CONSULTATION ARRANGEMENTS

Title: South Northamptonshire Part 2 Local Plan

Subject Matter: The Part 2 Local Plan contains a wide range of planning policies that complement and add further detail to the West Northamptonshire Joint Core Strategy (December 2014). Policies within the Part 2 Local Plan will, upon adoption, replace saved policies from the South Northamptonshire Local Plan (1997)

Purpose: The Part 2 Local Plan is published for public consultation. The consultation period will start on Thursday 4 October and run until noon on Friday 16 November 2018; a period of 6 weeks in accordance with regulation 19 of the Town and Country Planning (Local Planning) regulations (2012).

Representations can be made:

Online: http://www.southnorthants.gov.uk/consultation

By Post:
Planning Policy Team
Proposed Submission Local Plan
South Northamptonshire Council
The Forum
Moat Lane
Towcester
NN12 6AD

By email: LocalPlanConsultation@southnorthants.gov.uk

Please note: By responding to this consultation your details will automatically be added to our consultation database to ensure that we are able to communicate with you during the course of plan preparation. This is a requirement of the plan making regulations.

Consultation will be undertaken in accordance with the South Northamptonshire Statement of Community Involvement (May 2017). This involves:

- A Press Release
- Copies made available for public viewing at the Council offices, local libraries, and the Council website (www.southnorthamptonshire.gov.uk). For library opening times, please check www.northamptonshire.gov.uk
- Letter or emails to stakeholders informing them of the document
- A facility enabling the public to respond on-line.

A series of public exhibitions which are as follows:
• Brackley, Town Hall on Monday 15th October 2018 (3.30pm to 6.30pm)
• Bugbrooke Community Centre on Wednesday 17th October 2018 (3.30pm to 6.30pm)
• Deanshanger Community Centre on Thursday 18th October 2018 (3.30pm to 6.00pm)
• Roade Village Hall on Monday 22nd October 2018 (3.30pm to 6.00pm)
• Towcester, The Forum on Tuesday 30th October 2018 (3.30pm to 6.30pm)

Comments are invited on legal compliance and soundness and must use the prescribed response form.

If you have any questions about the consultation please:

• View the Statement of Consultation Procedure
• Email the Planning Policy team on LocalPlanConsultation@southnortants.gov.uk
• Phone on 01327 322265

All consultation responses must be received no later than noon on Friday 16 November 2018. Late responses cannot be considered.

Please note:

Responses (including the name of the respondent) will be published on the Council's website.
Foreword
South Northants is a great place to live, work and invest, with its two successful market towns, of Brackley and Towcester, the dynamic Silverstone circuit supporting the High Performance Technology and Motorsport Engineering sector, a wonderful landscape and villages, many of which contain conservation areas, reflecting the history and heritage that is the foundation of the District. The Local Plan embraces that backdrop and seeks to ensure any new development is good development in the right locations to support growth.

This Local Plan for South Northants builds on the West Northamptonshire Joint Core Strategy, by adding local detail including looking at the sustainability of our villages and providing a settlement hierarchy. The plan also reviews and reinstates confines for all the main villages across the District, to ensure they can grow in an appropriate way and proper scale.

The Plan contains a series of new policies to guide the construction of all types of housing, such as starter homes, self-build and homes for older people to ensure greater housing choice is provided for all local residents. We want to support small scale appropriate local housing growth in accordance with the NPPF, in addition to the large housing sites that are under construction at Radstone Fields, Brackley, Towcester South and the edge of Northampton, This Plan sets out how.

As a council we recognise that a strong economy is at the heart of our quality of life and the policies in the plan seek to retain the employment land we have as well as to increase the supply of new employment sites. We aim to meet the demand for small and medium sized units by suitable land allocation. The Plan also contains policies that will ensure future growth ambitions can be met, through for example protecting land to consider future infrastructure needs of the A5 relief road in the future.

In short, this is a plan which looks forward by embracing growth and guiding it to the right locations. It seeks to maintain the economic strengths of the District while meeting the needs of a growing population and ensuring that what makes the District special is at the heart of our planning.

Councillor Ian McCord
Leader
South Northamptonshire Council.
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IMPORTANT NOTE

The development plan should be read as a whole. This includes both the Part 2 Local Plan, the West Northamptonshire Joint Core Strategy, ‘made’ Neighbourhood Plans together with material considerations. Any planning applications should have regard to all relevant policies. The policies in this plan are strategic policies for the purpose of providing context for Neighbourhood Plans.
1 Introduction

1.1 Local Plan Context

1.1.1 The Part 2 Settlements and Countryside Local Plan for South Northamptonshire (Part 2 Plan) builds on the policies of the adopted West Northamptonshire Joint Core Strategy (“WNJCS”) (2014) and will cover the whole of the administrative area of South Northamptonshire, including areas identified within the WNJCS as being required to meet Northampton’s needs. It is being prepared to further guide planning decisions in the area and, once adopted will form part of the Development Plan for the District with the WNJCS and ‘made’ Neighbourhood Plans. The Plan also provides a policy for Gypsies, Travellers and Travelling Show People which had previously been identified as a separate Part 2b Plan for preparation along with Daventry District and Northampton Borough Council.

