1. Introduction and Structure of the Issues Paper

1.1 Welcome to the first stage of the SNC Settlements and Development Management Local Plan!

1.2 This Issues Paper aims to set out the issues that we think affect the District and need to take into consideration in its planning for the period up to 2026. The Local Plan will be the starting point in deciding both the types of development and where it should be located. The Plan will also be the starting point for considering all planning applications within the District alongside the Joint Core Strategy.

1.3 We want to encourage you to take part in the preparation of this important document – the SNC Local Plan - that will examine local detail that is not already the subject of strategic policies.

2. Structure

2.1 This paper does not suggest specific policies or proposals to be included within the Local Plan. These will not be prepared until the next stage in the process when there will be public consultation on the draft Local Plan. The purpose of this paper is therefore to outline the issues the Local Plan needs to address and to provide an early opportunity for the local community and various stakeholders to influence how this is done.

2.2 The paper is divided into the following sections:

- Section 3 introduces the Local Plan and explains what it could include as well as the process and timetable for its preparation.

- Section 4 looks at the wider planning context from the national to local level, and explains the implications for the Local Plan. This is important background information as it restricts what the Local Plan can and cannot do.

- Section 5 looks at the issues for Brackley and Towcester including the regeneration of the town centres and relationship to the approved Masterplans.

- Section 6 examines the issues for the rural settlements, including the establishment of a rural settlement hierarchy, village confines and the need to distribute the rural housing allocation.

- Section 7 highlights the issues affecting the wider countryside including the need to protect the landscape, important ecological sites and historic features.
3. **The Local Plan**

### What area will the Local Plan cover?

3.1 **The South Northamptonshire Settlements and Development Management Policies Local Plan** will cover the entire District with the exception of the Northampton Related Development Area, which has been identified in the Joint Core Strategy to specifically meet the housing needs of Northampton. The proposed Sustainable Urban Extensions within this area will be dealt with through the Northampton Related Development Area Allocations and Development Management Policies Local Plan as well as associated masterplans.

### What will the Local Plan do?

3.2 The Local Plan will help to shape the South Northamptonshire District for approximately the next 15 years. It will sit alongside the West Northamptonshire Joint Core Strategy which sets out the strategic policies for the District, for example setting out overall housing and employment numbers and strategic site allocations for urban extensions at Towcester and Brackley as well as on the edge of Northampton and at Silverstone Circuit. The Local Plan will set out the opportunities for development and clear policies on what will or will not be permitted. Taken together, the Joint Core Strategy, this Local Plan and the Northampton Related Development Area Allocations and Development Management Policies Local Plan will replace the current Local Plan which was adopted in 1997.

3.3 One of the aims of this paper is to set out the scope of the Local Plan. In considering this a balance has to be struck between the desire to produce a comprehensive set of policies, and the pressing need to have the document in place at the earliest opportunity in order to deal with future development pressures – especially as these may intensify even further if the economy improves.

3.4 The need for such a document is exacerbated by the current residential development pressures arising across the District particularly in the rural areas and continuing challenges to the Council’s adopted Interim Rural Housing Policy and its ‘five year land supply’ position. Nevertheless it is likely to be 2015 before this Local Plan is eventually adopted because of the various stages required by the statutory process.

3.5 Clearly the broader the scope, the longer the document will take to produce. It is important to note that the document cannot have the level of detail previously included in the South Northamptonshire Local Plan (1997).

3.6 The Local Plan will include a number of detailed policies to guide the decision making process for future planning applications across South Northamptonshire (excluding those parts within the Northampton Related
Development Area). It will cover all the areas that are not the subject of strategic policies, for example the rural settlements, the open countryside and the remainder of Towcester and Brackley where there are not urban extensions. It will look more at the local level and will, in particular:

- Establish a rural settlement hierarchy to support the retention and the enhancement of local services and facilities.

- Establish an agreed policy approach towards the scale and location of new development (i.e. continue the current policy of town and village confines or not).

- Distribute the agreed rural housing provision identified in the Joint Core Strategy across the District. The rural settlement hierarchy will inform the scale of residential development acceptable within each category. However settlements within a particular category may still have differing levels of development to reflect their individual circumstances. If appropriate, new allocations will be identified to meet the need for market and affordable housing.

- Support employment and the rural economy including policies that support the provision of local services, agricultural diversification, building conversions and rural tourism.

- Protect and enhance the natural, built and historic environment. In accordance with the National Planning Policy Framework, this states for example that areas of ‘Local Green Space’ may be identified within settlements.

- Support the regeneration and improvement of Towcester and Brackley town centres through the development of town centre strategies.

- Provide policies for development, delivery management and use of land & buildings & regeneration to guide decisions on planning applications.

**What is the Issues Paper?**

3.7 Before we decide what the policies are going to say, we need to have a full understanding of what issues are going to be tackled. The purpose of this paper is to outline the issues the Local Plan needs to address and to provide an early opportunity for the local community and other stakeholders to influence how the Local Plan examines these issues. This paper does not suggest specific policies or proposals to be included within the Local Plan. This stage sets the scene by explaining the key issues that need to be considered before any land allocations and new planning policies are proposed. We need to back these issues up with evidence so that the Plan is properly informed. When the Local Plan reaches its final stages, an independent planning inspector will examine it formally. They will need to be convinced that its policies are based on fact and are justified by the available evidence.
3.8 Once we have explored the issues, we can begin to develop options for tackling them, which we will consult on at a later date. There are often a range of approaches that could be taken to different issues. Each of these has advantages and disadvantages that need to be appreciated before deciding which is preferred. The Inspector will need to be convinced that we have considered all realistic options and their respective impacts, before arriving at a preferred option. Once we have received your comments to the Issues Paper we will begin to look at ways of solving these issues and prepare an Options paper setting out various alternative ways of dealing with them.

How the Local Plan is prepared & what will the process be?

3.9 Government guidance and legislation governs the Local Plan process, but generally there are a number of stages. These are:

- an ‘engagement stage’ which the Council is now in, which relates to the Issues and Options stages;
- the ‘formal consultation stage’ which is the ‘publication (pre-submission) stage’;
- submission to Secretary of State and,
- examination.

3.10 Prior to each stage the Council will analyse the responses received from the previous stage and consider the responses against the evidence base before putting forward options.

3.11 The ‘Options’ and ‘Pre-Submission’ stage will follow the Issues. This will seek to find alternative solutions to the identified issues resulting both from the results of consultation & from evidence base gathering. Government guidance advises that:

“The generation of realistic alternatives needs evidence on what is possible and the evaluation of alternative needs evidence to anticipate their likely implications”

“It is essential that stakeholders are given the opportunity to consider genuine alternatives.”

3.12 The next stage is Submission. At this stage the Council produces the ‘final’ iteration of the Local Plan (preferred options) and submits it to the Secretary of State along with additional documents including a statement of all the representations previously received and how these have been dealt with, and a Sustainability Appraisal/Strategic Environmental Assessment. The Secretary of State then appoints an independent Planning Inspector to examine the Plan to check it against tests of soundness and legal compliance. A Local Plan must be ‘sound’ & legally compliant. It should:
• be aspirational but realistic and deliverable;
• be rooted in robust evidence that justifies its policies;
• consider cross-boundary implications;
• be responsive to change;
• be consistent with national policy.

3.13 The final stage of the preparation process will be the adoption of the Plan by the Council. The Inspector appraises the Local Plan and reports back to the Council to advise whether it meets these tests, and may suggest changes that should be made to the Plan. Following this and providing the Local Plan meets the required tests, the Council is able to adopt the Plan.

3.14 The timetable for the above is as follows:

- Issues: Winter 2013
- Options: Summer 2014
- Submission: Winter 2014
- Adoption: Summer 2015

**Sustainability Appraisal**

3.15 The Local Plan has to be accompanied by a sustainability appraisal. The purpose of this document is to consider all the likely significant effects of the Local Plan on various environmental, economic and social factors. In addition to this if the Local Plan is likely to have a significant effect on the environment; the sustainability appraisal must also meet the legal requirements of the European Directive on Strategic Environmental Assessment.

3.16 The sustainability appraisal process began with a scoping report at the initial stages of the Local Plan preparation which was published for consultation in January & February 2013. The final sustainability appraisal/strategic environmental assessment report has to eventually be submitted with the local plan to the Secretary of State for examination in public.

3.17 There is a requirement that the sustainability appraisal/strategic environmental assessment be undertaken separately from the formulation of policy and direction in the Local Plan. The District Council has therefore appointed Environ, a consultant with specialist knowledge in this area to support preparation of the Local Plan.
Evidence base

3.18 Local planning authorities should ensure that a local plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. It should include assessments of housing, employment and other uses that take full account of relevant market and economic signals. The evidence base will be based primarily on existing studies and documents, District Council data, County Council data and census information.

3.19 Examples of important evidence include:

- Nortoft Leisure Study (2011) has considered Leisure needs across South Northamptonshire.
- Open Space Strategy that sets out South Northamptonshire’s vision for open space and the goals it wants to achieve, plus the resources, methods and time needed to meet these goals.
- Playing Pitch Strategy that considers the provision of open spaces district wide, including a range of outdoor sports facilities.
- Retail Study that provides an assessment of future retail requirements for the District’s main settlements of Towcester and Brackley and their catchments.
- Economic Development Strategy and Annual State of the District Economy Reports that set out the economic development priorities for the District for the next 5 years.
- Transport Strategy that seeks to influence the provision of transport across South Northants by Northamptonshire County Council, the bus companies and others.
- Housing Strategy and local Housing Needs Surveys that provides a framework for housing activities and considers issues such as the balance between housing needs and supply, the local housing market and local housing conditions
- Conservation Strategy and Conservation Area Reviews that set out the Council's responsibilities and aspirations for the historic environment within the district.

