6.1. Beyond the Primary and Secondary Villages there are a number of generally smaller villages which have a more limited range of services and facilities, for example the provision of a public house/restaurant, a community hall and in some instances a primary school. Whilst it is important to retain these services and facilities it is considered that development should be limited at these villages, to being small scale within the confines. However, development may be allowed outside the confines exceptionally and in more limited circumstances than is envisaged for Primary and Secondary Service Villages, only in prescribed circumstances. These are where the development is needed to meet an identified local need, where it is required to support an essential local service that may be under threat (especially a primary school) or is economic development that enhances or maintains the sustainability of the village or would contribute to and improve the local economy. In assessing applications for residential development that meet an identified housing need regard will need to be had to sources of information, including but not limited to the latest Housing Land Availability report, Brownfield Register and Housing and Economic Land Availability Assessment.

Policy R3 – Other Villages

The Other Villages perform a predominantly local role in providing a limited number of services and facilities for their residents.

Other Villages are identified as:

Abthorpe, Arthingworth, Ashby St Ledgers, Ashton, Aston Le Walls, Aynho, Castle Ashby, Chapel Brampton, Charwelton, Church Brampton, Church Stowe, Clipston, Cold Ashby, Cosgrove, Cottesbrooke, , Dodford, Evenley, Everdon, Eydon, Farthingstone, Gayton, Grafton Regis, Great Brington, Great Houghton, Great Oxendon, Hannington, Hellidon, Helmdon, Hinton in the Hedges, Holcot, Hollowell, Lilbourne, Litchborough, Little Brington, Lower Harlestone, Maidford, Maidwell, Marston St Lawrence, Marston Trussell, Moreton Pinkney, Newnham, Norton, Old, Onley, Overstone, Quinton, Ravensthorpe, Rothersthorpe, Scaldwell, Shutlanger, Sibbertoft, Sulgrave, Thornby, Thorpe Mandeville, Tiffield, Wappenham, Watford, Weedon Lois, Welton, Whilton, Whitfield, Whittlebury, Wicken.

A. Development at the Other Villages will be located within the confines of the village.
B. Development outside the confines will be acceptable only in the following circumstances;
i. Where the site immediately adjoins the settlement confines; and
ii. the development is a Rural Exception Site that accords with Policy HO4; or
iii. the development is a Local Needs Site that accords with Policy HO5 or
iv. the development is economic development that will enhance or maintain the vitality or sustainability of the Other Village or would contribute towards and improve the local economy.

C. To ensure that the role of these villages is maintained, all development at the Other Villages, within or outside the confines shall also meet the following criteria;
i. Be small scale; and
ii. Not result in the loss of existing services and facilities important to the sustainability of the settlement and its role as an Other Village; and
iii. Protect the form, character, appearance and setting of the village and areas of historic or environmental importance including those identified in conservation area appraisals,village design statements and the Local Nature Recovery Strategy; and
iv. Protect the integrity of garden or other open land that makes an important contribution to the form, character, appearance and setting of the settlement; and
v. Be accessible by walking and cycling to the majority of services and facilities within the settlement; and
vi. Protect the amenity of existing residents.

D. Development that is provided for in a made neighbourhood development plan will also be supported.

WNLP objectives: 1, 4, 7, 10, 12, 13, 14, 16, 17

10.7. Small Settlements/Hamlets

10.7.1. Within West Northamptonshire there are a number of settlements that are extremely small and do not have sufficient services and facilities to command a position in the settlement hierarchy. These settlements do not have village confines and for the purposes of this plan are considered as open countryside. Future development at such locations will only take place in very special circumstances and needs to be considered, as with all open countryside against Policy R5.

Policy R4 – Small Settlements/Hamlets

Small settlements and hamlets are identified as:

Adstone, Alderton, Althorp, Astwell, Bradden, Brockhall, Caldecote, Canons Ashby, Chadstone, Clay Coton, Cold Highham, Coton, Courteenhall, Crowfield, Dalscote, Draughton, Duncote, East Farndon, Easton Neston, Edgcote, Elkington, Falcutt, Fawsley, Foxley, Furtho, Great Purston, Grimscote, Halse, Hanging Houghton, Haselbech, Heathencote, Holdenby, Horton, Hulcote, Kelmarsh, Lamport, Little Everdon, Little Preston, Little Purston, Long Buckby Wharf, Lower Catesby, Lower Boddington, Muscott, Nobottle, Newbottle, Overthorpe, Passenham, Piddington, Pimlico, Plumpton, Potcote, Preston Capes, Preston Deanery, Pury End, Puxley, Radstone, Showsley, Slapton, Snorscomb, Stanford on Avon, Steane, Stuchbury, Sulby, Teeton, Thenford, Upper Catesby, Upper Harlestone, Upper Heyford, Upper Stowe, Warkworth, West Farndon, Weston, Whilton Locks, Whiston, Winwick, Woodend.

To ensure that a pattern of sustainable development is maintained and to reflect the nature and character of Small Settlements/Hamlets and their extremely limited provision of services and facilities, proposals for development will be judged against Policy R5 (Open Countryside)

WNLP objectives: 1, 4, 7, 10, 12, 13, 14, 16, 17

10.8. Open countryside

10.8.1. It is important that the Open Countryside is protected and the NPPF requires planning policies and decisions to recognise the intrinsic character and beauty of the countryside (paragraph 187). To ensure a sustainable pattern of development across West Northamptonshire, Policy S1 of the of this local plan concentrates growth at Northampton, Daventry, Towcester, Brackley and Long Buckby and limits development in the rural areas. It refers to maintaining the distinctive character and vitality of rural communities and respecting the level of tranquillity, contributing to protecting and enhancing the natural, built and historic environment.

10.8.2. In order to promote sustainable development in rural areas, the NPPF recommends housing is located where it will enhance or maintain the vitality of rural communities (paragraph 83) and as such, isolated homes in the countryside should be avoided (paragraph 84). Proposals for isolated homes will only be supported in the circumstances prescribed by paragraph 84 of the NPPF. Such proposals should demonstrate exceptional design quality and it is expected that they are supported by the Design Review Panel. Applicants should engage with the panel prior to submission of any application.

10.8.3. This Plan recognises the important role that agriculture and other rural enterprises play in the rural economy. Such uses are often located in the open countryside because of their operational needs. Proposals which sustain and

enhance the rural economy are supported where they accord with Policy EC2 and have no adverse impacts on the open countryside.

Policy R5 – Open Countryside

The intrinsic character, beauty and tranquility of the open countryside of West Northamptonshire will be recognised.

To achieve this, only the following forms of development will be supported in the open countryside:

i. Development, including the re-use or conversion of existing buildings, essential to ensure the continuing function of a rural business that meets the requirements of Policy HO12 (Rural Worker's Accommodation); or
ii. The replacement of an existing building of the same general size, character, massing and bulk predominantly on the same footprint, for the same use, that respects the character of its rural surroundings; or
iii. Agricultural development that respects the character of its rural surroundings both in relation to its physical location, scale and design and also the operational impacts that it would have on the area in which it is located and the communities of that area; or
iv. Individual isolated dwellings of exceptional design quality; or
v. Development that results in the optimal viable use of a heritage asset in accordance with Policies BN1 (West Northamptonshire's Historic Environment), BN2 (Designated Heritage Assets) and BN3 (Non-designated Heritage Assets); or
vi. The re-use of redundant or disused buildings of historic merit that lead to an enhancement to the immediate setting; or
vii. A proposal for the resuse and adaptation of a building of traditional style or character where:
a. The building is capable of conversion without the need to rebuild or significantly alter; and
b. The building and its setting are of a character sympathetic to its surroundings; and
c. The proposed use can be accommodated within the existing framework of the building; and
d. The nature, scale, form and design of the proposal is sympathetic to the existing character of the building and its surrounding environment; Extensions to existing buildings that respect their scale, form and character; or
viii. Essential investment in infrastructure including utilities; or
ix. Development that accords with Policy EC3 (Rural Economy), or
x. Overnight Lorry Parking that otherwise accords with policy TR6; or
xi. Development that otherwise accords with the Rural Settlement Hierarchy; or
xii. A Rural Exception Site which complies with Policy HO4 or Local Needs Site which complies with Policy HO5.
xiii. Development that accords with the requirements of Policy HO11(Gypsies, Travellers, Travelling Showpeople).

WNLP objectives: 1, 4, 7, 10, 12, 13, 14, 16, 17

10.9. Rural areas housing requirements

10.9.1. Using the settlement hierarchy set out in Policies R1 to R4 above this chapter builds upon the commitment of Policy S1 and identifies needs figures for housing growth at Primary and Secondary Service Villages.

10.9.2. It is considered that the proportionate growth identified will contribute to meeting the housing need for the plan period and ensure that the rural area and its villages remain sustainable and vibrant. Additional housing in the rural area will also provide choice and further opportunities for newly forming households and those presently unable to access the housing market or affordable housing and for those whose housing needs have changed over time.

10.9.3. When delivered on small and medium sized sites this rural development will make an important contribution to meeting the housing requirements of the area and is essential for Small and Medium sized Enterprise housebuilders to deliver new homes helping the Council deliver the requirements set out in paragraph 73 of the NPPF.

10.9.4. The need figures are based upon the Government's standard method for calculating local housing need when considered in the context of the proposed spatial strategy for West Northamptonshire. The figures recognises the need that rural parishes and their residents generate as a component of the overall housing requirement for West Northamptonshire as part of the Government's standard method that considers authority wide housing stock.

10.9.5. The figure consists of two components:

- Firstly using the Government's standard methodology an individual need figure is calculated for every parish (containing a primary or secondary village) based on its existing housing stock which is then adjusted to take account of affordability. The resultant figure is further adjusted to take account of the spatial strategy for West Northamptonshire and the Plan's regeneration and urban focus, also recognising the sustainability of the rural area when compared to the urban areas. The housing requirement set out in R6 is 20% of the figure derived from using the national methodology (i.e. a reduction of 80%).
- Secondly, an addition is made to take account of the windfall housing delivery which it is predicted will occur naturally across the rural area throughout the plan period. This amounts to approximately 1,900 homes in the rural area with that figure added to the parish need figure to avoid double counting in the housing trajectory that accompanies this plan. The windfall allowance is divided amongst the Parishes in the same proportion as their housing stock contributes to the overall rural requirement, i.e the parishes with the greatest housing stock have been allocated a larger percentage of the windfall allowance. Parishes

which do not contain a Primary or Secondary village are not assigned a housing requirement.

10.9.6. Whilst windfall development will clearly contribute to the delivery of this Parish need it is anticipated that most of the identified need will be met within the plan period on sites allocated through neighbourhood development plans within or immediately adjoining village confines, the identification and phasing of which will be determined by local communities, with that future development also being delivered at a scale where it will be subject to developer contributions.

10.9.7. The overall level of rural parish housing growth is set out in Policy R6 below. This amounts to a minimum need of 3,832 homes to 2043. Some flexibility may be considered in relation to the housing numbers for individual parishes subject to the detailed investigation and assessment of potential sites through neighbourhood plans or in a subsequent development plan document.

10.9.8. The base date for these figures is 1st April 2025 and any net gain in residential units approved (through planning permission, or prior approvals) since that date will contribute towards meeting the needs figure shown.

10.9.9. In areas where parish councils do not wish to or are unable to prepare their own neighbourhood plan, the Council will work with the parishes to identify sites in a subsequent development plan document. Such circumstances will apply if demonstrable progress has not been made on neighbourhood development plan within two years of the adoption of the Local Plan. Progress thereafter will be reviewed on an annual basis through the Authorities Monitoring Report.

Policy R6 – Rural areas housing requirements

Housing sites will be identified to provide for the parish housing requirements set out below. Suitable sites, within or immediately adjoining the confines of the villages referenced, will be identified either through neighbourhood development plans or through a development plan document.

If draft neighbourhood development plans making provision for at least the minimum housing numbers of the relevant area have not made demonstrable progress within two years of the adoption of the Plan the Council will allocate sites for development within a development plan document in order to meet the requirements of this Local Plan. Progress thereafter will be reviewed on an annual basis.

Minimum housing figure by Parish

Parish	Settlements for Neighbourhood Plan Allocations	Housing Figure
Badby	Badby	29
Barby	Barby	58
Blakesley	Blakesley	23
Blisworth	Blisworth	88
Boddington	Upper Boddington	31
Boughton	Boughton	42
Brafield on the Green	Brafield on the Green	31
Braunston	Braunston	85
Brixworth	Brixworth	242
Bugbrooke	Bugbrooke	126
Byfield	Byfield	60
Chacombe	Chacombe	28
Chipping Warden and Edgecote	Chipping Warden	31
Cogenhoe and Whiston	Cogenhoe	67
Creaton	Creaton	22
Crick	Crick	98
Croughton	Croughton	43
Culworth	Culworth	20
Deanshanger	Deanshanger	168
Denton	Denton	34
East Haddon	East Haddon	32
Farthinghoe	Farthinghoe	19
Flore	Flore	64
Greatworth and Halse	Greatworth	40
Greens Norton	Greens Norton	74
Guilsborough	Guilsborough	31
Hackleton	Hackleton	81
Harpole	Harpole	110
Hartwell	Hartwell	83
Kilsby	Kilsby	62
Kings Sutton	Kings Sutton	105
Kislingbury	Kislingbury	63
Little Houghton	Little Houghton	21
Middleton Cheney	Middleton Cheney	178
Milton Malsor	Milton Malsor	34
Naseby	Naseby	33
Nether Heyford	Nether Heyford	72
Newbottle	Charlton	23
Old Stratford	Old Stratford	106
Pattishall	Pattishall	69
Paulerspury	Paulerspury	49

Parish	Settlements for Neighbourhood Plan Allocations	Housing Figure
Pitsford	Pitsford	30
Potterspury	Potterspury	73
Roade	Roade	156
Silverstone	Silverstone	131
Spratton	Spratton	54
Staverton	Staverton	24
Stoke Bruene	Stoke Bruerne	18
Syresham	Syresham	38
Walgrave	Walgrave	42
Weedon Bec	Weedon	142
Welford	Welford	53
West Haddon	West Haddon	81
Woodford cum Membris	Woodford Halse	186
Yardley Gobion	Yardley Gobion	55
Yardley Hastings	Yardley Hastings	37
Yelvertoft	Yelvertoft	37

WNLP objectives: 1, 4, 7, 10, 12, 13, 14, 16, 17

Chapter 11: Homes

11.1. Maintaining a supply of homes

11.1.1. Providing housing of the right type and in the right locations is critical to achieving positive health outcomes and in promoting well-being; it also plays a critical role in supporting the local and wider economy.

11.1.2. This chapter initially sets out the scale of new housing that this Plan needs to provide for. Much of that need is already met by existing permissions and allocations in existing plans and therefore should be able to be delivered more quickly than if it were being allocated for the first time in this Plan.

11.1.3. This section then sets out expectations for new housing, including tenure, size and standards. Other policies in the Plan, such as those relating to mitigating environmental impacts will also be relevant.

11.2. Scale and distribution of housing development

11.2.1. The development strategy for the area aims to meet the need for new housing in a way that maximises the opportunities to renew and regenerate our existing towns, minimises the need for new greenfield land 'take' and sustains our existing communities.

11.2.2. Using the Local Housing Needs (LHN) national methodology, there is a need for 2,503 dwellings per annum in West Northamptonshire, making 45,054 in total. This is approximately 26% higher than the number of completions on average over the last five years.

11.2.3. The NPPF (paragraph 78) requires the addition of a 5% buffer to the LHN requirement. Over the Plan period (2025 to 2043) this amounts to a further 47,307 homes.

11.2.4. Existing commitments (allocations in existing plans, planning permissions, resolutions to grant permission and allocations in neighbourhood plans) make up the bulk of the existing supply. A proportion is made up of a windfall allowance, this source of supply will continue to come forward because policies in existing plans and this Plan provide for this.

11.2.5. Further information on the detail of this supply, including a trajectory, is provided in the 'Homes' Background Paper. It will be updated as this Plan progresses and will be included as an appendix to the submission version.

Policy HO1 – Housing requirement

A. The housing requirement for West Northamptonshire for the plan period 2025 to 2043 is 45,054 homes.
In addition to this requirement this plan will provide for an additional 5% to ensure choice and competition in the market for land.

B. The provision in A. will be achieved by allocations made in this Plan, by policies in this Plan which provide for new homes, existing commitments and allocations in Neighbourhood Development Plans.

WNLP objectives: 12

11.3. Housing and housing led allocations

11.3.1. Policies allocating sites for housing or housing led development are included in the place-based sections of this Plan. For convenience all of these allocations are included in figures 31 to 35 below.

11.3.2. Most of the sites in those figures are already allocated in the WNJCS or part 2 plans (all of which will be replaced by this Plan, when adopted). Recognising those sites in this Plan confirms that these sites make a very significant contribution to the housing requirement in this Plan and provides certainty that the Council continues to support housing or housing led development on these sites.

11.3.3. In addition to the allocations included in the tables below, the Northampton Part 2 Local Plan allocates a number of sites for less than 50 dwellings. Because of their scale, it is not the intention to re-allocate any of these sites in this Plan, therefore, any sites that have not come forward when this Plan is adopted would be judged against the relevant policies in this Plan.

Figure 31: Housing Supply in allocations – Northampton (Ordered by: SUEs in WNJCS, allocations in Part 2 Plan, new allocations)

Policy Reference in this Plan (where applicable)	Name	Total Capacity	Units Completed as at 1/4/2025	Remaining Capacity expected to be built in the Plan Period	Notes
N17 This relates to the northern part only The allocation in the WNJCS is proposed to be re-allocated and extended in this plan.	Northampton North	3,550	1181	2,369	Site is allocated as N3 in the WNJCS. Southern part has Reserved Matters approvals for approximately 2,000 dwellings. All phases of the site are currently complete or under construction. Northern part has a resolution to grant outline planning permission for 1,600 dwellings. This area is included as an allocation in this plan. This plan proposes that the allocation be extended to the north.
N18 The part of the allocation in the WNJCS to the south of Roman Road is proposed to be re-allocated in this plan.	Northampton West	2,550	155	2,395	Site is allocated as N4 in the WNJCS. Small part of allocation is completed (south of Whites Lane). Majority of site has outline permission for 1,750 dwellings and parts of that have Reserved Matters approval. Houses have been completed on first phase and further site preparation/construction is currently underway . Southern part does not yet have the benefit of permission, but part is subject to an, as yet, undetermined hybrid application. An area to the south of Roman Road is re-allocated in this plan.

Policy Reference in this Plan (where applicable)	Name	Total Capacity	Units Completed as at 1/4/2025	Remaining Capacity expected to be built in the Plan Period	Notes
Not applicable	Northampton South	1,000	345	655	Site is allocated as N5 in the WNJCS. All of the site has outline permission for 1,000 dwellings, and most of that has reserved matters approvals. Site is currently under construction.
Not applicable	Northampton South of Brackmills	1,525	238	1,287	Site is allocated as N6 in the WNJCS. All of the site has outline permission and reserved matters approval. Site is currently under construction.
Not Applicable	Northampton Kings Heath	3,000	13	2,987	Site is allocated as N7 in the WNJCS. All of the site has outline permission. Two Reserved Matters applications have been approved on part. Site is currently under construction.
Not applicable	Northampton North of Whitehills	1.086	919	167	Site is allocated as N8 in the WNJCS. Most of the site is complete, the remainder has full permission and is currently under construction.
Not applicable	Northampton Upton Park	860	351	509	Site is allocated as N9 in the WNJCS. All of the site has Full permission and is currently under construction.
Not applicable	Northampton Norwood Farm/Upton Lodge	3,418	525	2,893	Site is allocated as N9A in the WNJCS. Norwood Farm has outline permission and part of that has reserved matters. It is currently under construction. Upton Lodge has a resolution to grant outline permission.
Not applicable	Former Lings Upper School, Birds Hill Walk	60	0	60	Site is allocated as LAA0193 in policy HO1 of Northampton Part 2 Plan
Not applicable	The Farm, Hardingstone	55	0	55	Site is allocated as LAA0204 in policy HO1 of Northampton Part 2 Plan. A Full application has been received for the entire site, as yet undetermined.

Policy Reference in this Plan (where applicable)	Name	Total Capacity	Units Completed as at 1/4/2025	Remaining Capacity expected to be built in the Plan Period	Notes
Not applicable	Northampton Railway Station Car Park	280	0	280	Site is allocated as LAA0288 in policy HO1 of Northampton Part 2 Plan A hybrid application has been received for the entire site, as yet undetermined.
Not applicable	Northampton Railway Station (railfreight)	188	0	188	Site is allocated as LAA0333 in policy HO1 of Northampton Part 2 Plan
Not applicable	Ryland Soans	62	0	82	Site is allocated as LAA0720 in policy HO1 of Northampton Part 2 Plan An application has been received for the entire site for 82 units, as yet undetermined.
Not applicable	Pineham	80	0	80	Site is allocated as LAA1006 in policy HO1 of Northampton Part 2 Plan An outline application has been received for the entire site, as yet undetermined.
Not applicable	University of Northampton Park Campus	585	510	75	Site is allocated as LAA1013 in policy HO1 of Northampton Part 2 Plan. Most of site is already developed. Capacity for 75 remaining
Not applicable	University of Northampton Avenue Campus	170	0	170	Site is allocated as LAA1014 in policy HO1 of Northampton Part 2 Plan. Permissions have been granted.
Not applicable	Belgrave House	122	0	0	Site is allocated as LAA1022 in policy HO1 of Northampton Part 2 Plan This is now part of the wider Greyfriars regeneration project and is no longer proposed for housing.
Not applicable	Land to the West of Towcester Road	230	0	230	Site is allocated as LAA1102 in policy HO1 of Northampton Part 2 Plan An outline application has been received for the entire site, as yet undetermined.

Policy Reference in this Plan (where applicable)	Name	Total Capacity	Units Completed as at 1/4/2025	Remaining Capacity expected to be built in the Plan Period	Notes
Not applicable	The Green, Great Houghton	650	0	650	Site is allocated as LAA1098 in policy HO1 of Northampton Part 2 Plan An outline application has been received for 650 dwellings on the entire site, as yet undetermined.
Not applicable	Hill Farm Rise, Hunsbury Hill	80	0	80	Site is allocated as LAA1100 in policy HO1 of Northampton Part 2 Plan
Not applicable	Watering Lane, Collingtree	265	0	265	Site is allocated as LAA1104 in policy HO1 of Northampton Part 2 Plan
Not applicable	Former Abington Mill Farm, land off Rushmere Road,	125	0		Site is allocated as LAA1107 in policy HO1 of Northampton Part 2 Plan Site is not included in this Regulation 18 plan.
Not applicable	Greyfriars	400	0	400	Site is allocated as LAA1113 in policy HO1 of Northampton Part 2 Plan
	Wootton Fields	74	0	0	Site is allocated as LAA1137 in policy HO1 of Northampton Part 2 Plan Site is included in adjacent East of Wooldale Road.
Not applicable	Land north of Milton Ham	100	0	100	Site is allocated as LAA1140 in policy HO1 of Northampton Part 2 Plan Further work suggests reduced capacity for this site.
Not applicable	Land to west of Northampton South SUE	361	0	361	Site is allocated as LAA1144 in policy HO1 of Northampton Part 2 Plan Outline planning application submitted, not yet determined
N14	Land east of Wooldale Road	1,700	0	1,700	Proposed allocation in this Plan. This site was included in the previous Regulation 18 as 'East of Wootton Fields', together with

Policy Reference in this Plan (where applicable)	Name	Total Capacity	Units Completed as at 1/4/2025	Remaining Capacity expected to be built in the Plan Period	Notes
					land North of Newport Pagnell Road. They have been separated in this Plan and capacities adjusted.
N15	Land north of Newport Pagnell Road	1,000	0	1,000	Proposed allocation in this Plan. This site was included in the previous Regulation 18 as 'East of Wootton Fields', together with land east of Wooldale Road. They have been separated in this Plan and capacities adjusted
N16	Land West of A43	2,900	0	2,900	Proposed allocation in this Plan. This proposal was included in the previous Regulation 18 plan. It is proposed to extend this allocation to the north.
N19	Collingtree Golfcourse	300	0	300	Proposed allocation in this Plan
N20	North of Buckton fields	1,500	0	1,500	Proposed allocation in this Plan
N21	Grange Park	850	0	850	Proposed allocation in this Plan

Figure 32: Housing Supply in Allocations - Daventry (Ordered by: SUEs in WNJCS, allocations in Part 2 Plan, new allocations)

Policy Reference	Name	Total Capacity	Units Completed as at 1/4/2025	Remaining Capacity expected to be built in the Plan Period	Notes
D6	Daventry North East	3,400	0	3,400	Site is allocated as D2 in the WNJCS. An outline application has been submitted for the whole site. It is not yet determined and therefore is re-allocated in this plan.
Not applicable	Daventry South West	430	0	430	Site is allocated as HO1 in the S and CLP. Part of site has Full permission for 140 dwellings and is under construction. Main part has outline permission for 1,100 dwellings and reserved matters approvals for some phases.Site is under construction
D3	Daventry Micklewell Park Extension	1,240	214	1,026	Site is allocated as HO2 in the S and CLP. This plan proposes an extension of this allocation.
D4	Daventry – Land at Middlemore	120	0	120	Site is allocated as HO4 in the S and CLP A full application has been received to erect 114 dwellings on the site. This wasn't determined on 1st April 2025, but has now been approved.
D5	Daventry, North of Middlemore	720	0	720	Proposed allocation in this plan
D7	Daventry, land to North and West of Town Centre	216	0	0	Site is allocated as EC3 in the S and CLP. It is not included in this plan for housing.

Policy Reference	Name	Total Capacity	Units Completed as at 1/4/2025	Remaining Capacity expected to be built in the Plan Period	Notes
D8	Former Council offices, Lodge Road		0		The Council offices are now surplus to the Council's requirements and therefore available for an alternative use or redevelopment. Could be developed for a range of uses including housing. No capacity identified as uncertainty about future use.

Figure 33: Housing Supply in Allocations - Brackley

Policy Reference	Name	Total Capacity	Units Completed as at 1/4/2025	Remaining Capacity expected to be built in the Plan Period	Notes
Not applicable	Brackley East Sustainable Urban Extension	350	0	350	Site is allocated as B2 in the WNJCS. Planning permission has been granted for housing
B4	Brackley West	700	0	700	Proposed allocation in this plan.
B5	Brackley, North of Radstone Fields	450	0	450	Proposed allocation in this plan.
B6	Brackley, East of Radstone Road	150	0	150	Proposed allocation in this plan.

Figure 34: Housing Supply in Allocations - Towcester

Policy Reference	Name	Total Capacity	Units Completed as at 1/4/2025	Remaining Capacity expected to be built in the Plan Period	Notes
Not applicable	Towcester South sustainable Urban extension	3,171 [Towcester Vale (2,750) + Wood Burcote (210) + Park Hall Farm (211)]	1,527 [Towcester Vale (1,185) + Wood Burcote (210) + Park Hall Farm (132)]	1,644 [Towcester Vale (1,565) + Wood Burcote (0) + Park Hall Farm (79)]	Site is allocated as T3 in the WNJCS. All of site has outline permission, parts have Reserved Matters / Full. Various phases/parcels are currently under construction.
T3	Towcester, north of Burcote Road	1,400	0	1,400	Proposed allocation in this plan

Figure 35: Housing Supply in Allocations – Growth at Long Buckby Station

Policy Reference	Name	Total Capacity	Units Completed as at 1/4/2025	Remaining Capacity expected to be built in the Plan Period	Notes
LB1	Growth at Long Buckby Station	1,000	0	1,000	Proposed allocation in this Plan

11.4. Affordable housing

11.4.1. The HENA 2025 identifies an acute need for affordable housing across West Northamptonshire, most of this need being from households who are unable to buy or rent in the market. There is a particular need for affordable rented housing, both social and affordable rented. Social rents are more affordable and would benefit a wider range of households, therefore the HENA recommends that they should be prioritised where delivery does not prejudice the overall delivery of affordable homes.

11.4.2. The HENA also considered the role of affordable home ownership, such as discounted market sale housing (including First Homes), rent to buy and shared ownership. There was no strong evidence of a need for First Homes or discounted market housing in general, and the main focus should be on shared ownership (and possibly rent-to-buy housing).

11.4.3. The level of affordable need means that the Council should maximise the delivery of such housing at every opportunity. Policy HO2 sets a target of 40% of new homes to be affordable. This should be on an 80:20 split between affordable housing for rent and affordable housing to buy. Of the affordable housing for rent around 70% should be at social rents and 30% at affordable rents. For the 20% affordable home ownership, this should focus on either shared ownership or rent-to-buy.

11.4.4. In setting a site size threshold, in the absence of evidence to support a lower threshold, the national threshold of 10 dwellings will be applied.

11.4.5. The subdivision of sites or the development of sites at artificially low densities to avoid the provision of affordable housing by circumventing the size thresholds will not be permitted. Where the Council considers that a site has been artificially subdivided in order to avoid the application of the affordable housing policies, the entire area, assumed to be developed at a suitable density, will be used to assess the required provision of affordable housing.

11.4.6. The expectation is that the affordable housing will be provided on-site. There may, however, be exceptional circumstances where it cannot be provided on site. In situations where off-site provision and/or commuted payments are sought, applicants will be required to provide robust evidence to demonstrate that it is not possible or appropriate. This might include where off-site provision is considered to be the best way to deliver more affordable housing and it would contribute towards the objective of creating mixed and balanced communities. Early discussions with the Council are encouraged where applicants are seeking to make an off-site contribution.

11.4.7. Any financial contribution should be based on the equivalent amount that would be contributed by the developer where the affordable housing to be provided on site. It must be sufficient to deliver the right number and sizes of affordable

housing. In order to ensure a robust and consistent approach, the following formula should be used to calculate the appropriate financial contribution:

R 100% M = Residual land value with 100% market housing
RV AH = Residual land value with X% affordable housing

Equivalent commuted sum = (RV 100% M minus RV AH). Payment of the financial contribution will be secured by a planning obligation.

Community led housing

11.4.8. The Council will support community led housing groups to deliver affordable housing and will work with town and parish councils and community groups to deliver rural affordable schemes and community led homes for residents. Local communities may take the opportunity to identify and plan for local housing needs through neighbourhood planning or other community planning documents.

11.4.9. In all cases, the local housing need will be identified through up-to-date parish level evidence. Housing needs surveys (HNS) are undertaken by the Council or an appropriately experienced organisation and provide detailed evidence on housing needs using primary and secondary sources of information to demonstrate the level and nature of affordable housing need. Housing needs assessments (HNA) are prepared by an applicant to support a planning application and will include primary sources of information consistent with an HNS. Applicants should agree the approach in advance with the Council. HNSs and HNAs are considered to be valid for five years, however, any application that relies on an HNS or HNA must be submitted within that period.

Policy HO2 – Affordable housing

A. The Council will expect 40% of the total number of dwellings to be delivered on individual sites of 10 or more dwellings to be affordable.

B. Where the Council considers that:

i. a site has been artificially subdivided in order to avoid the application of this policy, or

ii. a scheme is proposed at an artificially low density the entire area assumed to be developed at a suitable density will be used to assess the required provision of affordable housing.

C. Levels of affordable housing below the requirements identified will only be acceptable where evidence of viability or other constraints is clearly presented to and agreed by the Council. Developments over 500 units will be expected to include an upward only review clause.

D. The affordable dwellings will be provided on-site, unless exceptional circumstances

can be robustly justified. Where off-site provision or an appropriate financial contribution is justified, the agreed approach must deliver equivalent or enhanced affordable housing and contribute to the objective of creating mixed and balanced communities.

E. The Council will support community led affordable housing schemes where they are supported by a local housing needs survey or assessment and have been subject to extensive and meaningful community consultation and engagement prior to the submission of a planning application. This includes sites brought forward through neighbourhood development plans.

F. All developments incorporating affordable dwellings should ensure that:

i. The affordable dwellings are designed to be indistinguishable from market dwellings and should be distributed throughout the site in small groups or clusters; and
ii. The affordable dwellings are located to maximise opportunities for future residents to access services and facilities by walking, cycling or public transport.

G. In the case of social rent, affordable rent, rent to buy and shared ownership the affordable dwellings will be owned and managed by a registered provider.

H. In the case of social rent, affordable rent, and discounted market sale housing, appropriate arrangements must be secured for the long term management and occupation of the affordable homes. These arrangements must ensure that the homes will remain available and affordable in perpetuity for people in local housing need.

I. For other affordable routes to home ownership, including shared ownership, relevant equity loans, low-cost homes for sale, and Rent to Buy (where public grant funding is provided to support delivery) such arrangements must include provision to:
i. Ensure the homes remain affordable for eligible future households; or
ii. Recycle any receipts from sales into alternative affordable housing provision; or
iii. Refund the subsidy to Government or the relevant authority, as specified in the funding agreement.

J. With the exception of affordable home ownership all affordable housing will be allocated in accordance with the West Northamptonshire Council Allocations Scheme.

WNLP objectives: 10, 12

11.5. Build to rent

11.5.1. Build to Rent is a distinct asset class within the private rented sector that has been defined in the NPPF glossary, in order to simplify its treatment within the planning system.

11.5.2. Build to Rent typically comprises developments of multiple units (often above 100 units), that are institutionally owned and managed, and subject to longer tenancies designed to offer greater security and stability. Moreover, they can contribute to the delivery of affordable housing in the form of Affordable Private Rent. Because of this, and on account of the non-sale covenants Build to Rent schemes usually carry, the stipulation for 10% of new build dwellings to be affordable housing does not apply to Build to Rent development.

11.5.3. The HENA 2025 acknowledges that Build to Rent schemes are typically located in larger towns and cities and that there may be interest from the development industry in promoting Build to Rent over the lifetime of the Plan period. Within West Northamptonshire, any focus is expected to be on Northampton. Despite this, it is also acknowledged that other locations may be proposed.

11.5.4. In granting planning permission for Build to Rent the Council will use planning obligations, or comparable appropriate mechanisms, to ensure the appropriate continued management of both affordable and private rent units; along with a mechanism to recoup ('clawback') the value of the affordable housing provision that is withdrawn if affordable private rent dwellings are converted to another tenure.

Policy HO3 – Build to rent

A. Schemes for Build to Rent will be supported in:
i. Northampton; and
ii. Other locations where the applicant demonstrates that this type of dwelling would meet an identified need.

B. Where Build to Rent dwellings are supported, applicants will need to demonstrate that:

i. All the units are self-contained and let separately; and
ii. At least 20% of the dwellings are for affordable private rent; and
iii. Affordable private rental dwellings will be broadly representative of the mix and type of the overall development; and
iv. Affordable private rent is provided with a minimum 20% discount of local market rents (inclusive of service charges); and
v. The discount on the affordable private rent dwelling will apply in perpetuity; and
vi. Units are to be in a single ownership and management control; and
vii. There is to be an agreed professional and on-site management scheme, run by a member of an accredited ombudsman scheme and a recognised professional body; and
viii. The dwellings are to be used as build to rent properties for at least 15 years.

C. In granting planning permission for build to rent the Local Planning Authority will impose a planning condition requiring scheme operators to offer tenancies of 3 or more years to all tenants in the development, who are eligible to live in the country for that period (under

the right to rent).

WNLP objectives: 12

11.6. Rural exception sites

11.6.1. Affordability is a key issue in West Northamptonshire's rural areas where average house prices are significantly higher than in the urban areas. For this reason, policy HO4 seeks to support the provision of affordable housing through rural exception sites, which can comprise any form of affordable housing, providing it is supported by appropriate evidence of local need, in other words, an up-to-date HNS or HNA. In most cases HNSs or HNAs are undertaken at an individual settlement level, however, where it can be demonstrated that there is a functional relationship between a small number of settlements, the combined need can be assessed.

11.6.2. A rural settlement hierarchy has been devised based on a variety of factors including the availability of services and facilities. This has determined that the settlements where rural exception sites will be considered acceptable are Primary and Secondary Service Villages and Other Villages as set out in chapter 10. For a site to be considered "adjoining", its boundary must have a clear and physical connection to the defined settlement confines and appear as a natural extension to the confines.

11.6.3. Rural exception sites are expected to be small scale and usually developed solely for affordable housing. However, they can be mixed tenure where an element of market housing is necessary to deliver the identified need for affordable housing. In such cases, the scale of market housing should be the minimum required to secure the delivery of the affordable housing. The market housing proposed should be informed by the HNS or HNA so that it also meets local needs, such as accommodation for older people who wish to remain in their local community. Where affordable housing is provided under the provisions of policy HO4 this must remain affordable in perpetuity.

11.6.4. Applicants are encouraged to engage with parish councils at an early stage to discuss proposals and to understand specific local needs. Community led schemes, as defined in Annex 2 to the NPPF, will also be supported.

Policy HO4 – Rural exception sites

A. The Council will support schemes for the provision of affordable housing on rural exception sites at Primary and Secondary Service Villages and Other Villages that are of a suitable scale, design and tenure. The following criteria must be met:

i. The proposed quantum and mix of affordable and market housing (if any) is clearly justified by evidence of need through an up-to-date local housing needs survey or assessment (the number of dwellings should not exceed this need); and
ii. The quantum of market housing (if any) is the minimum necessary to make the scheme viable; and
iii. A local connection test will apply.

B. In all cases the following criteria must be met:

i. The site immediately adjoins the confines of a rural settlement; and
ii. Arrangements for the management and occupation of the affordable dwellings must ensure that they will be available and affordable in perpetuity for people in local housing need.

C. With the exception of shared ownership and affordable home ownership products all affordable housing will be allocated in accordance with the West Northamptonshire Council Housing Allocation Scheme.

WNLP objectives: 10, 12

11.7 Sites meeting a local need

11.7.1 In addition to traditional rural exception sites where the focus is on providing affordable housing, there may be scope for additional new dwellings in prescribed circumstances in the more sustainable settlements where the proposal would meet a demonstrated local housing need. This could include both market and affordable dwellings, providing the need is evidenced through an HNS or HNA. The expectation is that the local market dwellings would be marketed for households with local connections for a minimum of 12 weeks for first sales and a minimum of six weeks for all subsequent sales in perpetuity. Applicants will be expected to submit a marketing plan which will include maximum sale prices based on an independent RICS valuation. In some cases a site will not be large enough to meet all of the identified need, in such cases it would be expected that the different types of need are met proportionately.

11.7.2 As with rural exception sites, applicants of local needs sites are encouraged to engage with parish councils at an early stage to discuss proposals and to understand specific local needs.

Policy HO5 – Local needs sites

A. Development outside the confines at Primary and Secondary Service Villages and Other Villages will be supported where the development would clearly meet a local housing

need identified through an up-to-date housing needs survey or housing needs assessment.

B. In all cases all of the following criteria must be met:

i. The site immediately adjoins the confines of a rural settlement; and
ii. The proposed housing mix, type and tenure precisely meets the needs identified in the housing needs survey or housing needs assessment or in cases where only part of the need is met, the different types of need would be expected to be met proportionately.

C. In the case of social rent, affordable rent, and discounted market sale housing, appropriate arrangements must be secured for the long term management and occupation of the affordable homes. These arrangements must ensure that the homes will remain available and affordable in perpetuity for people in local housing need.
D. For other affordable routes to home ownership, including shared ownership, relevant equity loans, low-cost homes for sale, and Rent to Buy (where public grant funding is provided to support delivery), such arrangements must include provision to:
i. Ensure the homes remain affordable for eligible future households; or
ii. Recycle any receipts from sales into alternative affordable housing provision; or
iii. Refund the subsidy to Government or the relevant authority, as specified in the funding agreement.

E. Applicants will be expected to submit a marketing plan and for arrangements to be in place for the continuous marketing of the local market units for qualifying households for a minimum of 12 weeks for first sales and a minimum of six weeks for all subsequent sales in perpetuity. Such arrangements should only provide for release to the open market if no purchasers are found in that period.

WNLP objectives: 10, 12

11.8. Mixed communities

11.8.1. In order to create sustainable, inclusive and mixed communities it is important that new housing caters for West Northamptonshire's needs based on current and future demographic trends, market trends and the needs of different communities. The HENA 2025 provides a detailed understanding of housing need based on the local housing needs for the West Northamptonshire area.

11.9. Housing mix

11.9.1. The suggested housing mix from the HENA 2025 is set out in policy HO6. This provides a starting point for developers, housing providers, the Council and neighbourhood planning groups to identify the mix of housing that will best meet identified housing needs and demands and help to create a more balanced

housing market. The Council will update the HENA every five years to ensure it remains up-to-date, the most up-to-date version would need to be taken into account to establish a suitable mix for development proposals.

11.9.2. Proposals in rural areas outside the four towns will be expected to meet the mix unless there is a more up-to-date parish HNS or HNA. Other sources of evidence include the Housing Register which provides up-to-date information on need for affordable homes.

11.9.3. Due to practical issues on smaller sites, the recommended mix does not apply to sites of less than 10 dwellings. The specific circumstances of individual sites will be taken into account, including the nature of the site, character of the area and up-to-date evidence of need, as well as existing mix and turnover of properties locally.

11.10. Specialist housing

11.10.1. The HENA 2025 has identified that the older person population will increase notably in the future. An ageing population means that the number of people with disabilities is also likely to increase. Over the Plan period this will include a general increase in people aged 65+ and an increase in the number of people of 65+ with dementia and mobility problems. In order to meet these needs a variety of dwellings will need to be considered. This includes mainstream housing that is adapted or built to the optional accessibility standards, as well as specialist housing for older people, such as age restricted market housing (generally 55+ years), retirement living or sheltered housing (supported housing), extra care housing or housing with care and residential/nursing care homes (care bedspaces). Accessible homes which would be suitable for the elderly and wheelchair users are addressed in policy HO8.

11.10.2. The HENA found that with the exception of affordable housing with support, there is currently a shortfall of provision of all types and tenures of accommodation in West Northamptonshire:

- around 1,700 additional housing units with support (sheltered/retirement) all market sector;
- around 1,500 additional housing units with care (e.g. extra care) mostly (75%) in the market sector;
- around 2,100 additional nursing and residential care beds spaces
- over 1,400 dwellings to be for wheelchair users (meeting technical standard M4(3).

11.10.3. Specialist housing should form part of mixed communities and not be developed in isolation. Proximity to services and facilities is particularly important to provide opportunities for active lifestyles and safe and accessible spaces to enable

socialising.

11.10.4. The Council will also work with partners to provide suitable accommodation for other groups including children living in care or leaving care, housing that supports people with learning and physical disabilities and people escaping domestic abuse.

Policy HO6 – Mixed communities

Dwelling mix

A. New residential development will be expected to provide a mix of dwelling sizes, types and tenures to meet the identified needs of local communities and to contribute towards the creation of sustainable mixed and inclusive communities. This includes catering for the needs of younger people, care leavers, families with children, older people, people wishing to build their own homes and people with disabilities and special needs.

B. Developments of 10 or more dwellings should seek to meet the target (need) mix of market and affordable dwellings set out in the following table. Variations will be acceptable and alternative dwelling size mixes will be supported where this is evidenced by a more up-to-date local level housing needs survey or assessment, other local needs data, provision in the local area, where it is necessary to respond to individual site characteristics:

	Market	Affordable home ownership	Affordable housing (rented) Under 65	Affordable housing (rented) 65 and over
1 bedroom	5%	15%	25%	50%
2 bedrooms	30%	45%	30%	50% (2+ bedrooms)
3 bedrooms	45%	30%	35%	-
4+ bedrooms	20%	10%	10%	-

Specialist housing

C. New residential development of 500 or more dwellings will be expected to make provision for a range of specialist housing types.

D. The Council supports schemes for specialist accommodation for older people including age restricted general market housing; retirement living or sheltered housing; extra care housing or housing with care; and/or residential care homes and nursing homes.

E. The Council supports schemes for a range of housing to meet the needs of specialist groups including those with disabilities, special and mental health needs, looked after

children and care leavers.

F. In all cases the following criteria must be met:

i. The type of specialised accommodation meets an identified need and contributes to maintaining the balance of housing stock in the locality; and
ii. The proposal provides convenient access to existing or planned services and facilities which may be an integral part of the scheme or wider development; and
iii. The accommodation is suitable for the intended residents in relation to the quality and type of facilities and the provision of support and/or care; and
iv. The proposal should not result in an excessive concentration of such housing.

WNLP objectives: 7, 8, 10, 12

11.11. Technical housing standards – accessibility, space and water efficiency

Housing Standards: Accessibility

11.11.1. Following the Housing Standards Review, the Government introduced optional accessibility standards, with criteria for age friendly, accessible and adaptable housing. Local planning authorities can adopt levels of accessibility, above the current minimum Building Regulations standards, to meet local needs, according to local circumstances and subject to viability testing.

11.11.2. As identified in the HENA 2025, the level of identified need for M4(2) standard wheelchair user accommodation equates to around 5% of all new housing and for M4(3) around 5% in the market sector and a higher proportion of around 10% in the affordable sector.

Housing Standards: Space

11.11.3. It is important that dwellings are fit for purpose, with enough space for occupants to maintain their wellbeing through being able to socialise, have privacy, store belongings, pursue leisure activities, circulate, relax and study, prepare food, play, and deal with waste and recycling. The need for space to work has increased following the pandemic as an increased number of people work from home for at least some of their working time.

11.11.4. Ensuring sufficient space within the home is recognised as an important factor in helping to maintain people's wellbeing with associated benefits of improved physical and mental health. In particular, dwellings designed for people with mobility needs arising from frailty, disability or ageing will tend to require more generous space for circulation.

11.11.5. The Government has introduced a nationally described space standard for new housing which offers a consistent set of requirements with regard to the internal area of new dwellings and storage. These standards will be applied to

all new development across the area.

Housing Standards: Water Efficiency

11.11.6. As part of the housing standards review the Government introduced optional standards for water. The national maximum of 125 litres per person per day will continue to apply nationally, applied through the Building Regulations. However, in cases where there is an appropriate policy in a local plan this can be reduced to 110 litres per day. This would be imposed via a condition on planning permissions and applied through Building Regulations.

11.11.7. The Environment Agency 'Water Stressed Areas Final Classification' (2021) is a primary source of evidence which supports a tighter water efficiency standard. It identifies areas of serious water stress where household demand for water is (or likely to be) a high proportion of the current effective rainfall available to meet that demand. The Environment Agency advises the Secretary of State that the areas classified as 'Serious' in the final classification table should be designated as 'Areas of serious water stress'

11.11.8. The Anglian Water region, which covers almost all of the West Northamptonshire area, is identified as an area of serious water stress. In order to ensure future demands on the water supply are sustainably managed the higher water efficiency standard of 110 litres per person per day will be required for all new homes.

Policy HO7 – Standards for accessibility, space and water efficiency in new homes

A. To meet the needs of residents and to deliver homes which are capable of meeting people's changing circumstances over their lifetime the following standards will need to be met:

i. 5% of new homes must be designed to meet the requirements of Building Regulations Part M4(2) (Accessible and adaptable dwellings) or its successor standard.

ii. 10% of homes, where the Council is responsible for allocating or nominating occupants, are to be constructed to Building Regulations Part M4(3) (2) (b) or their successor and 5% of all new market dwellings are to be built to Building Regulations M4(3) (2) (a)..

iii. The standards set out in A.i. and A.ii. will be implemented proportionately across the housing mix

iv. Where it can be robustly evidenced that site specific factors such as vulnerability to flooding, site topography and other circumstances make a site unsuitable for M4(2) and M4(3) the requirements for part M in A.i. and Aii. will not be applied.

B. The internal floor area and storage provision of all new build homes must meet the National Space Standards as a minimum.

C. All new homes shall include water efficiency measures to comply with a limit of 110

litres per person per day, as set out in Building Regulations Part G2.

WNLP objectives: 1, 5, 7, 12

11.12. Self and custom home building

11.12.1. Self and custom build housing is housing built by individuals or groups for their own use, either by building the dwelling on their own or by working with builders. The Government is promoting this type of homebuilding, and requires local authority assistance by placing a duty on local authorities to maintain a register of interest through the Self-Build and Custom Housebuilding Act 2015, and subsequently a duty to grant sufficient planning permissions for self-build and custom housebuilding to meet this demand. The Council maintains such a register and further information can be found on its website.

11.12.2. National planning policy also requires the housing needs of those who wish to commission or build their own homes to be reflected in planning policies. In the base year (31 October 2023 to 30 October 2024), 42 applicants were entered on to the register, giving an indication of the level of demand for which the Council needs to ensure provision. Whilst the market has made provision for some self-build and custom build homes, it is important that the supply continues to come forward through various mechanisms and in a variety of locations. Therefore, in order to add to the supply the Council requires that 5% of plots on development sites of more than 100 dwellings be provided as serviced plots for self-build and custom build dwellings.

11.12.3. Applications for self-build housing will often be for individual plots. However, self-build can also come forward as part of a larger residential scheme. Applications on multi-lot sites must be accompanied by a design code to clearly set out what form of development is proposed to be pre-approved. This will ensure that development of individual plots within a multi-lot scheme is designed in such a way that they would not stifle development of the neighbouring plot, ensuring that a consistent development is delivered that is well integrated into the surrounding area, but allowing for design variation, creativity, innovation and originality.

Policy HO8 – Self-build and custom build homes

A. On sites of more than 100 dwellings, 5% of the total number of plots should be provided as serviced plots for self and custom build to contribute towards meeting the evidenced demand for self-build and custom build housing in the area. Plots which remain vacant after 12 months following the installation of roads and utilities, sufficient to make them serviced plots, can revert to other forms of housing provision if marketing evidence, following implementation of a marketing strategy agreed by the Council, demonstrates

that there have been no expressions of interest for the plots.

B. Serviced plots of land for self-build and custom build housing will also be supported on other allocated sites or permitted windfall sites where, overall, this would not result in an over-provision of this type of housebuilding when compared to the Council's supply/demand balance.

C. Outline applications for Self-Build and Custom Housebuilding schemes of more than one dwelling must be accompanied by a design code. The design code must address all of the following issues:

- Plot particulars (plot boundary and plot size)
- Land use and type of home
- Plot ratio percentage and minimum coverage requirements
- Ridge height ranges (expressed in metres)
- Building Lines
- Side/rear elevations
- Bin storage locations
- Landscaping – hard and soft
- Public boundary treatment

WNLP objectives: 12, 13

11.13. Houses in multiple occupation

11.13.1. HMOs primarily provide accommodation for people who are seeking short to medium term lettings including students, young professionals seeking work opportunities but not necessarily a commitment to a mortgage, deprived social groups who are unable to afford their own homes and international migrants.

11.13.2. Mapping showing the distribution of HMOs in West Northamptonshire (ONS, Census 2011), identified particular concentrations in parts of Northampton. There are a range of contributory factors that impact on this spatial emergence, including Northampton being a university town, and having employment opportunities tied to logistics/distribution centres and industrial estates. Furthermore, the relocation of the University of Northampton to its Waterside campus has resulted in a shifting geographical demand for HMOs.

11.13.3. To effectively manage the distribution of HMOs, a study of Housing in Multiple Occupation (December 2025) confirmed that to regulate the possible formation of new HMO and to avoid an over-concentration, the existing approach considered in the current Northampton Local Plan remains relevant and a saturation threshold of 10% of dwellings within a 50-metre radius should be used when considering proposals across Northampton.

11.13.4. HMOs contribute towards the area's housing supply and perform a vital role within the community. However, evidence shows that over-concentrations of

HMOs can lead to detrimental social, economic, cultural and environmental conditions, leading to adverse impacts on local neighbourhood characteristics. These include increased noise levels, parking issues and litter, all of which can have a negative impact on people's health and wellbeing. There are also concerns associated with the impact on the community mix, following changes of use from dwellinghouses to HMOs, whereby there is a perception that there are fewer families living permanently within the streets. Policy HO9 sets out criteria that need to be addressed when considering proposals for change of use of dwellinghouses to HMO.

Policy HO9 – Houses in multiple occupation

A. Within Northampton, proposals for change of use from dwellinghouses to a small house in multiple occupation (Class C4) or a large house in multiple occupation (sui generis) will be supported provided that less than 10% of the dwellings within a 50m radius of the application site are houses in multiple occupation.

B. All proposals for change of use from dwellinghouses to a small house in multiple occupation (Class C4) or a large house in multiple occupation (sui generis), applicants, throughout West Northamptonshire, will need to demonstrate:

i. Compliance with the Council's space standards for houses in multiple occupation; and
ii. Appropriate provision is made for car parking and secure cycle storage; and
iii. Sufficient secure refuse storage can be made within the curtilage of the site; and
iv. Proposals will not result in an increase in flood risk and risks arising from surface water drainage; and
v. Future occupants of any ground floor bedrooms are protected from flood risk.

WNLP objectives: 10, 11, 12

11.14. Student accommodation

11.14.1. West Northamptonshire is host to a range of higher and further education establishments, including The University of Northampton, a young university that has evolved from its educational institution origins, since the beginning of the 20th century and is situated at the modern Waterside Campus, to the south-east of the town centre.

11.14.2. There are currently around 2,300 bed spaces across the University Estate. These are split between three sites: the Waterside Halls (on campus), St. John's Hall (town centre) and the Scholars Green Student Village (north of the town). There is a further outline consented capacity for 180 beds at Waterside.

11.14.3. The accommodation at Scholars Green Student Village (860 beds) is becoming

aged and unfit for modern student demands. The University plans to replace the accommodation at a lower rate of 500-600 beds. The impact of this does not justify a change to the number of homes the Council should seek to deliver over the Plan period or active intervention in the market to deliver additional purpose-built student accommodation.

11.14.4. A private student accommodation scheme that delivered 201 units was completed in 2023 in the town centre (The Drapery) on the site of the former Debenhams store. An additional private scheme (101 units) is currently under construction nearby, in College Street.

11.14.5. The University has indicated that it does not currently plan for expansion, but instead modernise with focused growth on certain courses, in parallel with a movement away from other courses. Furthermore, they have seen a move away from students living on campus and towards living with parents or commuting in from neighbouring areas, which is thought to be linked to cost-of-living pressures.

11.14.6. Despite the above, it is acknowledged that proposals for purpose-built accommodation may be forthcoming. Whilst such accommodation can contribute to the development of balanced and mixed communities, careful consideration should be given to the scale and impact of such the developments on local residential amenity, whilst ensuring students are able to live in a convenient location, and in a well-managed development subject to restrictions on car usage to help maintain the character of residential areas.

Policy HO10 – Student accommodation

A. Proposals for student accommodation should be accompanied by the written support of the associated educational establishment, including confirmation that the proposed accommodation is suitable in terms of type, layout, affordability and maintenance regime. The Council will seek appropriate controls to ensure that, within academic terms, the approved schemes are occupied solely as student accommodation for the identified institution.

B. Applications will be supported subject to:
i. There being a proven need for student accommodation to serve the institution; and
ii. It being in an appropriate location for the institution served; and
iii. The location being well served by sustainable transport modes; and
iv. Having appropriate management arrangements in place to discourage students from keeping cars; and
v. Rooms and facilities being of an appropriate size for living and studying; and
vi. Proposals minimising any potential for antisocial behaviour and, if appropriate, being warden-controlled.

WNLP objectives: 10, 12

11.15. Gypsies, travellers and travelling showpeople

11.15.1. Local Plans must adhere to the NPPF (December 2023), Planning Policy for Traveller Sites (PPTS) (2024) and the Equalities Act (2010).

11.15.2. The PPTS states that local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople, which address the likely permanent and transit site accommodation needs of Travellers in their area, covering, where possible, a fifteen-year timeframe.

11.15.3. Of relevance to this Plan, local planning authorities should, within their local plans:

- Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets;
- Identify a supply of specific developable sites or broad locations for growth, for years six to ten and where possible for years eleven to fifteen;
- Relate the number of pitches or plots to the circumstances of the specific site and location of the sites and the surrounding population's size and density;
- Protect local amenity and environment

11.15.4. As part of the evidence base for the local plan West Northamptonshire Council had a Gypsy and Traveller Accommodation Needs Assessment (GTANA) prepared, to identify current and future need between 2025-2043.

11.15.5. The GTANA methodology considers accommodation needs in the study area using an analysis of primary and secondary data with accommodation needs calculation steps based on a model suggested in the 2007 DCLG Guidance and the current practice guidance i.e. Planning Policy for Traveller Sites (PPTS) (2024). In In conclusion a need for 83 pitches is identified over the plan period with 44 of those pitches in the first five years.

11.15.6. In terms of the need for Travelling Showpeople plots, the need over the period 2025 – 2043 is considered to be 9 plots.

11.15.7. For the purposes of this Local Plan, a criteria-based Policy is proposed that will enable more detailed consideration to facilitating the demand identified, as well as the assessment of any planning applications that might materialise over the plan period from households not considered by the GTANA. To maintain existing provision, existing permanent sites with planning permission for Gypsies, Travellers and Travelling Showpeople will be protected from alternative forms of development.

11.15.8. The process of identifying specific sites for Gypsies, Travellers and Travelling Showpeople a Call for Sites was undertaken as part of the consultation on the

previous Regulation 18 version of this plan in 2024. A further specific call for site was also undertaken between 02 December 2025 and 26 January 2026 enabling specific sites, as required by the PPTS (2024), to be identified in the future Regulation 19 local plan.

11.15.9. In the interests of sustainability, and in line with the other housing policies, there is a presumption that demand for accommodation will be within the settlement confines or identified housing allocations. The availability (or lack) of alternative accommodation for applicants will be a relevant matter in the consideration of any applications for pitches and plots outside of settlement confines or identified housing allocations.

11.15.10. In all cases, where new or extensions to existing sites are proposed, early engagement with the Council is strongly recommended. Where proposals are being considered that may be contrary to this policy approach, WNC will assist in an assessment of alternative options that may exist in more sustainable locations.

Policy HO11 – Gypsies, travellers and travelling showpeople

A. Provision will be made for the accommodation of Gypsies, Travellers and Travelling Showpeople to meet the needs identified in the most recent Gypsy, Traveller and Travelling Showpeople needs assessment.

B. Applications for planning permission must meet the following criteria:

i. The site has safe and convenient vehicular access from the public highway, and provides adequate space for parking, turning and servicing on-site; and

ii. The site is reasonably accessible to a range of services set out in national policy, i.e. shops, public transport, primary health care and schools; and

iii. The site will provide an acceptable standard of amenity for the proposed residents. Sites which are exposed to high levels of flood risk and noise and air pollution are not acceptable; and

iv. The site will be capable of providing adequate on-site services for water supply, power, drainage, sewage disposal, waste disposal, composting and recycling facilities; and

v. The scale and location of the site will not have an unacceptable impact on the landscape, local infrastructure and existing communities; and

vi. In the case of sites for Travelling Showpeople there will be sufficient space for the storage and maintenance of equipment and the parking and manoeuvering of all vehicles associated with the occupiers. Additional screening may be required having regard to the nature of the equipment that is stored.

C. The Council will seek to protect existing permanent sites with planning permission for Gypsies, Travellers and Travelling Showpeople, from alternative forms of development, unless it can be demonstrated that they are no longer required to meet identified need.

D. Where applications relate to sites outside of settlement confines, a lack of alternative accommodation for the applicants should be demonstrated in an accompanying statement, unless otherwise agreed with the local planning authority.

E. New sites or extensions to existing sites should be accompanied by a proportionate management plan, to ensure effective management of the site in line with the above policy requirements.

WNLP objectives: 7, 8, 10, 12

11.16. Rural worker's accommodation

11.16.1. To promote sustainable development within rural areas the NPPF requires local authorities to resist new isolated homes within the countryside. However, the NPPF does identify the special circumstances that may make it appropriate for an isolated home and this includes the essential need for a rural worker to live permanently at or near their place of work within the countryside.

11.16.2. This Plan has a positive approach to supporting the rural economy and supports proposals which sustain and enhance the rural economy by creating or safeguarding jobs and businesses where they are of an appropriate scale for their location and respect the environmental quality and character of the rural area.

11.16.3. The rural nature of the area both in terms of its settlements and economy means that rural workers accommodation is an important issue which requires guidance. Policy HO12 seeks to ensure that there is adequate provision of rural worker accommodation within the area provided certain tests are met. Any such proposals will be required to demonstrate the need, through the provision of independent evidence that the dwelling is essential and is justified through the nature and demand of the work that requires workers to be located at or near to their place of work. Other tests that will need to be met relate to the function, financial viability and design of the proposal to ensure its necessity and that it does not adversely impact the rural character of the surrounding area.

11.16.4. As part of this process the applicant will have to demonstrate financial sustainability through the provision of information such as certified accounts over a minimum one-year period, or a suitable business plan. It will also be expected that such rural accommodation will be subject to a restrictive occupancy condition and permitted development rights may also be removed.

11.16.5. In some circumstances, where it may be difficult to demonstrate long term financial sustainability, such as for a new rural enterprise, it may be appropriate to grant a temporary planning permission for the proposed associated rural workers accommodation, for example to allow for temporary accommodation to

assist with establishing the viability of the business. This will normally be for a period of three years, after which period the enterprise would be regarded as well-established.

Policy HO12 – Rural worker's accommodation

A. The provision of accommodation for a Rural Worker will be acceptable when it is demonstrated that there is an essential need for the dwelling to ensure the function of the rural business and where all of the following criteria can be satisfied;

i. The functional need cannot be accommodated within an existing settlement, an existing dwelling or provided through the re use or conversion of existing buildings; and
ii. The proposal is of a scale commensurate with the function and need; and
iii. The proposal relates to a demonstrably financially viable well-established activity; and
iv. The proposal is appropriately sited to meet the functional need, with appropriate access and servicing; and
v. The proposal is well related to existing rural buildings and other dwellings or positively integrates with the surrounding countryside and appropriately reflects the distinctive rural character.

B. Temporary accommodation for new rural enterprises will be acceptable where it is demonstrated that there would be an essential need to ensure the function of the rural business, so as to enable the long term financial sustainability of the enterprise to be assessed when well established, subject to meeting criteria A i, ii, iv and v.

WNLP objectives: 3, 10, 12, 16

11.17. Residential canal moorings

11.17.1. Residential boats and their dwellers on both permanent and temporary visitor moorings can contribute to diversity of housing in West Northamptonshire. It is a lifestyle choice for some people, however, others do so because of a lack of affordable accommodation.

11.17.2. The Gypsy and Traveller Accommodation Assessment 2025 (GTAA) highlights a growing recognition of the accommodation needs of boat dwellers. Stakeholder engagement identified a growing number of boat dwellers seeking permanent moorings and a concern about the limited availability of authorised residential moorings. Challenges include restrictions on year round occupancy at marinas, availability of utility infrastructure and access to services. The GTAA estimates a need for 69 additional permanent residential moorings over the Plan period.

11.17.3. Policy HO13 sets out the criteria against which new residential canal moorings will be assessed. The Council will resist proposals for permanent residential moorings where they would result in the loss of visitor/short term moorings or boatyard services.

11.17.4. Where residential moorings are demonstrated to be needed, they will need to be situated in mooring basins, marinas or boatyards within or adjacent to defined settlement confines and be proportionate to the size of the settlement.

11.17.5. A further consideration is that the Grand Union Canal and a short stretch of the Oxford Canal pass through West Northamptonshire and are designated conservation areas. There is potential for proposals to impact on the significance and setting of the conservation areas and other heritage assets. Proposals will be considered against relevant heritage policies in chapter 13.

Policy HO13 – Residential canal moorings

A. The Council will protect existing authorised permanent residential moorings from proposals to change them to visitor (non-permanent) moorings unless robust evidence demonstrates that they are no longer needed for an identified local accommodation need.

B. The Council will support proposals for permanent residential moorings provided that:

i. The mooring(s) is in a mooring basin, marina or boatyard that is within or adjacent to a defined settlement confine. The scale of the proposal should be proportionate to the size and form of the settlement it adjoins; and

ii. An adequate and appropriate range of services and ancillary facilities to meet the needs of the occupiers of the residential moorings exists or can be provided; and

iii. It would not result in the loss of moorings available to visitors/short stay use; and

iv. It would not impede the use of or navigation of the waterway; and

v. It would not have an adverse impact upon the character or appearance of the surrounding area and the amenities of neighbouring occupiers; and

vi. It would not have an adverse impact upon protected species, priority habitats and designated wildlife sites; and

vii. It has adequate car parking and makes provision for safe access for service and emergency vehicles and pedestrians; and

viii. It makes adequate provision for recycling and the disposal of waste; and

ix. It provides for the installation of pump-out facilities (where on mains sewer) unless there are adequate facilities in the vicinity.

WNLP objectives: 2, 3, 4, 5, 8, 10, 12

Chapter 12: Economic Growth

12.1 Introduction and overview

12.1.1 West Northamptonshire has and benefits from its strategic location at the centre and heart of England. It is located at the crossroads of the M1 running north to south, and the A14 and M6 providing east to west access. The A5, A43 and M40 also provide strategic road connections. The excellent transport infrastructure through road and rail links connects West Northamptonshire to major cities such as London and Birmingham, and the rest of the country. Additionally, connections to mainland Europe via the Haven ports cluster on the east coast (located in Felixstowe, Harwich, Ipswich) further enhance the region's accessibility for national and international business operations.

12.1.2 Rail links provide fast access to major cities and airports, with journeys to London and Birmingham taking under an hour. Luton Airport is less than an hour away by car, while Heathrow and Gatwick can be reached by rail in roughly two to three hours depending on connections. These strong transport links significantly boost the area's connectivity and attractiveness for employment and investment.

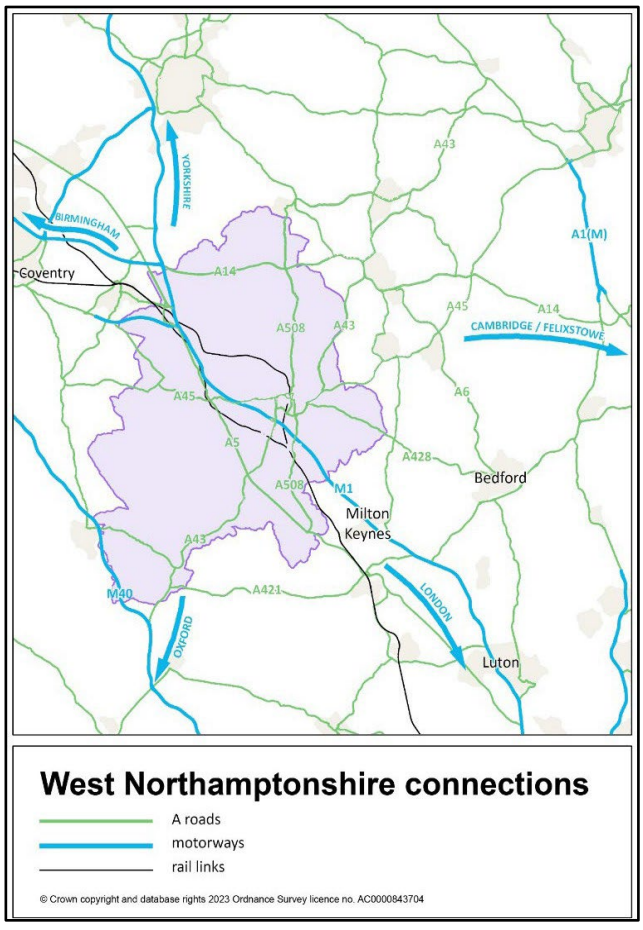


Figure 36: West Northamptonshire connections

12.1.3 West Northamptonshire falls within the area formerly covered by the South East Midlands Local Enterprise Partnership (SEMLEP), which promoted sustainable economic growth across the Southeast Midlands area. SEMLEP's functions were formally transferred to WNC on 1 April 2024, following a Government decision to integrate Local Enterprise Partnership responsibilities into Local Authorities. Many of the evidence base documents produced by SEMLEP remain relevant to planning for the economic growth of West Northamptonshire.

12.1.4 In June 2025, the Government published its Modern Industrial Strategy, setting out a new national framework for economic growth, innovation, and skills. The Council's Economic Growth Strategy (2025) and this Local Plan are among the first to be developed in the context of this new Strategy, ensuring that local priorities are aligned with the latest national ambitions.

12.1.5 West Northamptonshire is strategically located within the Oxford-Cambridge Growth Corridor, a nationally significant area for science, technology, and innovation. This central position provides opportunities to attract investment and drive growth in high-value sectors, supported by ongoing Government commitments to infrastructure and connectivity improvements across the corridor.

12.1.6 This chapter is informed by a range of evidence including the West Northamptonshire Housing and Economic Needs Assessment 2025 (HENA, 2025), which provides the core quantitative assessments and forecasting of future employment needs and land requirements over the plan period.

12.1.7 In assessing the economic context for planning, it is useful to consider long term trends. The West Northamptonshire economy has experienced expansion during the last couple of decades, although it was impacted by the recession in 2008 and the Pandemic in 2020. Employment continued to grow until the onset of COVID19. Key findings from various sources of information indicate a similar trend:

a. Findings within the West Northamptonshire HENA (Iceni, 2025), show there were an estimated 224,000 jobs across West Northamptonshire in 2023. Employment in West Northamptonshire grew by 23,000 since 2015, a higher rate (11%) when compared to the regional and national rate. Sectors with the highest employment concentration are health; followed by transport and storage and then professional, scientific and technical. During the past eight years, West Northamptonshire has experienced its most significant employment growth within the transport & storage; health and professional, scientific and technical sectors.

b. The 2021 Census states that the proportion of the West Northamptonshire resident population employed in wholesale and repair of motor vehicles is 18.1%, which is higher than the national average of 15%. 7.6% are employed in transport and storage compared to 5% nationally. Manufacturing has continued a long-term decline falling to 8.7% in 2021, (from 10.4% in Census 2011) but remains higher than the national average proportion of 7.3%. Between the 2011

and 2021 Censuses the largest industry increases were in construction (up 45%), transport and storage (up 28.1%), health and social work (up 25.3%). For the same period the most significant occupation changes can be found in elementary construction (116.4% change), Chief Executives and Senior Officials (103.9% change) and research and development Managers (101.6% change).

c. According to NOMIS Labour Market Profile (ONS), West Northamptonshire had a population of 426,707 in 2021. For the period April 2024 to March 2025, 218,000 were economically active, of which 208,600 were in employment and 9,300 unemployed. When compared to the East Midlands and Great Britain, this data shows that the level of unemployment across West Northamptonshire is lower than both. Employment levels were also higher in West Northamptonshire than East Midlands and Great Britain.

Economic status	West Northamptonshire (numbers)	West Northamptonshire (%)	East Midlands (%)	Great Britain (%)
Economically active	218,000	81.3	78.2	78.5
In employment	208,600	77.5	74.9	75.4
• Employees	186,500	70.5	66.6	65.7
• Self employed	20,600	6.9	8.1	9.4
Unemployed	9,300	3.1	4.1	3.9

Figure 37: Employment and unemployment. Source: NOMIS Labour Market Profile (ONS)

12.1.8 With focus on strategic employment sites in Northampton; one notable example of a successful employment area is the Northampton Waterside Enterprise Zone (NWEZ) which continues to be a key area for regeneration and development opportunities. Since its establishment in 2012, the NWEZ has progressed or delivered a wide range of projects including the redevelopment of the railway station, the WNC offices in Angel Square, the refurbishment of Vulcan Works for a creative hub and the relocation and development of the University of Northampton Waterside campus. A masterplan for the land at FOUR Waterside is underway with a development partner to progress the schemes. Over 6,000 jobs have been created since its inception, including those within the construction industry (as of December 2023), with further employment expected as new schemes come forward.

12.1.9 Northampton hosts several other strategic employment sites including Brackmills (which accommodates the Barclaycard Headquarters), Moulton Park and Swan Valley and Pineham, and Panettoni Park at Junction 16. At Junction 15, the Northampton Gateway rail freight interchange development is underway and when completed, it is expected to create around 7,500 jobs. These sites meet the needs of larger, national companies and employers who are looking for modern, flexible

premises.