3.20 This evidence base will be expanded, updated and aligned with the evidence base developed by the West Northamptonshire Joint Planning Unit in the preparation of the Joint Core Strategy. The Council has also commissioned additional studies on landscape sensitivity and employment land and where appropriate further studies may be undertaken if and when required.
How to make your views known

Read the Issues Papers and make a note of anything:
• you think is inaccurate,
• that you think needs more consideration,
• you consider is an omission,
• that puts a different point of view

Add any other comments that you think are relevant.
4. Planning Context

4.1 The Local Plan will not exist in isolation. One of the basic conditions that local plans must satisfy is that they are in general conformity with the higher-level national and regional strategic elements in the planning hierarchy and that they have regard to other parts of the development plan including Neighbourhood Plans that together are essential to delivering the overall planning and development strategy for the local area. These are set out below.

The National Planning Policy Framework (NPPF)

4.2 The National Planning Policy Framework (known as the ‘Framework’) was published by the Government in March 2012 and replaced various national Planning Policy Statements and Planning Policy Guidance.

4.3 The Framework states that the Government continues to support a plan-led system with an emphasis on local plans. The Framework is a material consideration in planning decisions. It also points out that local plans must be consistent with the principles and policies set out in the Framework, including the presumption in favour of sustainable development.

4.4 The NPPF states that the Government believes that sustainable development can play 3 critical roles in England:

- an economic role, contributing to a strong, responsive, competitive economy;
- a social role, supporting vibrant and healthy communities; and
- an environmental role, protecting and enhancing our natural, built and historic environment.

4.5 The NPPF sets out 12 core planning principles which should underpin both plan-making and decision-taking. These stipulate that planning should:

1. Be led by local plans which set out a vision for the future of the area and provide a practical framework within which decisions on planning applications can be made efficiently;
2. Emphasise enhancing and improving the places in which people live their lives, not scrutiny alone;
3. Drive sustainable development to deliver homes, business and industrial units, infrastructure and support local vitality, objectively identifying local need and setting out a clear strategy for allocating land;
4. Seek to secure a high-quality of design and a good standard of amenity for occupants;
5. Protect the diversity of different areas of England, protecting Green Belts and recognising the "intrinsic character and beauty of the countryside";
6. Support the transition to a low-carbon future, take account of flood risk and coastal change and encourage the reuse of existing and renewable resources;
7. Help conserve and enhance the natural environment and reduce pollution, allocating land of "lesser environmental value";
8. Encourage the re-use of land that has been previously developed (brownfield land);
9. Promote mixed use developments, encouraging multiple benefits from urban and rural land;
10. Conserve heritage assets "in a manner appropriate to their significance";
11. Manage development to make full use of public transport, walking and cycling; and
12. Take account of local strategies to improve health, social, and cultural wellbeing.

4.6 Policies in local plans are required to follow the guidance in the Framework and should guide how these principles will be applied locally. The Framework states that Local Plans should be aspirational but realistic. Plans should address the spatial implications of economic, social and environmental change. They should also set out the opportunities for development and clear policies on what will or will not be permitted and where. The Framework requires that only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.

4.7 The Framework also sets out the purposes and aims of Local Plans, saying for example that Local Plans should:

- seek opportunities to meet objectively assessed development needs of the area;
- take account of the different roles and character of different areas with an urban-based focus. The NPPF contains policies for example for housing rural areas. Such housing should:
  - be located where it will enhance or maintain the vitality of rural communities. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
  - be responsive to local circumstances & reflect local needs particularly for affordable housing.
  - be provided for a mix of housing based on current and future demographic and market trends, and needs of different groups, and cater for housing demand and the scale of housing supply to meet this demand.

4.8 Furthermore the Framework encourages early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses. It says that a wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area.

4.9 A copy of the Framework is available on the Communities and Local Government website using the following link:
The East Midlands Regional Spatial Strategy

4.10 The East Midlands Regional Plan was published in March 2009. Prior to its revocation in April 2013 it set out the broad development strategy for the East Midlands region up to 2026. It identified the scale and distribution for new housing and priorities for the environment, transport, infrastructure, economic development, agriculture, energy, minerals and waste treatment and disposal. The Plan no longer forms part of the statutory Development Plan and does not form part of the strategic planning context for this Local Plan.

West Northamptonshire Joint Core Strategy

4.11 The Joint Core Strategy (JCS) provides a planning framework for the West Northamptonshire area, which includes South Northamptonshire District, Northampton Borough and Daventry District. It sets out the long-term vision and objectives for the whole of the area for the period at least up to 2026. The Local Plan will need to reflect this vision and the objectives that have been prepared and agreed by the Council with other partners including Northampton Borough Council and Daventry District Council. The agreed vision and objectives in the Core Strategy align with other key strategies and plans produced by the 3 authorities, key partners and the wider community. The vision and objectives are set out in Appendix 1 to this consultation paper.

4.12 The Core Strategy also includes strategic policies for steering and shaping development, identifies locations for strategic new housing and employment and details the infrastructure (such as transport improvements, schools, open space and community facilities) required to support this development.

4.13 The Joint Core Strategy was submitted to the Secretary of State in December 2012. The examination took place in April 2013. One of the conclusions from the examination was that as a result of the revocation of the RSS and in the light of the evidence considered and discussed at the hearings the Joint Planning Unit (JPU), representing the 3 Councils are currently undertaking a fresh assessment of the objectively assessed needs for new housing in the area over the plan period and beyond, as requested by the Inspector. The Inspector also requested that a Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Addendum Report to address acknowledged shortcomings in the work done to date, particularly relating to the reasons for selecting Sustainable Urban Extension (SUE) sites around Northampton and other urban areas on a comparative basis and related to the reassessed new housing needs of the area.

4.14 The Joint Strategic Planning Committee will meet on December 16th 2013 to consider recommendations on the following key areas:

- Revised housing and employment targets
• Whether to continue with 2026 as the plan period or extend it to 2019 or 2031
• Whether to allocate additional strategic sites for housing and/or employment development
• Whether the existing allocations in the JCS are still appropriate as allocated
• Whether any other modifications should be made to the Plan

4.15 This will be followed by a period of public consultation in January 2014. The date for the resumption of the Joint Core Strategy examination is 18th March 2014. It is anticipated that this will last for 3 days. It is envisaged that the Joint Core Strategy will eventually be adopted in the summer 2014.

4.16 It is clear that the outcome of this work will have implications for our own Local Plan particularly in terms of the housing numbers and plan period. Therefore all references to the content of the JCS in this paper must be considered on the understanding that changes may be made over the next few months. Following the adoption of the JCS the District will then have an up-to-date plan in place as required by the Framework. However the Joint Core Strategy is a broad strategic planning document and in some instances it requires further elaboration. This Local Plan will provide this where necessary and appropriate.

4.17 More details about the policies and proposals in the Joint Core Strategy are outlined in the appropriate sections of this paper. Further information about the Joint Core Strategy is available on the West Northamptonshire Joint Planning Unit’s website using the following link:

http://www.westnorthamptonshirejpu.org/connect.ti/website/view?objectId=2737424

South Northamptonshire Local Plan (adopted 1997)

4.16 The current Development Plan includes saved policies from the South Northamptonshire Local Plan (LP), which was adopted in 1997. It sets out the Council’s policies and proposals for guiding the development and use of land in the District.

4.17 Proposals for development are currently assessed against these saved policies. The Framework states that the weight to be attached to these polices depends on the degree of consistency with the Framework. It encourages the preparation of up-to-date Local Plans. They will therefore gradually be replaced over time by policies within the Joint Core Strategy, the Settlements and Countryside Local Plan and other emerging planning policy documents.

4.18 A copy of the saved policies can be viewed on the District Council’s website using the following link: http://www.southnorthants.gov.uk/1129.htm
Neighbourhood Planning

4.19 The Localism Act has introduced three types of neighbourhood planning:

- Neighbourhood Development Plan, which is a plan making power allowing local communities to shape development in their own area,
- Neighbourhood Development Order, whereby a local community can grant planning permission for certain types of development in a defined area, and
- Community Right to Build Order, which is a type of Neighbourhood Development Order and allows a local community to bring forward small developments for housing, business or community facilities.

4.20 When preparing the Local Plan the Council must have regard to any Neighbourhood Development Plans. However the Framework states that Neighbourhood Development Plans should be aligned with the strategic needs and priorities of the wider local area. They should plan positively, shaping and directing development in their area that is outside the strategic elements of any local plans. Whilst such neighbourhood plans can therefore influence local development, they must still be in general conformity with the policies and proposals in the Joint Core Strategy and this Local Plan. Bodies therefore need to work together to produce complementary neighbourhood and local plans.

4.21 The Neighbourhood Planning (General) Regulations 2012 set out the statutory process an organisation must follow when preparing a neighbourhood plan. They are quite onerous and include gathering evidence, public consultation, examination by an independent third party and a local referendum. It may therefore be more expeditious and just as effective for such bodies to work with the District Council in the preparation of this Local Plan.