12.1.10 Alongside these strategic employment sites, there are a number of existing local employment sites which offer previously occupied small and medium sized premises. These are generally more affordable and cater for local provisions and services. Supporting these sites is essential to maintain a diverse range of employment opportunities. Key locations include Round Spinney, Kingsthorpe, and the Central Area of Northampton, Arrow Park, Buckingham Road Industrial Estate, Oxford Road industrial estate in Brackley and Drayton Fields Industrial Estate, Royal Oak Industrial Estate, Heartlands Business Park, Long March Industrial Estate, Broad March, all in Daventry.

12.1.11 Across West Northamptonshire, the economy is supported by a diverse range of locations and sectors. Major hubs such as Daventry International Rail Freight Terminal (DIRFT), and Silverstone play a vital role alongside the network of market towns and over 190 villages set within a predominantly rural landscape. These areas collectively support advanced manufacturing, logistics, high-performance engineering, rural enterprise, tourism, and home-based businesses. The reuse of redundant agricultural buildings and the growth of small and medium-sized enterprises continue to contribute to the vitality and resilience of the area.

12.1.12 To the western part of West Northamptonshire where Daventry is the principal town, the majority of the current employment land supply is concentrated at DIRFT, a strategic B8 development scheme. Other strategic employment sites also play a vital role in supporting Daventry's economy. Accommodating various sectors and small to medium sized enterprises. Of particular importance is the growth in modern manufacturing, including advanced engineering and automotive industries. Key locations include Drayton Fields (incorporating Apex Park and Heartlands), Royal Oak Industrial Estate, the Marches, Catesby Innovation Centre, Brixworth, Crick, Long Buckby, Weedon and Woodford.

12.1.13 Towards the south to south-east of West Northamptonshire has low unemployment rates and offers a higher proportion of skilled employment opportunities. In addition to securing land and infrastructure for new businesses, there is a need to consider how a sustained delivery of skilled workforce can be supported to encourage growth across different sectors such as high-performance engineering, advanced manufacturing, clean energy, tourism, the visitor economy, and the rural economy (including small, rural trades and agriculture). The area accommodates some key organisations which contribute to the economy, including Silverstone Circuit, Silverstone Park, and Caswell Science & Technology Park. The Northamptonshire Tourism Strategy (January 2024) highlights that festivals and events are an important component of Northamptonshire's visitor economy, with 256 events held annually across the area. The larger flagship events, such as Formula 1 and Moto GP at Silverstone, attract hundreds of thousands of people and generate significant economic impact.

12.1.14 The visitor economy plays a significant role in West Northamptonshire's economy. According to the Northamptonshire Tourism Strategy, Northamptonshire has over

18 million visits annually, generating more than £1 billion in spending, supporting over 30,000 jobs and 3,000 businesses. The West Northants visitor economy provides a valuable source of employment and growth which is vital for the sustainability of rural areas. Some of the major attractions include:

- Silverstone Circuit, an internationally renowned motorsport venue.
- Heritage assets including Sulgrave Manor, the ancestral home of George Washington; and
- Sporting and entertainment assets such as Towcester Racecourse.

12.1.15 Silverstone Circuit, home to the British Grand Prix, is a key driver of the West Northamptonshire economy. It acts as a hub for high precision engineering, sport and performance technology industries. The circuit also supports the tourism and education sectors, with hotels, spas and related services benefiting from its global profile. Additionally, the Silverstone University Technical College provides apprenticeships and additional qualifications for those who wish to enter the industry. They offer Key Stage 4 GCSE's and professional and technical courses, as well as 6th form offering AS/A-Levels, and BTECs/EALs.

12.1.16 The 2021 Census shows a significant increase nationally in home working during the pandemic, with fewer people commuting to workplaces. This trend was also evident across West Northamptonshire, although the proportion of home workers was 2.4 percentage points below the national average (ONS, Is hybrid working here to stay?, May 2022).

12.1.17 Recent evidence from the West Northamptonshire HENA 2025 highlights the` ongoing impact of the pandemic on working practices, particularly in office-based sectors. Analysis of ONS data shows that as of early 2025, around 42% of workers across the UK continue to work from home some or all the time (13% solely at home, 29% hybrid). This figure is slightly lower for East Midlands at 39% (15% homeworking, 26% hybrid). Furthermore, hybrid workers spend approximately 60% of their working days at home, resulting in an overall home working rate of approximately 30 to 31%.

12.1.18 The evidence base concludes that post-pandemic occupancy (office based) is around 30% of pre-pandemic levels, which has been factored into employment land forecasts for the area. Office market trends are evolving as demand focuses on high quality spaces that facilitate collaborative working and social interactions, with businesses increasingly considering their floorspace needs for peak mid-week occupancy. These trends are expected to continue, influencing the demand for office floorspace and shaping the future provision of employment land in the area.

12.2 The number of jobs required

12.2.1 The HENA projects employment growth of between 30,800 and 32,200 jobs in West Northamptonshire over the period 2025 to 2043. These forecasts are driven primarily by increases in professional and other private services, public services

(including health), and transport and storage, alongside continued investment in the area's key employment locations. These forecasts provide important context for understanding the scale and direction of future economic activity across the area.

12.3 Meeting jobs growth

12.3.1 While job growth does not directly determine employment land requirements, future employment needs require a clear and deliverable supply of employment land aligned with projected job growth. The HENA translates forecast job growth into employment land requirements by assessing the relationship between future employment levels, employment densities and the type of land needed to support different sectors.

12.3.2 Based on a range of detailed modelled labour demand and supply scenarios, the HENA identifies a requirement for approximately 15.8 ha of office and Research and Development (R&D) land, 104 ha of local industrial and warehousing land, and between 484 ha (minimum) and 601 ha (higher scenario) of strategic employment land reflecting key sectors including professional services, manufacturing, and logistics.

12.3.3 When assessed against the current supply, this results in a small deficit of –3.3 ha for office and R&D, a technical surplus of +15 ha for local industrial, and significant shortfalls of –177 to –294 ha for strategic industrial land. This translation of job growth into land need ensures that the Plan provides sufficient land to accommodate the scale of employment expected across West Northamptonshire, while ensuring conformity with the NPPF requirement to plan positively for economic growth and maintain a flexible and responsive supply of employment land.

Measure	Office (plus Research and Development)	Local Industrial	Strategic Industrial minimum	Strategic Industrial maximum
Need	15.8	104	484	601
Supply	12.5	119.1	307	307
Supply and Demand Balance (ha)	-3.3	+15.1	-177	-294

Figure 38: Supply and demand balance (ha) - Source: HENA (2025), Iceni

12.3.4 The NPPF requires planning policies to create conditions in which businesses can invest, expand and adapt, therefore ensuring that businesses in areas with high levels of productivity can capitalise on their performance and potential.

12.3.5 Building on the employment forecasts outlined above, the HENA (2025) emphasises the importance of ensuring adequate land supply across office,

industrial and logistics sectors to accommodate this growth. The strongest growth is expected to be in professional and other private services, public services (including health), and transport and storage, while manufacturing is expected to decline. Key locations such as Northampton, the Waterside Enterprise Zone, Daventry, DIRFT, Towcester, Brackley and Silverstone, and the wider rural and visitor economies, will play a significant role in supporting a diverse and accessible local economy and the creation of new businesses and jobs.

12.3.6 Policy EC1 therefore provides the employment land requirements (in hectares) consistent with the evidence base. While the policy does not specifically apply floorspace figures, development proposals must demonstrate that the scale and design, including mezzanine floorspace, are appropriate for the size and surroundings of the site. For development management purposes, any proposed gross internal area (GIA), includes mezzanine floors.

12.3.7 New jobs will also be created by:

1. Ensuring that a wide range of high-quality economic development locations continue to be made available and attractive to the market including regeneration sites within Northampton, Daventry, Towcester, Brackley, Northampton Waterside Enterprise Zone, DIRFT, Northampton Gateway, developments at J16 and Silverstone.
2. Strengthening and clustering growth sectors including professional and other private services, public services (including health), and transport and storage, as well as advanced manufacturing, motorsports, advanced logistics, life sciences, clean energy and creative and digital (in line with the area's economic growth strategy).
3. Enhancing the digital infrastructure and the introduction of "Smart Communities".
4. Diversifying and expanding the local economy and growth in leisure, heritage, culture and tourism.
5. Increasing, attracting and supporting the creation of a skilled labour force including those with the life sciences and technology.
6. Nurturing the entrepreneurial ecosystem for new employers to start up and grow, creating new businesses, new employment opportunities and local economic benefits.
7. Delivering quality business support to ensure business survival rates and the viability of employers in the local region, particularly in regard to issues such as decarbonisation and securing funding.

12.3.8 Affordable workspace refers to business premises that are made available to occupiers at a cost below the existing market rate for comparable space. Provision of affordable workspaces and facilitating small and medium sized enterprises (SMEs), for example, through schemes such as Vulcan Works, Bizspace, and The Old Granary in Northampton, or the Icon Centre in Daventry will help increase business start-ups and growth. Opportunities to deliver affordable and flexible workspace will be

supported due to the importance of them in job creation and contributing to a diverse local economy.

12.3.9 The HENA (2025) distinguishes between local and strategic employment land to ensure the plan meets a range of business needs:

- **Local employment land**: Sites and units under 9,300 sq m, mainly serving local businesses and SMEs. These support start-ups, smaller firms, and local economic resilience.
- **Strategic employment land:** Larger sites and units over 9,300 sq m, typically for logistics, distribution, and national or international occupiers. These are often located near major transport routes and support West Northamptonshire's role as a logistics hub.

Policy EC1 allocates land for both types, as recommended in the HENA.

12.4 Provisions for offices

12.4.1 The HENA (2025) identifies the office market is challenging, with new build not considered viable for speculative development. Transactions are typically smaller, secondary space within the town centres. For West Northamptonshire, the report recommends planning for 10ha (50,000 sq m) of dedicated office space, although it notes that this would mainly be delivered as part of mixed-use schemes. Given this, some new provision specifically for solely offices is proposed and it is expected further provision will come forward as part of other allocations, including Four Waterside in Northampton. The following figure shows the allocated sites for office provision (including research and development).

Location	Address	Policy reference	Site size, land available (ha)
Northampton	Horizon House, St Peter's Way	N24	2.5
Northampton	Waterside Enterprise Zone	Part of N4 (site N3iii)	0.98

Figure 39: Office and R&D employment sites

12.5 Provisions for local industrial and warehousing

12.5.1 The plan area has a substantial pipeline of employment floorspace for local industrial and warehousing units (typically under 9,300sq m) including sites with planning permission and allocations in part 2 local plans.

12.5.2 Modelling in the HENA identifies a range of 70ha to 104ha should be provided for based on gross completions and net absorption. However, it notes that the completions model better reflects market activity and therefore is more appropriate to provide for the upper end of the range (104ha).

12.5.3 The HENA 2025 concludes that there is a sufficient supply of employment land for both B and E(g) Classes to meet local growth demand if the current supply pipeline is safeguarded.

12.5.4 Smaller and older business units play an important role in servicing the needs of local businesses looking for affordable premises to start up or sustain their operations. These units are sometimes located within residential areas rather than employment areas, and in or within close proximity to neighbourhood level centres. For example, premises in Bunting Road, Northampton as well as within the central Northampton area. The HENA 2025 emphasises the importance of safeguarding these premises to maintain a sustainable supply of affordable, small scale business space. The evidence also indicates that there are ongoing challenges in delivery of small units.

12.5.5 The following figure shows sites allocated for local industrial (including SME). It should be noted that some of these sites are also providing for Strategic Industrial and Warehousing and therefore are named in both.

Location	Address	Policy reference	Site size, land available (ha)
Northampton	Sixfields East	N7 (i)	10.18
Northampton	Crow Lane	N7 (ii)	2.92
Northampton	North of Martins Yard	N7 (iii), N23	1.4
Daventry	Land off Newnham Drive	D9	0.4
Daventry	South East Gateway	D10	19.7
Towcester	Woolgrowers Field	T5	4.5
Towcester	Bell Plantation	T4	8.75
Towcester	Tiffield Lane	T6	1.8
Cosgrove/Old Stratford	Former Furtho Pit	EC8	5.28
Whittlebury	Shacks Barn	EC9	10

Figure 40: Local Industrial and SME Employment Sites

12.6 Provisions for strategic industrial and warehousing

12.6.1 According to the SEMLEP Warehousing and Logistics Study (Iceni, 2022), warehousing employment grew substantially between 2015 and 2020, increasing by over 50% from 31,750 to 47,500 jobs. These figures remain the most recently published warehouse employment data for the sector. The report acknowledged both opportunities and challenges in managing the growth of this sector and recommended that the demands of the logistics sector be considered as part of a balanced policy approach towards securing good growth and sustainable places. While no new warehousing-specific employment count has been published since, the HENA (2025) provides updated evidence showing that the wider Transport and Storage sector has continued to expand strongly, recording a 53% increase between 2015 and 2023 and now accounting for 12% of all jobs in West Northamptonshire.

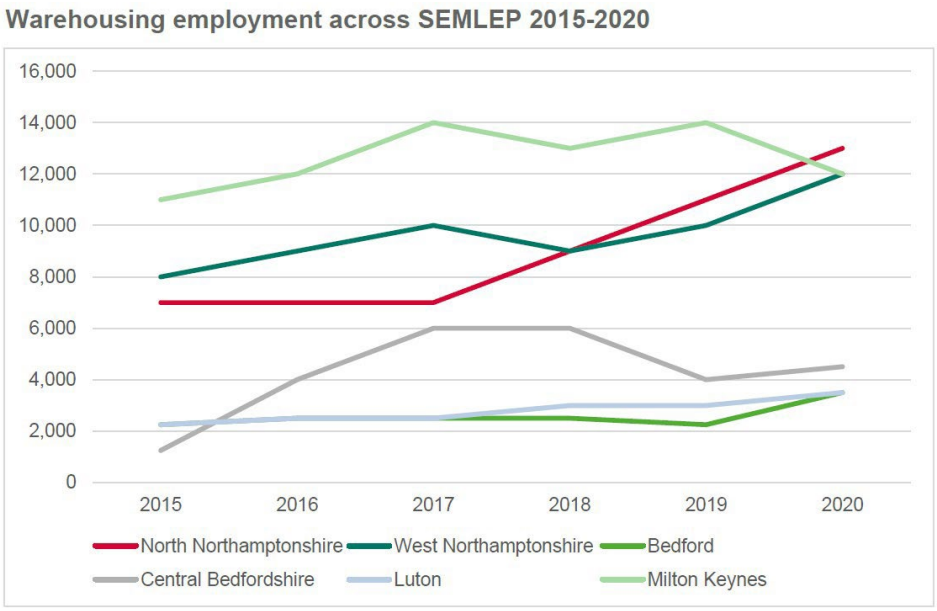


Figure 41: Warehousing across SEMLEP 2015 – 2020

12.6.2 The HENA 2025 confirms the important role of logistics and warehousing in the local and regional economy, with the area's strategic location supporting ongoing demand. The HENA highlights that although vacancy rates have increased, demand remains robust, and future policy should continue to plan positively for the sector, ensuring that land supply and site allocations reflect both local and strategic requirements. For strategic warehousing, the identified need ranges from 229 ha to 864 ha. Given the large market area covered by strategic occupiers, the minimum strategic need recommended in the HENA is around 484 ha, based on completions trends with some land recycling. A higher level of need at around 601 ha could be considered, which more closely aligns with market signals.

12.6.3 The plan area has a substantial pipeline of strategic warehousing including sites with planning permission and allocations in part 2 local plans. This amounts to some 307 Hectares, the details of which is set out in the Economic Growth Background Paper, leaving a further minimum of 177Ha to be identified in this plan.

12.6.4 The delivery of additional sites of strategic warehousing (units over 9,300 sq m) will be at Northampton land south of Junction 16 of the M1 (Policy EC10), Land east of M1 (extension of Daventry International Rail Freight Terminal, Policy EC11), and Northampton South of Junction 15 M1 (Policy EC13). These locations have been selected for their proximity to the strategic road and rail network, their ability to accommodate large-scale buildings, and their alignment with market demand for logistics and distribution. This spatial approach ensures that the strategic requirement in Policy EC1 is deliverable and appropriately located in West Northamptonshire. Other allocations contributing to the need are set out in figure 42 below.

Location	Address	Policy reference	Site size, land available (ha)
Cosgrove/Old Stratford	Former Furtho Pit	EC8	10.56
Northampton	South of Junction 16 M1	EC10	55
Daventry	Land east of M1 (extension of DIRFT)	EC11	106
Northampton	South of Junction 15 M1	EC13	65
Towcester	Bell Plantation	T3	26.25
Towcester	Tiffield Lane	T5	8.4

Figure 42: Strategic Industrial and Logistics Sites

Policy EC1 – Employment land provision and affordable workspaces

A. Provisions will be made to accommodate the employment land requirements for West Northamptonshire over the plan period. This will be achieved through allocations made in this Plan, existing commitments, and allocations in Neighbourhood Development Plans. Provision will be made for the following minimum requirements:

i. Office and Research and Development: Approximately 15.8 ha, of which a minimum of 10 ha should be dedicated office space,
ii. Local industrial and warehousing (units under 9,300 sq m): Approximately 104 Ha,
iii. Strategic industrial and warehousing (units over 9,300 sq m): Approximately 484 ha.

B. In addition to meeting these minimum requirements, the Council will support a broad range of employment generating uses, such as advanced manufacturing and advanced logistics, life sciences, motorsports, creative and digital, innovative technologies, and clean energy.

C. The Council will support new developments which will provide affordable workspaces.

WNLP objectives: 14, 15

12.6.5 In addition to identifying future employment land needs, the Plan must ensure that the existing stock of employment sites is protected, managed and enhanced to support a resilient and diverse economy. Policy EC2 provides the framework for achieving this.

12.6.6 The West Northamptonshire Economic Growth Strategy 2025 sets out the Council's vision for a diverse, resilient, and innovative local economy. It identifies priority sectors such as advanced manufacturing, logistics, life sciences, digital, and the visitor economy, and emphasises the importance of skills, innovation, and inclusive growth. Policy EC2 seeks to ensure that employment development proposals actively

contribute to these strategic objectives, supporting the area's long-term economic success.

Policy EC2 – Supporting employment sites and economic development

To help create jobs and to support a vibrant, successful and developing local economy, existing and allocated employment sites and industrial estates across West Northamptonshire will be retained for employment uses (Classes E(g), B2 and B8).

A. Proposals should demonstrate how they have regard to the priorities of the West Northamptonshire Economic Growth Strategy 2025, as appropriate to their scale and nature.

B. Proposals for E(g), B2 and B8 uses, including the expansion of existing businesses, will be supported where they promote and support the role and performance of the employment area and do not harm the amenity of surrounding residential properties. Where possible, new development should provide for a range of unit sizes to enhance choice for businesses.

C. Alternative uses or redevelopment which will result in the net loss of employment activity will only be supported if reliable, up-to-date evidence is provided demonstrating that the employment provision is:

i. No longer required; and
ii. No longer viable and/or has no realistic prospect of being re-used for employment purposes through refurbishment, adaptation, sub-division or redevelopment; or
iii. There is a clear conflict with adjoining uses that cannot be mitigated, and all reasonable means to resolve the conflict have been explored.

D. Proposals for alternative employment-generating or non-employment uses must demonstrate:

i. There would be no direct or cumulative negative impact on the vitality, viability or function of the employment area and other centres;
ii. Good accessibility by walking, cycling and public transport for the proposed use;
iii. That the proposal supports the role and performance of the employment area;
iv. That there are no other more suitable locations outside of the employment area that are available;
v. Where the Council considers there may be an adverse impact on the provision of E(g), B2 or B8 uses, robust evidence (including at least 12 months' active marketing and that no suitable interest has been expressed) is provided that the site is no longer attractive to the market for these uses.

E. Proposals for new E(g), B2 or B8 development beyond defined employment areas will only be supported where:

i. The development is well-related to an existing employment area;
ii. There is insufficient capacity within existing employment area to accommodate the proposal;

iii. The scale, character, and location are appropriate and do not result in unacceptable harm to amenity;
iv. It is demonstrated to be necessary to support the role and function of the employment area or strategic site.

WNLP objectives: 14, 15

12.7 Supporting the rural economy

12.7.1. For the purposes of this section, the rural areas of West Northamptonshire are defined as all areas located outside the urban confines of Northampton, Daventry, Brackley and Towcester.

12.7.2. The rural economy refers to all forms of economic activity that take place in the rural areas of West Northamptonshire, including agriculture, forestry, food production, tourism, leisure, visitor attractions, small-scale employment, home-based businesses, and the diversification of farm and related enterprises. The rural economy also encompasses the services, facilities, and supply chains that support these activities, and plays a vital role in sustaining rural communities, maintaining local employment, and supporting the overall economic resilience of the area.

12.7.3. The majority of West Northamptonshire is rural in nature, with a dispersed network of almost 190 villages and hamlets. These rural communities account for approximately one-third of West Northamptonshire's population. Economic growth in the rural areas needs to be supported by encouraging the diversification and expansion of agricultural and other businesses and enterprises. It is accepted that there are benefits for agricultural holdings to diversify use of land and buildings for other suitable activities or development. These might include converting redundant barns for office use or workshops, storage, farm shops, bed and breakfast, energy crops, or acceptable sport and leisure uses like campsites. These can be important in providing agricultural business additional income to ensure long-term viability and create job opportunities in the rural economy. Suitable uses will allow more efficient use of buildings and land while fitting in with farming practices, rural surroundings and maintaining openness of the rural environment. Such opportunities also support the growth of the visitor economy, as well as where conversion of properties to short term holiday lets is an increasing trend.

12.7.4. In encouraging economic resilience and agricultural diversification, it is important that the countryside is not spoilt, whilst balancing the need to ensure that agricultural holdings and other rural businesses remain viable operations. Diversification proposals should contribute effectively to the agricultural business and the rural economy while integrating new activities into the environment and the rural scene. Diversification must be seen within the context of the future of the farm or rural business, or estate as a whole.

In determining what is 'small-scale' for purposes of Policy EC3 regard will be had to the physical scale and nature of the proposals and also the operational impacts that it would have on the area in which is located and the communities of that area.

Policy EC3 – Rural economy

A. Development proposals which sustain and enhance the rural economy by creating or safeguarding jobs and businesses will be supported where they are of an appropriate scale for their location, respect the environmental quality and character of the rural area and protect the best and most versatile agricultural land.

B. The following types of development are considered acceptable within the rural areas:

i. The re-use of farm buildings in accordance with Policy R5
ii. Schemes for farm diversification involving small-scale business and commercial development
iii. Small–scale tourism proposals including visitor accommodation
iv. Proposals that recognise the economic benefits of the natural and historic environment as an asset to be valued, conserved and enhanced
v. The expansion of small-scale businesses in their existing locations depending on the nature of the activities involved, the character of the site and its accessibility
vi. The use of land for agriculture, forestry, fisheries and equestrian activity
vii. Small scale employment development to meet local needs.

WNLP objectives: 10, 14, 15, 16, 17

12.8 Supporting the visitor economy

12.8.1 West Northamptonshire has a diverse visitor economy due to the wide range of tourist attractions within the area. Including but not limited to:

- **Sporting venues**
  - Major venues: Northampton Town Football Club (Sixfields), Northampton Saints Rugby Club (Franklins Gardens), Northamptonshire County Cricket Club (Abington), Motor racing (Silverstone), Towcester Racecourse, plus world-class events such as the Tour of Britain and Women's Tour.
  - Grassroots sports: Alongside major venues, West Northamptonshire hosts numerous grassroots sports facilities and local clubs. These include community rugby, football and hockey pitches, cricket grounds, athletics tracks, gymnastic facilities, and multi-sport hubs. While their economic impact is less easily quantified, they play a vital role in attracting visitors for regional tournaments, youth leagues, and amateur competitions.
- **Spa and Country Clubs:**
  - Whittlebury Park Hotel
  - Sedgebrook Hall in Chapel Brampton
  - Hellidon Lakes
  - Fawsley Hall

- Staverton Park

- **Historic and heritage assets:**
  - Museums in Daventry, Northampton, Towcester, Silverstone, and Stoke Bruerne
  - Historic houses and estates in Delapré Abbey, Althorp Gardeners House and Stables Estate, Canons Ashby, Holdenby House, Sulgrave Manor, Aynhoe Park, Stowe Gardens, Lamport Hall, and Kelmarsh Hall
  - Religious buildings such as the Holy Sepulchre (Northampton)
  - Other heritage assets such as Naseby Battlefield, and Borough Hill (Daventry)
- **Cultural & Musical Assets**
  - Royal & Derngate Theatre
  - Alive Concerts (Delapré)
  - Northampton Balloon Festival
  - Picturedrome
  - Deco Theatre
  - Roadmender
- **Parks and nature reserves:**
  - Brampton Valley Way
  - Brixworth Country Park
  - Barnes Meadow Nature Reserve (Northampton)
  - Daventry Country Park
  - Salcey Forest
- **Waterways and Canals**
  - The Grand Union Canal and associated waterways provide opportunities for boating holidays, leisure cruising, angling, and towpath walking and cycling. Key destinations include Stoke Bruerne Canal Museum and picturesque canal-side villages, which attract visitors seeking heritage experiences and outdoor recreation.

12.8.2 Visitor attractions need to be supported as they continue to meet the ongoing demands of fans, new visitors and returning visitors. Although evidence (Retail & Town Centre Uses Study, LSH April 2022) shows that no new sites are required to be allocated for developments associated with these uses, it is important to ensure that existing facilities continue to be supported.

12.8.3 The Northamptonshire Visitor Economy Strategy 2023-2030, developed by North Northamptonshire and West Northamptonshire Councils, sets out a clear vision for visitor economy growth and enhancement. Policy EC4 aligns with this strategy by supporting proposals that strengthen the visitor offer, improve infrastructure, and contribute to the long-term resilience of the visitor economy.

12.8.4 The visitor economy is closely linked to the rural economy, as many attractions and activities are in rural areas and depend on the vitality of rural communities. Policy EC4 should therefore be read alongside Policy EC3 (Rural Economy), which supports diversification and small-scale tourism proposals that complement rural character and create local employment opportunities. Together, these policies aim to deliver a

balanced approach that strengthens both rural and visitor economies while safeguarding environmental quality and community amenity.

Policy EC4 – Visitor Economy

A. Proposals for tourism and leisure development and/or expansion, including tourist accommodation will be supported where:
i. They contribute to the achievement of regeneration aims and objectives, and strengthen the overall tourism offer;
ii. They deliver the requirements associated with the conservation and enhancement of the natural and built environment;
iii. They do not have an adverse effect on the visual amenity of the area or the character of the countryside;
iv. Evidence shows that the schemes are required to meet increasing demand;
v. they do not create adverse impacts on the surrounding areas including traffic and pollution;
vi. Incorporates measures to enhance sustainability, such as energy efficiency, low-carbon design, biodiversity improvements, and sustainable transport access; and
vii. The overall level of development in any one area does not detract from the amenity presently enjoyed by local residents.

B. Proposals which involve the loss of tourist facilities will only be permitted where it can be demonstrated they are no longer economically viable following a robust marketing exercise for a continuous period of at least 12 months.

C. Proposals for caravan, holiday chalets and camping development (new and extensions to existing) will be required to comply with the following additional criteria:
i. It is located in an area with local opportunities for informal countryside recreation;
ii. It will be accessible to existing local services and public utilities;
iii. Sites accommodating caravans should have good access to the road network and should not give rise to significant problems of traffic congestion or safety; and
iv. Static caravans and chalets should be sympathetic to the environment in terms of their number, siting and colour and, additionally for chalets, their design and materials.

D. Where planning permission for caravans and chalet sites is granted, a condition restricting the type of occupation to holiday use will be used in order to retain the tourist accommodation and ensure it is not used for permanent residential use.

WNLP objectives: 10, 14, 15, 17

12.9 Retail and leisure

12.9.1 The Retail and Town Centre Uses Study (Lambert Smith Hampton, April 2022) outlines the hierarchy of designated centres that serve as a hub for shopping,

services, leisure and community interactions. These are based on their roles and functions, as well as size. The hierarchy is listed and defined below:

- **Northampton Town Centre (regional town centre)** - stands apart from other centres in West Northamptonshire in terms of the scale, range and quality of its offer. Despite national retail trends and the impact of the pandemic, it has the strongest comparison goods offer in the area.
- **Daventry Town Centre (Sub Regional Town Centre)** – A key centre in the retail hierarchy, positioned below Northampton Town Centre, but above Towcester and Brackley. The town centre is relatively compact and provides a good choice of retail, leisure and service uses that meet the needs of its local population.
- **Towcester and Brackley Town Centres (Rural Service Centres)** - reflects the relative scale, range and quality of their retail, leisure and service offer. Both Towcester and Brackley perform important roles providing essential retail and service functions to their towns and their surrounding rural areas.

12.9.2 Northampton town centre, along with its edge- and out-of-centre shops and leisure facilities, is the primary shopping and leisure destination within West Northamptonshire and its wider catchment. It also serves as a key location for major services and facilities. Northampton is one of the largest market towns in the UK. The Grosvenor Centre is the main covered shopping centre with over 30,000 sq m (gross) of retail and leisure space. The smaller Market Walk (approximately 5,575 sq m gross) is currently closed and subject to redevelopment as a mixed-use leisure hub. The town is set to benefit from significant public and private sector investment, supported by successful bids for the Future High Street Fund and Towns Fund. Key projects include the revitalisation of Market Square, the redevelopment of the Greyfriars site, and the re-use of vacant buildings to support a more diverse and sustainable town centre offer. These are set out in the Making Great Places: Northampton Chapter.

12.9.3 Daventry is the second largest town in West Northamptonshire. The town is relatively compact and provides a range of retail, leisure and services to support its resident population and surrounding rural catchment. Its retail offer is anchored by three food store operators (namely Tesco, Waitrose and Aldi), along with a mix of national multiples and independents. The Daventry Vision 2035 identifies site-specific placemaking and development opportunities in and around the town to help support its transformation and growth. Building on this, the Daventry Masterplan provides a more detailed framework for future development, investment, and transformation of the town centre and surrounding areas. A new 4-screen cinema, restaurants and a public square opened in 2022 on the site of the former library (known as Mulberry Place). While the cinema and public space have been popular, the restaurant units became vacant after a short time and remain empty. This highlights that any similar units or uses need to remain adaptable to changing local market and economic demands. The plan seeks to address this by supporting mixes of uses that can

strengthen the town centre. Abbey Retail Park, on the edge of the town centre, now accommodates Aldi, Halfords, B&M, Pets at Home, and several smaller units, reflecting the shift of some retail activity away from the traditional centre.

12.9.4 Brackley meets the everyday needs of its local resident population and the surrounding rural catchment. The town supports a range of independent businesses, and a small number of national multiples. It is also home to the largest antiques centre in the Midlands (Brackley Antiques Cellar). Its retail offer is anchored by Waitrose at Manor Road, with Market Place and the High Street offering a range of quality services and independent retailers, including a weekly market.

12.9.5 Towcester's Primary Retail Area (as defined on the policies map) mainly runs along Watling Street and includes Sponne Shopping Centre. The town centres' retail offer is anchored by Waitrose, along with a mix of multiples and independent specialist shops, and a monthly market. The main shopping destinations outside the town centre include Tesco and Aldi foodstores near the A5/A43 junction. The Moat Lane mixed-use regeneration scheme in the heart of the town has provided new homes, commercial, civic, community and employment space.

12.9.6 Further down the hierarchy of designated centres are the Local Centres, Primary Villages, Secondary Villages, and Local Shops. These have an important role and function in West Northamptonshire's network of centres; principally serving the more everyday essential ('top-up') food and convenience shopping needs of their local (walkable) catchment populations.

12.9.7 The study also concluded that:

- There is potential to provide a mix of new residential development in and on the edge of centres, which will help to maintain and strengthen their overall vitality and viability. Provision of the right types of homes, in the right locations that cater for the needs of different ages and socio- economic groups will help to generate new trips, footfall and spend for the benefit of existing shops and business, as well as supporting new provision.
- The trend of home-working that was a necessity during the pandemic, is predicted to continue. Businesses are adapting their office and workspace needs. This should benefit West Northamptonshire in a number of ways. First, more of the area's population working from home will meet their essential everyday needs close to where they live, which will help to strengthen the vitality and viability of local centres and businesses. Secondly, there will be an increase in demand for more flexible workspace in the main centres, particularly focused on transport hubs. It could also benefit larger villages where local businesses will benefit from increased footfall during the week.
- The need to invest in the quality of town centre environments -including frontages, streetscapes, buildings and public realm to create more attractive, accessible, safe and "greener" environments that support carbon neutrality and appeal to all ages and groups.

12.9.8 The study concluded that there is no capacity for new convenience goods floorspace in West Northamptonshire up to 2035, and a nominal capacity for 244 sq m by 2040. This small quantum of convenience floorspace capacity by the end of the plan period could easily be met through infill development, change of use applications and/or extensions to existing stores. There is no identified capacity for new comparison goods floorspace over the plan period to 2040.

Primary shopping areas

12.9.9 The study also recommended revisions to the Primary Shopping Areas (PSA) identified in the previously adopted part 2 local plans, in line with the definition contained in the NPPF, and outlines the area where retail development is concentrated. The recommendations for the PSA boundaries have been taken on board.

12.9.10 The PSAs for Northampton, Daventry, Towcester and Brackley are shown on the relevant policies maps for each settlement.

Locally set threshold

12.9.11 For West Northamptonshire as a whole, the study recommended applying a "blanket" impact threshold of 280 sq m. (gross) as the most appropriate and robust measure for assessing the impacts of any proposed retail or leisure developments outside of defined centres. This threshold is supported by national policy (paragraph 94, NPPF) and reflects a strategic approach based on market evidence, planning legislation and the changing nature of retail. It recognises that developments greater than 280 sq m are more likely to draw trade from a wider catchment, which could potentially impact the vitality and viability of nearby centres, particularly those which rely on smaller-scale retail and community spaces.

12.9.12 The introduction of Class E uses allows greater flexibility for changes between retail, café, restaurant, office, and other town centre uses without planning permission. While this supports adaptability, it can also lead to the erosion of key retail frontages and affect the vitality and viability of centres. Where permission is required Policy EC5 addresses these challenges by requiring robust evidence before supporting changes of use, and by maintaining a strong retail core in Primary Shopping Areas.

Policy EC5 – Retail hierarchy, Retail Impact Assessments and development proposals for retail and leisure

The Council will continue to promote and support the roles and functions of the designated Retail and Commercial Centres to positively contribute towards their viability, vitality, character, structure and roles.

A. Retail floorspace should be accommodated firstly within the appropriate town centres, and then other town centre locations. The hierarchy of designated centres (identified below) and the Primary Shopping Areas for Northampton, Daventry, Towcester and Brackley, are shown on the Policies Map.

i. Regional Town Centre: Northampton – this should be the first choice for retail, leisure, culture and other main town centre uses. Independent retailing will be particularly supported in the Primary Shopping Area
ii. Sub-regional Town Centre: Daventry
iii. Rural service Town Centre: Brackley
iv. Rural service Town Centre: Towcester
v. District Centres: Weston Favell, Northampton and Kingsthorpe, Northampton - these will be the focus for more localised retail, flexible workplace, commerce, community services and facilities that supports sustainable patterns of movement
vi. Local Centres, Primary Villages, Secondary Villages and Local Shops – small shops in nature, to support a small catchment and to provide for residents' day to day needs, and reducing the need to travel

Retail, commercial and other main town centre uses will continue to be directed to these centres in line with the sequential approach provided in the National Planning Policy Framework.

B. Outside the town centres, any proposals for the change of use to retail and other main town centre uses which are 280 sq m gross or more, will need to undertake a retail impact assessment.
C. Proposals for the change of use of vacant units within the designated centres, to alternative main town centre uses or residential use will be supported where:
i. The unit has been continuously vacant, actively and appropriately marketed for at least 12 months, and
ii. There is clear evidence that there are no realistic prospects of the unit being occupied for its previous use.

In Primary Shopping Areas, proposals for change of use that would result in the loss of active ground floor retail frontages will only be supported where it can be demonstrated that the proposed use would contribute positively to the vitality and viability of the centre and maintain an active street frontage.

WNLP objectives: 7, 10, 11, 14, 16

12.10 Relocation of vehicle recycling facility

12.10.1 The 'Making Great Places: Daventry' chapter of this plan proposes employment development in the south-east of Daventry (Daventry South East Gateway), where the existing vehicle recycling facility occupies a key gateway location. To assist with improvements at this gateway, the relocation of the vehicle recycling facility will be supported. Any new facility may be located elsewhere within West Northamptonshire, provided it can be demonstrated that there would be no significant adverse impact on the local landscape or heritage assets, including through a visual impact assessment or Heritage Impact Assessment where appropriate. Proposals must also ensure that the form, character and setting of existing settlements are not harmed, and that the site has good access to the

strategic highway network without requiring traffic to pass through the centres of existing settlements to the detriment of residential amenity.

12.10.2 Given the nature of this use, which can generate substantial noise, any application must be accompanied by a robust noise assessment demonstrating that there would be no significant adverse impact on the amenity of existing residents.

Policy EC6 – Relocation of vehicle recycling facility

A. To assist with the regeneration of the South East Gateway proposals for the relocation of the vehicle recycling facility will be supported where it can be demonstrated that all of the following criteria are met at the proposed new site:

i. No significant adverse impact on the local landscape and heritage assets;
ii. Good access to the strategic highway network;
iii. No significant adverse impact on amenity of existing residents;
iv. No harm to the form, character and setting of an existing settlement.

WNLP Objectives: 1, 7, 10

12.11 Education, skills and training

12.11.1 Having the right skills is essential for sustained economic growth and adapting to technological and environmental change. Raising student attainment and school performance is also critical in attracting prospective employers. New housing development will bring with it opportunities for new schools and investment in existing schools. As well as investment in schools, a new approach and relationship is needed where trade associations and employer representatives work with education providers to help give a business edge to training and help make our young people ready for the work place.

12.11.2 Collaboration between employers and education providers ensures training that meets business needs and prepares residents for high-quality jobs. West Northamptonshire benefits from strong education assets, including the University of Northampton, local further education colleges, and specialist facilities such as Silverstone's motorsport hub and University Technical Colleges in Silverstone.

12.11.3 The NPPF and the South East Midlands Local Skills Improvement Plan (LSIP) emphasise aligning skills with economic priorities, including digital and green skills. The West Northamptonshire Economic Growth Strategy (2025-2030) reinforces this by focusing on innovative technologies and six priority sectors: motorsport, creative and digital industries, clean energy, life sciences, advanced logistics, and advanced manufacturing.

12.11.4 Delivery will be supported through developer contributions, as set out in the Infrastructure and Developer Contributions SPD, and through the West Northamptonshire Employment Support Service, which connects employers with local talent and training opportunities. These measures will help retain graduates, boost productivity, and ensure inclusive access to education, skills and training development across the area.

12.11.5 Applicants for major developments will be expected to submit supporting information to set out how the proposal will contribute to education, skills, and training outcomes aligned with the West Northamptonshire Economic Growth Strategy. Measures may include commitments to apprenticeships, collaboration with local colleges and universities, provision of on-site training facilities, or financial contributions to local skills programs. Evidence of engagement with relevant stakeholders, such as the LSIP, should be provided.

Policy EC7 – Education, Skills and Training

A. Proposals for major developments must demonstrate how they will support education, skills and training outcomes aligned with the priorities identified in the West Northamptonshire Economic Growth Strategy.
B. Proposals for Major developments must demonstrate how they will support skills and training opportunities through both construction and operational phases. This would include:
i. Provision of opportunities for apprenticeships and training, and
ii. Working with the West Northamptonshire Employment Support Service and local education providers to maximise recruitment from the local workforce and deliver skills aligned to priority sectors.
C. Where on-site delivery of skills and training is not feasible, financial contributions will be sought in accordance with the Infrastructure and Developer Contributions SPD to support skills and employment initiatives.
D. Proposals for new or expanded education and training facilities will be supported in accessible locations served by sustainable modes of transport, consistent with wider plan policies on placemaking and infrastructure.

WNLP objectives: 6, 10, 14

12.12 Site specific policies

12.12.1 The following site-specific policies have been prepared to provide detailed guidelines on the types of developments that will be supported within the development areas, and the necessary work and considerations that need to be taken into account during the stages of preparing development proposals.

12.12.2 These are set out for allocated sites below in the order they appear in figures 40 and 42 above, followed by two sites where development principles are set out, at Silverstone and Northampton Gateway.

Cosgrove and Old Stratford, Land at Furtho Pit

12.12.3 Furtho Pit site is well situated lying east of the A5/A508 junction in the south-east of West Northamptonshire. The site is a mixture of farmland, derelict former (now filled) gravel pit, plant hire testing and builder's storage facility. The strategic road network and local distributor routes can thus be readily accessed from this area, avoiding lorry movements through residential areas. The sites' location and poor environmental quality make it a suitable and sustainable location at a gateway to the area, for new economic development.

12.12.4 The allocation of Site EC8 for mixed employment-generating development reflects the strategic priorities set out in the West Northamptonshire Economic Growth Strategy. The site's location at a key gateway, combined with its potential for high-visibility investment, makes it well-suited to contribute to these objectives. By requiring a mix of uses and supporting infrastructure, Policy EC8 ensures that development aligns with the Council's vision for inclusive growth, innovation, and long-term economic sustainability.

12.12.5 Parts of this allocation have been identified as being in Flood Zones 2 and 3 and a full flood risk assessment will be required for the site and agreed with the Environment Agency (EA). Necessary mitigation measures must be implemented.

12.12.6 The proximity of the allocation to a number of designated and non-designated heritage assets means that a heritage impact assessment is also necessary. This should provide specific reference to the layout, extent and height of future development. These include the Conservation Areas of the Grand Union Canal, and Cosgrove and the scheduled monument of the Roman villa south east of Cosgrove Hall together with numerous listed buildings, including Old Wolverton Mill and the Grade I Listed Church of St Peter and St Paul. Northamptonshire County Council have historically confirmed that the site is likely to contain minerals of economic importance (which informed the Minerals and Waste Local Plan 2017), this remains relevant to this plan. These are located to the eastern part of the site where a Country Park is proposed and the proposal would not therefore sterilise this resource.

12.12.7 The allocated site is crossed by an approximately 500m stretch of the former Old Stratford Arm of the Grand Union Canal. Although this stretch of canal is no longer in water, it remains in ownership of the Canal & River Trust up to the sites southern boundary and is a designated conservation area. The Buckingham Canal Society (BCS) is actively pursuing the restoration of the canal, using the original route where possible. Whilst it is recognised that there are some locations (such as immediately south of the A5) where use of the original route will not be possible, a feasibility study undertaken by Halcrow in 2010 on behalf of the BCS concluded that restoration of the canal was possible. A new channel just north of the A5 linking the canal to the River Great Ouse provides an option for crossing under the A5 via the Great Ouse

before eventually re-joining the original canal route south of Old Stratford. It is important that proposals recognise the active restoration work undertaken by the BCS by making specific reference to the canal arm and the wider context of the aspirations of the BCS to achieving its restoration to navigable status between Cosgrove and Buckingham. The policy therefore includes a requirement to protect the existing canal route through the site and for the layout of the country park to have regard to the potential future need for new sections of canal to cross it to facilitate restoration. As the canal route adjoins the area identified to form the proposed new country park, and any potential new stretches linking to the Great Ouse would fall within the proposed new country park, there should be no significant impact on the ability of the site to deliver the quantum of employment land proposed. A restored canal could form an integral feature of the country park and provide an opportunity to enhance both its ecological and recreational value.

12.12.8 The Council adopted the South Northamptonshire Employment Site Allocations Development Brief Supplementary Planning Document (SPD) in 2022 to provide further guidance on the development of this and other employment allocations in the South Northamptonshire Part 2 plan. The SPD considers landscape and visual considerations related to the development of these sites; sets out a detailed assessment of each site and then sets out a development framework covering matters such as access and movement, green infrastructure, building height, scale and massing. As set out in part I of policy EC8 any application will need to include an assessment of how the proposals comply with the guidance set out in the SPD.

Policy EC8 – Cosgrove and Old Stratford, Land at Former Furtho Pit

Site EC8 is allocated for 16 ha. of mixed employment generating development. A variety of employment types will be sought to reflect the need for diversity and resilience in the local economy as expressed in the Council's Economic Growth Strategy.

A. An integrated, coordinated and comprehensive planning approach will be taken for the employment site. Development proposals for this site must be informed by a masterplan, agreed by the Council, that must demonstrate how the site can come forward comprehensively.

B. The uses on the site will be a mix of E(g) (Uses which can be carried out in a residential area without detriment to its amenity), B2 (general industrial) and B8 (storage and distribution). Supporting uses may be included where they are demonstrably subservient and complementary in both scale and nature to an existing or proposed B class use. The overall mix of uses will be required to be supported by an independent market assessment.

C. Access to the site will be from the A508; and
i. New footpaths and cycleways to link to existing networks including to a proposed new adjoining country park and utilise the existing pedestrian crossing over the A5 linking to

Old Stratford having appropriate regard to the retention and enhancement of the existing public rights of way through the site;

ii. Good accessibility to public transport services should be provided for, including contributions to the cost of establishing bus services including stops to the site, to promote sustainable transport; and

iii. A transport assessment and travel plan will be required to assess the transportation implications of the proposed development and to identify appropriate mitigation measures.

iv. Assessments will be required to consider noise arising from both the A5 and A508. Proposals must also demonstrate that there would be no significant adverse impacts on air quality or light pollution, with appropriate assessments provided.

D. A detailed heritage impact assessment will be required for the whole site, to be agreed with the Local Planning Authority in consultation with Historic England:

i. To inform the height of any proposed buildings, layout and the extent of the development. This will include a detailed assessment of the effects of the development of the site on the significance of the scheduled monument 'Motte and Bailey Castle' Deserted Village and Monastic Grange at Old Wolverton; as well as detailed consideration of the development's effects on the significance of other designated and non-designated heritage assets, if any. The agreed assessment will inform any mitigation works required to ensure that the development of the site would avoid harm to the significance of heritage assets; and

ii. To provide detailed consideration of the safeguarding of the existing canal route through the site and how the layout of the country park has regard to the potential future need for new sections of canal to cross it to facilitate restoration.

E. Prior to the submission of an application, a detailed assessment for the whole site to characterise archaeological remains will be undertaken to identify the direct impact of development proposals and to inform the design and programme of archaeological mitigation which could involve preservation in situ by design or record or a combination of the two. This is to be agreed with Historic England.

F. A detailed strategic landscape and visual impact assessment of the whole site will be required to deliver a high quality landscape setting within and around the boundary of the proposal.

G. Detailed impact assessments will be required explaining how the proposals will safeguard the local wildlife site within its boundary and contribute towards biodiversity net gains.

H. Proposals will need to provide protection of the existing Anglian water drainage and water infrastructure that crosses the site.

I. An assessment demonstrating compliance with the South Northamptonshire Employment Site Allocations Development Brief (October 2022), or any equivalent successor document will be required.

WNLP objectives: 3, 10, 14, 15, 17

Whittlebury, Land at Shacks Barn

12.12.9 Shacks Barn site is located on the boundary of Silverstone and Whittlebury parishes. There are 10 businesses currently on site employing approximately 72 people, 25 subcontractors and 10 volunteer positions, as well as various training provisions for apprentices and students at local colleges. The potential new development is expected to see a rise in the total number of jobs to 275 over the course of the development. The site is located alongside the main A43 trunk road with existing direct access to the site. The A43 provides good access to the M40 to the West and the M1 to the East allowing direct transport links to the main conurbations in both the Midlands and London and the South East and as such will be attractive to incoming businesses looking to access those markets.

12.12.10 This allocation proposes to extend the business park with a range of new small and medium sized business units including uses that are ancillary or complementary to an existing or proposed B Class. This will enable a wider class of uses to be considered, provided that it can be demonstrated that there is a link to an existing or proposed B1, B2 or B8 class use. A variety of employment types will be sought to reflect the need for diversity and resilience in the local economy.

12.12.11 The proposed site lies within the setting of the scheduled monument at Lordsfields Farm moated site. Any future development must be preceded by an assessment of impact on the monument's significance, including the potential contribution of non-designated archaeological remains. This should be carried out in consultation with relevant stakeholders. Consideration must also be given to the line of the Roman road between Towcester and Alchester to the west of the scheduled area and the archaeological remains identified during the A43 Towcester to M40 Dualling Project.

12.12.12 Policy EC9 (Land at Shacks Barn, Whittlebury) therefore seeks to deliver this land for economic development in the interest of delivering jobs and investment by an appropriate extension to an existing site served by trunk road access.

12.12.13 The Council adopted the South Northamptonshire Employment Site Allocations Development Brief Supplementary Planning Document (SPD) in 2022 to provide further guidance on the development of this and other employment allocations in the South Northamptonshire Part 2 plan. The SPD considers landscape and visual considerations related to the development of these sites; sets out a detailed assessment of each site and then sets out a development framework covering matters such as access and movement, green infrastructure, building height, scale and massing. As set out in part F of Policy EC9 any application will need to include an assessment of how the proposals comply with the guidance set out in the SPD.

Policy EC9 – Whittlebury, Land at Shacks Barn

Site EC9 is allocated for 10ha of mixed employment generating development.

A. An integrated, coordinated and comprehensive planning approach will be taken for the

employment site. Development proposals for this site must be informed by a masterplan, agreed by the Council, that must demonstrate how the site can come forward comprehensively.

B. The uses on the site will be a mix of E(g) (Uses which can be carried out in a residential area without detriment to its amenity), B2 (general industrial) and B8 (storage and distribution). Supporting uses may be included where they are demonstrated to be subservient and complementary in both scale and nature to the proposed E(g) or B class use. The overall mix of uses will be required to be supported by an independent market assessment.

C. Access to the site will be based on the existing access only; and

i. Provision of new footpaths and cycleways that link to existing networks; and

ii. Good accessibility to public transport services should be provided for, including contributions to the cost of diverting existing routes through the site or to support existing local services to help promote sustainable travel as well as the enhancement of pedestrian cycling and walking links between the site and Towcester town; and

iii. A transport assessment and travel plan will be required to assess the transportation implications and to identify appropriate mitigation measures.

D. A detailed heritage impact assessment will be required for the whole site, to be agreed with the Local Planning Authority in consultation with Historic England where relevant to the scheduled monument, to the assessment will:

i. Inform the height of any proposed buildings, layout and extent of the proposed development, taking into account the site allocation and inline with the relevant supplementary planning document,

ii. Include a detailed assessment of the effects of the development of the site on the significance of the scheduled monument, Lordsfield Farm

iii. Consider the impacts on the designated and non-designated heritage assets (where applicable), and

iv. Subject to the assessment being agreed, identify proportionate mitigation measures that ensure that the development avoids harm to significant heritage sites,

The assessment and findings, including mitigation measures, must be included with any planning application.

E. Prior to the submission of an application, a detailed archaeological assessment for the whole site will be undertaken to characterise archaeological remains, identify potential impacts and to inform an appropriate programme of archaeological mitigation which could involve preservation in situ by design or record or a combination of the two. The scope and methodology of this work will be agreed with the Local Planning Authority.

F. A detailed strategic landscape and visual impact assessment of the whole site will be required to deliver a high quality landscaped setting within and around the boundary of the proposal.

G. An assessment demonstrating compliance with the South Northamptonshire Employment Site Allocations Development Brief (October 2022), or any equivalent successor document will be required.

WNLP objectives: 4, 10, 14, 15, 17

Northampton, land south of Junction 16 M1

12.12.14 Located approximately five miles from the centre of Northampton at Junction 16 of the M1 motorway, and benefiting from direct strategic road network access (A45 and M1), this site offers good highways connectivity for distribution, making it a prime location for national and international logistics and supply chain operations. The site is close to existing employment land which includes Panattoni Park to the north and Heygates Mill towards the east. It extends to approximately 50 ha.

12.12.15 The site contains mineral resources. Minerals extraction will be required prior to, or as part of the phased delivery of any employment development. The site sits adjacent to also lies within the impact area of a Site of Special Scientific Interest (SSSI), which sits to the south outside of the proposed boundary, although there are no designations within the site boundary itself. Any development will have to demonstrate that it will not have an adverse effect on the SSSI and will require appropriate ecological mitigation.

12.12.16 The southern boundary of the site is also boarded by the River Nene. Therefore, as well as the ecological detail, developments will need to take into account any flood risk associated with the river and ensure that appropriate mitigation and sustainable water drainage measures are incorporated to protect the site and the river itself.

12.12.17 The village of Nether Heyford is located less than 400 metres to the south-west of the site and has a conservation area at its core. The smaller hamlet of Upper Heyford sits close to on the north-west boundary, with a mix of residential and agricultural properties outlining the sites boarder. Sensitive design, landscape buffers and green infrastructure will be required to protect the amenity and character of all neighbouring communities.

12.12.18 The location of the site is identified as suitable for strategic logistics and industrial development. It is important that the strategic B8 warehousing and logistics uses are supported, alongside ancillary uses which support the role and function of the area.

Policy EC10 – Northampton, land south of Junction 16 M1

Land to the south of Junction 16 is allocated for 50 ha of strategic B8 warehousing and logistics development.

A. Development proposals for this site must be informed by a masterplan, agreed by the

Council, that must demonstrate how the site can come forward comprehensively.

B. Development proposals must demonstrate how the phased extraction of underlying minerals will be managed and integrated with the delivery of the development, in accordance with relevant minerals planning policies.

C. Alternative uses which are ancillary to the main use will be supported, provided it can be demonstrated that these uses are required to support the role of the site and its employees.

D. Development proposals will be required to:

i. Maximise and capitalise on the use of renewable energy in design and construction;

ii. Integrate green energy principles into their designs, materials and construction process;

iii. Offer good quality training as part of the construction process and recruitment drive;

iv. Ensure that transport connectivity and accessibility form a vital part of the development design process, including provision for public transport and active travel; and

v. Include details on the maintenance and management of the natural environment (including parkland, trees, and green infrastructure) to ensure that these features continue to thrive.

E. Development must incorporate enhanced landscape buffers and green infrastructure along boundaries with neighbouring settlements, including Nether Heyford and Upper Heyford, to protect village character, maintain clear physical and visual separation, and support biodiversity and the local environment. A detailed strategic landscape assessment will be required to demonstrate how the scheme respects the character of the landscape and the setting of nearby settlements, ensuring a high-quality landscaped setting within and around the proposal's boundary.

F. Proposals must demonstrate, through appropriate ecological assessment, that there will be no adverse effects on the integrity of the nearby Site of Special Scientific Interest (SSSI), and must deliver biodiversity net gain and ecological enhancements in line with national and local policy.

G. Proposals will be required to be supported by a detailed heritage and environmental impact assessment. This will inform the height, layout, and extent of development, and include appropriate mitigation for any identified impacts.

H. Proposals must include noise and lighting impact surveys that also detail appropriate mitigation measures in order to protect the amenity of surrounding villages and the environment.

I. Proposals must be supported by a detailed Transport Assessment, including consideration of cumulative impacts on the strategic and local highway network.

J. Subject to detailed assessment (including an assessment of contaminated land), development on this site should maximise the use of Sustainable Drainage Systems (SuDS) to reduce the rate of surface water runoff.

K. Any proposal for this site should be accompanied by a site-specific Flood Risk Assessment. Any proposal should also take into account the fact that the site is included within the Upper Nene Catchment Local standards for surface water drainage of 1 in 200 year plus an allowance for climate change to protect against pluvial flooding.

WNLP objectives: 14, 15

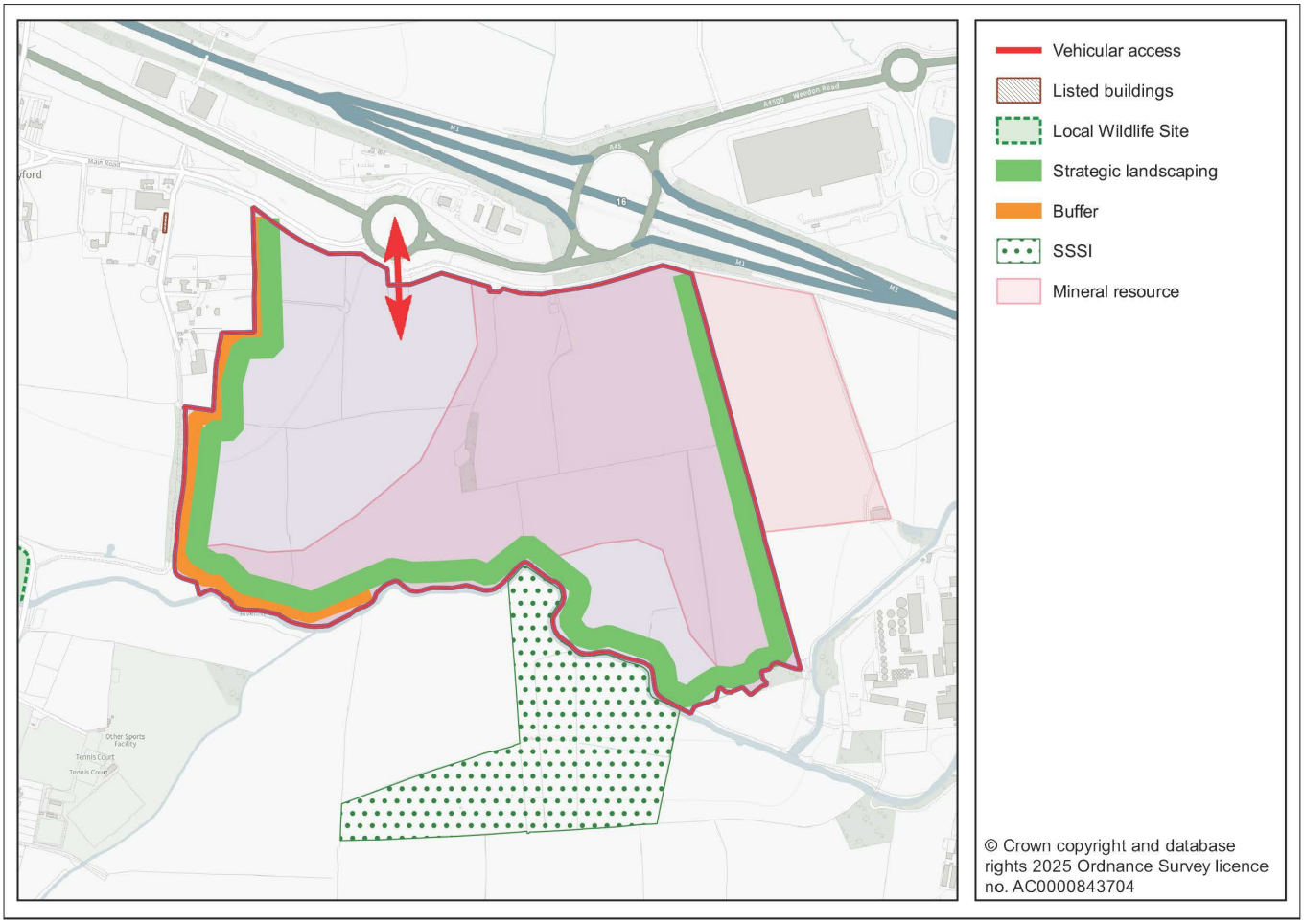


Figure 43: Development for Northampton, land south of Junction 16 M1

Land east of M1 (extension of Daventry International Rail Freight Terminal (DIRFT)

12.12.19 DIRFT is strategically located central to the "golden logistics triangle" with direct rail access to the West Coast Main Line, one of the UK's principal freight routes. It is also positioned at the junction of the M1 motorway, the A5 and the A428.

12.12.20 The site has evolved through three phases. DIRFT I included a rail freight terminal at its southern end which served the original development alongside one other unit with a dedicated rail siding. DIRFT II provided rail connections to individual units but did not have a dedicated rail freight terminal. The current phase DIRFT III, is being delivered under a Development Consent Order (DCO), which sets the framework for most of the infrastructure and development. Whilst the majority of DIRFT III complies with the DCO parameters there have been examples where planning permissions have been required for development that have been outside of the DCO.

12.12.21 DIRFT aspires to maintain its position as one of UK's leading rail served logistics and warehousing operations. The vision is to continue its role as an internationally

significant centre for rail connected strategic distribution, exemplary in the field of sustainable logistics, with links to the University of Northampton.

12.12.22 It is important that the strategic B8 warehousing and logistics uses are supported at DIRFT, with ancillary uses which support the role and function of the area and the wellbeing of its employees and visitors.

12.12.23 DIRFT is a major source of investment and employment for West Northamptonshire, supporting the creation of thousands of jobs and strengthening the local economy. This plan proposes the allocation of DIRFT IV to reinforce this role and meet the demand for strategic employment identified in the HENA. By allocating further land adjacent to DIRFT, existing road and rail infrastructure can be utilised, and existing investment capitalised upon.

12.12.24 DIRFT IV will be located to the east of the M1, on a site between the motorway to the west and Yelvertoft to the east. The site will provide approximately 100ha of strategic employment land. It is acknowledged that development to the east of the M1 will need to be carefully considered to ensure its impact is acceptable. The landscape impact both in distant views and more locally in relation to nearby neighbouring settlements, including Crick, Clay Coton, Lilbourne and Yelvertoft, will need to be assessed and the recommendations of the Councils Green Wedge Report (January 2026) addressed through enhanced landscape buffers and green infrastructure to protect village character and amenity, maintain clear separation, and support biodiversity and the local environment.

12.12.25 The height of development will also need to be carefully assessed to ensure it is appropriate for the location and minimises visual impact on surrounding settlements. In addition, highway access must be carefully planned, with all vehicle movements routed through the existing DIRFT site to the west of the M1, avoiding direct access from local road networks.

Policy EC11 – Land east of M1 (extension of Daventry International Rail Freight Terminal DIRFT)

Land to the east of the M1 is allocated for strategic B8 warehousing and logistics development, recognising its national significance as a rail-served freight terminal.

A. An integrated, coordinated and comprehensive planning approach will be taken for the site. A masterplan must be agreed with the local planning authority,
B. Alternative uses which are ancillary to the main employment use will be supported, provided it can be demonstrated that these uses are required to support the role of DIRFT and its employees.
C. Development proposals will be required to:
i. Maximise and capitalise on the use of renewable energy in design and construction;
ii. Integrate green energy principles into their designs, materials and construction process;
iii. Offer good quality training as part of the construction process and recruitment drive;
iv. Ensure that transport connectivity and accessibility form a vital part of the development

design process, including provision for public transport and active travel;

v. Include details on the maintenance and management of the natural environment (including parkland, trees, and green infrastructure) to ensure that these features continue to thrive.

D. Development must incorporate enhanced landscape buffers and green infrastructure along boundaries with neighbouring villages or hamlets, including Crick, Clay Coton, Lilbourne and Yelvertoft, to protect village character, maintain clear physical and visual separation, and support biodiversity and the local environment.

E. A detailed strategic landscape assessment will be required to deliver a high quality landscape setting within and around the boundary of the proposal. The assessment must demonstrate how the scheme will respect the character of the landscape and the setting of nearby settlements.

F. Proposals will be required to be supported by a detailed heritage and environmental impact assessment. This will inform the height, layout, and extent of development, and include appropriate mitigation for any identified impacts.

G. Proposals must be supported by noise and lighting impact surveys that also detail appropriate mitigation measures in order to protect the amenity of surrounding villages and the environment.

H. Proposals must be supported by a detailed Transport Assessment, including consideration of cumulative impacts on the strategic and local highway network.

I. Highway access must be designed to ensure all vehicle movements are routed through the existing DIRFT site to the west of the M1 avoiding direct access from local road networks.

J. Development should maximise the use of Sustainable Drainage Systems (SuDS) and be accompanied by a site-specific Flood Risk Assessment, taking into account local standards and climate change allowances.

WNLP objectives: 14, 15

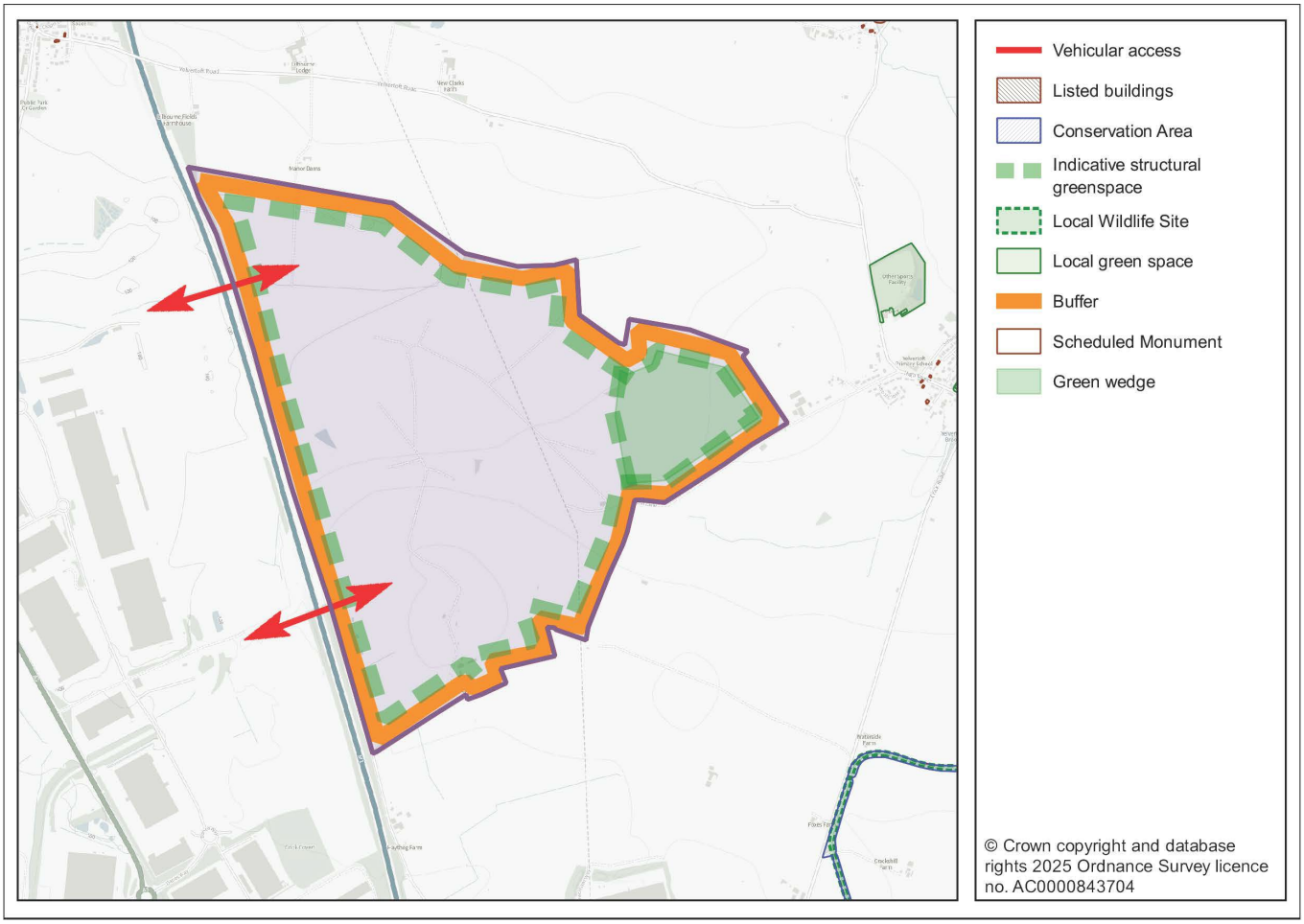


Figure 44: Development for Land east of M1 (extension of Daventry International Rail Freight Terminal DIRFT)

12.13 Development principles for strategic sites

12.13.1 The following sets out development principles for Silverstone and Northampton Gateway, which differ from the preceding site allocations. These locations are already established, strategically significant employment areas where growth is governed by existing consents or long-standing operational roles, rather than by the identification of new land through this Plan. As such, the policies that follow do not allocate additional sites but instead provide a framework to guide future proposals, ensure coordinated and sustainable development, and secure wider economic and infrastructure benefits in line with their unique functions.

Silverstone

12.13.2 Silverstone is a nationally and internationally significant destination for motorsport, advanced engineering, education, tourism, and leisure. It accommodates a diverse range of uses and facilities associated with these sectors, including world-class racing infrastructure, high-tech businesses, and specialist training centres recognised as supporting high-performance innovation.

12.13.3 Silverstone is also a key location within the Oxford-Cambridge Growth Corridor, recognised for its potential to drive innovation and high-value growth at both regional and national levels. Its strategic position enables it to contribute to the delivery of the Government's Modern Industrial Strategy and supports the vision for growth across the eight priority investment sectors identified for West Northamptonshire, including advanced manufacturing, clean energy, digital technologies, life sciences, logistics, motorsport and high-performance engineering, the visitor economy, and creative industries.

12.13.4 The Economic Growth Strategy highlights Silverstone as a hub for high-value economic activity, especially in automotive technology and advanced manufacturing, with established businesses and specialist sectors at Silverstone Park and the Silverstone Technology Cluster. Hotel accommodation, conference facilities and spa services such as Whittlebury Hall, benefit from year round demand, supporting a growing visitor economy.

12.13.5 The Silverstone Vision sets out long-term ambitions for the area as a global centre for motorsport, engineering, innovation, and visitor experiences. While not a statutory planning document, the Vision complements the policy objectives for Silverstone, such as sustainable growth and cross-boundary collaboration. Where appropriate, proposals may align with the Vision.

12.13.6 Silverstone straddles the boundary between West Northamptonshire and Buckinghamshire, creating unique challenges for infrastructure planning and funding. Major developments on the Buckinghamshire side can place additional pressure on transport networks, utilities, and visitor facilities within West Northamptonshire. To address this, Policy EC12 requires development proposals to assess cross-boundary impacts. This ensures that growth at Silverstone is supported by adequate infrastructure, delivers shared benefits, and aligns with national planning guidance on strategic cooperation and infrastructure funding. Contributions will be sought through planning obligations or other agreed mechanisms, with collaboration between both local authorities and stakeholders.

12.13.7 Silverstone will continue to grow as a global centre for high performance innovation and enterprise. Development should strengthen Silverstone's international reputation and contribute to the local economy by supporting sectors such as motorsport, automotive technology, advanced engineering, digital innovation, and education. Proposals should complement existing uses, reinforce Silverstone's role as a specialist destination, and align with ambitions for sustainable growth and skills development.

Policy EC12 – Silverstone

The Council will continue to support Silverstone in its role as an international venue for motorsport and high-performance innovation. Development that enables growth in advanced engineering, and automative technology, will be encouraged, as well as providing education, business opportunities and research and skills development particularly in sectors aligned with

motorsport.

A. Proposals should demonstrate how they will deliver economic benefits, attract inward investment, and foster collaboration between businesses, academia, and the public sector.

B. Development should complement existing uses to reinforce Silverstone's role as a specialist destination, and support the visitor economy through tourism, hospitality and leisure.

C. Proposals will need to comply with key placemaking, design, and sustainable development policies contained in this Plan.

D. All proposals must demonstrate how they will provide functional links to Towcester and Brackley, ensuring sustainable transport connectivity.

E. Proposals must demonstrate how they will address cross-boundary infrastructure requirements, including transport, utilities, and visitor facilities, through planning obligations or other agreed mechanisms. The Council will work collaboratively with Buckinghamshire Council and other stakeholders to ensure contributions are proportionate and deliver shared benefits.