4.22 At the time of writing there have been successful applications made for the designation of neighbourhood areas in Greens Norton, Harpole, Middleton Cheney and Yardley Gobion. A further application has been received from Kislingbury Parish Council and this is being processed.
5. **The Market Towns - Towcester and Brackley**

5.1 Brackley and Towcester are the 2 market towns within South Northamptonshire. They are both historic towns, however they have both faced competition from nearby larger towns such as Northampton, Banbury and Milton Keynes.

**What the NPPF says**

5.2 The NPPF points to the need to promote the vitality of our urban areas and advises that planning policies for town centres should be positive, promote competitive town centre environments and set out policies for the management and growth of centres.

5.3 Local Planning Authorities should:

- recognise town centres as integral to communities and as such their viability, vitality and competitiveness together with their individuality must be supported;

- define the extent of town centres and their primary shopping areas, and set policies to define which uses will be permitted in such locations;

- expand town centres where there is an insufficient number of sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in the town centre. If town centre sites are not available, edge of centre sites that are well connected to the town centre are preferred;

- retain and enhance existing markets and where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;

- set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;

- recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and

- where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

5.4 There is therefore a vision of town centre regeneration that extends beyond retail and leisure provision, with a general change towards more mixed use of town centres and their being seen as places to live and work.

5.5 The Government has recently introduced an amendment to the Town and Country Planning (General Permitted Development) Order 1995 (GPDO) for a
3 year trial period. This allows for the conversion of buildings in the towns and villages that are currently used for offices within use class B1(a) (office use) to residential dwellings in use class C3 without the need for planning permission. It is also possible to change between Use Class B1 and B8 and from B2 to B1 or B8 in buildings of up to 500 sqm. Appendix 2 sets out the definition of these use classes.

5.6 The purpose of this change is to enhance flexibility in the planning system, which can be vital when a quick response is necessary to support business growth. The changes may result in an increase in the development of flats, where owners of underused and vacant office accommodation town centres, village locations as well and secondary office locations (edge of town centre or edge of town) may be unlikely to see new commercial demand. Owners will be able to convert the building and not have the costs of S106 contributions including affordable housing, open space, education, therefore helping the viability of any scheme.

What the Joint Core Strategy Says

5.7 There are specific visions and policies relating to the towns of Brackley and Towcester within the JCS. The JCS recognises that Brackley and Towcester are important rural service centres that should be supported to ensure their communities are self-sufficient sustainable places and the towns are the focus of services and facilities for surrounding villages. Development will be focused in these towns, indeed the Joint Core Strategy allocates Urban Extensions to both market towns; being proposed to the south of Towcester and the east and north of Brackley as well as a major mixed use development at Moat Lane in Towcester. These allocations will not be re-examined in the SNC Local Plan. However there are other issues relating to Brackley and Towcester that need to be examined including smaller non-strategic housing and employment allocations.

5.8 Brackley is an attractive historic market town. It has a population of about 14,000 and has experienced extensive housing expansion over the last 20 years. Brackley residents are increasingly travelling to the neighbouring larger towns of Banbury, Oxford and Milton Keynes for employment and shopping and the town centre is declining. Brackley does however have major motorsport employment.

5.9 Towcester is the oldest town in Northamptonshire with a population of about 10,000. The town experienced significant housing expansion in the 1980s. Towcester residents predominantly travel to either Northampton or Milton Keynes for work and shopping (other than food shopping). Towcester has an historic and attractive town centre but is adversely affected by congestion and poor air quality on the A5.

5.10 The housing requirement for the urban areas set within the JCS for South Northamptonshire is a minimum 4,735 (net additional dwellings 2001-2026), of which 920 dwellings have been completed between 2001 and 2011. This leaves a net residual requirement of 3,815 dwellings. In both Brackley and
Towcester there are a number of commitments and allocated sites which are not yet built, but will count towards meeting this net residual requirement. These are set out below. If these housing numbers and the urban/rural split remain unchanged then these provide the District with sufficient housing to meet this strategic requirement. Therefore the towns will not be required to accommodate additional development to help meet the strategic housing need for the urban areas.

5.11 As well as the large scale development proposals for Brackley and Towcester that are set out in the JCS there remains a number of other issues that the Local Plan will need to consider. As well as housing a key area is economic development and the town centre.

Local Enterprise Partnerships

5.12 During 2011 Regional Development Agencies were replaced by private sector led Local Enterprise Partnerships (LEPs) created within natural economic geographies. South Northamptonshire is covered by both the South East Midlands Local Enterprise Partnership (SEMLEP) and the Northamptonshire Enterprise Partnership (NEP).

5.13 Both LEPs have developed their own strategies and will play a key role in the economic development of this area through their allocation of the Department for Communities and Local Government (DCLG) Growing Places Fund which facilitates development and Department for Transport (DfT): Pinch Point Programme by which funding is directed to closing infrastructure gaps. A focus of the Council’s work through the development of the Local Plan will be enhancing our relationship with the LEPs from board to officer level and representing the interests of the District in theme and working groups such as the Tourism, Green Economy and Inward Investment Groups.

5.14 In February 2013 the Government announced that the Milton Keynes and South Midlands (SEMLEP) area could form part of a new ‘City Deal’ area. This would assist in the delivery of significant, sustainable growth in housing and over the longer term, this will allow the local area, and South East Midlands, to attract and find homes for high-skilled workers to drive economic growth, whilst in the shorter term, providing confidence to private sector developers will create jobs in construction and industry supply chains. The area will be able to bid for new powers that will enable it grow. In return for cities’ strong plans for growth the Government will devolve financial and planning powers to let cities take charge of their own destinies – from autonomy over how to spend their training and skills budgets, to creating local investment funds to build roads and unlock developments.

Masterplans

5.15 Masterplans have been written and adopted for Towcester and Brackley. Whilst these are a material consideration in planning applications the preparation of the Local Plan provides the opportunity to have policies for these towns which would have a greater weight than the masterplans.
Brackley Masterplan

5.16 The Brackley Masterplan (2011) sets out how the town will be renewed and regenerated, through limited growth in housing, employment and associated services in a way that is sustainable. It contains extensive proposals for improving the town centre and sets out plans for new leisure, education, social and community facilities that the town needs to be successful. Further information can be found at:

http://apps.southnorthants.gov.uk/website/brackleymasterplan.htm

Towcester Masterplan

5.17 The Towcester Masterplan (2011) sets out how the town will be renewed and regenerated over the next 15 years through limited growth in housing, employment and associated services in a way that is sustainable. The Masterplan aims to maintain Towcester as a Market Town, whilst securing new, modern facilities and infrastructure including a relief road. It contains extensive proposals for improving the town centre and sets out plans for new leisure, education, social and community facilities that the town needs to be successful. Further information can be found at:

http://apps.southnorthants.gov.uk/website/towcestermasterplan.htm

5.18 Both masterplans identify a number of key issues facing the towns and in particular the respective town centres. These are summarised in Appendix 3 of this consultation paper.

5.19 As has been outlined major development proposals are already being proposed for both Brackley and Towcester. These will result in additional development and associated community benefits for both towns that may reduce or even remove the need for additional provision to be made in the towns. It is therefore important that these proposals are taken into account when considering the issues set out in this Paper.

Towcester South

5.20 In May 2013 the Council resolved to grant outline planning permission for the development of some 2750 dwellings and 15ha. of employment land and associated infrastructure at Towcester (subject to the completion of a S106 agreement). The JCS expects that approximately half (1500 dwellings) of this development will be delivered within the Plan Period (ie by 2026) and this will combine with other allocated sites to ensure the successful delivery of the overall housing requirement for South Northamptonshire District.

Moat Lane, and Springfields/Green Lane Towcester

5.21 A full planning application (for the regeneration of Moat Lane/Northampton Road including 58 dwellings was approved by the Council in March 2013. The
Council has also approved a full application for the demolition and site clearance of existing office building and ancillary outbuildings to allow for the construction of 87 houses on land at Springfields/Green Lane, Towcester.

**Land at Burcote Road Industrial Estate Burcote Road Towcester**

5.22 In February 2013 the Council resolved to grant planning permission (subject to S106) for 90 dwellings on land at Burcote Road Industrial Estate, Burcote Road, Towcester.

**Towcester South (Wood Burcote Court)**

5.23 An outline planning application (S/2012/0799/MAO) is currently being considered by the Council for residential development of up to 210 dwellings (and a public park) on land at Wood Burcote Court, Towcester.

5.24 There are a number of major development proposals for Brackley as follows:

**Brackley: North of Turweston Road**

A planning application for a proposed mixed use development for new foodstore and petrol filling station (Full; a 60 bed nursing care home (including the relocation of the Brackley Cottage Hospital; a new Primary Care Centre facility including a new pharmacy; employment development within Class B1, B2 and B8 and a hotel (Circa 70 beds) including a restaurant and bar was approved (subject to S106) by the Council in October 2013.

**Radstone Fields, Brackley**

5.25 The Council has issued planning permission for the development of 1,000 dwellings on this site. Planning applications for phase 1 of this development are currently being considered by the Council.