WNLP objectives: 10, 14, 15, 17

Northampton Gateway, Junction 15, M1

12.13.8 The SEGRO Logistics Park Northampton Gateway (NG) facility, which is now under construction, is a large-scale logistics park located adjacent to J15 of the M1 with a Strategic Rail Freight Interchange (SRFI). It has been designated as a Nationally Significant Infrastructure Project (NSIP) and has a Development Consent Order (DCO) permitting development of up to 464,515 sq m (5 million sq ft) of distribution buildings. It consists of a 182 ha state-of-the-art multi-modal logistics development, which will accommodate around five million square feet of modern sustainable warehouse space and logistics facilities.

12.13.9 The project aims to create in excess of 7,450 jobs and includes:

- A 14 ha Strategic Rail Freight Interchange
- An intermodal freight terminal capable of handling trains up to 775m in length
- Up to 5 million sq ft of distribution buildings
- New road infrastructure and improvements on the A508, A45 and M1 J15
- A508 Bypass of Roade village
- Numerous junction improvements on the surrounding road network
- Extensive landscaping, including new footways and cycleways
- Planting of 60,000, trees and 30,000 shrubs
- Over 32 ha of parkland and amenity grassland.

12.13.10 The site also offers potential to support a wider range of employment uses aligned with the target investment sectors of the West Northamptonshire Economic Growth Strategy, such as advanced manufacturing, clean energy, and digital industries.

Policy EC13 – Northampton Gateway

The Council will support high quality sustainable development for strategic B8 and logistics at Northampton Gateway
Alternative uses which are ancillary to the main use will be supported as long as it can be evidenced that these uses are required to support the role of Northampton Gateway and its employees.

A. Development proposals will be required to:

i. Maximise and capitalise on the use of renewable energy in design and construction;
ii. Integrate green energy principles into their designs, materials and construction process;
iii. Offer good quality training as part of the construction process and recruitment drive;
iv. Ensure that transport connectivity and accessibility form a vital part of the development design process to include provision for public transport and cyclists. Particular attention needs to be given to improved and sustained connectivity with Northampton town and Roade village; and
v. Include details on the maintenance and management of the natural environment (parkland, trees etc) to ensure that they continue to thrive.

WNLP objectives: 14, 15

Chapter 13: Built and Natural Environment

13.1. West Northamptonshire's Historic Environment

Defining heritage assets

13.1.1. The NPPF provides a comprehensive definition of the historic environment and heritage assets. Heritage assets can be designated or non-designated. Examples of types of designated heritage assets found in West Northamptonshire are scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and conservation areas. Non-designated heritage assets (NDHAs) can also be buildings, monuments, sites, places, areas or landscapes. They are generally identified through formal processes such as a conservation area appraisal, the planning process, public nomination and neighbourhood plans. They have a degree of heritage significance, but not usually a sufficient level to be designated. Footnote 72 of the NPPF clarifies that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

13.1.2. The historic environment of West Northamptonshire is influenced by the unique combination of natural and man-made features found in the area, which includes the underlying geology, archaeology, biodiversity, agricultural landscapes, buildings, structures and transport connections. The individual and combined contribution of these elements are what make the area distinctive and give it a sense of place. There are multiple benefits to protecting and celebrating heritage: exploring culture, defining sense of place, enhancing local distinctiveness, mitigating climate change, boosting the economy and promoting health and wellbeing.

Positive strategies for heritage

13.1.3. The Council will support development proposals that foster an awareness, appreciation and understanding of the heritage and history of West Northamptonshire and contribute to the local economy and wellbeing in a way that is accessible to all. In doing so, proposals will be expected to demonstrate how they meet the requirements of all relevant national heritage policy and legislation and local heritage policies.

13.1.4. The Council also takes a positive approach to the historic environment through its work to identify, understand and protect local heritage and incorporate it into development proposals. This includes a review of conservation areas, preparing guidance and advice notes and identifying non-designated heritage assets, which will enable us to provide enhanced guidance for applicants and decision makers. The Council maintains a West Northamptonshire Local Heritage List, predominantly of historic buildings and upstanding monuments and landscapes.

13.1.5. The Council also maintains the Northamptonshire Historic Environment Record

(HER). This is a publicly accessible database that holds and maintains information about the county's heritage assets, including historic buildings and structures, landscapes, archaeological sites and other assets of importance. The HER can be used as a primary source for stakeholders to access information about heritage assets which can help understand their history, development, and significance. This material can help to inform policy making and to steer development so that it sustains the significance of heritage assets. The HER should be used in conjunction with other sources of information, such as the National Heritage List for England, and it can also signpost to other relevant data sources, such as local records and archives or national records held by organisations such as the Archaeological Data Service.

13.1.6. The Council is committed to supporting communities which engage in community-led planning. All plans which make reference to heritage (whether designated or non-designated) must ensure any strategy or guidance is clear, positive and evidence based. This leads to more robust plans and decision making. The Council will advise on appropriate evidence, including existing conservation area appraisals and management plans, the National Heritage List for England, the Northamptonshire HER and the Local List. It will also advise on the criteria for identifying non-designated heritage assets.

13.2. Heritage assets and decision making

13.2.1. Proposals affecting heritage assets and their settings will be considered in accordance with the relevant statutory framework and the guidance set out in the NPPF. Not all assets have equal levels of significance and proposals have different levels of impact. The NPPF provides a mechanism to apply appropriate weight in decision making according to the asset's significance and level of harm, where harm arises.

13.2.2. The Council encourages owners of heritage assets to engage in early dialogue with officers and relevant stakeholders to positively manage and sustain their significance. Seeking pre-application advice is welcomed for all proposals, including alterations to listed buildings, large and complex sites, multiple assets, major alterations or developments impacting on heritage assets and their settings. The sympathetic conservation of historic features and details will be supported where they contribute positively to the objectives of this Plan.

13.2.3. Proposals affecting the historic environment should be accompanied by an assessment proportionate to the significance of the asset and the nature and extent of the works proposed. This should set out the significance (heritage statement) and the impact of development on significance (heritage impact assessment). Reference should be made to the Northamptonshire Historic Environment Record (HER) as a minimum, and other relevant up-to-date evidence including but not limited to, the National Heritage List for England, the West Northamptonshire Local Heritage List, heritage at risk registers, heritage impact assessments, conservation area appraisals, conservation plans and any archaeological fieldwork reports.

Conservation area appraisals and management plans have been prepared for most of the area's conservation areas and will in all cases, be a material consideration.

13.2.4. Where loss or change to historic buildings, structures or archaeological remains is unavoidable and justified, provision should be made for on-site investigation, recording, interpretation and the production of a suitable archive and report in accordance with current national and local standards. The scope of the investigation should be proportionate to the asset's significance and the impact of development on the asset. The information and understanding gained should be made publicly available, as a minimum through the Northamptonshire Historic Environment Record.

13.2.5. Policy BN1 is a general historic environment policy setting out the overall approach to heritage assets. BN2 relates to designated heritage assets, BN3 to non-designated heritage assets (buildings, structures and landscapes) and BN4 applies to archaeology.

Policy BN1 – West Northamptonshire's historic environment

A. The Council supports proposals that will sustain West Northamptonshire's distinctive historic urban and rural landscapes, buildings, sites, archaeology and structures by protecting, conserving and, where appropriate, enhancing the significance of designated and non-designated heritage assets and their settings.

B. Proposals, including change of use, that affect designated and non-designated heritage assets and their setting will be required to submit evidence in line with best practice and relevant national guidance, examining the significance of the asset though a heritage statement, including any contribution made by its setting. The level of detail should be proportionate to the asset's significance and sufficient to understand the potential impact of the proposal on the asset's significance.

C. Where proposals would lead to loss or change to designated and non-designated heritage assets that is unavoidable and justified, provision should be made for proportionate on-site investigation, recording, interpretation and production of a suitable archive and report.

WNLP objectives: 1, 4, 11, 13

Policy BN2 – Designated heritage assets

A. Proposals, including change of use, that affect a designated heritage asset or the setting of a designated heritage asset will be expected to:

i. Preserve, enhance or better reveal those elements which contribute to the significance of the asset or its setting; and
ii. Respect any features of architectural or historic interest, including where relevant, the historic curtilage or context, its group value or its setting; and
iii. Reinforce local significance in terms of siting, size, scale, height, alignment, proportions, design and form, colour palette, materials, methods of construction, detailing, boundary treatments and surfacing, in order to retain the special interest that justifies its designation; and
iv. Ensure significant views to, from, through and associated with the asset are preserved or enhanced; and
v. In the case of a conservation area, to have regard to elements identified in relevant evidence as contributing positively to spatial and architectural character, as well as design guidance and any opportunities for enhancement.

B. Proposals that would lead to substantial harm or total loss of significance will be refused unless it can be demonstrated that the substantial harm or loss is outweighed by substantial public benefits and where it can be demonstrated that:

i. The nature of the heritage asset prevents all reasonable uses of the site; and
ii. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
iii. Conservation by grant funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
iv. The harm or loss is outweighed by the benefit of bringing the site back into use.

C. Proposals that would result in less than substantial harm to the significance of a designated heritage asset will only be supported where it can be demonstrated that the public benefits will outweigh any harm identified.

WNLP objectives: 1, 4, 11, 13

Policy BN3 – Non-designated heritage assets

A. Proposals for development, including change of use, that affect a non-designated heritage asset or the setting of a non-designated heritage asset will be expected to have regard to the significance of the asset and its setting.

Buildings

B. Proposals affecting a building should retain and re-use the building in a way that is sympathetic to its significance. In considering proposals that would result in harm to, or loss of, significance regard will be had to the scale of any harm or loss and the significance of the asset.

C. Proposals that would result in total loss of a building will be required to satisfy the following requirements:

i. Through appropriate evidence the asset is not capable of viable repair; or
ii. Despite appropriate marketing the asset has no viable use; and
iii. The replacement scheme would result in a proposal of equal or greater quality.

Structures and landscapes

D. Proposals affecting structures and landscapes should retain the asset in a way that is sympathetic to its significance. In considering proposals that would result in harm to, or loss of, significance regard will be had to the scale of any harm of loss and the significance of the asset.

WNLP objectives: 1, 4, 11, 13

13.3. Archaeology and the archaeological record

13.3.1. The terms 'heritage' and 'heritage asset' also includes archaeology. Due to the often unknown extent of below ground remains, the Council encourages pre-application consultation with the Council's Planning Archaeologists especially for larger proposals and in known sensitive areas which will inform the need for, nature, scale and timing of an evaluation. Development within a Scheduled Monument will be subject to Scheduled Monument Consent and require detailed discussions with Historic England.

13.3.2. The significance of the remains will inform whether preservation in situ or removal with appropriate mitigation is the most appropriate or practical course of action. When an evaluation identifies significant below ground remains, it may be possible to design the proposal so that the remains are protected as part of the site's open space with minimal ground disturbance, or the area excluded.

13.3.3. A plan should be put in place to record any remains the investigation yields, and to make the results publicly available, as a minimum on the Northamptonshire HER. Where investigations yield no evidence of archaeological deposits, this should be still recorded in line with best practice and published as "negative evidence" in the HER. This can be beneficial to future investigations to help determine the likelihood of archaeological deposits on or near to the site and inform the level of investigation that might be required.

13.3.4. The archives resulting from an archaeological fieldwork project should be stored in a suitably managed, publicly accessible repository. For West Northamptonshire this is the Northamptonshire Archaeological Resource Centre at Chester House.

13.3.5. A Council priority is to increase and enhance biodiversity and natural and semi-

natural habitats, however, some activities aimed at improving biodiversity can be damaging to archaeology and need to be carefully assessed, for example, creating scrapes and ponds, tree planting, allowing scrub vegetation to grow on archaeological earthworks and building up ground levels.

Policy BN4 – Assessment, investigation and preservation of archaeology

A. Developers should engage in pre-application discussion especially for major proposals and those in areas that are known to be archaeologically sensitive to consider the need for, nature and timing of an evaluation.

B. Where archaeological remains are known or found to exist within a development site, information about the significance and current state of preservation of the archaeological material should be sought and the impact on their significance assessed. This will enable informed decision taking about the retention of remains within/below developments and possible mitigation options. Preservation in situ is preferred for significant remains that are of demonstrably equivalent significance to scheduled monuments, where it is appropriate and practical, and will be subject to an agreed preservation strategy.

C. Where visible or buried archaeological remains are preserved within a development, the developer will be expected to make provision for their on-going management to ensure long-term conservation, public enjoyment and contribution to a sense of place through on-site interpretation. Activities that would have a damaging impact on both visible and buried archaeological remains, for example tree planting or creation of new paths, should be avoided.

D. Where archaeological remains are affected by development proposals and are not to be preserved in situ, developers should make provision for full investigation and recording of the remains, and for the publication of results and deposition of the archive at a recognised repository.

WNLP objectives: 1, 4, 11, 13

13.4. Heritage led regeneration

13.4.1. Historic buildings and spaces are found across the district in our towns and rural areas, each with their own inherent character, which comes from an interplay between buildings, streets, public spaces, views and green and blue infrastructure that have developed over time. Some, but not all of these assets will be designated, however, in combination they contribute to a sense of place and identity which is unique to the location and which people value.

13.4.2. The historic environment is a positive asset that has the potential to act as a catalyst for successful regeneration projects, and proposals that are heritage led

are usually better suited to the location. Regeneration in historic areas presents opportunities for conservation and development to work together to carefully integrate historic buildings and fabric into the heart of a project. Retaining and re-using traditional buildings is also a sustainable practice and reduces carbon emitted as compared with the alternative of demolition and new build. It is important that heritage-led proposals form part of a wider regeneration strategy to ensure that projects are sustainable in the long term.

13.4.3. As part of the preparation of this Plan, the Council has investigated opportunities for brownfield regeneration within the towns, many of which will involve areas of traditional buildings, streets and spaces. This work has taken into account the importance of heritage assets within and in close proximity to the regeneration sites. These are dealt with in more detail in the place based sections of this Plan.

13.4.4. The Council places particular emphasis on finding positive uses for assets that are vacant and under-used, including those that are at risk. Long term vacant buildings are more likely to suffer damage and decay, which may ultimately cost more to remediate. The best of way of protecting a building is for it to be occupied. Proposals for appropriate re-use and adaptation of historic buildings as part of a wider regeneration project will be supported.

13.4.5. Disrepair and damage may impact viability and can be a material consideration in decision making, however, where there is evidence of deliberate damage or neglect, the Council will disregard the condition of the asset.

Policy BN5 – Heritage led regeneration

The Council supports regeneration proposals that conserve and re-use heritage assets to deliver environmental, economic and community benefits which should:

i. Reinforce local distinctiveness by identifying and incorporating elements of the historic environment that make a positive contribution to sense of place and identity;
ii. Repair and conserve heritage assets in ways consistent with sustaining their significance and the protection of their setting;
iii. Take the opportunity to better reveal the significance of any heritage assets, including their settings; and
iv. Be informed by a clear business and investment strategy, heritage impact assessment, site specific masterplan and community engagement.

WNLP objectives: 1, 4, 11, 13, 17

13.5. Climate change

13.5.1. Buildings are one of the largest contributors of UK carbon emissions and emit carbon throughout their whole life cycle. The historic built environment can play an important role in mitigating the effects of climate change and can produce significant benefits for the environment in West Northamptonshire. Appropriate changes to historic buildings can greatly improve their energy efficiency as well as ensuring that the CO_2 emissions embodied within existing buildings are not lost through demolition. The benefit of maintaining, repairing, reusing and adapting historic buildings should be recognised and works should be undertaken in such a way that sustains their significance. When assessing the impact of development proposals which affect the historic environment, the whole life carbon of historic buildings and any new building should be taken into account, including the impact of demolition and rebuild where relevant. For major applications, these details should be set out in the Sustainability Statement accompanying the application (as per the requirements of Policy PL1 of this Plan).

13.5.2. Buildings are also at risk from the effects of climate change and may need to adapt to ensure their resilience to current and future impacts. Historic buildings are usually of traditional construction and are very different to modern buildings. Retrofit of historic buildings with energy saving low carbon technologies and works to mitigate against climate change is therefore likely to require a different approach. Works should be undertaken in a responsible way which sustains the significance of the building which may require the use of bespoke solutions compared with modern buildings, whilst achieving climate positive objectives. A whole building approach should be used which provides an understanding of the building in its existing context and how it performs, avoids harm to the significance of the building and minimises risks of unintended consequences. Proposals for low carbon and renewable energy will be considered against policy PL2.

13.5.3. The primary emphasis with historic and traditional buildings should be on making energy efficiency improvements to reduce running costs and create a comfortable internal environment for the occupants. Measures should include addressing any maintenance issues (including those creating damp and mould) and simple, cost-effective measures such as the use of curtains, carpets, shutters and partitions. These should be considered prior to more extensive measures such as upgrading windows, providing insulation or generating renewable energy. The impact of overheating in summer will need to be considered as well as providing a warm and comfortable environment in winter. The unique factors of each building including age, construction methods and technical constraints will all need to be carefully considered.

13.5.4. Reference should be made to the latest Historic England advice on climate change and adaptation for historic buildings.

13.6. Landscape

13.6.1. West Northamptonshire's towns and villages are set within rural landscapes, which are a rich and varied mix of gently rounded hills and valleys with many long low ridgelines and a great variety of landform. The landscapes have evolved over time through a combination of physical and human influences. Registered Parks and Gardens are examples of designed landscapes, ridge and furrow are the result of medieval system of strip cultivation, however, most landscapes are "fortuitous". The Council recognises the intrinsic character and beauty of the countryside and the contribution that all landscapes make to the distinctiveness and character of West Northamptonshire. It will ensure that development is landscape-led by responding to key landscape characteristics and features.

13.6.2. There is a wealth of guidance and evidence that can inform proposals including national guidance, the Northamptonshire Historic Landscape Character Assessment and the National Heritage List for England which includes registered parks and gardens, registered battlefields and scheduled monuments. The character of West Northamptonshire's rural areas has been comprehensively assessed through landscape character and sensitivity assessments undertaken to support this Plan and the Part 2 Local Plans. West Northamptonshire contains 15 of the generic landscape character types, which are subdivided into unique landscape character areas, which further underlines the diversity of landscapes present. Conservation area appraisals and management plans identify important historic open areas that make a positive contribution to the character and setting of conservation areas.

13.6.3. The Council supports the principle of important views identified through neighbourhood plans and local valued landscapes, providing they are supported by suitable evidence. This should have regard to the NPPF and use a methodology that is consistent with the principles and methods set out in current guidance from Natural England, the Landscape Institute and Institute of Environmental Management and Assessment as appropriate.

13.6.4. Where there is potential for a development to impact on landscape and/or visual amenity, the Council encourages pre-application discussion on the level of detail required to inform an application. An informal landscape and visual appraisal (LVA) would assess the baseline landscape and its sensitivity to accommodate development in landscape and visual terms, by identifying key landscape and visual opportunities and constraints of a site. It is less detailed than a landscape and visual impact assessment (LVIA) which would be required for any development that is likely to have a significant character or visual effect on an existing landscape or townscape setting. A LVIA is therefore more detailed and would identify the impacts of a proposal on landscape and visual receptors and how any adverse effect could be mitigated. It could form part of a comprehensive EIA or be a standalone report. It is important that a LVA or LVIA is undertaken in accordance with Guidance for Landscape and Visual Assessment GVLIA3 or successor guidance.

Policy BN6 – Landscapes

A. The Council supports proposals that maintain the distinctive character and quality of West Northamptonshire's landscapes. In doing so, it will take into consideration the cumulative impact of development proposals on the quality of the landscape. Where appropriate, applicants will be expected to demonstrate that their proposal:

i. Contributes positively to an area's character and identity by reinforcing local distinctiveness and historic character of the particular landscape character area in which it is located and in doing so, has regard to, and where possible, is consistent with existing evidence and management guidance; and

ii. Respects existing patterns of development and distinctive features that make a positive contribution to the character, history or setting of a settlement, or key buildings, important views, village skylines and ridgelines; and

iii. Avoids creating hard developed edges to the open countryside; and

iv. Avoids physical and visual coalescence between settlements; and

v. Enhances and restores landscape features where the opportunity arises; and

vi. Incorporates mitigation measures to integrate development into its surroundings.

B. Where appropriate to their nature, scale, use and location, development proposals should include and be informed by a proportionate landscape and visual appraisal of the key landscape and visual opportunities and constraints of the site.

C. Applications for major developments and where the Council identifies that a proposal would have a significant impact on landscape character or visual effect, will require a proportionate full landscape and visual impact assessment which should be submitted as part of the planning application. This should be undertaken by an appropriately trained and experienced professional in accordance with the latest best practice guidelines.

WNLP objectives: 3, 4, 10, 13, 17

13.7. High quality landscapes

13.7.1. The NPPF requires plans to recognise the intrinsic character and beauty of the countryside, which can include making local valued landscape designations where supported by proportionate evidence. Reviews of the existing Special Landscape Areas (SLA) for the Daventry and South Northamptonshire Part 2 Local Plans supported the view that parts of the rural area have special qualities that set them apart from other landscapes. The SLAs were confirmed through the Part 2 Local Plans with some boundary amendments and one addition in South Northamptonshire. All the SLA areas have been carried forward in this Local Plan:

- Welland Valley
- Hemplow Hills, Cottesbrooke and Brington

- Catesby and Fawsley
- Eydon and Culworth
- Yardley Chase and Castle Ashby
- Tove Valley
- Whittlewood Forest and Hazelborough Forest
- Catesby, Fawsley, Maidford and Litchborough
- Aynho, Cherwell Valley and Eydon
- Sulgrave and Great Central Railway

13.7.2. The Special Landscape Area studies for the Daventry and South Northamptonshire areas (2017) set out the special qualities that define the character of each SLA. These include landscape condition, rarity, distinctiveness, scenic quality, natural and cultural character and function. Their character is sensitive to change, and a variety of factors can contribute positively to or detract from their quality. Policy BN7 aims to conserve and enhance the quality of the SLAs by requiring development proposals to be sympathetic in terms of siting, form, scale, materials and design.

Policy BN7 – Special Landscape Areas

A. The Council will protect the special qualities of the Special Landscape Areas identified on the Policies and Inset Maps. The Council will consider the impact of proposals on the special qualities, including cumulative impacts, and will resist proposals that would have a harmful effect on their special qualities that cannot be successfully mitigated.

B. In addition to the provisions of BN6(C), proposals for development within or affecting the special qualities of a Special Landscape Area should:

i. Pay particular attention to design, materials, siting of buildings and the use of land; and
ii. Be informed by the special qualities identified in the Special Landscape Area studies or any successor document; and
iii. Contribute, where appropriate, to the conservation, enhancement or restoration of the area's character and appearance.

C. Where required in accordance with policy BN6(C) the Landscape and Visual Impact Assessment should inform the design of the proposal to minimise harm to the special qualities, including the incorporation of mitigation and compensatory measures. Applicants will be required to;
i. Assess the likely impacts of the development on its special qualities, the level of detail of the assessments will be proportionate to the nature and scale of the proposal; and
ii. Demonstrate that the design of the proposal has been informed by the assessment to minimise negative landscape impacts; and
iii. Demonstrate that the impact of any harm can be successfully mitigated through an appropriate landscape treatment in keeping with the Special Landscape Area and landscape character type.

WNLP objectives: 3, 4, 10, 13, 17

13.8. Fringes

13.8.1. The focus of sustainable growth at West Northamptonshire's towns (Brackley, Daventry, Northampton and Towcester) leads to pressure on their rural fringes, which are predominantly agricultural and home to a number of smaller settlements. Each settlement has a character and identity which makes them distinct from other places and it is important to retain that sense of place. There are also potential development pressures at junctions 15 (Northampton Gateway), 15a, 16 and 18 of the M1. The Council uses a Green Wedge designation to avoid physical or perceived visual coalescence between the settlements, the towns and other major development. Applicants will be required to demonstrate how their proposals will achieve this, which could involve appropriate landscape mitigation.

13.8.2. The West Northamptonshire Green Wedge Assessment (2024) reviewed the existing areas of Green Wedge at Daventry and Northampton to assess whether they still fulfil the purposes of Green Wedge as set out in policy BN8. The Assessment also considered if any additional areas were suitable for Green Wedge designation. This Plan proposes new Green Wedge designations on the edges of the towns and other locations where there are settlements that could be affected by physical and perceived visual coalescence. The existing and proposed areas of Green Wedge are shown on the policies maps.

13.8.3. It should be noted that Green Wedge is a policy as opposed to a landscape designation and is not dependent on a high quality landscape as is the case with the Special Landscape Area.

Policy BN8 – Green Wedge
The character and identity of settlements will be protected, a sense of place will be retained and physical or perceived visual coalescence will be avoided. In order to achieve this:

A. Proposals within the areas of Green Wedge defined on the policies map will be required to demonstrate how they will protect the identity, open character around and setting of fringe settlements by avoiding physical or perceived visual coalescence between them, the towns and other major development.

B. A proportionate landscape and visual appraisal or landscape and visual impact assessment will be required to identify how potential coalescence can be successfully mitigated.

WNLP objectives: 10, 13

13.9. West Northamptonshire's Natural Environment

13.9.1. West Northamptonshire has a rich natural environment which encompasses a range of sites that are recognised for their important contribution to the diversity of species and important habitats. These range from sites that have been designated for their local importance to those that are internationally recognised, such as the Upper Nene Valley Gravel Pits Special Protection Area (UNVGP SPA) (Policy BN15). There are presently 22 Sites of Special Scientific Interest (SSSIs) across the area, and over 180 hectares of land designated as Local Nature Reserves, and 729 Local Wildlife Sites (LWS).

13.9.2. Local Geological Sites (LGS) and Regional Important Geological Sites (RIGs) are also to be found and define areas considered worthy of protection for their Earth Science or landscape importance.

13.9.3. Designated sites form a significant and important part of West Northamptonshire's natural resource by contributing to the connectivity and resilience of ecological assets, biodiversity linkages and the landscape as a whole. In the future these sites will help habitats and species adapt to the effects of climate change.

13.9.4. Increasing pressure is being placed on natural habitats, both as a result of new development, the wider impacts of climate change and the introduction of non-native species. There is a pressing need to not only protect, enhance and manage the adaptation of existing sites, but also to restore and create habitats at a landscape scale, especially those that are also important to the wider green infrastructure network to enable wildlife to freely move. Functioning and resilient habitat networks, also known as Natural Capital, provide significant beneficial effects to the ecosystem, such as on local climate regulation and carbon storage, local amenity, health and wellbeing.

13.9.5. All proposals likely to affect biodiversity/geodiversity will be expected to provide an ecological assessment which demonstrates an understanding of the importance of biodiversity. The ecological assessment can be included in a Design and Access Statement (DAS).

13.10. National policy and legislation for Nature Recovery

13.10.1. The UK Government's 25 Year Environment Plan sets out what the UK will do to improve the environment, within a generation. By 2042, the ambition is to achieve high quality, accessible, natural spaces with increased biodiversity close to where people live and work, with a focus around the equal

distribution of environmental benefits and resources to all.

13.10.2. The Environment Act 2021 introduced a number of new duties for local authorities, which are of relevance to nature recovery and biodiversity, including:

- All planning permissions granted in England (with a few exemptions) have to deliver at least 10% biodiversity net gainAn enhanced duty for Local Authorities to conserve and enhance biodiversity and report on their actions
- The need for LPAs to comply with the above duty and have regard to the Local Nature Recovery Strategy in local planning policy and decisions
- Responsible authorities appointed by the Secretary of State to lead on the preparation of the Local Nature Recovery Strategy (LNRS) , working with a broad range of stakeholders.

13.11. The UK Nature Recovery Network and Local Nature Recovery Strategies

13.11.1. The Nature Recovery Network (NRN) is a major commitment in the Government's 25 Year Environment Plan. By bringing together partners, legislation and funding, DEFRA's ambition is to restore and enhance the natural environment all over England. By 2042 the UK Governments aim is to:

- restore 75% of protected sites on land (including freshwaters) to favourable condition,
- create or restore 500,000ha of additional wildlife-rich habitat outside of protected sites,
- recover threatened and iconic animal and plant species by providing more, diverse and better-connected habitats,
- support work to increase woodland cover,
- achieve a range of environmental, economic and social benefits, such as carbon capture, flood management, clean water, pollination and recreation.

13.11.2. Part of this ambition is that local authorities will be responsible authorities and support the NRN by producing and delivering their own Local Nature Recovery strategies (LNRS), working together with local partners and developers to identify and map protected sites alongside areas of importance for biodiversity, including areas of notable potential for biodiversity enhancement and environmental benefits.

Local Nature Recovery Strategy

13.11.3. West Northamptonshire Council is a responsible authority and a LNRS for West Northamptonshire is being produced which will assist the implementation of the

wider NRN. The LNRS will identify areas for biodiversity enhancement and provide a spatial strategy for nature, establishing priorities and opportunities to recover and enhance the local natural environment. Within this strategy and work, opportunities for the delivery of multiple benefits will ~~to~~ be identified

13.11.4. The Levelling-up and Regeneration Act 2023 requires that a local plan must take account of any local nature recovery strategy that relates to all or part of the local planning authority's area, including in particular:

A. the areas identified in the strategy as areas which –
i. are, or could become, of particular importance for biodiversity, or
ii. are areas where the recovery or enhancement of biodiversity could make a particular contribution to other environmental benefits,
B. the priorities set out in the strategy for recovering or enhancing biodiversity, and
C. the proposals set out in the strategy as to potential measures relating to those priorities.

The next version of this plan will into account the West Northamptonshire Local Natural Recovery Strategy which is anticipated will be adopted by summer 2026.

Policy BN9 – Nature conservation

A. Development will be required to:

i. Protect and enhance biodiversity and geodiversity. All proposals likely to affect biodiversity/ geodiversity will be expected to provide an ecological assessment which demonstrates an understanding of the importance of biodiversity/ geodiversity assets (as defined in C.) on site and in the surrounding area, and the potential impact of the proposed development on these assets. The assessment must set out the measures to be taken to minimise harm to nature conservation assets by following the mitigation hierarchy of:

a. Avoiding harm to biodiversity/ geodiversity, particularly where it is irreplaceable, and including consideration of alternative sites where appropriate, then
b. Mitigating (within the local area) any harm to biodiversity, then
c. Compensating for any remaining harm to biodiversity (within the local area or in other identified areas).

ii. Achieve a net gain in biodiversity in line with policy BN10; and
iii. Make appropriate provision for long-term management of habitats and geological features connected to or affected by the development.

B. Proposals should have regard to principles set out in the Northamptonshire Biodiversity

SPD or successor document and where necessary undertake up to date, comprehensive ecological surveys in accordance with industry guidelines and standards to inform development.

C. Development proposals will be required to protect or enhance biodiversity assets in proportion to their importance:

i. Sites of national or international importance – Special Protection Areas, Ramsar sites and Sites of Special Scientific Interest are of international and / or national importance and development affecting them will be expected to avoid causing adverse effects.

ii. Sites of local importance – Development affecting West Northamptonshire Local Nature Reserves, Local Wildlife Sites, Local Geological Sites and Potential Wildlife Sites will be expected to avoid causing adverse effects on these assets unless it can be demonstrated that the benefits of development clearly outweigh the harm.

iii. Other biodiversity assets – Development affecting sites that are not formally designated, but which make a positive contribution to biodiversity (such as biodiversity gain sites, areas identified in the LNRS for nature recovery and the River Nene Nature Improvement Area) will be required to take into account their current or potential role in West Northamptonshire wider biodiversity network.

iv. Priority Species and Habitats - Development proposals should avoid negative impacts upon Priority Habitats and Species, instead promoting their conservation, restoration and enhancement of habitats, and the protection and recovery of species.

v. Irreplaceable habitats - Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland, ancient trees and veteran trees and buffer zones) will be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists]

vi. Show the connectivity between rivers and other watercourses and other habitats where this would achieve an improvement in wildlife corridors and habitat management.

D. If significant harm to biodiversity resulting from a development cannot be avoided , adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused.

WNLP objectives: 1, 2, 4, 5

13.12. Biodiversity Net Gain

13.12.1. Biodiversity net gain (BNG) is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand, in line with the intentions of the Environment Act 2021.

13.12.2. In the context of BNG in the UK, "mitigation" refers to actions taken to avoid, minimise, restore, and/or offset negative impacts on biodiversity caused by development projects, following the mitigation hierarchy. The requirement for BNG does not change existing legal protections for important habitats and wildlife species. It maintains the mitigation hierarchy to avoid impacts first, then mitigate and only compensate as a last resort.

13.12.3. The NPPF promotes net gains for biodiversity and endorses net gains for biodiversity in new developments, especially on-site, stating at paragraph 193(d) that development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'

13.12.4. Paragraph 187 continues: 'Planning policies and decisions should contribute to and enhance the natural and local environment by: [...] d. minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...'.

Whilst paragraph 192 outlines that 'Plans should: [...] b. promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

13.12.5. An ecological network is a collection of high-quality wildlife sites and associated surrounding habitats which are diverse and large enough to support species, and which have ecological connections between them that enable species, and/or their genes, to move and to contribute to overall species conservation and biodiversity. For instance, in forest ecosystems, ecological networks are characterised by relationships among trees, shrubs, animals, fungi, and microorganisms. In cultivated landscapes or built-up areas, habitat network theory would distinguish between core habitat (high-quality wildlife sites/SSSI/SPA), buffer habitats, linear and step-stone habitats as connective elements between core habitats to achieve minimum habitat sizes for species conservation and biodiversity.

13.12.6. The Environment Act 2021 places a statutory requirement on all developments to deliver a 10% net gain in biodiversity above existing levels, unless exempt. Demonstrating BNG requires an approach to measuring biodiversity. In order to achieve this applicants will be required to use the latest Biodiversity Metric or its successor, information that is on available on Government websites on

13.12.7.

The Council strongly encourages developers to seek opportunities to exceed the minimum 10% requirement to help increase levels of biodiversity and reverse the trend of biodiversity loss across the UK. Developments will be required to provide biodiversity enhancements appropriate to the nature and scale of the development. The Biodiversity SPD recommends appropriate biodiversity enhancements for development, and for cases where mitigation or compensation is deemed unnecessary, and where planning policy requires new development to provide improvements to biodiversity where possible, such as to incorporate biodiversity into the fabric of buildings, e.g. with green roofs or

with swift, swallow or bat bricks or boxes.

13.12.8. When securing biodiversity net gain, be that through on or off-site habitat enhancements and associated management, the local authority must be satisfied that this is secured in perpetuity. Developers will be required to maintain and manage biodiversity enhancements for at least 30 years and are encouraged to aim beyond this timeframe. This may involve the use of conservation covenants, private voluntary legal agreements between a landowner and a responsible body that will safeguard the land for conservation. Conservation covenants will continue to apply even if the land changes hand. BNG can also be achieved by statutory biodiversity credits, which however should be a last resort.

Policy BN10 – Biodiversity Net Gain

A. Unless exempt, proposals for development will be required to provide a 10% net gain in biodiversity as required by the Environment Act 2021, through the enhancement and/or creation of habitats by:

i. Incorporating and enhancing existing biodiversity assets; and

ii. Following the biodiversity net gain hierarchy (where preference is given for enhancement and creation of habitats on site), unless it is agreed with the Council that a more favorable outcome for biodiversity would be achieved by off site provision.

B. Exempted development must provide biodiversity enhancements, appropriate to the scale, type and location of the proposed development, and must adhere to the principles set out in the Biodiversity SPD and any future West Northamptonshire Design Guide, and in line with features for priority and threatened species

C. In addition to the basic statutory requirements, planning applications subject to mandatory biodiversity net gain must submit a draft Biodiversity Net Gain Plan at the application stage that includes:

i. How the biodiversity net gain hierarchy has been adhered to; and

ii. Justification for the baseline date and assessed value of the site prior to development, including a brief synopsis of the site's historic biodiversity value and how strategic significance of habitats has been assigned; and

iii. Pre and post-development biodiversity value of on site habitats and created off site habitats, supported by a completed Statutory Metric and baseline and post-development habitat plans; and

iv. How 10% net gain will be achieved through on site provision, off site provision, purchased units or statutory credits, clarifying and explaining the predicted biodiversity outcomes both qualitatively and quantitatively; and

v. How a positive proportionate contribution has been made to the ecological networks and priorities as outlined within the Local Nature Recovery Strategy.

D. Where off-site biodiversity gain is proposed, the West Northamptonshire Local Nature Recovery Strategy should be used to guide the locations of biodiversity gain sites.

E. Development whose primary objective is to conserve or enhance biodiversity will be supported.

WNLP objectives: 2, 4, 7, 13

13.13. Trees, woodlands and hedgerows

13.13.1. Trees, woodlands and hedgerows are extremely important components of our Green Infrastructure Network, fulfilling a very wide range of functions including sequestering and storing carbon, enhancing biodiversity, providing access to nature, managing water, air, soil and noise pollution, reducing flood risk, stabilising land, reducing soil erosion, strengthening landscape character, and providing shade and cooling to combat high temperatures.

13.13.2. Trees, parklands and woodlands also provide a superb recreational resource, encourage community engagement greatly enhance amenity values of an area. They are often key features of areas with high recreational value, such as in parks, pocket parks and country parks (such as Daventry Country Park), Protected Woodlands (such as Salcey Forest, to the south of Northampton) or Canal and river valleys (Briar Hill Meadows, Midsummer Meadows in Northampton) or ancient parklands. Group of trees, alley trees or special solitary trees are often part of listed heritage sites, such as Historic Parks and Gardens, conservation areas or in Public Open Spaces, such as on many 'Village Greens'.

13.13.3. Trees, Woodland and Hedgerow have wider Natural Capital functions, i.e., in providing ecosystem services by regulation of environments, landscaping or wood production. Trees in urban areas can soften otherwise harsh environments (soft landscaping), filter wind, dust, aerosols, pollutants or noise from close environments (especially if close to streets or other polluting uses), cool urban environments down (also by transpiration) creating pleasant public spaces at street level. Trees can also control storm water by absorbing and intercepting rainwater runoff and stabilising ground and vulnerable soil types.

13.13.4. Canopies of trees provide cool shelter to habitat surfaces, species living there and also to human beings. This might become over time more important, as this will help mitigating the effects of climate change by protecting from light, moisture loss and UV radiation, both in rural and urban environments, that often suffer especially from the heat island effect.

13.13.5. The Council's Green Infrastructure and Natural Capital Evidence identified the following trees and woodland types within West Northamptonshire: Ancient Woodlands, broadleaved, mixed and coniferous woodlands. Ancient Woodlands are defined by Natural England as areas where there is believed to have been

continuous woodland cover since at least 1600 AD. These woodlands can be either ancient semi-natural or ancient replanted woodland. They are irreplaceable habitats which contribute towards local distinctiveness, amenity and biodiversity. Other irreplaceable habitats include ancient woodpasture and parkland and infilled ancient wood pasture and parkland.

13.13.6. The NPPF provides protection to ancient woodland stating at paragraph 193 that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists. Irreplaceable habitats are those habitats which take significant time to restore, recreate or replace once they are destroyed, often as a result of their age, diversity or uniqueness. The definition and list of irreplaceable habitats for BNG are set out in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024. The Ecological/BNG report should set out a compensation strategy (as in para 193(c) of NPPF) that identifies and explain special provisions, also the timescales of habitats developments, with the protection and precautions being made to protect and maintain irreplaceable habitats near development and building activities. Bespoke compensation for irreplaceable habitats will be required to be in line with BNG statutory framework and the 2024 BNG Regulation.

13.13.7. The following ancient woodlands are well known within West Northamptonshire: Everdon Stubbs, Badby Woods, Salcey, Whittlewood and Yardley Chase. These woodlands provide the opportunity for woodland enhancement and creation, linking and extending the existing blocks of woodland and other habitats of high biodiversity value. The creation of new woodland should not be at the expense of existing areas of high biodiversity value and should not compromise the creation of geographically related habitats such as acid grassland and heath land. A Tree and Woodland Strategy has been adopted for WNC to support this process.

13.13.8. Many woodland types are Priority habitats. The conservation of these protected woodlands and continued efforts for habitat restoration will apply regardless of ownership and proposals for development that may prejudice the integrity and value of these sites, will be resisted. All development proposals in the proximity of ancient woodland shall incorporate buffers having regard to Natural England's standing advice. Natural England and the Forestry Commission have also produced standing advice on ancient woodlands.[5]

13.13.9. West Northamptonshire has a relatively low level of tree cover. 1.97% of the WNC area is Ancient Woodlands and only 3.8% of the area is defined as woodland areas, compared to 12.8% tree and woodland cover across the UK. Creation of new woodlands, particularly with native species, can stimulate the economy through tourism, business diversification, and forestry employment.

[5] Ancient woodland, ancient trees and veteran trees:advice for making planning decisions

Woodlands also deliver benefits through the creation of diverse habitats and by providing recreation opportunities. The Tree and Woods Strategy and the Local Nature Recovery Strategy for WNC identify Biodiversity or similar Improvement areas and other areas, where this is most likely achievable.

13.13.10. The Tree and Woods Strategy sets out how the Council will start the work to manage, protect and expand tree and woodland cover for the next twenty years to 2045. The strategy acknowledges the areas existing low baseline coverage, with woodlands and trees outside of woodlands covering just 9% of the land area. This compares to an average current canopy cover of 14.5% in England and a national target to increase canopy cover to 16.5% of land area by 2050.

13.13.11. The Strategy sets a vision for the area with an aspiration to double the canopy cover of West Northamptonshire to 20% with appropriate and well managed trees and woods by 2045. It identifies the local plan as vehicle to help deliver this target, one that should set out policies to secure the protection and planting of trees in new development.

13.13.12. Woodlands and semi-natural environments bring the highest natural capital functions. This becomes more apparent, with maps (West Northamptonshire Green Infrastructure and Natural Capital Study) that show ecosystem delivery is greatest in the south of the county, where the majority of woodlands are located along the Yardley Whittlewood Ridge. The demand maps of air quality, noise, local climate regulation, and accessible nature show clearly the importance of ecosystem service delivery to the urban centres in West Northamptonshire, with the highest demand in Northampton and Daventry. Urban areas adjacent to the road network are also hotspots for demand.

13.13.13. There is often a mismatch between demand and capacity to provide these ecological services, so where woodland and other semi-natural habitats occur within or in close proximity to urban areas, these areas should be protected.

Policy BN11 – Tree and woodlands strategy

A. The Council will support proposals that deliver the aims and objectives of the West Northamptonshire Tree and Woods Strategy, the UK Tree Strategy and the England Tree Action Plan, aiming to significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.

B. The Council will support proposals that:

i. Protect and expand the mosaic of woodland habitats, linking fragmented areas of woodland, in particular wooded river valleys and pockets of ancient and riverside (riparian) woodlands.

ii. Encourage habitat diversity through conserving and managing existing woodland and trees that are of heritage, cultural and/or aesthetic value, including ancient woodland and veteran trees;
iii. Protect and manage trees of high quality, amenity value and in Public Open Spaces as set out in tree and woodland strategies or more detailed park strategies for specific parks;
iv. Increase the provision of street trees within urban areas where appropriate;
v. Aim to have a tree planting initiative as part of Priority Habitat pilots;
vi. Target tree-planting at the areas of greatest need where the green infrastructure and natural capital benefits can be maximised, whilst avoiding the loss of, or harm to, other priority habitats, including encouraging woodland planting schemes on areas of low-grade agricultural land and land in need of remediation;
vii. Improve sensitive public access to woodlands and trees by sustainable travel modes to capture the health and wellbeing benefits whilst managing the associated pressures;
viii. Encourage the positive management of woodland to bring it into a more productive / resilient state, improve habitat diversity, and more effectively contribute to important green infrastructure functions such as flood risk management, urban cooling and carbon storage/sequestration.

WNLP objectives: 2, 4, 6, 7, 13

13.14. Trees and hedgerows in development

13.14.1. Individual trees, tree groups and woodland can be protected by Tree Preservation Orders. This provides statutory protection to the trees, requiring consent to be sought for works to them. When necessary, the Council will use Tree Preservation Orders as a means to protect certain trees which have public amenity value including those that have an intrinsic beauty or make a special contribution to the landscape or street scene. Protection is also given if a tree is located in a conservation area and under the Hedgerow Regulations 1997 protection is afforded to substantial hedgerows which are considered important, i.e. to be 'irreplaceable' due to their age, and their archaeological, historical, landscape or wildlife significance.

13.14.2. Other trees, woodlands and hedgerows contribute to the character of the district and may be worthy of protection. These features can be used to positively enhance development schemes and trees and hedgerows should be retained and protected, wherever possible, but where their loss is unavoidable, they should be replaced with suitable new planting either within the site or in the locality if this is more appropriate. Trees and Woodland replacements should take place where they would be most beneficial to the location and situation at site. This could be based on recommendations from the LNRS and the Tree and Woods Strategy.

13.14.3. Development can make a positive contribution to the local tree and hedgerow resource through new planting or the restoration and improved management of

existing features. Planting schemes which use species and varieties native to the area, are locally sourced, and maximise the benefits to the local landscape and wildlife, will be preferred - guidance can be found in The Tree and Woods Strategy and the WNC Biodiversity SPD.

13.14.4. Natural England has developed an Urban Greening Factor for England[6], as one of a suite of five Headline Green Infrastructure Standards within the Green Infrastructure Framework – Principles and Standards for England. The application of the Urban Greening Factor for urban areas in WNC, especially in new developments could not only greatly contribute to an increase of the amount of urban green cover but also to improved floodwater retentions in those areas where applied, such as in urban areas near river valleys that are at increased risk of flooding.

13.14.5. In order to properly assess impacts, where there are trees that could affect, or be affected by a planning application, the Council will require a tree survey and assessment to be carried out to recognised standards and submitted in support of the application. Such an assessment, which should be carried out early in the design process should make clear which trees are to be retained and how these will be protected during the construction phase. Conditions will be imposed to secure the implementation of any necessary protective measures to secure their retention.

Policy BN12 – Trees and hedgerow

A. Proposals for development should seek to integrate existing trees, woodland and hedgerows.
B. Where the loss of existing trees, woodland and hedgerows is unavoidable suitable replacement planting will be required in agreement with the Council. This should be on the basis of each tree lost.
C. Where a proposed development retains existing trees and hedgerows on-site, or where development occurs within a tree root protection area, provision must be made for their care and protection throughout the duration of the development with mitigation measures being agreed and put in place to ensure that development works do not have a harmful impact on existing trees.
D. Planting schemes should use native or similar species of local provenance and maximise the benefits to the local landscape and wildlife.
E. Development that would lead to the further fragmentation or result in a loss of ancient woodland (including ancient woodpastures or parklands), aged and veteran trees will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Urban Greening in new developments

[6] Urban Greening Factor for England – Development and Technical Analysis - NERR132

F. All new development proposals must meet the Urban Greening Factor (UGF) standard to achieve or assist in maintaining or reaching an average green cover of 40% in the applicable residential neighbourhood.
G. All new development proposals must not result in the net loss of green cover in urban neighbourhoods.
H. All new major development proposals must meet the core Urban Greening Factor (UGF) Target Score outlined in the Urban Greening Factor Standard as follows:
i. commercial developments must achieve an UGF Target Score of least 0.3;
ii. residential developments must achieve UGF Target Score of at least 0.4, and of 0.5 for residential for residential development on agricultural or other Greenfield land.

WNLP objectives: 2, 3, 7, 13

13.15. Green and blue infrastructure

13.15.1. The NPPF defines Green Infrastructure (GI), as a network of multi- functional green and blue spaces, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity. Green infrastructure includes assets such as parks, open spaces, playing fields, woodlands, churchyards, field boundaries, archaeological sites, street trees, allotments and private gardens. Blue infrastructure provides the same benefits as GI and includes streams, ponds, canals, rivers other water bodies and SUDS and associated habitats. The Green and Blue Infrastructure (GBI) framework provides a range of ecosystem services which work at different geographic levels, including sub-regional, local and site-specific and provide benefits for West Northamptonshire.

13.15.2. Across West Northamptonshire the environmental and historic features have provided a rich green and blue infrastructure legacy of open countryside, historic parks, and amenity green spaces set in the framework of places where people live and work, natural and semi natural landscapes and green / blue corridors like the River Nene, Grand Union Canal and Brampton Valley Way. Rivers and river corridors have a critical and pivotal role in providing routes of connectivity between areas of green space and habitats and are fundamental in the GBI network. Other places of note include allotments, play areas and teen facilities and places for quiet reflection like the grounds of churches.

13.15.3. Green and blue infrastructure provides a range of benefits including opportunities for sustainable movement by walking, cycling and wheeling, positive impacts on the health and wellbeing of residents and visitors, quality environments that attract investment in terms of housing and jobs, as well as performing important functions relating to the natural environment, climate change, mitigation and adaptation.

13.15.4. West Northamptonshire's Green Infrastructure provides a range of benefits and contributes to:

- Reinforcing and enhancing landscape and townscape, ensuring that proposed green infrastructure is appropriate to its local context.
- Supporting delivery of biodiversity net gain and Nature Recovery Strategies, including by providing links between habitats especially in identified Local and Regional Green Corridors.
- Connecting where appropriate to the wider ecological network whilst carefully balancing the needs of wildlife and people.
- Promoting healthy living for all members of the community by providing spaces designed to be physically accessible and socially inclusive,
- Protecting and enhancing the water environment and soil environments.
- Better community and public health by improving air quality and open-air surroundings to encourage outdoor activity which lowers stress levels and improve mental and physical health and well-being
- Improving connectivity and access by linking natural assets and offering modal choice for walking, wheeling and cycling.

13.15.5. The NPPF sets out that Local Plans should take a strategic approach to maintaining and enhancing networks of habitats for wildlife and green infrastructure for people, recognising the wide range of benefits that such green spaces can provide. Policy BN13 will require developments to include green infrastructure to provide a range of benefits appropriate to its type, scale and location**.** Strategic development sites should be master-planned in their entirety to show the location of new on-site strategic green infrastructure and how it relates to the wider network. Proposals should not lead to fragmentation of green infrastructure.

13.15.6. To restrict the spread of diseases and invasive species influenced by climate change, a multi-pronged approach is needed, including early detection and rapid response, international collaboration, and adaptation strategies for vulnerable ecosystems. Pests, diseases, Invasive Non-Native Species (INNS) and biosecurity are mentioned within the LNRS and there are several direct associated measures, including Dutch Elm Disease and Ash Dieback associated measures.

13.15.7. The West Northamptonshire Green Infrastructure and Natural Capital Study identifies existing and potential Strategic GI projects for West Northamptonshire which will deliver multi-functional benefits to people and wildlife.

13.15.8. Projects include:

1. Improving Local Parks such as Abington Park, Eastfield Park and Racecourse Park
2. Improvements to Special Landscape Areas, woodlands and wildlife sites such as Salcey/ Yardley Ridge woodlands, Northampton Battlefield,

Kingsthorpe Wildlife Trust Reserve linkage
3. Improving Local County Parks, such as Daventry Country Park, Hunsbury Hill Country Park and Upton Country Park
4. Improvements to the River Nene and Grand Union Canal Corridor and water environments such as Northampton Town Centre Waterside, Northampton Washland and Wootton Brook.

Policy BN13 – Green and blue infrastructure

A. The Council will support proposals that sustain and enhance existing, and create additional, green and blue infrastructure.

B. New developments must ensure that existing green and blue infrastructure assets will be protected, managed and maintained, as well as connected to enhance their multi-functionality.

C. All major housing and commercial developments will be expected to deliver and / or contribute to the green and blue infrastructure projects proportionate to development. Applications must be accompanied by a site-specific green and blue infrastructure strategy and /or plan to illustrate how green and blue infrastructure is integrated within the development proposal and how it seeks to improve connectivity to the Local Level Green Infrastructure network beyond the site boundary.

D. In accordance with best practice principles, aims and objectives set out in the National Green Infrastructure Framework (Natural England, January 2023) (or subsequent updated documents), development proposals will need to demonstrate how they make a positive contribution to projects in existing Green Infrastructure Plans, or subsequent policy documents, or other projects that correspond to the components/principles identified within the National Green Infrastructure Framework. The green and blue infrastructure delivered within (or associated with) major new developments should be managed, maintained, and monitored for a minimum of 30 years.

WNLP objectives: 2, 4, 5, 7, 13

13.16. Green infrastructure connections

13.16.1. The Sub-Regional corridors within West Northamptonshire, identified through the West Northamptonshire Green Infrastructure and Natural Capital Study, broadly follow strategic waterways, valleys and ridges, and are known as follows:

1. The Nene Valley (Newnham–Wellingborough)
2. Brackley–Towcester–Wellingborough Wooded Ridge

3. Cherwell Valley/Oxford Canal (Oxford–Banbury– Rugby–Coventry
4. Grand Union Canal (Milton Keynes – Northampton – Daventry – Leicester)
5. Northampton to Milton Keynes Link
6. Brampton Valley (Northampton – Market Harborough)

13.16.2. The Local GI corridors within West Northamptonshire are identified as follows:

1. Weedon Bec–Banbury
2. Newnham–Napton on the Hill
3. Middleton Cheney–Brackley–Buckingham
4. Newnham–Woodford Halse–Brackley
5. Great Oxendon–Rugby
6. Northampton–Daventry
7. Farthingstone–Towcester–Milton Keynes
8. Pitsford Water–Winwick
9. Daventry–Newnham
10. Silverstone–Buckingham
11. Buckingham–Milton Keynes
12. Wellingborough–Northampton
13. Sywell Reservoir–Broughton
14. Oxford Canal–Towcester
15. Banbury–Grand Union Canal
16. Banbury–Moreton Pinkney
17. Northampton–Olney
18. Welford Reservoir–Ravensthorpe Reservoir

13.16.3. In an urban context, green and blue infrastructure is a network of natural and semi-natural areas, such as parks, green roofs, street trees, and sustainable drainage systems, designed to provide ecosystem services that enhance urban environments. The 'Accessible Greenspace Standard' from Natural England clarifies the quantity, quality and location of the green infrastructure required to meet different local needs, such as a Doorstep Standard, Local Standard, a Neighborhood Standard and other wider standards. Its focus is accessible natural green spaces for public access, providing contact with nature and contributing to nature recovery networks. For instance, the Doorstep Standard is an accessible greenspace standard to promote access to good quality green and blue space within 15 minutes' walk from home. The Green Infrastructure Framework provides a Mapping Database[7] with analysis of existing provision, including mapped representation of the areas thought to meet the size and proximity criteria. The People and Nature Survey published by Natural England found that 82% of adults agree that being in nature makes them very happy, but over one third of people in England do not have access to green space within this distance.

[7] Green Infrastructure Map https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Map.aspx

13.16.4. In early 2023 Natural England launched a major new tool to help towns and cities turn greener, the Green Infrastructure Framework[8]. The aim is to increase the amount of green cover to 40% in urban residential areas, and a commitment that the public in towns and cities should be able to access green space, such as woodlands, wetlands, parks and rivers, within a 15-minute walk from their home.

13.16.5. Green Ways are strategic access links between major settlements through open countryside, formed by the public rights of way network and cycle routes. Vulnerable users (pedestrians, cyclists and horse riders) should be considered in any planned Green and Blue Infrastructure work or planned off road connections. This would also support active travel.

13.16.6. Blue Ways are strategic access links between major settlements through open countryside along rivers, canals or navigations. These are formed by the 'public rights of way' network, canal towpaths, canals and navigations.

Policy BN14 – Green and blue infrastructure corridors

A. Green and blue corridors will be recognised for their important contribution to sense of place and they will be managed and enhanced by:
i. Incorporating existing and identified future networks into new development proposals; and
ii. Securing contributions from development or identifying other sources for the creation of and future management of the green infrastructure networks; and
iii. Delivering long term management strategies for the subregional and local network.

B. Measures to enhance existing and provide new green infrastructure provision will:
i. Be designed and delivered sustainably with prudent use of natural resources; and
ii. Mitigate and adapt to the effects of climate change including through improved flood risk management and as a carbon store; and
iii. Be designed to the highest quality in terms of appearance, access provision and biodiversity enhancement and protection; and
iv. Reflect local character through the planting of native and other climate appropriate species and consideration of natural and cultural heritage features; and
v. Be supported by long-term management strategies, such as a Local Nature Recovery Strategy and other strategies across the Council.

WNLP objectives: 1, 2, 3, 4, 5, 6, 7

[8] Green Infrastructure Home

13.17. Upper Nene Valley Gravel Pits Special Protection Area

13.17.1. The Upper Nene Valley Gravel Pits were designated as a Special Protection Area (SPA) in 2011 for their international importance as a wetland habitat for nonbreeding waterbirds. Unit 1 of the SPA is located to the south-east of Northampton and is known as the 'Clifford Hill Gravel Pits' or 'Northampton Washlands'. It has also been included on the list of wetland sites of international importance (Ramsar sites) and is a Site of Special Scientific Interest (SSSI).

13.17.2. The Upper Nene Gravel Pits SPA Supplementary Planning Document (SPD) was adopted by West Northamptonshire Council in November 2021 and supplements the policies contained in the WNJCS. It highlights the requirement to consult Natural England on proposals that could affect the SPA, and details consultation zones for different types of development. It should be referred to when preparing development proposals. A mitigation strategy has also been adopted (March 2022) for the Upper Nene Valley Gravel Pits SPA which is appended to the SPD.

13.17.3. Since the adoption of the WNJCS, Natural England has continued to monitor visitor pressure on the SPA. A bird disturbance survey and Visitor Access Study was commissioned jointly with North Northamptonshire Council in 2021. The surveys were undertaken and completed in Spring 2023 and provide an up-to-date evidence base. West Northamptonshire Council is working with North Northamptonshire Council to prepare a new mitigation strategy for the SPA based on this new evidence.

13.17.4. This evidence shows that new development within a wider distance from the SPA can increase recreational pressure contributing to disturbance of and decline in bird species, which form the SPA qualifying features. The mitigation strategy identifies a number of measures including provision of information panels and wardening of the SPA to educate visitors, and a Strategic Access Management and Monitoring (SAMM)[9] contribution and other bespoke mitigation to protect the SPA.

13.17.5. Mitigation may involve:

i. Development and implementation of habitat and access management plans within the SPA
ii. Improvement of existing greenspace and recreational routes
iii. Provision of suitable alternative natural greenspace and recreational routes and information panels for the community and to promote

[9] For residential developments which result in a net increase in the number of dwellings within 5.9km of Unit 1 of the SPA it is proposed to avoid and mitigate likely adverse recreational pressure effects on the SPA by making a financial contribution towards Strategic Access Management and Monitoring (SAMM) and/or other suitable mitigation. https://www.westnorthants.gov.uk/supplementary-planning-documents-spds-other-guides-and-village-design-statements/west

awareness and understanding of the importance of the SPA.

13.17.6. Other significant adverse effects such as loss or fragmentation of habitats and change to water quality can also arise from development. In addition, there could be impacts on areas of functionally linked land which support the bird species (golden plover and lapwing) for which the Upper Nene Valley Gravel Pits SPA has been designated. As such developers should engage early with Natural England regarding their proposals. For example, for sites in close proximity to the SPA, consideration should be given to phasing the construction period, whereby the most intensive/ noisy part of development avoids the sensitive winter season (1st October – 31st March inclusive).

13.17.7. Proposals directly impacting on green infrastructure connected to the Upper Nene Valley Special Protection Area are required to engage with the community to promote awareness and understanding of the importance of the SPA.

Policy BN15 – Upper Nene Valley Gravel Pits Special Protection Area

A. Developments that are likely to have significant effects alone or in combination on the Upper Nene Valley Gravel Pits Special Protection Area must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoid or mitigate where impacts are identified.

B. Where development is likely to have significant effects on the Upper Nene Valley Gravel Pits Special Protection Area, a Habitats Regulations Assessment will be required, which if the proposal is likely to have a significant effect on the site's conservation objectives, will include the need for an Appropriate Assessment. For developers, early consultation with Natural England is needed regarding proposals that could affect the SPA. Applicants should also have regard to the SPA Supplementary Planning Document, as amended.

C. Applications for development in the Upper Nene Valley Gravel Pits SPA and Ramsar site zone of influence, that are likely, alone or in combination, to have an adverse effect on the integrity of the SPA if not mitigated, will be considered and assessed within the Mitigation Strategy. Mitigation should include water recycling measures in consultation / discussion with Anglian Water (AWS) and the Environment Agency (EA).

D. An assessment demonstrating compliance with the mitigation strategy for the Upper Nene Valley Gravel Pits SPA or any successor document for any application that is located within the zone of influence will be required. Development will be required to pay a Suitable Access Management and Monitoring (SAMM) contribution and / or provide bespoke mitigation such as a Suitable Alternative Natural Greenspace (SANG) in order to mitigate recreational impacts (direct or indirect).

E. Mitigation will be required for other adverse effects including the loss or fragmentation of functionally linked land, non-physical disturbance (noise, vibration or light), and impacts due to water runoff.

F. Sites that could potentially be functionally linked land associated with the SPA will need to undertake overwintering bird surveys early in the planning process ahead of submitting an application in strict accordance with the survey framework detailed within the SPA SPD.

G. Major developments will be required to demonstrate that there is sufficient capacity at the receiving Water Recycling Centre, to ensure water quality is protected consistent with the requirements of the Habitats Directive.

H. In order to protect sightlines for birds included within the Upper Nene Valley Gravel Pits Special Protection Area and Ramsar site, proposals for new development within a 250 metre zone of the Special Protection Area and Ramsar site shown on the policies map must be accompanied by an assessment to demonstrate that they will not have a significant adverse effect on birds within the area or, if directly adjacent to existing buildings, should reflect surrounding building heights.

WNLP objectives: 1, 2, 3, 4, 5, 6, 7

13.18. Nene Valley Nature Improvement Area

13.18.1. Nature Improvement Areas (NIAs) are defined as 'Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change'.

13.18.2. Guidance requires that to minimise impacts on biodiversity and geodiversity, planning policies should consider specifying the types of development that may be appropriate in NIAs; and that local plans should contain a clear strategy for supporting NIAs where they have been identified. NIAs were established to create joined up and resilient ecological networks at a landscape scale. They are run by partnerships of local authorities, local communities and landowners, the private sector and conservation organisations with funding provided by the Department for the Environment, Food and Rural Affairs (Defra) and Natural England.

13.18.3. Established in 2012, the Nene Valley Nature Improvement Area is one of 12 NIAs that were selected through a national competition. It covers an area of 41,000 hectares running through the heart of Northamptonshire. It covers a landscape that has been altered by man, with fragments of wildlife habitats like wildflower meadows, woodlands and wetlands that need to be protected, managed better, enlarged, and connected up. All of this needs to be surrounded by a sustainably managed landscape of farmland, towns and villages.

13.18.4. The strategic nature and benefits of the Nature Improvement Area are acknowledged, and Policy BN16 gives detailed consideration to the operation and functioning of the NIA in West Northamptonshire. The Wildlife Trust, provides

local information on the Nene Valley NIA https://www.wildlifebcn.org/nene-valley-nia

Policy BN16 – Development in the Nature Improvement Area

Development within the Nene Valley Nature Improvement Area will be permitted where it:

i. Enables the functioning of the Nature Improvement Area; and
ii. Where appropriate, contributes to the opportunities for habitat creation and/or habitat management within the Nature Improvement Area.

WNLP objectives: 1, 2, 3, 4, 5, 6, 7

13.19. River corridors

13.19.1. All river environments are an important resource for wildlife, the biodiversity network, leisure and recreation and are also an important link to the area's past and cultural heritage. The River Nene is a strategic river that together with the Grand Union Canal provides an important navigable function for West Northamptonshire, connecting the area to the rest of the waterway network. The River Nene contributes heavily to the area's sense of place and the banks of the Nene are rich in heritage assets. The Nene offers opportunities to restore enhance and create wetland landscapes and other natural habitats. It also provides a focus for regeneration and the provision of accessible open space and Green and Blue Infrastructure as it passes through Northampton.

13.19.2. Across the plan area, there is significant potential to enhance the setting of the River Nene and it's tributaries, and other river systems, such as for the Great Ouse, the River Cherwell (flowing into the River Avon) and the River Ise, both within the urban and rural context. Within the town of Northampton itself, the River Nene provides opportunities for sport, leisure and recreation such as canoeing and rafting, the Northampton Marina facilities at the River Nene's junction with the Grand Union Canal, and access to walks and cycle routes.

13.19.3. As the river opens up into the broad floodplains to the south of Northampton, and particularly in the areas that have previously been exploited for gravel extraction, there are increased opportunities for habitat creation and enhancement, especially those linked to the internationally designated Special Protection Area and priority habitats, such as wet grasslands. These areas also help to meet some of the flood risk management requirements, as set out above, by making space for water and providing an important resource for helping to provide the area with ways to adapt to climate change.

13.19.4. River Corridors are particularly important for biodiversity and Biodiversity

Networks because they are specialist habitats with high habitat and nature value, and as they have a natural connectivity to their tributaries and their wildlife corridors/habitats. These GBI networks and biodiversity functions could be enhanced by river related measures, such as river restoration and bank improvements, water quality protection and Sustainable Farming/Sustainable Land Management. The project 'Farming for the Future' sets out measures to improve Sustainable Farming Sustainable Land Management in more detail. The Wildlife Trust for Beds, Cambridgeshire and Northamptonshire is also able to advise on land management and to a number of riverine Local Wildlife Sites.

13.19.5. Hard engineering approaches to riverbank protection will be discouraged and opportunities to apply soft engineering and natural flood management techniques are encouraged. This has multiple benefits for example for biodiversity, flood storage, Water Framework Directive objectives, heritage, genius loci and esthetics. Where watercourses have been historically modified within or directly adjacent to a development, and where the opportunity arises, the watercourse should be restored, as part of good design, and where possible as habitat. Adequate attention to waterway design and buffers is resulting in better water quality, and a more natural environment with soft landscaping, thus benefiting wildlife and the river environment as a positive experience.

13.19.6. In recognition of the importance of the River Nene, the Environment Agency with its partners is producing the 'Nene Water Management Strategy'. The Council is committed in the support of that project.

Policy BN17 – River corridors

A. The natural and cultural environment of the river corridors through the plan area, including its tributaries, will be protected and enhanced in recognition of its important contribution to the area's Green and Blue Infrastructure network, landscape, townscapes, regeneration, recreation and historic environment.

B. Proposals for new development and habitat enhancement should demonstrate an understanding of the importance of the river for biodiversity and natural capital within and beyond the plan area.

C. Watercourses and associated land, such as natural and seminatural habitats close to them, play a pivotal role in maintaining ecological function not only for themselves, but also for the water environment and dependent wildlife, and also in the habitat connections of neighboring green spaces, habitats and related wetland and water habitats. Therefore:

i. Development proposals that are likely to have an adverse impact on the functions and setting of a current watercourse and its associated corridor will not be permitted.
ii. Development should seek to conserve and enhance the ecological, landscape and recreational value of the watercourse and its associated corridor through good design

and in line with the Water Framework Directive objectives, whenever possible. In previously undeveloped areas, an undeveloped buffer zone measuring a minimum 10m from the top of the riverbank is required to be retained/reinstated on both sides of the watercourse, in order to provide for the functioning of wildlife habitats, while being able to facilitate informal access for enjoyment of the river.

iii. New domestic gardens and formal landscaping should not be incorporated into the buffer zone. The buffer zone should be planted with locally native species and appropriately managed under an agreed scheme. The buffer zone and river corridor should form an essential/valuable part of green infrastructure.

iv. Developments that propose culverting of watercourses or hard bank revetment or prevent future opportunities for de-culverting and naturalisation of riverbanks will not be supported, and those that include de-culverting and naturalisation of riverbanks be supported

WNLP objectives: 1, 2, 3, 4, 5, 6, 7

13.20. Ground instability

13.20.1. There are areas across the Plan area that are prone to ground instability issues due to their underlying geological and geomorphological make up. Northampton Sand occasionally overlays Upper Lias Clay and this combination can cause the formation of landslides particularly where slopes have angles greater than seven degrees. A number of the ground stability issues encountered in this geological setting formed during the end of the last ice age and are considered to be in a state or near to a state of equilibrium. If, however these slopes are disturbed, by human activities or the ingression of water, these features could be reactivated.

13.20.2. The risk of landslide is increased by the following:

- Local geology;
- Natural springs in the area;
- Slopes of over seven degrees; and
- Human activity (e.g. building or diversion of water into slope)

13.20.3. Unfavourable slope conditions can practically be accommodated through engineering design.

13.20.4. The areas in West Northamptonshire where instability is suspected have been identified using data available from the British Geological Survey (BGS). This data identifies land on gradients that are greater than seven degrees.

13.20.5. When preparing planning applications the developer will be required to establish

if their proposal is in an area of known or potential ground instability using the data available from the BGS. If the proposal is in an area of known or potential ground instability the developer will be required to submit a ground stability report describing and analysing the issues relevant to ground instability and indicating how any issues will be mitigated against including remedial works. The ground stability report will be required to accompany the submission of the planning application.

Policy BN18 – Ground instability

A. Development will be permitted on sites of unstable or potentially unstable land provided that:

i. The nature of the ground stability of the site has been assessed to the satisfaction of the planning authority and a ground stability report has been provided and agreed before the application is determined;
ii. The development does not add to the instability of the site or the surrounding land;
iii. Any required remedial works are implemented prior to the occupation of development; and
iv. The development of any required stabilisation measures are environmentally acceptable to the satisfaction of the determining authority.

B. The ground stability report will be required to demonstrate that:
i. The degree of instability has been assessed;
ii. Measures to mitigate against the risk have been identified;
iii. A schedule of mitigation measures is in place; and
iv. Any need for formal environmental assessment arising from any stabilisation work has been identified.

WNLP objectives: 1, 7, 13

Chapter 14: Transport

14.1. Introduction

14.1.1. To support the level of growth set out in this Plan, a range of transport schemes have already been identified by the Council and its partners. Specific details on the schemes are contained within the West Northamptonshire Infrastructure Delivery Plan (IDP).

14.1.2. An initial 'Phase 1' Review of the IDP was undertaken in May 2024. This updated the current IDP and associated infrastructure schedules needed to support extant growth in the WNJCS and the Part 2 Local Plans. To reflect the comments received through the 2024 Regulation 18 consultation, a Phase 1 Review (updated) IDP has been produced alongside this 2026 Regulation 18 WNLP. A 'Phase 2' review of the IDP will be undertaken once comments have been received from stakeholders and partners through the consultation on this version of the Plan. This will take into account any additional transport (and other) infrastructure required to support the combined WNJCS, WNLP and part 2 plans' growth. The IDP and the Infrastructure Chapter of this Plan set out how applications should deliver and/or contribute to infrastructure schemes either through financial and/or land contributions.

14.2. National and local policy context

National Planning Policy Framework (NPPF) December 2024 and Planning Practice Guidance

14.2.1. The NPPF sets out that 'transport issues should be considered from the earliest stages of plan-making'. This is to ensure that patterns of movement are integral to the design of schemes, potential impacts on transport networks can be addressed, opportunities can be realised, sustainable modes are identified and pursued and environmental impacts are taken into account.

14.2.2. It states that 'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes'. The NPPF does however recognise that opportunities to maximise sustainable transport solutions will very between urban and rural areas.

14.2.3. The policies within this Plan have been prepared in liaison with the Council's transport service and other partners such as National Highways, Network Rail and England's Economic Heartland as required by the NPPF. Where appropriate, these policies include recognition of schemes/routes that may come forward in the future which could unlock further growth.

14.2.4. When considering transport, the NPPF also requires policies to provide for large scale transport facilities (such as interchanges for rail freight and roadside

services). Plans should also recognise the importance of providing adequate overnight lorry parking facilities and lorry parking.

Planning Practice Guidance

14.2.5. Planning Practice Guidance (PPG) contains further detail on the consideration transport should be given in the plan making process. It discusses the evidence base needed to support local plans and what assessments should establish.