**Turweston Road South, Brackley**

5.26 An outline planning application for residential development for 350 houses was approved subject to the completion of a S106 Agreement in February 2012. It is intended that this will be completed by the end of 2013. An additional application for a further 11 dwellings was approved subject to a S106 Agreement in July 2012.

**Brackley Sawmills**

5.27 Brackley Sawmills currently has outline planning permission for 130 dwellings.

**Land at Foxhills**

5.28 In May 2013 the Council resolved to grant planning permission for a developer led outline planning application for residential development for up to
180 dwellings, including formal & informal public open space and necessary infrastructure subject to the completion of a S106 agreement.

*Land off Halse Road (The Pony Field)*

5.29 In June 2012 The Council granted outline planning permission for residential development of 26 dwellings on land off Halse Road Brackley. (S/2012/0348/MAO).

*The Old Glebe, Radstone Road*

5.30 In April 2013 a full planning application (S/2013/0499/MAF) for residential development comprising up to 51 dwellings with new access and associated infrastructure on land west of Radstone Road, Brackley was submitted to the Council. The site lies within the Radstone Fields site where the planning permission has already been granted for housing development. The proposal is being made on behalf of Persimmon Homes. This application was withdrawn in June 2013 as additional work is required on the layout and viability.

*Land at Former Bronnley Soap Works, Brackley*

5.31 A planning application has been submitted to the Council for the development of 45 dwellings on the Former Bronnley Soap Works Radstone Road Brackley. (S/2013/1263/MAO).
<table>
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<th>ISSUES FOR BRACKLEY AND TOWCESTER</th>
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<tbody>
<tr>
<td>1</td>
<td>Are there any other development opportunities for housing, employment or retail within or adjoining either town that need to be considered in addition to the proposed Sustainable Urban Extensions and sites that already have the benefit of planning permission?</td>
</tr>
<tr>
<td>2</td>
<td>What type of housing, employment and retail provision is needed?</td>
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<td>3</td>
<td>What can be done to improve the use of public transport between the towns and surrounding villages and larger towns?</td>
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<td>4</td>
<td>How can the provision of leisure and tourism facilities be improved within the town centres?</td>
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<td>5</td>
<td>How can both the quantity and quality of retail provision be improved within the town centres?</td>
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<tr>
<td>6</td>
<td>Should retail development be concentrated in defined primary shopping areas in the town centres with residential/leisure, commercial, office, tourism, cultural, community uses being permitted in secondary town centre areas and what should be the extent of these areas?</td>
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<tr>
<td>7</td>
<td>Do more high quality open spaces and opportunities for sport and recreation need to be provided to improve the health and well-being of the local community?</td>
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<tr>
<td>8</td>
<td>Does more provision need to be made for community facilities such as allotments and cemetery space?</td>
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<tr>
<td>9</td>
<td>Should gateway features and public art and landmark buildings/features be encouraged along main transport routes and at key focal points around the town, including the town centres?</td>
</tr>
<tr>
<td>10</td>
<td>Are there any highway or footpath improvements required to facilitate movements into and linkages within the towns?</td>
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<tr>
<td>11</td>
<td>Is there a need for additional car/cycle provision/parking to be made in either town and if so where should this be located?</td>
</tr>
<tr>
<td>12</td>
<td>Are there any other issues that the Local Plan needs to consider for Brackley and Towcester?</td>
</tr>
</tbody>
</table>
6. The Rural Areas

6.1 Much of South Northamptonshire is rural in nature with a dispersed network of around 90 villages and hamlets of which 19 have a population of more than 1,000. In South Northamptonshire District approximately 75% of the District’s population live in the villages or countryside. The Council is seeking to encourage growth and development that will benefit the District and meet the targets for housing and employment set within the Joint Core Strategy whilst at the same time retain the existing character of the villages and wider rural area. In particular South Northamptonshire’s rural area is required to deliver an additional 1,790 dwellings over the remaining years of the plan period.

6.2 Many of the villages in the rural areas play an important role in providing local services and facilities, including employment opportunities, both for the village itself and the wider rural areas.

What the NPPF says

6.3 The NPPF says that development in rural areas should be responsive to local circumstances and be planned to reflect local needs. This is particularly so with affordable housing of which there is a shortage within the rural parts of the District. The NPPF gives the opportunity for the District to allocate rural exception sites where appropriate.

6.4 The NPPF states that in rural areas housing should:

- be located where it will enhance or maintain the vitality of rural communities. Where there are groups of smaller settlements, development in one village may support services in a village nearby
- be responsive to local circumstances & reflect local needs particularly for affordable housing
- be provided for a mix of housing based on current and future demographic and market trends, and needs of different groups, and cater for housing demand and the scale of housing supply to meet this demand.

6.5 The changes proposed for B1(a) office uses and agricultural buildings set out in paragraphs 5.5 and 7.8 of this Paper also need to be taken into account when considering the future planning policy for our villages.

What the Joint Core Strategy says

6.6 The Joint Core Strategy includes the following vision for the rural areas of West Northamptonshire:

6.7 The vision for rural areas is that vital and tranquil villages will be included within the rolling landscapes of West Northamptonshire. The rural areas will

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1 Source: Draft Core Strategy Policy S3: residual housing requirement 2011 - 2026
support a network of vibrant rural communities. Villages will retain their local distinctiveness and character, providing affordable homes for local people set within a beautiful landscape. The countryside will support a diverse rural economy including leisure and tourism through its waterways, country houses, parks and woodlands.

6.8 Villages will be expected to provide for local needs and to support local services. The Joint Core Strategy Policy R1 gives this Council the opportunity to determine its own rural settlement hierarchy and to decide the scale of development that will be accommodated by individual settlements.

6.9 Policy R1 in the Submission Draft of the JCS set out the categories in the rural settlement hierarchy with indicative figures for future levels of housing development. It suggested that:

- Primary Service Villages can have up to 12% of the existing dwelling stock
- Secondary Service Villages can have up to 7% of the existing dwelling stock
- Other Villages can have up to 5 dwellings
- Small Settlements/Hamlets are restricted to affordable housing only.

6.10 However, at the examination into the Plan the Inspector raised some concerns that this approach was potentially too restrictive and as such was inconsistent with the Framework. He advised that the Policy should be re-worded in a more positive way. This work is currently underway and a revised policy is scheduled to be considered by the Joint Committee in December 2013 and the Inspector in March 2014. It is likely that the references to percentages within the Policy will need to be removed and replaced with a more flexible general approach that refers to the need for villages to meet their own objectively assessed local needs for housing. The hierarchy will determine which villages see the most development and growth, and should consider existing service provision and any opportunities to improve service provision to enhance the sustainability of the settlement. A suggested methodology that considers settlement hierarchy is set out in Topic Paper 1 that accompanies this Issues Paper.

6.11 One of the objectives of the JCS is to provide a range of housing to ensure all residents have access to a home that they can afford and that meets their needs. Policy H2 states that affordable housing will be provided as a proportion of the total number of dwellings to be delivered on individual sites. In the rural areas of South Northamptonshire the proportion of affordable housing on new developments will be 50% on sites of 5 or more dwellings. In all cases the percentage requirements identified above are subject to the assessment of viability on a site-by-site basis. In exceptional circumstances, off site provision and/or commuted payments in lieu of on site provision may be supported where this would offer an equivalent or enhanced provision of affordable housing.

6.12 The JCS seeks to sustain and enhance the rural economy by creating or safeguarding jobs and businesses. It also points out that accessibility to jobs
and services is a key issue facing the rural areas. Transport is essential for most rural residents to access the services and facilities they need.

**What are the Issues facing the villages?**

6.13 The JCS recognises that villages face a number of issues:

- Access to services and facilities for the young, old and economically disadvantaged;

- 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 JCS identifies an estimated annual shortfall of affordable housing in South Northamptonshire of 670 units (West Northamptonshire Strategic Housing Market Assessment, 2009 - Source: DTZ SHMA 2007);

- The challenge of distance and isolation from key services such as health provision;

- The perception of anti-social behaviour and fear of crime;

- The need to improve the biodiversity and climate resilience of the landscape;

- 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.

6.14 A survey of the villages in West Northamptonshire, including those within this District, was undertaken in 2009\(^2\) which identified the top priorities for the rural areas as being:

- to meet communities' needs locally

- to protect and enhance the environmental heritage

- to protect and enhance the built environment

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\(^2\) West Northants Joint Planning Unit, Village Services and Facilities Technical Paper (including 2008 Village Services Questionnaire returns) Feb 2011
• to provide affordable housing

• to support the rural economy

6.15 The SNC Local Plan will seek to create sustainable vibrant villages over the next 15 years that will provide for their local needs and basic services and facilities. A key aim will be to ensure that villages become more sustainable in the future and maintain their vitality through the retention and enhancement of local facilities. Where new development is needed to meet local needs however it should retain the existing character of a village, protecting the built and natural environments that are so highly valued. Many of the villages within the District are designated as Conservation Areas where the need to ensure that new development enhances and complements its surroundings will be particularly important.

6.16 The housing requirement for the rural areas set within the JCS for South Northamptonshire is a minimum 3,605 (net additional dwellings 2001-2026), of which 1,815 dwellings have been completed between 2001 and 2011. This leaves a net residual requirement of 1,790 dwellings. Within the District there are a number of commitments and allocated sites which are not yet built, but will count towards meeting this net residual requirement. If these housing numbers and the urban/rural split remain unchanged then these provide the District with sufficient housing to meet this strategic requirement. Therefore parishes will not be required to accommodate additional development to help meet the strategic housing need for the rural areas but will be required to meet their local housing needs as a minimum.