14.2.6. A key piece of evidence required for local plans is an assessment of the impact of growth on the road network and on other transport modes. This is being undertaken for this Plan and full conclusions have not yet been made. However, detailed assessment of the growth within the WNJCS and the Part 2 Local Plans has been undertaken and the related schemes are contained within the Phase 2 IDP.

14.3. Evidence base and partnership working

13.3.1. This draft version (Regulation 18) of the Plan has been informed by the West Northamptonshire Local Transport Plan (LTP). The LTP sets out the transport plan and policies for West Northamptonshire and how they are intended to be implemented. In some cases, this Plan will help to implement the objectives of the LTP, such as those relating to highway safety and supporting a switch to more sustainable modes.

13.3.2. Work also began on a new Strategic Transport Model (STM) for Northamptonshire in the summer of 2025. The strategy contained within this Plan is being tested through the new Northamptonshire STM and, where necessary, schemes will be identified to support growth within this plan and be contained in the IDP.

13.3.3. Alongside the LTP and STM, the Council has worked closely with National Highways, Network Rail and England's Economic Heartland to identify the key schemes and funding needed to support growth and/or acknowledge potential schemes that may be required in the future.

14.4. Sustainable transport

14.4.1. To achieve wider sustainability goals and meet the future travel needs of residents and visitors, this Plan recognises that a change in travel behaviour will be required for all the hierarchy of road users. This approach will not mean that people will be prevented from using their cars altogether but will encourage greater choice and alternatives to the single use car journey, particularly for shorter, everyday journeys. The Plan also creates the right policy environment

for non-carbon technologies to be taken forward for both buildings and travel when they emerge.

14.4.2. It is acknowledged that use of other types of transport, beyond personal car use and particularly in rural areas, is either difficult or not an option. For example, walking or cycling long distances is not practical or public transport is infrequent or unreliable. To try to overcome these barriers, this Plan is aligned with the objectives and policies of the LTP and area Local Cycling and Walking Infrastructure Plans (LCWIPs). It supports objectives to create thriving communities through more resilient transport networks both in the urban and rural towns and villages as well as Policy 12 of the LTP which seeks to reduce isolation and improve access in rural areas.

14.4.3. This Plan includes policies that will help achieve LTP ambitions and provide a framework to facilitate a resilient transport network in both urban and rural towns and villages.

14.4.4. The LTP considers all transport modes across West Northamptonshire and identifies schemes that can be delivered alongside development. The LCWIPs assess existing walking, wheeling and cycling infrastructure to identify where upgrades are needed or need to be put in place. Together, this Plan, the LTP and the LWCIPs will seek to achieve more modal choice.

14.4.5. The approved Northamptonshire Rights of Way Improvement Plan was published in July 2020. It shows how the council intends to improve the quantity and quality of access to the countryside to 2030. As well as a detailed action plan, the document explains how public rights of way and access routes fit in with other important strategies such as the LTP and Local Plans.

14.4.6. England's Economic Heartland's 'Active Travel Strategy – The Opportunity' (July 2023) uses the Propensity to Cycle tool which looks at people's propensity to cycle to that seen in the Netherlands. Northampton (along with Peterborough and Luton) shows the largest potential increase in demand for cycling using this tool.

14.4.7. In addition to improvements to sustainable transport infrastructure, provision of measures such as through ticketing, real time information and promotion of public transport will play an essential part of the strategy. The Council will work with partners to help achieve these step changes.

14.4.8. Policies within this section should be read in conjunction within the entire plan and especially alongside policies within the Placemaking chapter. The Placemaking chapter sets out how applicants should approach the design of their developments in the round; including consideration of the transport hierarchy and how movement within and around the development can help achieve other objectives such as better health and design.

EV charging and Building Regulations

14.4.9. The UK Government is proposing changes to Building Regulations to set up minimum requirements for electric vehicle (EV) charging infrastructure in both new and existing residential and non-residential buildings. For residential buildings, the proposal mandates cable routes for EV chargers in every parking space for new buildings or major renovations with over 10 parking spaces. In non-residential buildings, the Government suggests one charger and cable routes for every one in five spaces for new buildings or major renovations with over 10 parking spaces. Existing non-residential buildings with over 20 parking spaces should have at least one charger by 2025. Applicants should refer to the latest Building Regulations guidance.

14.4.10. The Council approved a draft West Northamptonshire Electric Vehicles Infrastructure Strategy (2024 – 2030) in November 2024. The objectives of the strategy are to deliver an appropriate network of charging solutions across West Northants that include on-street, rapid, destination and workplace opportunities with the aim of installing over 1,000 charging points.

Policy TR1 – Sustainable transport

A. Development proposals should demonstrate and achieve the following sustainable travel principles:

i. Ensure new development is located close to or along existing strategic public transport corridors that can be promoted or enhanced;

ii. Ensure new development is designed to encourage walking, wheeling, cycling, public transport use and any other emerging sustainable mode to everyday services and facilities such as schools, community facilities, open spaces and shops both on and off-site; and

iii. Promote and support improvements to the transport network which increases safety, improves air quality and encourages sustainable modes of transport.

B. Applicants should demonstrate they have considered the following sustainable transport hierarchy in the development and operation of transport infrastructure and services as appropriate for each specific location:

i. Enabling access to services and opportunities without the need for motorised travel through spatial planning and enhancing digital access

ii. Active travel for people of all abilities (walking, wheeling, cycling, and horse riding)

iii. Public and community transport (bus, scheduled coach, rail and community transport)

iv. Taxi, shared and private hire vehicles (with priority given to zero emission vehicles)

v. Zero emission private vehicles (cars, vans, and motorcycles)

vi. Freight and fleet vehicles, including trucks and lorries (with priority given to low and zero emission vehicles), private vehicles with tailpipe emissions (for example, those using internal combustion engines)

C. Applications for developments will need to be accompanied by either a Transport

Assessment or Transport Statement which assesses the impact of development on the transport network.

D. Applications for major development will need to be accompanied by a Travel Plan that clearly sets out measures to discourage car use and maximise the potential of the surrounding sustainable travel networks. Applicants should review the adopted Brackley, Daventry, Northampton and Towcester LCWIPs (and any further adopted LCWIPs or successor documents) to understand where their proposals can deliver or improve identified sustainable routes.

WNLP objectives: 1,7,8,9,10

14.5. Strategic connections

14.5.1. West Northamptonshire's strategic rail and road connections make the area economically attractive for distribution, logistics and other industries which rely on national and international connections, including being home to Daventry International Rail Freight Terminal (DIRFT) and Northampton Gateway at junction 15 of the M1. However, these connections (M1, A45 and A43) are also attractive for local trips which increases congestion around junctions and on the strategic road network, with freight and passengers causing congestion on the rail network (West Coast Main Line). The West Northamptonshire LTP (2025) and England Economic Heartland's 'Rail Strategic Objectives' (October 2023) sets out the priorities for railway transport for West Northamptonshire.

14.5.2. To ensure that the road network remains efficient and can serve the strategic demand, it will be important to make improvements to carefully manage more local movements to enhance capacity. At the strategic level 'Smart Motorways' which include use of former hard shoulders have been introduced on some sections of the national motorway network. Locally, this includes the M1 between J13 and J19.

14.5.3. The West Northamptonshire LTP details key interventions locally and was informed by England Economic Heartland's Peterborough – Northampton – Oxford Connectivity Study (December 2022) and the Oxford – Milton Keynes Connectivity Study (December 2022) which set out the priorities for road transport for West Northamptonshire.

14.5.4. In the case of the A45 and A43 trunk roads in the area, National Highways have implemented or are proposing to implement traffic management measures and related junction modifications in conjunction with development coming forward in these corridors.

14.5.5. On the A43, junction improvements have been required to enable housing and employment growth at Towcester, Silverstone and Brackley. The Northampton

Growth Management Scheme (NGMS) for the M1/A45 sets out necessary mitigation measures on the A45 between the M1 Junction 15 and Great Billing Junction required to support growth at Northampton. The partner councils have agreed a Memorandum of Understanding (MoU) with National Highways on the delivery of NGMS with the agreement outlining a mechanism for using S106 planning obligations and CIL to deliver the schemes. The NGMS also considers the staging of developer contributions to support the viability of developments. The specific developer funded measures on the A45 and A43 are set out in the Infrastructure Delivery Plan.

14.5.6. The West Coast Mainline provides the key north-south rail link for England and into Scotland but is particularly congested around Northampton and Long Buckby where freight and passenger services share the same lines. As demand from passengers and freight on the line increases, there may be a conflict between users. Whilst the area benefits from this strategic rail link (West Coast Mainline via the Northampton loop), the range of destinations available, the frequency and speed of connections is weaker than nearby settlements such as Coventry, Rugby and Milton Keynes which are of a similar population size. It should be noted that once High Speed 2 is built and operational, this is expected to release some capacity on the West Coast Mainline.

14.5.7. West Northamptonshire is also serviced by the Chiltern Line with a station at Kings Sutton. This is a smaller station which serves the more rural areas in the west of the Plan area, however services from here into London are less frequent than on the West Coast Main Line.

Policy TR2 – Strategic connections

The priorities to retain and enhance West Northamptonshire's strategic connections for economic advantage are to work in partnership with, and support the relevant transport providers in order to secure the following initiatives:

A. Rail

The necessary rail transport improvements to support strategic connectivity are the implementation of:

i. An enhanced service in terms of journey time and frequency of passenger rail services between London, Birmingham and the regions airports (via Northampton station); and
ii. The introduction of additional rail services for passengers to improve capacity;
iii. An aligned strategic multi-transport interchange in the Milton Keynes and Northampton areas, enabling enhanced connectivity across the area;
iv. Improved connectivity across Northamptonshire and the wider area (Aylesbury, Bletchley, Milton Keynes and Northampton); and
v. Increased intermodal freight flows from London to Northampton, the Midlands and the North, enabling improved efficiency in the movement of goods and reducing HGV volumes across the strategic road network.

B. Road
The necessary road transport improvements to support strategic connectivity are the implementation of:

i. Traffic management measures and related junction modifications on the A45 in conjunction in connection with development coming forward;
ii. A43 improvements;
iii. A step-change in bus service provision within and between major settlements and to key innovation sites such as Silverstone including provision of the appropriate bus service infrastructure;
iv. Improved bus integration with Northampton railway station; and
v. Expansion of electric bus fleet and infrastructure.

C. Waterways
Support will be given to proposals to use the canal network for freight movements.

WNLP objectives: 8, 9

14.6. Future transport schemes

14.6.1. Housing and employment allocations in the WNJCS and the Part 2 Plans have already been assessed in terms of the transport infrastructure required to mitigate them. These schemes are contained in the Phase 1 IDP. As part of the ongoing preparation of this local plan, additional transport schemes may be added if required by any new allocations.

14.6.2. As mentioned above, West Northamptonshire's strategic rail and road connections have made the area economically attractive. However, to ensure the network remains efficient and capable of serving future demand, improvements and mitigation measures are needed.

14.6.3. The West Northamptonshire Local Transport Plan (LTP) (2025 – 2045) sets out objectives for the Plan area and how it will connect people through a combination of key interventions and policies. The key interventions include the following:

Short term (by 2030)	Medium term (by 2040)	Long term (by 2050)
A422 Farthinghoe traffic mitigation scheme	A361 Byfield village traffic calming	Hydrogen vehicle assistance programme
LCWIP interventions in Brackley	A43 signal and safety improvements Northampton to	

Short term (by 2030)	Medium term (by 2040)	Long term (by 2050)
	Corby	
LCWIP interventions in Towcester	A43 signal and safety improvements Towcester to Brackley	
A5 Towcester relief road upgrade	Brackley to Banbury active travel link	
A5 Towcester Watling Street traffic calming	New strategic mobility hub and coach interchange at M1 J15	
Abington Area active travel scheme	New strategic mobility hub at Northampton East park and ride	
Access to bikes initiative	St Giles Street public realm	
Electric bus fleet and infrastructure expansion		
Electric vehicle assistance programme and charging in car parks		
Town and village traffic calming programme		
LCWIP interventions in Northampton		
LCWIP interventions in Daventry		

Figure 45: Local Transport Plan – 2025 – Key Interventions

14.6.4. In addition to the schemes in Figure 45, the council continues to work with partners on the delivery of the Northampton Growth Management Scheme (A45), the North – West Relief Road and the Northampton to Brackmills Sustainable Transport Corridor. While the potential reinstatement of the Northampton to Market Harborough railway link is not a priority to progress at the present time, the Council will continue to work with the relevant partners should the project be reinstated.

14.6.5. The Northampton North-West Relief Road was completed in Autumn 2025 and is expected to open shortly. When open it will enable further growth to the west of Northampton where there are several SUEs allocated in the WNJCS.

14.6.6. The former Northampton to Market Harborough railway line now plays a

significant role in the biodiversity network of Northampton and beyond, with a series of identified Local Wildlife Sites (LWS) located within/alongside it due to the species rich neutral grasslands (a Priority Habitat under the Natural Environment and Rural Communities Act, 2006) found within them, as well as itself, being a wildlife corridor. Any reopening of the former Northampton to Market Harborough railway line will be led by Network Rail and will need to be subject to relevant studies that consider alternative options and provide justification for the most sustainable option, bearing in mind its high biodiversity status. Any proposal to re-open the line would need to address how it is going to compensate for any loss of habitat having regard to the Local Nature Recovery Strategy.

14.6.7. The route is also part of the National Cycle Network (route no.6), providing a continuous traffic free route between the two towns. Any proposals to re- open the line would need to provide a parallel (but not along the same trackbed) walking, wheeling, and cycling route between the towns.

14.6.8. If further evidence emerges that the future use of this link for transport is viable, the use of this route will need to be investigated in a future local plan review. If the line is to brought back into use for rail, there will be a need to realign part of the North West Relief Road to facilitate a bridge over the line. This will require land outside of the current railway line corridor.

14.6.9. A safeguarded corridor between Northampton Station and Brackmills is identified for use as a continuous sustainable travel corridor for public transport, cycling, wheeling and/or walking active travel route. The Council needs to safeguard the land required for transport related developments to be progressed. Any proposals affecting this corridor should mitigate against the potential adverse impacts on biodiversity, and seek to secure net gain, in compliance with the relevant policies in this local plan. If further evidence emerges that the future use of this link for transport is viable, the use of this route will need to be investigated in a future local plan review.

14.6.10. Through the Road Investment Strategy, the UK government has allocated a ring-fenced £100 million for an Air Quality Fund available through to 2021 for National Highways to help improve quality on its network and improve air quality. The Council continues to work in partnership with Highways England to implement measures to reduce the impact of emissions from the motorway traffic on the affected communities.

14.6.11. The Council is exploring options for the provision of highway improvements to the north of Northampton to relieve existing settlements of the impacts of traffic and to facilitate more reliable journey times in this part of the town. Consultation on a number of options for part of this route was undertaken in 2017, further work is now underway to provide an updated understanding on the need, benefit, costings and potential funding sources. Options being

considered are: the completion of the route between the North-West Relief Road) and the A43 to the north of Moulton; a longer route between junction 16 of the M1 and the A43 north of Moulton in the longer-term; and more localised, targeted, interventions to reduce congestion.

14.6.12. This matter was further considered as part of the LTP. The LTP defers this for a later study as at the time the precise need, nature and deliverability of a scheme was not sufficiently well defined to warrant inclusion in the Plan. Further work is being undertaken to understand the level of intervention required, its cost benefit and deliverability, as well as considering how it supports the strategic direction of the Local Plan once that is understood. The further study whilst including the evidence base for the new Local Plan will also benefit from the Council's new Strategic Traffic Model.

14.6.13. The Council will also safeguard areas of land for transport schemes which have been identified during the plan period, once their precise alignment has been defined.

14.6.14. The schemes identified in Policy TR3 either require land to be safeguarded to enable their delivery or are identified within this Plan for potential future transport schemes. The next version of this Plan will update on progress made on the evaluation of these schemes.

Policy TR3 – Future transport schemes

B. The following routes, as shown on the policies map, may be investigated for future transport use:
i. Former Northampton to Market Harborough railway line (which would necessitate a re-alignment of part of the North West Relief Road and a bridge over the line);
ii. Former Northampton to Brackmills railway line.

C. Schemes would need to make compensatory provision for any loss of habitat, and in the case of Northampton to Market Harborough, a parallel opportunity for cycling and walking will need to be provided.
D. Consideration will also be given to the provision of a Northampton Northern Orbital Road.

WNLP objectives: 8,9

14.7. Canal network

14.7.1. Both the Grand Union Canal and a short stretch of the Oxford Canal pass through West Northamptonshire. Both canals are designated as conservation areas. The Canal network has an important multifunctional role within the district and beyond. As well as its historical, architectural and educational value,

the canal is an important landscape feature, with considerable biodiversity and ecological interest. The canal is an important part of the district's green infrastructure network providing a green corridor for wildlife, as well as playing a crucial role in conveying flood waters.

14.7.2. The canals also contribute towards economic and regeneration objectives by providing attractive locations for canal-side development including recreation, tourism and leisure activities as well as protecting the economic viability of marinas and boatyards. The provision of a network of moorings along the canal network is essential to this. Where possible and in appropriate locations the Council will protect existing moorings and encourage the provision of new moorings across the network. New moorings will only be permitted where they would not have a negative impact on navigation.

14.7.3. The canal network provides important resources for nature conservation. This must, however, be carefully balanced with the needs of recreation. Proposals for development within the canal corridors should relate to the character of the area; and respect the leisure, heritage and ecological value of the waterways. The Council will support appropriate measures to improve both the towpath and pedestrian and cycle linkages to it.

14.7.4. Policy TR5 identifies the villages in the Settlement Hierarchy to which it applies to. (see Making Great Places: Rural chapter).

14.7.5. The provision of a range of additional short-term visitor moorings will be supported to ensure that visitor moorings are available in appropriate locations, and where they contribute to the management of a safe and attractive waterway. Leisure moorings should be safe, ensuring there is adequate access for emergency services, be suitably accessible to services and facilities by sustainable modes and not interfere with the navigation of the canal. Existing visitor moorings will be protected.

14.7.6. Any change of use from leisure moorings to residential moorings will need to adhere to other policies within this plan especially Policy HO13.

Policy TR4 – Leisure moorings

Proposals for the establishment of moorings will be assessed in relation to the following criteria:

A. Moorings should generally be located on urban stretches of the canal and not on rural or open stretches where they would be incongruous and out of keeping;
B. Moorings and associated development and servicing should be located so they do not impede other canal and waterside uses, paths or access to the waterway;
C. The number and density of moorings in any one location should be appropriate to their location on the waterway and should not separate people from the waterway or interfere with navigation;

D. Provision for service vehicles and car parking must be made in a form which will not adversely affect the amenity of the canal and the surrounding area;
E. Adequate servicing, including provisions for appropriate utility connections, must be provided; and
F. Development should take account of guidance contained in the relevant publications from the Canal & River Trust.

WNLP objectives: 8, 9

Policy TR5 – Canalside development

A. Proposals for new development alongside canals at Primary and Secondary villages within the settlement hierarchy will be supported where they provide active canal frontages with recreational or economic uses and have regard to the canal's use and accessibility, including safety measures.

B. Away from these settlements, proposals for canal related development with limited service facilities will be accepted provided:
i. They constitute uses that are essential to be located in proximity to the canal; and
ii. The countryside is protected, in terms of its openness, rural character and attractiveness; and
iii. They would not have an adverse impact upon the character and appearance of the surrounding area and the amenities of neighbouring occupiers; and
iv. The development does not adversely affect public access to the canal; and
v. The traffic generated by the proposal does not adversely affect the safety of the existing road network and adequate car parking facilities can be provided within the site for the likely needs arising from the proposal.

WNLP objectives: 8, 9

14.8. Overnight lorry parks

14.8.1. There is a high level of lorry traffic in West Northamptonshire due to the area being a major location in the UK for a large number of companies that rely on lorry movements including logistics and warehousing.

14.8.2. Daventry International Rail Freight Terminal (DIRFT) is located at junction 18 of the M1 where it meets with the A5. Other major employment sites are also set alongside junctions 15, 15A and 16 of the M1 motorway.

14.8.3. The following, formal overnight lorry parks are in West Northamptonshire:

14.8.3.1. Red Lion Truck Stop, Weedon Road, Harpole

14.8.3.2. The Super Sausage Car and Lorry Park, Northampton
14.8.3.3. Truckstop Roadchef, Northampton M1 J15A
14.8.3.4. DIRFT III Lorry Park, Lilbourne
14.8.3.5. Night Owl – North of DIRFT on A5

In addition planning permission exists for a lorry park to the north-east of Junction 1 on the A14.

14.8.4. New lorry parks would be supported at appropriate locations and with evidence that there is a need for further lorry parking facilities.

Policy TR6 – Overnight lorry parks

Proposals for the provision or expansion of overnight lorry parks will be supported where they are in a location that meets an identified need. Such proposals should:

i. Be located adjacent to the strategic road network or other major roads in particular the M1, A5, A14, A43 and A45; and
ii. Include facilities for drivers of lorry vehicles; and
iii. Have access arrangements that are designed to minimise queuing of vehicles on the highway; and
iv. Be located such that they are accessible and do not have an unacceptable impact on the amenity of nearby settlements; and
v. Not be located adjacent to or accessed through a residential area; and
vi. Promote a safe and secure environment and be designed to Park Mark standards or similar; and
vii. Have no significant adverse impact on residential amenity or the local environment; and
viii. Be screened and carefully designed and landscaped to minimise its visual impact; and
ix. Be supported by a detailed transport impact assessment and travel plan.

WNLP objectives: 8, 14

Chapter 15: Infrastructure

15.1. Introduction

15.1.1 To support the level of economic growth and growth in population as a result of new housing in this Plan, infrastructure will need to be delivered alongside homes and jobs in a timely manner. As such this Council will work in partnership with developers, neighbouring authorities, central government, England's Economic Heartlands and other stakeholders to deliver this infrastructure.

15.1.2 An initial 'Phase 1' Review of the Infrastructure Delivery Plan (IDP) was undertaken in May 2024. This updated the 2020 IDP and associated infrastructure schedules that supported the extant growth in the WNJCS and the Part 2 Local Plans.

15.1.3 To reflect the comments received through the 2024 Regulation 18 consultation, a Phase 1 Review (updated) IDP has been produced alongside this 2026 Regulation 18 WNLP.

15.1.4 A 'Phase 2' review of the IDP will be undertaken once comments have been received from stakeholders and partners through the consultation on this version of the Plan. This will take into account any additional transport (and other) infrastructure required to support the combined WNJCS, WNLP and part 2 plans' growth. The IDP and the Infrastructure Chapter of this Plan set out how applications should deliver and/or contribute to infrastructure schemes either through financial and/or land contributions.

15.2. National and local policy context

15.2.1. At the heart of the NPPF is the achievement of sustainable development through three overarching objectives for the planning system. Part of the economic objective is to identify and coordinate the provision of infrastructure (Paragraph 8).

15.2.2. For plan-making the NPPF sets out at paragraph 11 that all plans should align growth and infrastructure with the requirement that plans be shaped by early, proportionate and effective engagement between plan makers and infrastructure providers and operators (paragraph 16. c).

15.2.3. The NPPF (paragraph 20) goes on to state that policies should make sufficient provision for infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat); and community facilities (such as health, education and cultural infrastructure).

Planning Practice Guidance

15.2.4. Planning Practice Guidance (PPG) contains details on planning obligations and states that they should assist in the mitigation of impact of unacceptable development to make it acceptable in planning terms. It makes provision for policies to be set out in plans and examined in public to ensure clarity from the outset.

15.2.5. The policies relating to planning obligations and infrastructure will be informed by viability assessments that consider affordable housing and other policy requirements.

One West Northamptonshire Plan

15.2.6. The One West Northamptonshire Plan sets out five guiding principles and seven priorities for the authority.

15.2.7. The provision of suitable and timely infrastructure to support the existing and proposed population of West Northamptonshire will contribute to achieving these priorities. Specifically, timely delivery of infrastructure will help create sustainable, thriving and connected environments for West Northamptonshire's population ensuring it is a great place to grow up and age well.

15.2.8. To achieve the above priorities this Plan supports the provision of infrastructure that will help achieve Net Zero as set out by central government. The Plan contains policies relating to electric vehicle charging infrastructure and requires development to be linked sustainably to existing and planned for facilities and amenities. New developments will be connected and will need to prioritise foot, cycle, wheeling and public transport modes before the individual car where possible; developments will need to demonstrate how people will travel sustainably through a detailed Travel Plan for the development.

15.2.9. To improve the life chances and reduce inequalities of people living and working with West Northamptonshire, quality educational infrastructure will be required to support growth.

15.2.10. West Northamptonshire Council is the Local Education Authority and has a statutory duty to provide sufficient school places for children within its boundary. Housing development will generate the need for new places either through new schools or extensions to existing and will consist of provision for early years, primary, secondary and SEND school places. The School Organisation Plan (SOP) for West Northamptonshire sets out the number of new places needed on a 5-year basis. The current version SOP has informed the IDP for this Plan.

15.2.11. Green infrastructure and open space will need to be provided alongside development. As set out in the Built and Natural Environment chapter, this will either be provided on-site or through improved provision off-site. Where it is located off-site, sustainable links from development to the infrastructure will be required to ensure people have access to environments that enable healthier lifestyles. In some cases, some open space may also contribute to biodiversity net gain and nature recovery networks. Whilst this is not infrastructure required to support development, it is a statutory requirement for developers to ensure that a net gain in biodiversity is achieved to support the overall ambitions for environmental protection within the UK.

15.2.12. Infrastructure to allow high speed electronic and digital communications will be a core infrastructure component for new development, allowing people and businesses to be connected and to continue to build a strong economy.

15.2.13. This Plan and its IDP have been informed by current information from utility providers who have identified where existing capacity or new infrastructure is needed to support growth. Connections to electric, gas and any other emerging energy grids is a requirement of development; developers are expected to have started conversations with providers early on in the planning process.

15.2.14. To ensure the residents of West Northamptonshire are able to lead healthy lives with fewer health inequalities, healthcare infrastructure will need to be delivered alongside new residential development. This can be achieved through increasing existing providers' capacity, such as GPs and surgeries but can also include other measures such as embedding sustainable transport choices that enable residents and visitors to make healthy choices when travelling and spending their leisure time.

15.3. Evidence base summary

15.3.1. This Plan has been informed by an up-to-date HENA. The HENA uses current census population data and forecasting to reach housing and employment figures and has been appraised for viability against policy requirements of the Plan.

15.3.2. To support growth, the Council has worked with partners to identify the infrastructure needed to mitigate the impacts of development. An initial 'Phase 1' update of the West Northamptonshire Infrastructure Delivery Plan (IDP) looked at the remaining growth within the WNJCS and Part 2 plans. A 'Phase 2' exercise will identify infrastructure needed to support the additional growth set out in this Plan. Wherever possible, known costs and phasing of schemes have been identified which is set out in the West Northamptonshire IDP.

15.3.3. The IDP has been produced to sit alongside this Plan and inform policies within it. It will be updated regularly to take account of delivered and /or new schemes

and any new information coming forward in terms of funding opportunities and partnerships.

15.3.4. The IDP infrastructure schedule tables identify schemes within the following categories:

- Transport
- Healthcare
- Education
- Community and Leisure – including libraries, social care, burial grounds
- Open Space, Green Infrastructure and Biodiversity Net Gain
- Utilities including water management
- Fire and Police
- Waste management
- Digital and telecoms

15.3.5. The Council has worked extensively with the following partners (not exhaustive) to help inform the IDP and moving forward, to help deliver West Northamptonshire's infrastructure:

- Northamptonshire Police
- Northants Fire and Rescue
- National Highways
- Anglian Water
- Thames Water
- Severn Trent Water
- The Environment Agency
- Natural England
- Historic England
- National Grid
- South East Midlands Local Enterprise Partnership (SEMLEP) in the early stages of plan preparation
- England's Economic Heartland

15.3.6. The policies within this section of the Plan set out how the delivery of that infrastructure will come forward and detailed infrastructure requirements are set out in the IDP for West Northamptonshire.

15.3.7. Details on and policies relating to open space, community needs and green infrastructure can be found in relevant sections of this Plan and applicants should read the Plan as a whole to understand the infrastructure requirements of their proposals.

15.4. Funding mechanisms

15.4.1. Infrastructure that is required to serve the current and future needs of West Northamptonshire is expected to be delivered through a variety of mechanisms including Sections 106 (Town and Country Planning Act 1990) 111(Local Government Act 1972) and 278 (Highways Act 1980), Community Infrastructure Levy (CIL), and Strategic Access Management and Monitoring (SAMM) fees. In some cases, infrastructure may be able to be funded through Government and partnership funding pots.

15.4.2. West Northamptonshire has three CIL charging schedules for the former Daventry, Northampton and South Northamptonshire areas. The CIL is a viability tested charge on most forms of new development. Unlike S106 obligations CIL monies can be used to help fund a wide range of infrastructure projects including strategic infrastructure not necessarily directly related to the development the CIL monies are accrued from.

15.4.3. The SAMM payments are currently required for new housing within 3km of the Upper Nene Valley Gravel Pits Special Protection Area (SPA). The most recent evidence commissioned by the Council will extend this zone of influence to 5.9km. Details on developer requirements can be found in the West Northamptonshire Upper Nene Valley Gravel Pits SPA Supplementary Planning Document and Mitigation Strategy. Any other funding mechanisms that emerge during the lifetime of the plan will also be utilised where appropriate.

15.4.4. It is expected that most infrastructure will be delivered by either the Council or developers at the beginning or during the build out of development. However, the Council will work with external partners where necessary to bring forward infrastructure schemes.

15.4.5. Applicants should discuss infrastructure requirements with the council and infrastructure providers early in the application process. This allows all parties to understand the impact of developments, whether any existing capacity exists or will need to be provided and the costs associated with mitigation.

Developer contributions

15.4.6. Developer contributions play an important part in helping to fund infrastructure at both the local and strategic level. The established method of collecting developer contributions is by way of S106 planning obligations. The former areas of Daventry, Northampton, South Northamptonshire and Northamptonshire County have adopted planning obligations Supplementary Planning Documents (SPDs) or strategies in place. Section 106 planning obligations are subject to the tests set out in the National Planning Policy Framework (paragraph 57) and in Regulation 122 of the Community Infrastructure Levy Regulations 2010 which require that obligations are only sought where:

- They are necessary to make the development acceptable in planning

terms;
- Directly related to the development; and
- Fair and reasonably related in scale and kind to the development.

15.4.7. By the time this Local Plan is adopted, it is intended that there will be a single strategy for planning obligations within West Northamptonshire. This will outline how fees will be calculated and set out how an element of fees collected will go towards administering agreements and monitoring the delivery of infrastructure.

15.5. Infrastructure types

15.5.1. Below are summaries of the types of infrastructure that development is expected to contribute to. Details on specific schemes to support growth in West Northamptonshire are contained in the IDP.

Transport infrastructure

15.5.2. Transport infrastructure enables people and goods to move around with modes including the private car, lorries, walking, wheeling, cycling, taxis and public transport. Recent years have also seen the emergence of automated shopping robots as well as electric scooters and e-bikes that can be owned by the individual or rented.

15.5.3. Off-site schemes will be delivered by a combination of partners including West Northamptonshire Council, developers, National Highways, Network Rail or other relevant bodies. The Council also works with sub-national transport body, England's Economic Heartland on transport strategies across the region that impact on the authority. Funding will be secured directly from development either through Planning Obligations (Section 106), the (Community) Infrastructure Levy, or other funding sources. On-site schemes will either be delivered directly by the developer or through S278 agreements.

15.5.4. The placemaking section of this Plan discusses the movement hierarchy in West Northamptonshire and sets out how developments should prioritise sustainable and healthy modes such as walking, wheeling and cycling. Policies within this section should be read in conjunction with other policies in the Plan and the IDP which sets out the full schedule of transport infrastructure schemes required to support the proposed growth within this Plan.

15.5.5. The policies within this Plan should be read in conjunction with the West Northamptonshire Local Transport Plan (LTP), the Electric Vehicles Infrastructure Strategy (EVIS) and any Local Cycle Walking Infrastructure Plans (LCWIPs) which are in place. These identify routes which are a priority for upgrading and/or new routes that development is expected to help deliver. The EVIS sets out how West Northamptonshire will provide charging infrastructure and support the transition to decarbonised transport. Any schemes identified in the

LTP, EVIS or LCWIPs will be included in the IDP which will be updated regularly to reflect new and/or updated schemes.

Social infrastructure

15.5.6. Social infrastructure includes education, healthcare, community, recreation and sports facilities, and emergency response services. It plays an important role in maintaining existing and developing new communities and encourages social and physical links between them.

15.5.7. Development or regeneration proposals can provide opportunities to consider how facilities are constructed and services are delivered. Colocation of services should be considered where appropriate to maximise the use of the land and buildings. Applicants should consult with the Council prior to submitting applications to discuss master planning and infrastructure requirements relating to major and strategic sites.

Education

15.5.8. Educational infrastructure includes early years, primary, secondary and special education and disability schools (SEND) as well as higher education facilities such as colleges and universities and adult education.

15.5.9. A wide variety of providers will deliver this provision across West Northamptonshire during the plan period. The Council is the Local Education Authority and is required to provide a sufficiency of school places to meet the needs of all children of school age. The Council produces a School Organisation Plan which covers a 5-year period: the current document covers 2018-2023.

15.5.10. All residential proposals will be required to fully mitigate their impact on educational infrastructure, and in some cases support transport to access educational infrastructure. Schemes are required to directly deliver or contribute to school places, classrooms, and schools and/or contribute to the delivery of other education infrastructure projects identified in the IDP. These schemes may be on or off-site and where necessary, developers will be expected to provide the land to accommodate educational infrastructure.

15.5.11. Some adult learning is also provided by West Northamptonshire Council. Where appropriate, contributions will be sought towards the provision of this service.

Local Labour Strategies

15.5.12. Some commercial development will be required to either contribute to or prepare their own Local Labour Strategy. The Council will work with developers to create a strategy which will benefit the local labour market and

maximise opportunities for economic and social benefits. Further details can be found in the economy section of this Plan.

Healthcare

15.5.13. The healthcare system in West Northamptonshire is made up of a range of organisations with different functions including the Department of Health and Social Care, NHS England (Midlands region), Northamptonshire Integrated Care Board (ICB) and the NHS trust.

15.5.14. Northamptonshire ICB is a statutory body responsible for local NHS services, functions, performance and budgets. It is directly accountable to the NHS and is made up of local NHS trusts, primary care providers and local authorities. The ICB will work with the council and developers to ensure the assessment of existing health infrastructure is robust and that mitigation can be secured which aligns with NHS requirements.

15.5.15. Northampton General Hospital is the major acute healthcare hospital for West Northamptonshire as well as being the provider of specialist services (cancer, stroke and vascular care) for the county.

15.5.16. The current NGH site in Northampton town centre is the main focus for the hospital's services and there is a masterplan to guide future development. This includes construction of new ward blocks, operating theatres, car parking and administrative accommodation.

Community, recreation and sports

15.5.17. Community and leisure infrastructure includes community halls/centres, emergency services, cultural development such as libraries, museums and galleries, indoor and outdoor sports provision, open space, burial spaces as well as public realm.

15.5.18. In large developments it is expected that facilities will be provided directly by the developer. However, most proposals will need to contribute to schemes and, in some cases, meet criteria set out in other policies within this Plan such those relating to sport and open space.

Emergency services infrastructure

15.5.19. The spatial vision of this Plan seeks a thriving economy and vibrant, sustainable communities and as part of this, communities will require access to police and fire services. As such, developments will be expected to contribute to this type of infrastructure.

15.5.20. An increase in population and employment allocations within West Northamptonshire not only require access to emergency services, but in some

cases specialist equipment such as hydraulic lifts and community/on- site policing. Additionally, site masterplans should be designed in conjunction with the emergency services to ensure that road layouts and parking are accessible for fire appliances.

Waste services infrastructure

15.5.21. Population growth has an impact on waste management and recycling. More people and jobs place additional pressure on these services which are provided either by the Council or its partners. Contributions are therefore required to enhance existing or provide new facilities to ensure there is capacity for West Northamptonshire's residents in the future.