6.17 The JCS gives the SNC Local Plan the role of deciding where rural development should go through the rural settlement hierarchy. This will inform the scale of residential development acceptable within each category. If appropriate, new allocations will be identified to meet the need for market and affordable housing and to ensure that the Council maintains a robust five year land supply for housing.

6.18 In 2009 the Council introduced its Interim Rural Housing Policy (IRHP). Under this policy sites have been developed for housing that would otherwise have been considered unacceptable under current planning policy. It is important to note that the majority of these developments have been in a limited number of villages in South Northamptonshire. The IRHP only considered that 16 villages were sufficiently sustainable to be considered appropriate for some development to meet the wider needs of the District. It is important that the remaining villages in the District do not become fossilised and that, in accordance with national guidance set out in the Framework, all communities will be expected to meet objectively assessed local housing needs for both market and affordable housing.

3 Please note these figures are likely to change following the completion of the JCS over the next few months. They are provided here as indications as to the required scale of growth.
6.19 One way of determining how many houses should be provided in a particular village could be to take the overall requirement for housing in the rural areas and proportion this by village in relation to their existing number of dwellings. Working with parish councils and elected members this number could then be modified by consideration of such factors as the individual aspirations for each village, any identified needs for a particular village, constraints such as landscape, ecological or floodplains and the individual sustainability credentials of villages in relation to local facilities and transport links and the existence of particular local needs and opportunities. This would inform the rural settlement hierarchy. An indication of how the overall requirement could look if applied to this District is contained in the village packs that will be available on the website in November.

6.20 National planning policy guidance seeks to strictly control development in the open countryside. For this to happen a distinction needs to be made between the open countryside and the urban form or settlements. There are two ways in which this can be done: a settlement boundary can be drawn around settlements or a criterion based policy can be used to assess whether proposed development is contained within the built up framework on a case to case basis. Historically, this Council has relied on the planning policy tool of drawing up village confines or envelopes to limit development beyond the settlements into the countryside. The advantage of this method of drawing settlement boundaries is that these provide certainty over where development is likely to be acceptable. However, this can lead to a general presumption that development within boundaries is acceptable, and can result in pressure for development on open space within settlement boundaries that may not be the most suitable location for development. The advantage therefore of a criteria based policy is that each proposal would be considered individually and on its own merits. This issue is explored further in the ‘Proposed Methodology for Village Confines Topic Paper that accompanies this Issues Paper.

6.21 The Localism Act introduces a Community Right to Bid (Assets of Community Value) which aims to ensure that buildings and amenities can be kept in public use and remain an integral part of community life. Under the Localism legislation, voluntary and community organisations and parish councils can nominate an asset to be included in a ‘list of assets of community value’. The local authority will then be required to maintain this list. If the owner of a listed asset then wants to sell the asset a moratorium period will be triggered during which the asset cannot be sold. This is intended to allow community groups time to develop a proposal and raise the required capital to bid for the property when it comes onto the open market at the end of that period.

6.22 These identified issues raise a number of areas for further consideration. These include:
# Issues for the Rural Areas: Development Strategy and Settlement Hierarchy

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<tbody>
<tr>
<td><strong>1</strong></td>
<td>What factors need to be taken into account in defining the hierarchy of rural settlements within South Northamptonshire?</td>
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<tr>
<td><strong>2</strong></td>
<td>What ‘development strategy’ approach should the Local Plan adopt in the rural areas?</td>
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<tr>
<td></td>
<td>• a cluster approach grouping settlements together that can share services and facilities and have good access to one another?</td>
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<td></td>
<td>• a more ‘dispersed’ approach that considers individual villages on their own merits in terms of the local availability of services and facilities?</td>
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<tr>
<td><strong>3</strong></td>
<td>What approach should the Plan adopt on village confines?</td>
</tr>
<tr>
<td></td>
<td>• Establish confine boundaries for all settlements</td>
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<tr>
<td></td>
<td>• Establish confine boundaries for most settlements</td>
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<tr>
<td></td>
<td>• Replace confine boundaries in favour of a criteria-based policy so that new development is considered on its individual merits.</td>
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<tr>
<td><strong>4</strong></td>
<td>If confines are to be retained then what detailed changes should be made to the existing confine boundaries in order to provide for strong defensible boundaries for the future?</td>
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<tr>
<td><strong>5</strong></td>
<td>What further changes to confines need to be made in order to accommodate identified growth needs? Should new development be situated on the edge of existing villages or should there be further infill within villages? For example, a single larger site is more likely to result in community benefits whereas small infill sites, from which wider community benefits are unlikely, may be easier to physically integrate within a particular village.</td>
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# Issues for the Rural Areas: Type and Scale of Development

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<tbody>
<tr>
<td><strong>1</strong></td>
<td>How much development should be allocated to each village?</td>
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<tr>
<td></td>
<td>• The minimum required to meet local affordable and market housing needs?</td>
</tr>
<tr>
<td></td>
<td>• Additional development required to provide or sustain important local services and facilities or to meet the aspirations of individual local communities?</td>
</tr>
<tr>
<td><strong>2</strong></td>
<td>What other types of new development should be permitted (e.g. employment, retail, community facilities)?</td>
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<tr>
<td><strong>3</strong></td>
<td>How can we ensure that villages provide accommodation for a mix of people including those on low incomes?</td>
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<tr>
<td><strong>4</strong></td>
<td>Apart from Affordable Housing, what mix and type of future housing should there be within each village?</td>
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<tr>
<td><strong>5</strong></td>
<td>What type of employment including tourism should be permitted to support the rural economy and create locally accessible jobs?</td>
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# ISSUES FOR THE RURAL AREAS: SERVICES AND FACILITIES

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<tbody>
<tr>
<td>1</td>
<td>How can services and facilities be safeguarded and provided to meet the needs of rural communities? Should Parish Councils prepare a list of assets of Community Value?</td>
</tr>
<tr>
<td>2</td>
<td>Should the Local Plan encourage the provision and use of shared space in community facilities (such as local shops, meeting places, cultural buildings, cemeteries, allotments, public houses and places of worship) and in other buildings providing services and facilities?</td>
</tr>
<tr>
<td>3</td>
<td>How can the Local Plan seek to improve accessibility to local facilities and larger centres through improved public transport provision?</td>
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<tr>
<td>4</td>
<td>How can the Local Plan prevent the loss of existing infrastructure or plan for the consequences of its loss and new infrastructure is required to support new sites ie new housing and new sites for mixed opportunities development?</td>
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# ISSUES FOR THE RURAL AREAS: ENVIRONMENT

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<tr>
<td>1</td>
<td>Are there important pockets of local green space, road verges, important views within or around the village that need additional protection because of their local significance in terms of their beauty, historical importance, recreational value, tranquility or wildlife contribution?</td>
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# ISSUES FOR THE RURAL AREAS: OTHER ISSUES

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<tbody>
<tr>
<td>1</td>
<td>Are there any other issues that the Local Plan needs to consider for the rural areas within South Northamptonshire?</td>
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</tbody>
</table>
7. **The Open Countryside**

7.1 The ‘Open Countryside’ is currently classified as any land outside the village confines and development areas within the District. In the existing Local Plan this designation includes 6 Restraint Villages – Alderton, Castle Ashby, Courteenhall, Hulcote, Passenham and Thenford. It also includes a number of other hamlets including Radstone and Duncote.

7.2 South Northamptonshire has extensive areas of countryside which play active and valuable roles in the local economy. The countryside contributes to the local economy in a number of ways including through:

- agriculture (eg production of food and energy crops),
- land management (eg providing an attractive setting to encourage inward investment),
- tourism (eg drawing visitor spending into South Northamptonshire).

7.3 The planning system is an important mechanism for protecting the countryside whilst at the same time ensuring that opportunities for maximising the productivity of the rural areas are taken.

7.4 Within the landscape of the county there is increasing development on edge-of-town and edge-of-village locations and conversion to arable agriculture, thereby resulting in loss of hedgerows, an increase in field size and loss of semi-natural habitats. (Countryside Agency).

**What the NPPF says**

7.5 National planning policy guidance in the NPPF places emphasis on the need to support a prosperous rural economy and advises that Local Plans should:

- support the sustainable growth and expansion of all types of rural business through the conversion of existing and well designed new buildings;

- promote the development and diversification of agricultural and other land-based rural businesses;

- support sustainable rural tourism and leisure developments that respect the character of the countryside;

- avoid isolated homes in the countryside unless there is an essential need for a rural worker to live at or near their place of work, or where the re-use of a building would lead to an enhancement to the immediate setting;

- contribute to and enhance the natural and local environment by protecting valued landscapes, minimising impacts on biodiversity and providing net gains where possible.
What the Joint Core Strategy says

7.6 The Joint Core Strategy has no specific policies that apply solely to the open countryside, however there are generic policies that seek to protect the built and natural environment, which:

- recognise the importance of green infrastructure corridors
- protect sites of ecological importance
- encourage the enhancement of existing woodland
- protect heritage assets and
- steer development so that it minimises flood risk and addresses pollution issues.