15.5.22. This includes the provision of new bins, contributions to household waste recycling centres, waste depots and waste transfer stations.

Utilities infrastructure

15.5.23. Utility infrastructure provides buildings with energy (usually electric and gas), potable water and water recycling and telecommunications (phone lines and internet connections).

15.5.24. National Grid Electricity Transmission owns and maintains the electricity transmission system in England and Wales. National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. National Grid distribute electricity within West Northamptonshire and Cadent distribute gas within the area. Applicants should liaise directly with these organisations at the outset of proposals.

15.5.25. Anglian Water, Severn Trent and Thames Water provide water services in West Northamptonshire. Again, direct liaison between applicants and water and sewerage companies is expected from the inception of proposals to ensure necessary capacity is available and connections are made.

15.5.26. Proposals for all new development should ensure appropriate infrastructure is provided during construction that is sufficient to enable all development to be connected to full fibre broadband without any post development works.

Policy IN1 – Infrastructure delivery and funding

A. New development is required to fully fund and/or contribute towards the delivery of new infrastructure, and where necessary, provide land to accommodate that infrastructure.
B. New development will only be permitted if the necessary on and off-site infrastructure that is required to support it and mitigate its impacts is either in place or there is a reliable mechanism to ensure it will be delivered at the appropriate time. This includes

enhancement of existing and/or provision of new infrastructure.

C. The Council supports schemes that have identified opportunities to collocate services, where appropriate.

D. Developers should have regard to the West Northamptonshire Infrastructure Delivery Plan to identify the schemes they may need to contribute to as well as the most up to date Planning Obligations strategies.

WNLP objectives: 8

15.6. Viability

15.6.1. The submission version of this Plan will be informed by a viability assessment (VA). To date, an interim VA has been undertaken as the plan has progressed to ensure it is viable. The VA considers elements such as affordable housing, CIL, S106 and SAMM payments as well as other policy requirements such as water usage.

15.6.2. It is recognised that in exceptional cases developments cannot meet all policy and infrastructure requirements. Where an applicant considers this to be an issue, they will need to take the steps outlined in Policy IN2.

Policy IN2 – Viability

A. If, through meeting the other policies within this Plan, proposals are deemed financially unviable by the developer the Council requires evidence to support this conclusion at application stage.

B. Proposals should be supported by an independent viability assessment undertaken on terms agreed by the Council and funded by the developer. This will involve an open book approach.

C. Where viability constraints are demonstrated by evidence, the Council may:

a. Prioritise developer contributions for essential infrastructure, affordable housing and then other infrastructure; or

b. Use an appropriate mechanism to defer part of the developer contributions requirement to a later date; or

c. Refuse planning permission if the development would be unsustainable without the inclusion of the unfunded infrastructure requirements or affordable housing taking into account reasonable contributions from elsewhere including CIL or other mechanisms.

WNLP objectives: 8

Chapter 16: Implementation and Monitoring Framework

16.1. Introduction

16.1.1. Reviewing and monitoring are important and necessary parts of the plan led system. The Council is required to report on the progress of Local Plan preparation and to what extent Local Plan policies are being achieved as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. As such there is a duty to publish:

- Detail relating to the Local Plan(s) and supplementary planning documents outlined in the Local Development Scheme including: the title; timetable for production; progress towards meeting the identified milestones; details of adoption; and, if necessary, reasons for any delay;
- Identification of Local Plan policies that are not being implemented, the reasons behind this and the steps the authority intends to take to rectify this situation;
- Where a policy in a local plan specifies an annual number, or a number relating to any other period of net dwellings or net additional affordable dwellings, completed during the monitoring period and since the start of the plan period;
- Details of any neighbourhood development order or neighbourhood development plans;
- Summary details of CIL expenditure during the reported year; and
- Details of any action taken under the duty to cooperate during the monitoring period.

16.2. Monitoring framework

16.2.1. In order to determine the effectiveness of the overall plan and to take into account the changing circumstances nationally and locally, a monitoring framework is required to measure how the West Northamptonshire Local Plan is delivering its objectives. If necessary, actions or interventions can be put in place to mitigate against any potential adverse impacts.

16.3. How will the Local Plan be monitored?

16.3.1. The Council has and will continue to monitor the implementation of the Local Development Scheme and the extent to which the policies set out in the Local Plan are being achieved.

16.3.2. Using data from internal and external sources the Council will produce an Authorities Monitoring Report (AMR). This will assess how the aims of the policies in the Local Plan are being achieved and whether objectives are being met.

16.4. Stage reached in producing a monitoring framework

16.4.1. As this is a Regulation 18 plan it is too early to produce a detailed monitoring framework because all policies are subject to change through the plan preparation.

16.4.2. This Chapter of the plan seeks to set out, in broad terms, the intentions regarding a monitoring framework. A full framework will be included in the Submission version (Regulation 19).

16.5. Implementation

16.5.1. Development within West Northamptonshire must conform with the policies within this Plan which have been formulated to enable delivery its spatial vision, strategic objectives and the corporate objectives of West Northamptonshire.

16.5.2. However, it is important to note that along with this Plan, other plans and strategies will contribute to the achievement of its vision and objectives. This will include plans and strategies produced at the national and local levels, investment by the public, private and voluntary sectors as well as actions of individual businesses, other statutory bodies and organisations.

16.5.3. As such, to deliver the proposed growth in West Northamptonshire in a sustainable manner, it will be necessary to form effective and working partnerships with stakeholders in both the public and private sectors. The Local Plan will play an important role in influencing and providing a positive framework for investment decisions.

16.6. The monitoring indicators

16.6.1. Indicators are essential instruments for monitoring and evaluation. They measure how far policies have gone towards meeting objectives, targets and delivering sustainable development, and provide the evidence required to know if policies have unintended consequences.

16.6.2. The Monitoring Framework for this Plan will use both quantitative and qualitative indicators to assess policy implementation. Quantitative, or statistical in nature, data will be used where policies promote or aim to manage additional development. For other policies contextual updates will be used to measure the impact of the policy.

16.6.3. Most of the indicators that are expected to be contained in the monitoring framework will be easily accessible from sources of national statistics, regional or sub regional data sources, or from information held or collected within the Council and its partner organisations.

16.6.4. To be robust over the plan period and resilient to change, it will be necessary to periodically review these to respond to changes in the availability of information, and the effectiveness of specific indicators.

16.6.5. It is intended that the monitoring framework will be organised by objective, with each objective identifying the primary and secondary policies for its delivery. It is only the primary policy delivering the objective that will be monitored, and it is anticipated that only policies that require numerical monitoring will be recorded.

16.6.6. Where policies are required to meet standards e.g. flood risk or open space, it may be appropriate for only elements of a policy to be monitored.

16.7. Five Year Housing Land Supply

16.7.1. The Council now reports its housing land availability for the whole of West Northamptonshire with a single figure, previously it had reported on three policy areas identified in the West Northamptonshire Joint Core Strategy.

Example of how plan could be monitored:

Implementation and monitoring framework Objective 1: Climate change

To support the transition of West Northamptonshire to a new zero carbon area

Indicator within the policy	Target	Main policy delivered	Additional policies delivered	SA objective delivered	Main agency for delivery	Source for monitoring data	Trigger to commence action	Contingency

Appendix A: Glossary of Terms

Term	Description
Active Travel	Making journeys in physically active ways like walking, wheeling (using a wheelchair or mobility aid), cycling, or scootering.
Affordable Housing	As definition in Annex:2 of the NPPF
Air Quality management Area (AQMA)	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Article 4 Direction	A direction used to withdraw the permitted development rights granted by the General Permitted Development Order that allow certain type of development to be undertaken without the need to apply for planning permission.
Amenity Green Space	Informal recreation and green spaces in and around housing, with a primary purpose of providing opportunities for informal activities close to home or work or enhancing the appearance of residential and other areas
Ancient woodland	Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
Biodiversity	The variety of plants, animals and other living things in a particular are or region. It encompasses habitat diversity, species diversity and genetic diversity.
Birds and Habitats Directives	European Directives provide a strong legislative framework to conserve natural habitats and wild fauna and flora.
Brownfield Land Register	Registers of previously developed land that local planning authorities consider to be suitable for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulation 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.
Build to Rent	Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of

Term	Description
	three years or more, and will typically be professionally managed stock in single ownership and management control. Annex 2 of the NPPF
Call for Sites	An opportunity for individuals, landowners and developers to suggest sites that might be available for development in the future.
Community Facilities	For the purposes of the policy the term "community facilities" includes: local shops, meeting places, cultural buildings, public houses and places of worship
Community Infrastructure Levy	A statutory way of collecting developer contributions to help fund infrastructure projects such as transport schemes and community facilities, to support new development in the area.
Deliverable	As NPPF definition, Annex 2
Design Code	A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area. Annex 2 of the NPPF
Designated heritage assets	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. Annex 2 of the NPPF
Developable	To be considered developable, sites should be in a suitable location for development with a reasonable prospect that they will be available and could be viably developed at the point envisaged. Annex 2 of the NPPF
Development	Development is defined in Section 55 of the Town and Country Planning Act 1990 as the carrying out of building, engineering, mining or other operation's in, on, over or under land; or the making of any material change in the use of any buildings or other land.
Environmental Impact Assessment (EIA)	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment. Annex 2 of the NPPF
Exception site	Rural exception sites are located outside the confines of rural settlements. They are usually small scale, not allocated in the local plan and would not normally be

Term	Description
	considered suitable for residential development but are considered suitable to deliver affordable housing.
Exception test (flood risk)	Where no suitable sites are available in zones with a lower probability of flooding, the exception test will be required to show that the proposed development will provide wider sustainability benefits that outweigh flood risk and that it will be safe for its lifetime, without increasing the risk of flood elsewhere and where possible, reduce flood risk.
First Homes	A Government scheme to promote affordable home ownership for first time buyers. Units are sold at a minimum of 30% against market value and should account for at least 25% of all affordable housing units delivered through planning obligations.
Functionally Linked Land	An area of land or sea occurring outside a designated site which is considered to be critical to, or necessary for, the ecological or behavioural functions in a relevant season of a qualifying feature for which the Special Areas of Conservation (SAC) / Special Protection Area (SPA) / Ramsar site has been designated.
Geodiversity	The variety of rocks, fossils, minerals, natural processes, landforms and soils that underlie and determine the character of our landscape and environment.
Green and Blue Infrastructure Network	Network of natural and semi-natural features, including the water environment, within and between urban and rural areas. It includes conventional open spaces, such as parks, woodlands and playing fields, allotments, street trees, private gardens, green roofs and sustainable drainage systems.
Green Wedge	A policy designation intended to keep areas of land open between towns, strategic employment areas and smaller settlements. By maintaining physical and visual separation and preventing coalescence, the open areas will protect the identity, character and setting of the settlements.
Gypsies and Travellers	As defined by DCLG Planning Policy for Traveller Sites (August 2015)
Habitats Regulations Assessment (HRA)	Under the Habitat Regulations 2010, where a plan or project (alone or in combination with other projects or plans) is likely to affect a European site or European Marine Site, a HRA is used to consider the impact on the integrity of the site and to identify measures that would avoid or reduce the impacts to an acceptable level.
Heritage asset	As NPPF Annex 2
Heritage Impact Assessment	A structured process to make sure that the significance of historic assets are considered when developing and designing proposals for change.

Term	Description
Houses in Multiple Occupation (HMO)	An entire residential house or flat which is let to three or more tenants who form two or more households and who share a kitchen, bathroom or toilet. For planning purposes, a use class differentiation is identified between a small HMO (between three and six individuals) and a large HMO (more than six individuals). The full definition of an HMO and a household can be found in the Housing Act 2004.
Housing needs assessment	An assessment undertaken by an applicant at a local level to establish housing need which will include primary sources of information consistent with a housing needs survey. Ideally the methodology should be agreed in advance with the Council.
Housing needs survey	A survey that helps to identify current and future housing need at a local level. They are used to understand and work towards improving the housing supply to meet these needs and looks at whether the area needs market housing, affordable housing or both. The Council undertakes housing needs surveys at parish level and combines information from questionnaires and the general housing register.
Local Cycling and Walking Infrastructure Plan (LCWIP)	Ten-year plans for investing in walking and cycling within a defined area (such as a town, district or borough).
Local Enterprise Partnership	A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
Local Development Scheme	Required under the Planning and Compulsory Purchase Act 2004, the LDS is a project plan that identifies (among other matters) the development plan documents which when adopted, will make up the local plan for the area. It must be publicly available and kept up to date.
Local Green Space	A designation that provides special protection against development for green spaces of particular importance to local communities. NPPF Annex 2
Local housing need	The number of homes identified as being needed through the application of the standard method set out in National Planning Guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in the NPPF).

Term	Description
Local Nature Reserve	Statutory designated and protected sites with wildlife or geological features that are of special local interest. They are for people and wildlife.
Local Transport Plan (LTP)	A planning document that local transport authorities produce which set out strategies for improving transport networks, propose projects for investment and plan how key objectives will be achieved.
Local Wildlife Site	Non-statutory designation comprising sites of substantial local importance for wildlife conservation which are identified by a partnership between the Wildlife Trust, local authorities, statutory nature conservation agencies, local naturalists, landowners and wildlife charities using national criteria which have been adapted for local use. Most are privately owned.
Lower Super Output Area (LSOA)	Groups of four or five output areas, comprising between 400 and 1200 households and a resident population of between 1000 and 3000 people.
Major development	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m2 or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Masterplan	An overarching planning document that is used to structure land use and development that is used as a framework for planning applications.
Micro-renewables	Small-scale renewable energy systems typically under 50kW used by individuals, communities or businesses to generate their own electricity or heat.
National Highways	The government company charged with operating, maintaining and improving England's motorways and major A roads.
National Planning Policy Framework (NPPF)	This document sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
National Planning Practice Guidance (NPPG)	Guidance that adds further context to the NPPF, it explains statutory provisions, key planning issues and the planning system.
Natural and semi natural open space	Including woodlands, urban forestry, scrub, grasslands (eg downlands, commons and meadows) wetlands, open

Term	Description
	and running water, wastelands and derelict open land and rock areas (eg cliffs, quarries and pits).
Non-designated heritage assets	Locally identified buildings, monuments, sites, places, areas or landscapes identified by plan making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. Some non-designated heritage assets are equivalent to designated heritage assets in terms of significance.
Parks and gardens	Including urban parks, country parks and formal gardens
Pitch (Gypsies and Travellers)	Area on a site developed for a family unit to live. On socially rented sites, the area let to a tenant for stationing caravans and other vehicles.
Playing pitches	For the purposes of Policy PL12 the term "playing pitches" covers football, cricket, rugby union and league, hockey, baseball and Gaelic football (as defined in Sport England Playing Pitch Strategy Guidance and Town & CP (DM Procedure) (England) Order) Formal pitches are distinct from areas of other open spaces that are used for informal sport such as playing fields.
Plot (Travelling Showpeople)	Area on a yard for Travelling Showpeople to live. As well as dwelling units, Travelling Showpeople often keep their commercial equipment on a plot.
Potential Wildlife site	A site that has the potential to become a Local Wildlife Site but has not been formally designated.
Primary Shopping Area	Defined area where retail development is concentrated. NPPF Annex 2
Private Rented Sector	A classification of housing tenure used by the UK Government whereby a property a property is owned by a landlord (private individual, property company or institutional investor) and leased to a tenant.
Provision for children	Equipped children's play areas and adventure playgrounds that are perceived to cater for children under 9
Provision for young people	Facilities for young people serve children over the age of 8 and may include BMX tracks, Multi Use Games Areas (MUGA) and play areas designed for older children.
Registered Park and Garden	A designed landscape which is designated and included on a register maintained by Historic England in recognition of its special historic significance.
Registered provider	A provider of social housing listed on the Register of Providers of social housing. They can be local authorities or private registered providers. The latter are registered with Homes England and include housing associations, for-profit providers and charities.

Term	Description
Renewable and low carbon energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to the conventional use of fossil fuels).
Scooting	This represents the use of a scooter, often used as an alternative to walking or wheeling.
Sequential Test (Flooding)	Sequential approach to steer new development to areas with the lowest probability of flooding, having regard to the availability of sites in flood zones 1 and 2 before considering flood zone 3.
Setting of a heritage asset	NPPF Annex 2
Settlement Hierarchy	A settlement hierarchy is a way of categorising settlements based on factors such as the range of services and facilities they provide.
Significance (heritage)	NPPF Annex 2
Special Landscape Area	A local valued landscape designation which recognises that parts of the rural area have special qualities that set them aside from other landscapes.
Special Protection Area	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Sports facilities	Includes sports hall (courts), swimming pools, health and fitness suites, athletics, squash, gymnastics, indoor and outdoor bowls, indoor and outdoor tennis, golf, village and community halls, cycling, netball, judo, countryside and water sports, rowing, canoeing and orienteering.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Supplementary Planning Document (SPD)	A document that may include a range of issues, thematic or site specific, and provides further details of policies and proposals in a development plan document or local plan. They are capable of being a material consideration in

Term	Description
	planning decisions but are not part of the development plan.
Sustainability Appraisal (SA)	This examines the impacts of the policies against a large number of economic, social and environmental sustainability objectives. It also provides an indication of what measures may need to be taken to minimise/ eliminate any adverse impacts and promote sustainable development. The Planning and Compulsory Purchase Act requires an SA to be undertaken for all Local Plans throughout the plan making process.
Sustainable Development	At a very high level the objective of sustainable development can be summarised as meeting the needs of the present without further compromising the ability of future generations to meet their own needs.
Traditional buildings	Buildings typically constructed before 1919, using solid walls (not cavity) and materials like stone, brick, wood and lime.
Transport Assessment	A comprehensive and systematic process that sets out various transport issues relating to a proposed development and identifies what measures will be taken to deal with the anticipated transport impacts of the scheme in relation to all forms of travel.
Travel Plan	Long-term management strategies for integrating proposals for sustainable travel into the planning process, based on evidence of the anticipated transport impacts of development and set measures to promote and encourage sustainable travel.
Travelling Showpeople	People who organise circuses and fairgrounds and who live on yards when not travelling between locations. Most Travelling Showpeople are members of the Showmen's Guild of Great Britain.
Wheeler	Any kind of wheeled mobility aid, including wheelchairs, mobility scooters, walking frames, prams or buggies.
Whole Building Approach	Holistic and systematic process for devising and implementing suitable, coordinated, balanced and well-integrated solutions that considers how all elements of a building work together, rather than retrofitting components in isolation and avoid harm to the significance of the building, preserve health, and manage unintended consequences.
Whole Life Carbon	The entire amount of carbon produced by any built asset, from construction to decommissioning at the end of the building's life.

Appendix B: Local Green Space

The list below identifies where the Local Green Space (LGS) as defined by the NPPF Paragraph 106 was designated by reference to Neighbourhood Development Plan (NDP) or the Daventry Settlements and Countryside Local Plan or the South Northamptonshire Local Plan Part 2 after the village name.

Arthingworth (NDP)

- St Andrew's Churchyard and its setting
- Village Green

Ashton (NDP)

- Millennium Garden
- Hartwell Road Green
- Vale Brook Green

Badby (NDP)

- Pinfold Green

Barby (NDP)

- The Ware
- Millennium Orchard
- The Green adjacent to the allotments
- Park
- Church Walk twining sign in front of the park
- Pocket Park
- Small Park
- Lees Pitt
- Village Green
- Derry
- War Memorial and garden
- Open Space 3-9 Holme Way
- Allotments
- Camp's Copse
- Flag Pole

Boddington (South Northamptonshire Part 2 Local Plan)

- Jubilee Field

Boughton (Daventry Settlements and Countryside Local Plan Part 2)

- Chestnut Tree Green, Butcher's Lane
- Boughton Allotments, off Howard Lane
- The Green, Butcher's Lane
- Willow Tree Green, Butcher's Lane/Spring Close
- Boughton Green, Moulton Lane
- Old Church of St Johns The Baptist, Boughton Green

- Obelisk Sports Centre open space, 400 Obelisk Rise
- Obelisk Spinney Pocket Park, off Spinney Close
- Boughton Pocket Park, off Howard Lane
- Boughton Rise Open Space, Dixon Road/Holly Lodge Drive

Braunston (NDP)
- The Green
- Jetty Field
- Braunston Playing Field
- Manor Field

Brixworth (NDP)
- St David's Recreation Ground
- Spratton Road Recreation Ground
- The Ashway Playing Field
- Haywards and Victors Barns Recreation Area

Bugbrooke (South Northamptonshire Part 2 Local Plan)
- Land off Church Lane
- Captains Close, Great Lane
- Elm Tree Bank, High Street
- Cricket Ground, Camp Farm
- Waggon and Horses Green

Chipping Warden (South Northamptonshire Part 2 Local Plan)
- Cricket pitch, Culworth Road
- Allotments

Clipston (NDP)
- All Saint's Churchyard
- Village Green
- Haddon Fields

Creaton (Daventry Settlements and Countryside Local Plan Part 2)
- Churchyard, Violet Lane
- Village Green, The Green

Crick (NDP)
- The Marsh and adjacent green
- The Washbrook, Main Road
- Land beyond the school towards Oak Lane
- Village Pond and land beside Bury Dyke
- Fallowfields Open Space
- Triangle of land near Access Garden Products
- St Margaret's View Open Space
- Cracks Hill

- Millennium Wood
- Jubilee Wood
- Crick Sports Field
- Crick Old Road

Culworth (South Northamptonshire Part 2 Local Plan)

- Cricket Field
- Village Green

Daventry (Daventry Settlements and Countryside Local Plan Part 2)

- Daneholme Allotments, Welton Road
- Drayton Allotments, off School Street
- Northern Valley Park, A361
- Staverton Road Allotments, Staverton Road
- The Grange Schools, Staverton Road
- Welton Road Allotments, Welton Road
- Welton Road Cemetery, Welton Road
- Braunston and Morning Star Road
- Christchurch Drive and Ruskin Road
- Daneholme Park, Daneholme Avenue
- Daventry Parish Church Yard, Abbey Street/Church Walk/VicarLane
- Daventry Sports Park, A425/Browns Road
- Dewar Drive Play Area, Dewar Drive
- Eastern Way Village Green, Eastern Way
- Ericsson Close Play Area
- Fishponds Open Space, off Southway
- Fraser Close and Norton Road
- Fusilier Road Children's Play Area
- Grovelands Road Playing Field
- Hood Road Children's Play Area
- Horncastle Close Green Space
- The Inlands/Burtons Meadow Green Space
- Kelmarsh Mews Pocket Park
- Kentle Wood
- Livingstone Road Green Space
- Marston Way Open Green Space
- Mayfield Park, Royal Oak Way/Taper Way
- Middleton Road Pocket Parks
- New Street Recreation Ground
- Norton Close/Eastern Way Path
- Preston Drive, Lang Farm Open Green Space
- Roman Road Play Area
- Sedgemoor Way Open Green Space
- St Catherine's Close/Western Avenue Open Green Space
- Stafford Close/Western Avenue Open Green Space
- Stefen Hill Open Green Space

- Tadcaster Close Children's Play Area
- Taper Way/Furnace Drive Green Space
- The Grange Green Space
- The Hollows/Jubilee Road Open Green Space
- The Leam Children's Play Area
- The Witham Green Space
- Western Avenue to London Road Green Corridor
- Wimborne Place Open Green Space
- Worcester Way Pocket Park

Evenley (South Northamptonshire Part 2 Local Plan)

- Paddock off Church Leys
- St George's Churchyard

Flore (NDP)

- High Street Verges
- Ram Bank
- Russell Bank
- Town Yard
- Last remaining ancient orchard
- Collins Hill
- Brodie Lodge Playing Field
- Old Village Green
- Other Village Verges (Bricketts Lane, Spring Lane, Brockhall Road, The Avenue)

Great Brington & Little Brington (Daventry Settlements and Countryside Local Plan Part 2)

- Allotments, Great Brington, Back Lane and to rear of Old and New Rectory, Great Brington
- Kimbell's Field, Great Brington, Back Lane, Great Brington
- Playing Field, Little Brington, adj. Little Brington Primary School, Little Brington

Great Houghton (NDP)

- The Green
- The Cross
- Pocket Park
- War Memorial

Great Oxendon (NDP)

- Church View

Guilsborough (NDP)

- Village Greens
- Village Recreation Ground

Hackleton (NDP)

- Longland Meadow
- Piddington Fields

Hannington (Daventry Settlements and Countryside Local Plan Part 2)

- Allotments, Red House Lane
- Pocket Park, Holcot Road
- Springfields, between Springfields & 6 Main Street

Harlestone (NDP)

- The Green
- Harlestone Playing fields
- The Allotments
- Willow Paddock

Harpole (NDP)

- Coronation Green, Carrs Way and High Street
- The Maltings, outside Carr House
- The Green Tree, Glassthorpe Lane and High Street
- Green Space opposite Manning Watt House
- Millennium Green and Flagpole, Larkhall Lane
- Village Sign Green, Northampton Road
- Village Pound, Park Lane
- Playing Fields, Larkhall Lane
- Allotments, Larkhall Lane

Hellidon (Daventry Settlements and Countryside Local Plan Part 2)

- The Green, Opposite Red Lion PH
- Post Box Green, Catesby End

Hinton in the Hedges (South Northamptonshire Part 2 Local Plan)

- Village Green

Holcot (Daventry Settlements and Countryside Local Plan Part 2)

- Allotments, Moulton Road
- Old School, Main Street
- Playing Field, Back Lane
- Washbrook, Sywell Road
- Crossroads Green, Brixworth Road/Moulton Road

Kilsby (NDP)

- Devon Ox Green
- Malt Mill Green
- Butts Lane
- Recreation Ground

- Allotments
- Junction of Main Road and North Street
- Churchyard
- Hall Close Circular Green
- Jubilee Plantation
- The grassed area on either side of Main Road in the vicinity of zebra crossing near junction of Main Road and Manor Road

King's Sutton (South Northamptonshire Part 2 Local Plan)
- Land opposite the Gatehouse, Upper Astrop Road
- Land west and south of the Manor House

Long Buckby (Daventry Settlements and Countryside Local Plan Part 2)
- Long Buckby Recreation Ground, Station Road

Maidwell with Draughton (NDP)
- Brampton Valley Way
- Recreation Ground, Loder Hall

Moulton (Daventry Settlements and Countryside Local Plan Part 2 AND NDP)
- Green Area, Adjacent to Nature Reserve, Thorpeville/Ashley Lane
- Moulton Allotments, off Rose Tree Close
- Pages Brook Valley
- Moulton Public Gardens
- Land at the end of The Nurseries
- Field adjacent to Barlow Lane (Lantsbury's Field)
- Crowfields Common Local Nature Reserve
- Busby's Meadow Pocket Park

Naseby (Daventry Settlements and Countryside Local Plan Part 2)
- Village Hall Recreation Ground, Haselbech Road
- Allotments, off High Street
- Obelisk, Clipston Road

Newnham (Daventry Settlements and Countryside Local Plan Part 2)
- Allotments, Coronation Road
- Playing Fields, Preston Capes Road

Northampton Growing Together (NDP)
- Billing Arbour
- Swanhaven Park
- Lodge Farm Field
- Lumbertubs Park
- Birds Hill Road Play Area
- Lings Playing Fields
- Lings Wood

- Foxcovert Wood
- Overstone Lane Wood
- Blackthorn Recreation Ground
- Blackthorn Community Centre green space

Norton (Daventry Settlements and Countryside Local Plan Part 2)

- Village Green, Daventry Road
- War Memorial Green, Daventry Road
- Graveyard, Daventry Road
- Jack's Patch Play Area, Gouldens View
- Allotments, Daventry Road & Weedon Lane

Overstone (Daventry Settlements and Countryside Local Plan Part 2)

- Ass Bank, Sywell Road and Court Farm Lane
- Cow Pasture Spinney, Sywell Road
- Playing Fields, rear of Overstone Primary School, Sywell Road

Paulerspury (South Northamptonshire Part 2 Local Plan)

- Church Green and associated verges
- Doctor's Green (excluding associated verges)

Pitsford (NDP)

- Millennium Spinney
- The Square
- Flagpole Green
- Churchyard and green space when approaching the church
- Valley area to the west of Grange Lane north of Meadow View Cottage
- Reservoir Car Park
- T's Wood
- Jubilee Green
- Grange Lane Nature Reserve

Pottterspury (South Northamptonshire Part 2 Local Plan)

- Mill Pond Conservation Area

Quinton (South Northamptonshire Part 2 Local Plan)

- Village Green

Roade (NDP)

- Memorial Green
- Village Green, High Street
- Churchcroft Open Space
- Recreation Field, Stratford Road

Rothersthorpe (South Northamptonshire Part 2 Local Plan)

- The Conker Field, Church Street

- The Paddock, Banbury Lane

Silverstone (South Northamptonshire Part 2 Local Plan)

- Pocket Park
- Olney Meadow Pocket Park (excluding the tract of land extending to Brackley Road between Silverstone House site and 28 Brackley Road)

Spratton (NDP)

- Recreation Ground
- Pocket Park
- Jubilee Wood
- Millennium Garden

Staverton (Daventry Settlements and Countryside Local Plan Part 2)

- Playing Field, Braunston Lane
- Village Green, The Green

Stowe Nine Churches (Daventry Settlements and Countryside Local Plan Part 2)

- Closed Church of England School Playing Field, Main Street, Church Stowe
- St James Churchyard, Main Street, Upper Stowe
- War Memorial Space, Main Street, Church Stowe
- The Green, Main Street, Church Stowe

Syresham (South Northamptonshire Part 2 Local Plan)

- The Pound
- New Jubilee Tree, Wappenham Road
- Abbey Road
- Swingfield, Wappenham Road
- Jubilee Tree, Abbey Road
- Pocket Park

Towcester (South Northamptonshire Part 2 Local Plan)

- Sawpits Green
- Saxon Fields
- Tove Wetland Pocket Park

Walgrave (Daventry Settlements and Countryside Local Plan Part 2)

- Red Springs Pocket Park, Kettering Road
- Upper Green, Kettering Road
- Paddocks Close, Kettering Road
- Lower Green, Hannington Lane/High Street
- Cross Roads, Bakers Lane/Holcot Road
- Cemetery, Holcot Road
- Hillside, Old Road
- Allotments, Old Road
- Playing Fields, Newlands Road

- Moated Site, Newlands Road
- Gold Street

Weedon (Daventry Settlements and Countryside Local Plan Part 2)
- Allotments and Pocket Park, Church Street
- Tethering Posts, Equestrian Way

Welford (NDP)
- Allotments
- Pocket Park
- Spinney

Welton (NDP)
- Playing Field
- St Martin's Spinney

West Haddon (NDP)
- Old Rec
- Market Field and land linking it to the Old Rec
- Cemetery
- Morrison Park Road and Worcester Close Green
- Festival Garden, High Street, Northampton Road & Guilsborough Road
- Bowling Green
- Area surrounding Queen Victoria Diamond Jubilee oak tree
- Old Forge Drive Green
- Triangular piece of land at junctions of Yelvertoft Road, Crick Road and West End
- Church Glebe Field

Wicken (South Northamptonshire Part 2 Local Plan)
- Village Green

Woodford cum Membris (NDP)
- King's Corner
- The Moravian Burial Ground
- St Mary's Churchyard and the parish burial ground
- Byfield Road Recreation Ground ("Sarafield")
- Open Space in Pool Street
- Open Space opposite the Social Club
- Green Spaces on Hinton Estates
- Great Central Woodland
- Allotments by Social Club Car Park
- Meadows and Wetlands along the River Cherwell

Yelvertoft (Daventry Settlements and Countryside Local Plan Part 2)
- Old Pocket Park, Bridgend
- Tarry's End, off Elkington Road

- Memorial Green, High Street
- Jubilee Garden, High Street/Elkington Road
- Old Village Green, High Street/Footpath 9/Footpath 13
- King George's Field, off Crick Bridle Path
- Allotment Field, off Crick Bridle Path
- Cemetery, High Street
- Village Hall Playing Field and Pocket Park, Lilbourne Road

The following sites are being proposed as Local Green Space through this Local Plan. Subject to consultation and examination, the sites will not be formally designated until the Local Plan is adopted.

Blakesley
- Blakesley Playing Field and Recreational Ground
- Blakesley Pocket Park
- Blakesley Allotment Site
- Cemetery

Boughton
- Obelisk Long Spinney

Brixworth
- Glebe Allotments
- Northampton Road Allotments

Cogenhoe
- Playing Fields
- Pocket Park
- Village Green
- Ironstones Field
- Millennium Green

Cosgrove
- Cosgrove Playing Fields
- Cosgrove Allotments

Daventry
- Eastern Way Field

Deanshanger
- Pocket Park
- Jubilee Park
- Folly Road Playing Field
- Deanshanger Village Green

East Farndon

- East Farndon Church Grounds
- East Farndon Church burial ground and extension
- Marriott Green
- Village Green

Grange Park

- Wootton Valley Country Park
- Alamein Wood
- Open Green Land
- Wren Close open space

Greens Norton

- Greens Norton Playing Field
- Greens Norton Pocket Park
- Greens Norton Jubilee Garden
- Greens Norton Allotments

Hunsbury

- Land south of Pineham Lock, adj. to Wootton Brook, canal towpath and A5123 link to M1

Kingsthorpe, Northampton

- Kingsthorpe Meadow
- Kingsthorpe Recreational Ground
- Newnham Road Playing Fields
- Thornton Park

Middleton Cheney

- Middleton Cheney Playing Fields
- Stanwell Drive Park and Play Area

Northampton

- Obelisk Rise Recreation Ground
- Spring Park Recreation Ground

Old Stratford

- Oxfield Rec

Whiston

- Whiston Green

Yardley Hastings

- Wilson's Wood
- St Andrew's Church Yard

- Yardley Hastings Recreation Ground
- High Street Pocket Park
- Old Pond
- Memorial Hall Lawn
- Millennium Triangle
- Allotments, Little Lane
- Allotments, Castle Ashby Road
- Jubilee Square
- Avenue Farm Paddock

Appendix C: Strategic Policies of this Plan for the Purposes of Neighbourhood Plans

Chapter 3: Strategy for West Northamptonshire
SP1 Spatial Strategy (Distribution of Development)

Chapter 4: Placemaking
PL1 Sustainable Design and Construction
PL6 Placemaking
PL7 Design and Amenity

Chapter 5: Making Great Places: Northampton
N1 Spatial Strategy for Northampton (Principal Urban Area)
N2 Northampton, Defining the Roles of the Town Centre and the Central Area

Chapter 6: Making Great Places: Daventry
D1 Spatial Strategy for Daventry (Sub-Regional Centre)

Chapter 7: Making Great Places: Brackley
B1 Spatial Strategy for Brackley (Rural Service Centre)

Chapter 8: Making Great Places: Towcester
T1 Spatial Strategy for Towcester (Rural Service Centre)

Chapter 9 Making Great Places: Long Buckby Station
LB1 Growth at Long Buckby

Chapter 10: Making Great Places: Rural Areas
R1 Primary Service Villages
R2 Secondary Service Villages
R3 Other Villages
R4 Other Villages
R5 Open Countryside
R6 Rural area housing requirements

Chapter 11: Homes
HO1 Housing Requirement
HO7 Standards for Accessibility, Space and Water Efficiency in New Homes
HO11 Gypsies, Travellers and Travelling Showpeople

Chapter 12: Economic Growth
EC1 Employment land provision and affordable workspaces
EC2 Supporting employment sites and economic development

Chapter 13: Built and Natural Environment
BN1 West Northamptonshire's Historic Environment

BN6 Landscapes
BN7 Special Landscape Areas
BN9 Nature Conservation
BN10 Biodiversity Net Gain

Chapter 14: Transport
TR1 Sustainable Transport
TR2 Strategic Connections

Chapter 15: Infrastructure
IN1 Infrastructure Delivery and Funding

Appendix D: Housing Trajectory

To be included in the Regulation 19 version. Included in the Housing Background Paper for Regulation 18