ISSUES FOR THE OPEN COUNTRYSIDE: HOUSING

<table>
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<th>Are there any special circumstances where the Local Plan should support proposals for isolated homes in the countryside?</th>
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The Rural Economy

7.7 The District beyond the two towns contains a wide variety of businesses that bring vitality to the rural economy. 70% of our population live in rural areas within the District and many of these rural settlements are part of conservation areas. In the Council’s Economic Development Strategy it is recognised that the rural economy is about more than those employed in farming but also includes home based businesses. In addition the Strategy recognises the importance of supporting rural businesses through re-use of redundant rural buildings and lobbying to ensure rural businesses have access to Next Generation Broadband.

7.8 The Government is proposing an amendment to the Town and Country Planning (General Permitted Development) Order 1995 (GPDO) that could be introduced later (for a 3 year trial period) in the spring of 2013. If implemented this would allow conversions of agricultural buildings in the open countryside that are currently used for offices within use class B1(a) (office use) to residential dwellings in use class C3 without the need for planning permission.

7.9 Other changes to national planning policy include new permitted development rights to convert redundant agricultural buildings to small scale commercial uses including shops, restaurants, hotels, leisure facilities and offices. It will also be possible to change between Use Class B1 and B8 and from B2 to B1 or B8 in buildings of up to 500 sqm. Appendix 2 sets out the definition of these use classes.

7.10 The current Local Plan identifies a number of employment areas within the district that are set in an open countryside location and sets out the scale and type of uses that would be considered appropriate for each. These are Aynho Station, Aynho; Northampton Road, Blisworth; Old Wharf, Bugbrooke; Former Airfield, Chipping Warden; Oxide Works, Deanshanger; Former RAF Transmitter Station, Greatworth; Cherwell Valley Silos, Kings Sutton; West of
ISSUES FOR THE OPEN COUNTRYSIDE: LOCAL EMPLOYMENT

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<tbody>
<tr>
<td>1</td>
<td>How far can the Local Plan support jobs and prosperity in the wider countryside?</td>
</tr>
<tr>
<td>2</td>
<td>If light of the proposed changes to national policy regarding the change of use of agricultural buildings how can the Local Plan encourage the conversion of existing buildings and/or support the provision of new buildings to support the local economy?</td>
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<tr>
<td>3</td>
<td>What approach should the Plan take towards the existing employment areas and any other existing employment areas located in the open countryside?</td>
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<tr>
<td>4</td>
<td>How do we ensure that modern agricultural buildings and infrastructure do not harm the landscape?</td>
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<td>5</td>
<td>Can more farm diversification be encouraged without it compromising the main business of farming?</td>
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<tr>
<td>6</td>
<td>How can the repair and maintenance of traditional farm buildings be supported?</td>
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<td>7</td>
<td>Are there other types of land-based rural businesses that the Local Plan should make special provision for e.g. permaculture or equestrian activities?</td>
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Tourism and the Rural Economy

7.11 Tourism is important to the local economy. South Northamptonshire has many historical, leisure and cultural offers. The District employs more people within the visitor economy as a percentage of its workforce than better known tourism destinations such as Bournemouth and the New Forest. Expenditure on tourism related expenditure brought £138.58 million (includes VAT) and nearly 3.5 million visitor days into the district in 2010, which is the highest in the County after Northampton. A large proportion of this was through food, drink and shopping. Around 15% of its workforce is employed within the sector, bringing both investment in the local economy, and contributing towards the quality of life.

7.12 A visit to South Northamptonshire has much to offer. Whilst Silverstone is certainly a key asset visitors are also attracted to its other great assets. These include the ancestral home of George Washington at Sulgrave Manor, the Grand Union Canal, Towcester Racecourse, Silverstone Circuit and Castle Ashby. The area is also noted for its attractive Market Towns, beautiful countryside, ancient woodlands, historic canal network and tranquil conservation villages which are reminiscent of the nearby Cotswolds.

7.13 It is important that these assets remain viable in the long term and in accordance with the NPPF the Local Plan will need to actively promote...
sustainable development that balances the need for a particular asset to be viable without it being subjected to significant harm. These could for example include appropriate enabling development such as additional accommodation and diversification into other uses that result in public benefits including to the local tourism economy.

Silverstone Circuit

Silverstone Circuit

Silverstone is the home of the British Grand Prix and the British motor sport industry. It has become a popular and important motorsport venue and its reputation has become synonymous with excellence, not only in motorsport, but also in education, employment, and high performance technology, and engineering skills. The Circuit is the heart of a motorsport cluster and lies midway between Brackley and Towcester. South Northamptonshire Council granted outline planning permission for the expansion of Silverstone Circuit in 2011 for a diverse mixed use development comprising the following key elements:

- 40ha advanced technology park comprising B1/B2 and B8 Uses (approximately 50% in Aylesbury Vale district);
- 25ha of additional B1 - B8 employment (entirely in Aylesbury Vale District);
- 8ha of tourism uses comprising up to 3 hotels; (2 hotels in Aylesbury Vale District)
- 35ha leisure/conferencing/exhibition/ sports space Comprising D1/D2/A3/A1/B1 and sui generis uses; (10ha in Aylesbury Vale District) and
- 14ha education campus (entirely in Aylesbury Vale District).
- A 600 place Silverstone University Technical College (UTC) (within South Northamptonshire District)

ISSUES FOR THE OPEN COUNTRYSIDE: TOURISM

1. What can the Local Plan include to further enhance the tourism offer within the open countryside areas of South Northamptonshire in respect of its key assets at Sulgrave, Castle Ashby and the Canal?

2. Should the Local Plan include a criteria based policy that supports new development subject to detailed scrutiny against a range of criteria including landscape, conservation benefit, traffic, access to the rights of way network and consideration of impact on special qualities?

3. What approach should the Local Plan take to diversification proposals in the countryside including proposals such as visitor accommodation, other small businesses and farm shops?

Transport, Utilities and Communications

South Northamptonshire has always had excellent transport links, via the A5 and A43, the M1 and M40 to all parts of the UK. But despite excellent connections the district has pockets of isolated rural populations for whom transport is a major concern, and for some simply not available. The Council
has adopted a Transport Strategy. This Strategy aims to influence the provision of transport across South Northants by Northamptonshire County Council, the bus companies and others. The proposals set out in the strategy are to improve and sustain transport and ensure the future growth of the District has sufficient transport provision.

7.16 The Strategy identifies the issues facing the district as follows:

- Transport mobility for socially excluded groups is difficult and local dial-a-ride services in particular could be improved.
- Scheduled (timetabled) bus services are limited or non-existent in rural areas.
- South Northamptonshire District has a very high level of working from home in the district and significant out-commuting, particularly to Northampton and Milton Keynes. Development of employment land in the district has not matched housing growth which reduces the ability to reverse this trend in the future.
- Our larger villages are key hubs for services with public transport links.
- There is a need for new routes and connections between our villages and towns, with improved links to railway stations too.
- There is a need for a better public transport network between the District, Northampton, Daventry, Banbury and Milton Keynes to access further education, hospitals, leisure and social facilities which the district lacks.
- There is a need for more accessible higher quality public transport to provide choice for local people. To support our wider aims, this also needs to be cleaner and greener to reduce energy usage and pollution.

7.17 The Strategy commits the Council to:

- Work to secure the critical infrastructure to support the local economy;
- Work with transport providers to improve links between the Towns and Villages;
- Support the development of new transport links such as new bus routes connecting heritage sites, trails, towns and villages.

7.18 Specific measures will include:

- Press for the Towcester By-pass/relief road to begin;
- Work with transport providers to improve connections from across the District to local railway stations.
7.19 Utilities and infrastructure include development of water supply, water treatment and disposal, telecommunications, electricity and gas supply and power generation. The provision of utilities are essential elements to support new homes, jobs, business, social networks and visitor facilities.

HS2

7.20 In December 2010 the Government announced a preferred route option for the proposed High Speed Rail link between London and Birmingham, known as High Speed 2 (HS2). The preferred route passes through South Northamptonshire district, close to Brackley, and will have a major impact on the environment and local communities in the plan area. A revised alignment has been incorporated in the confirmed line of route for phase one of HS2 which was announced in January 2012. HS2 is a national infrastructure project and as such the key planning decisions will be taken by the Secretary of State. However the local authorities, in particular Northamptonshire County Council and South Northamptonshire District Council, will be key consultees seeking to influence the detailed design and construction of the route. Given the significance of the proposal for the plan area it is critical that the Council seeks to minimise the adverse impacts on the environment and communities in the area and maximise the benefits that could arise from the proposal such as improved journey times and services from Northampton to Birmingham and London. This topic and policy approach is dealt with in the JCS.

7.21 In the last two years two applications for major wind turbine development have been received and determined both by the District Council and on appeal. There have also been a number of applications for solar farms. Policy S11 of the Submission Draft of the Joint Core Strategy deals with low carbon and renewable energy. In addition the District Council published a Supplementary Planning Document (SPD) for assessing proposals for wind turbines in 2010 following a period of public consultation. The SPD does not provide additional policy – it is intended to provide clarification on the issues to be considered when assessing proposals for wind turbines.

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<tr>
<th>ISSUES FOR THE OPEN COUNTRYSIDE: TRANSPORT, UTILITIES AND COMMUNICATIONS</th>
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<tbody>
<tr>
<td>1. What measures should be included in the Local Plan to address the issues identified in the Transport Strategy?</td>
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<tr>
<td>2. What factors should the Local Plan consider when considering the expansion of electronic communications networks in the countryside, such as telecommunications and high speed broadband?</td>
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<tr>
<td>3. Should the Local Plan seek to enhance the public rights of way network?</td>
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<tr>
<td>4. How can the Local Plan reconcile concerns about wind turbines and solar farms with the NPPF’s requirement that the UK should meet its energy requirements from renewable and low carbon sources?</td>
</tr>
<tr>
<td>5. What further support should the Local Plan give to domestic and small scale business/community renewable energy?</td>
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</tbody>
</table>
7.22 The policies in the Joint Core Strategy are general in nature and not always site specific. For instance it does categorise the landscape in descriptive terms but does not define attractive areas in the same way that Special Landscape Areas were defined in the 1997 Local Plan.

7.23 SNC has the following landscape character areas within the District:

- West Northamptonshire Uplands (present along the northern and western boundary of the District);
- Yardley and Salcey Wooded Clay Ridge (present along the south western boundary of the District);
- Whittlewood Wooded Clay Ridge (present in the southern boundary of the District);
- Croughton Limestone Plateau (present in the southern quarter of the District); Avon, Rainsbrook and Leam Catchment Vale Farmlands (present in the south western quarter of the District); and
- Cherwell Valley (present along the western boundary of the District).

7.25 South Northamptonshire Council is currently in the process of preparing its landscape evidence base. The purpose of this will be to:

- Assist in the review of village and town confine boundaries and the identification of sites with potential for development over the period 2013 to 2026 and beyond;
- Assist in policy formulation for key transport routes including canals and waterways of South Northamptonshire and their capacity to accommodate development;
- Assist with determining the most appropriate locations within the District for major renewable energy schemes including Wind Turbines and Solar Farms;
- Assist in the review of the existing Special Landscape Area designations including an assessment of whether any parts of the District warrant designation as an Area of Outstanding Natural Beauty.
### ISSUES FOR THE OPEN COUNTRYSIDE: HISTORIC CHARACTER AND LANDSCAPE

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<tr>
<td>1</td>
<td>How should the Local Plan seek to protect the District’s ‘special character’?</td>
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<tr>
<td>2</td>
<td>Should the Council seek to have parts of the District designated as an Area of Outstanding Natural Beauty?</td>
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<td>3</td>
<td>What criteria should the Local Plan identify when considering proposals for development affecting wildlife?</td>
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<tr>
<td>4</td>
<td>Should the Local Plan protect areas of ‘tranquillity’ which are relatively undisturbed by noise or regarded for their recreational and amenity value?</td>
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<tr>
<td>5</td>
<td>What do you think are the visually distinctive aspects of the local landscape and how do you feel they can best be safeguarded and enhanced?</td>
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<td>6</td>
<td>What sort of factors should the Local Plan identify to positively encourage the conservation and enjoyment of the historic environment?</td>
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### ISSUES FOR THE OPEN COUNTRYSIDE: OTHER ISSUES

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<td>1</td>
<td>Are there any other issues that the Local Plan needs to consider for the open countryside within South Northamptonshire?</td>
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</table>
8. Development Management Policies

8.1 In order to complement and ensure the effective implementation of the Core Strategy, the Council considers that it is important for the Local Plan to include development management policies to elaborate on strategic policies contained in the Joint Core Strategy. In essence these policies would add further detail to the strategic principles established by the Core Strategy. These policies would be intended to clarify how proposals will be assessed, and to ensure that the Council’s decision-making is consistent.

8.2 Development Management Policies help to manage the delivery of development seeking to achieve the strategic vision and stated objectives. They are distinct from Development Control policies which have historically led to forms of negative control and produced prescriptive policies seeking to cover every potential circumstance.

8.3 The Framework acknowledges the importance of the presumption in favour of sustainable development. It states:

*Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.*

8.4 It will therefore be important that wherever possible, policies will need to be positively framed and clearly support growth and development other than where this would be contrary to sustainable development policies. The Framework sets out 12 core planning principles (reproduced in paragraph 4.5 of this report). These underpin this Local Plan and the Council considers that adhering to these principles through planning policies is vital to securing sustainable development in South Northamptonshire.

8.5 The 1997 adopted South Northamptonshire Local Plan contains policies that have been used to guide planning decisions within the District. They determine where new development will be located and what uses of land and buildings are acceptable, within the context of the constraints and opportunities of the area. A review of the policies in the 1997 Local Plan was undertaken in 2007 when 75 policies were still considered to be relevant and were ‘saved’ in order that they can continue to apply for Development Control purposes. Some have been superseded by policies in the Joint Core Strategy. There is now an opportunity for a comprehensive review of all the remaining policies.

8.6 The SNC Settlements and Development Management Local Plan will replace the remaining ‘saved’ policies in the adopted 1997 South Northamptonshire Local Plan. It is proposed that some of these will be replaced by the Joint Core Strategy. A list of the remaining policies is in Appendix 4 to this Report.
8.7 The Framework provides some areas where local policies would be valuable. As well as policies that may arise from the issues already raised in this report (including for example, village confines, allocations for development, transport and landscape) there is a need for a more general set of policies that cover all forms of development. Such policies could for example cover areas such as:

- High quality design and sustainable construction
- Density
- Parking standards for both urban and rural areas and for differing types of development
- Phasing of development

8.8 In addition policies can be divided under the 3 key elements of sustainability as set out in the Framework:

Economic

- Primary and secondary town centre frontages
- Mixed Use sites

Social

- Health and wellbeing and inclusive communities
- Development of residential gardens
- Rural exception sites for affordable housing
- Sport, open space and recreation

Environmental

- Climate change and energy
- Flood risk
- Historic built and natural environment including conservation areas
- Under grounding of Telecommunications and public utilities equipment
- Local landscape areas
- Waste
# ISSUES FOR DEVELOPMENT MANAGEMENT POLICIES

<table>
<thead>
<tr>
<th></th>
<th>1. Should the Local Plan include policies on the above topics?</th>
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<tbody>
<tr>
<td>2</td>
<td>Are there any good practice ‘model’ policies that the Council should consider using in the Plan?</td>
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<tr>
<td>3</td>
<td>Are there any other topics where policies should be included?</td>
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</table>
9. The Public Consultation Period

9.1 All comments received on this issues paper will therefore help inform the preparation of the draft Local Plan. A response form is available, which consultees are requested to use. This outlines specific questions based on the issues identified in this paper.

9.2 Comments in writing using the form provided should be forwarded to Andy D’Arcy Lead Officer Planning Policy, South Northamptonshire Council, Springfields, Towcester, NN12 6AE.

Alternatively e-mail planning.policy@southnorthants.gov.uk

9.3 Further copies of this paper and other documents associated with the Local Plan Issues consultation can be found on the Council’s website.

9.4 Response forms should be returned by 5pm on Friday 24 January 2014 at the latest, and cannot be accepted after this time.

9.5 All the comments will be reported to the District Council’s Planning Policy and Regeneration Strategy Committee which is overseeing the preparation of the Local Plan.

9.6 They will also be reported to the District Council’s Cabinet and Full Council.

9.7 This consultation exercise will then inform preparation of the next stage of the Local Plan. It is intended that this be published later in 2014. There will then follow a further period of public consultation.
APPENDICES

Appendix 1: Vision and Objectives of the Joint Core Strategy

Appendix 2: Definition of Use Classes B1 – B8 and C3(a)

Appendix 3: Key Issues facing Towcester and Brackley identified in the Masterplans

Appendix 4: ‘Saved Policies’ in the 1997 South Northants Local Plan that will continue to apply after the Joint Core Strategy is adopted
Appendix 1

Vision and Objectives of the West Northamptonshire Joint Core Strategy

With reference to South Northamptonshire the vision in the Joint Core Strategy states:

“In our vision of the future….

….the area will form an outstanding UK location of choice for diverse employment opportunities, high academic and vocational educational attainment, high quality housing for all and a superb quality of life for its communities. The area will blend the best of modern cultural urban living with an enhanced network of green spaces and high quality parks and gardens. The rural areas will include vital and tranquil villages within its rolling landscapes. The area’s proximity to London and connections to other parts of the UK and beyond will continue to be a great economic strength. The area will be a national example of low environmental impact development in response to climate change and high biodiversity and habitat protection.

With new development focused on the four towns of Northampton, Daventry, Towcester and Brackley regeneration initiatives and successful and expanded economies will flourish. Communities will be diverse and sustainable and social cohesion and integration will be strong. Services, facilities and infrastructure will support the communities adding to the quality of life, and supporting their residents and visitors.

Towcester will have a successful historic town centre that is the focus of its rural catchment. The town will retain its visual and physical connections to the landscape through Easton Neston Park, nearby watermeadows and Towcester Racecourse. It will provide a diverse economy based on high technology, tourism and leisure.

Brackley will be the major service provider for the residents of the town and the surrounding countryside. It will provide knowledge based, research and high technology based jobs and leisure facilities as well as a distinctive and vibrant historic town centre which will offer both retail opportunities and community services and facilities.

Silverstone Circuit will continue to be at the pinnacle of international motor sport venues. It will foster high technology motor sport business at the forefront of technology with a motorsport cluster located nearby.

Our rural areas will support a network of vibrant rural communities. Villages will retain their local distinctiveness and character, providing affordable homes for local people set within a beautiful landscape. The countryside will support a diverse rural economy including leisure and tourism through its waterways, country houses, parks and woodlands.”
Spatial Objectives from the Joint Core Strategy

Objective 1 – Climate Change
To minimise demand for resources and mitigate and adapt to climate change, by:
- Promoting sustainable design and construction in all new development;
- Ensuring strategic development allocations are located and designed so as to be resilient to future climate change and risk of flooding;
- Encouraging renewable energy production in appropriate locations; and
  - Ensuring new development promotes the use of sustainable travel modes.

Objective 2 – Infrastructure and Development
To protect and enhance existing local services and to ensure social, physical and green 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 3 – Connections
To reduce the need to travel, shorten travel distances and make sustainable travel a priority across West Northamptonshire by maximising the use of alternative travel modes. In so doing, combat congestion in our main towns and town centres, reduce carbon emissions and address social exclusion for those in both rural and urban areas who do not have access to a private car.

Objective 4 - Protecting and Building Urban Communities
To ensure new development in urban areas effectively supports and links new and existing communities physically and socially, to achieve social cohesion and address the areas of deprivation identified in parts of Northampton and Daventry.

Objective 5 - Supporting Northampton Town Centre
To support the regeneration of Northampton's town centre by making it the focus of high quality retail, employment, leisure and cultural development at the heart of Northamptonshire and to support the delivery of the Northampton Central Area Action Plan.

Objective 6 - Supporting Daventry Town Centre
To support the regeneration of Daventry town centre through planned growth and infrastructure delivery.

Objective 7 - Supporting Towcester and Brackley's Town Centres
To support Towcester and Brackley in their rural service centre roles to ensure their communities are self-sufficient sustainable places and the towns are the focus of services and facilities for surrounding villages.
Objective 8 - 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.

Objective 9 - Specialist Business Development

To support and develop opportunities for specialist employment clusters and business development focused on a low carbon economy.

Objective 10 - Educational Attainment

To raise educational achievement and the skills base of our communities through supporting the development of West Northamptonshire's learning infrastructure and strengthening the link between local businesses and local schools, Moulton and Northampton Colleges, the University of Northampton and Daventry and Silverstone University Technology Colleges.

Objective 11 - Housing

To provide a range of housing in sustainable locations to ensure all residents have access to a home that they can afford and that meets their needs. Housing development will be focused at the most sustainable location of Northampton, supported by Daventry and Towcester and Brackley in their roles as rural service centres with limited development in the rural areas to provide for local needs and support local services.

Objective 12 - Protecting and Supporting Rural Communities

To protect and support rural communities to ensure they thrive and remain vital.

Objective 13 - Rural Diversification and Employment

To support rural diversification and rural employment opportunities, in particular those related to agriculture, horticulture and forestry.

Objective 14 - Green Infrastructure

To protect natural species present in West Northamptonshire and enhance the existing strategic green infrastructure network, including biodiversity corridors, by incorporating and designing these into Sustainable Urban Extensions (SUEs) at Northampton, Daventry, Towcester and Brackley.

Objective 15 - High Quality Design
To achieve high quality design in both rural and urban areas that takes account of local character and heritage and provides a safe, healthy and attractive place for residents, visitors and businesses.

**Objective 16 - Heritage**

To conserve and where possible enhance, through carefully managed change, the important heritage assets and their settings of Northampton, Daventry, Towcester and Brackley, and to recognise the role of rural heritage assets and their settings to support a sense of place and local distinctiveness.
Appendix 2: Definition of Use Classes B1 – B8 and C3(a)

CLASS B1 Business

Use for all or any of the following purposes: -

a) as an office other than a use within Class A2 (financial and professional services),

b) for research and development of products or processes, or

c) for any industrial process being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

CLASS B2 General Industrial

Use for the carrying out of an industrial process other than one falling within Class B1 above.

CLASS B8 Storage or Distribution

Use for storage or as a distribution centre.

CLASS C3 Dwelling Houses

Use as a dwelling house (whether or not as a sole or main residence): -

a) by a single person or by people living together as a family, or

b) by not more than 6 residents living together as a single household (including a household where care is provided for residents).
Appendix 3: Summary of main issues for Brackley and Towcester identified in the Masterplans

Brackley town centre:
- Current position within the retail hierarchy.
- Lack of awareness of the town outside the District and Region.
- Negative image of the vitality and viability of the town centre due to lack of awareness of what the town centre actually offers.
- Ground level vacancies higher than the national average.
- Unrealistic expectations of landlords in the current economic climate.
- A lack of diversity of key trip and activity-generating uses in the town centre, particularly entertainment, recreation and leisure uses.
- Pressure for changes of use of ground floor Use Class A1 retail to other uses, reducing the supply of units available for retail use.
- Predominance of small units that are too small to attract national multiples.
- Lack of medium to larger units in the town.
- Loss of key town centre retail, business and hotel accommodation for residential use.
- Current oversupply and overpriced residential units within the town centre.
- Lack of hotel/conference/training and meeting space within the town for local businesses and prospective investors.
- Waitrose anchors the convenience offer of the town centre, but suffers from a lack of visibility and prominence as well as poor linkages with Market Place.
- An extended linear retail area that prevents a focused and compact town centre.
- Width of High Street that is too wide for effective visual marketing.
- Perceptions of inadequate long term parking and congestion in short term parking at peak times.
- Poor signage and no visitor map of the main town centre facilities.
- Poor southern entrance to the town centre from Banbury Road and Bridge Street, which guides traffic away from Market Place.
- Limited quality and availability of evening and weekend economy in the town centre.
- Promotion of the historic town as a destination for tourism.
- Virtually no Sunday trading.
- Lack of broadband/Wi-Fi availability in the town.

Towcester:
- Air quality issues in the town centre.
- Poor environment due to busy A5 running through town centre, used by many heavy goods vehicles.
- Narrow pavements in town centre.
- Significant out-commuting to surrounding area for work, shopping and leisure.
- Large areas of characterless 1970s and 1980s development.
- Parking in the market place, which clutter the area.
- Poor public transport facilities, particularly evening buses.
- Insufficient affordable homes.
- Not enough shopping variety.
• Insufficient open spaces.
• Insufficient sports facilities.
• Insufficient arts and cultural facilities.
• The cemetery is almost at capacity.
• Lack of allotment space.
• Little social activity in evenings in town centre except pubs.
• Inadequate health facilities for the future growth of the town and poor access to hospitals.
• Little for youngsters to do in the evening and no public transport to Northampton or Milton Keynes.
• Poor integration between the Shires development on Northampton Road and the town centre.
Appendix 4: ‘Saved Policies’ in the 1997 South Northants Local Plan that will continue to apply after the Joint Core Strategy is adopted

General

Policy G3 – General

Housing

Policy H3 – Towcester and Brackley
Policy H5 – Restricted Infill Villages
Policy H6 – Restraint Villages and Open Countryside
Policy H12 – Backland Development
Policy H17 – Residential Extensions
Policy H19 – Agricultural Workers Dwellings

Employment

Policy E3 – Existing Employment Uses
Policy E4 – Change of Use
Policy E7 – Development in Rural Areas
Policy E8 – Working from Home

Environment

Policy EV1 – Design
Policy EV2 – Open Countryside
Policy EV5 – Essential Farm Buildings
Policy EV7 – Special Landscape Areas
Policy EV8 – Important Local Gaps
Policy EV9 – Conservation Areas
Policy EV10 – Preservation and Enhancement of Conservation Areas
EV11 – Setting of Conservation Areas
EV12 – Listed Buildings
EV13 – Extensions and Alterations to Listed Buildings
EV14 – Thatched Roofs
EV16 – Traditional Buildings in Restraint Villages and Open Countryside
EV17 – Non-Traditional Buildings in Restraint Villages and Open Countryside
EV19 – Trees and Woodlands
EV21 – Hedgerows, Ponds and Other Landscape Features
EV24 – Regionally Important Geological and Geomorphological Sites and County Wildlife Sites
EV25 – Wildlife Corridors, Rivers and Waterways
EV28 – Historic Parks, Gardens and Battlefields
EV29 – Landscape Proposals
EV31 – Overhead Lines, Public Utilities and Telecommunications Equipment
EV35/36 – Advertisements and Shop Fronts
Transportation
T2 – Development Affecting the Highway Network

Retail
R1 – Major Retail Development
R4 – Retail Uses in the Rural Areas
R6 – Open Countryside
R8 – Garden Centres
R9 – Farm Shops

Recreation, Tourism and Community Facilities
RC1 – Large Scale Developments
RC2 – Development in the Limited Development and Restricted Infill Villages
RC3 – Provision outside Settlements
RC6 – Golf Courses and Golf Driving Ranges
RC8/9 – Waterways
RC10 – Amenity and Children’s Play Areas
RC12/13 – Horse Related Developments
RC14 – Noisy Sports

Towcester
TH2 – Housing
TRC6 – Recreation, Tourism and Community Facilities

Brackley
BH1/BH2 – Housing
BE3 – Employment
BT2 – Transportation
BR1 – Retail

Growth Related to Northampton
GPH1/WFH1 – Housing
GPE1 – Employment
GPT1 – Transportation

Rural Areas
RE1 – Employment
RRC2 – Recreation and Tourism Related Developments