1.1.2 Once adopted, this plan will replace the remaining ‘saved’ policies of the 1997 South Northamptonshire Local Plan and WNJCS Policy H6: Gypsy, Traveller and Travelling Show People and Policy H2: Affordable Housing. Appendix 2 lists those policies that will be replaced.

1.1.3 The diagram, below, shows how all the various plans and evidence base fit together to form the Development Plan for South Northamptonshire.
1.1.4 The importance of having an up-to-date Local Plan is a statutory requirement of the Neighbourhood Planning Act (2017). The National Planning Policy Framework makes clear that “proposed development that accords with an up-to-date local plan should be approved and proposed development that conflicts should be refused unless material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place.” (NPPF paragraph 12, March 2012). On 24 July 2018, the Government released the update to the National Planning Policy Framework or the revised NPPF (“NPPF (2018)”). This plan is intended to be submitted under the transitional arrangements set out within Appendix 1 of the NPPF (2018) and will therefore be examined against the 2012 document. However, regard has been had to the revised NPPF and, where relevant, this is referenced throughout the document.

1.1.5 The WNJCS helps to fulfil this requirement. However, that plan left a range of matters to be addressed at a local level through its Part 2 plans. This includes establishing the Settlement Hierarchy, setting appropriate village confines and specific development management policies. Adoption of this plan will ensure comprehensive development plan coverage across the area and in particular the rural areas.

**What is in this Plan?**

1.1.6 This plan has been prepared to guide development across the district. In developing the Part 2 Plan, it is important that the policies are in conformity with the WNJCS and do not undermine the spatial strategy, which seeks to focus development at the most sustainable locations eg Northampton, followed by Daventry, Brackley and Towcester and then the more sustainable villages.

1.1.7 At the time of writing the plan, South Northamptonshire has met and is likely to exceed the rural housing requirements set out within the WNJCS. As such, this plan does not make housing allocations. However, this does not mean that it is desirable to impose a moratorium on all future housing development. The rural areas in particular will continue to contribute to the overall supply of housing and generate a housing need, particularly for affordable housing. Until such time as the WNJCS is replaced, the main source of housing supply in the rural areas will be from a series of different sources detailed in Chapter 4: Delivering Housing. This includes Self and Custom Build, Entry Level Exception sites as defined in the NPPF(2018), and other affordable housing products. In addition, the Council will work proactively with groups preparing Neighbourhood Plans to identify and allocate suitable sites that would meet any locally identified housing needs that will arise within their Neighbourhood Area in the remainder of the plan period to 2029.
1.1.8 This plan also:

- sets the Settlement Hierarchy for the villages;
- sets the limits to development around towns and villages;
- designate areas of land that are important and should be protected (such as local green spaces, green wedges, important landscapes as well as showing other key designations such as areas at risk from flooding, Sites of Special Scientific Interest, local nature reserves, wildlife sites and historic assets, including conservation areas, listed buildings and scheduled ancient monuments);
- allocates land for employment, to ensure we have a healthy supply of developable land;
- includes policies to increase the supply of affordable homes;
- provides for affordable home ownership and Self Build plots;
- sets out polices and proposals for the regeneration and enhancement of the vitality of the two town centres;
- sets out detailed planning policies that will be used to guide development;
- establishes a monitoring and implementation framework; and
- contains a separate Proposals Map that sets out which areas are covered by the policies, on an Ordnance Survey map base, so it can be seen exactly where development is proposed, and what areas are protected from development.

1.1.9 The Plan reflects the evidence base which has been prepared to ensure that there is a detailed understanding of key issues affecting the District. This covers issues such as housing need and requirements, employment land, flooding, retail and landscape issues and has been compiled primarily either by South Northamptonshire Council (the Council), or on behalf of the Council, by specialist consultants, in conjunction with our partners and statutory bodies, such as the Environment Agency, in order to ensure buy-in and support and add credibility to the various findings.

1.1.10 This Local Plan and all related documents, including the Proposals Map, and evidence base is also available to view on the Council’s website at www.southnorthants.gov.uk. A summary of the evidence base is in Appendix 4.

**Examination:**

1.1.11 For a plan to be adopted it must pass independent examination (Examination in Public). The NPPF at paragraph 182 also sets out that plans must be prepared in accordance with legal and procedural requirements ie the Duty to Cooperate,
other requirements of the Planning and Compulsory Act 2004, and relevant Regulations. There are four tests of Soundness that this plan will need to satisfy.

1.1.12 These four tests require that the plan is:

- Positively prepared—the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

1.1.13 In order to reach a stage where the plan can be adopted, there are a number of stages of plan making. Further details of the plan-making process for this Local Plan, which reflect the Joint Local Development Scheme brought into effect in October 2015 and revised in September 2018 are set out below.

**Table 1: Key Stages of preparation**

<table>
<thead>
<tr>
<th>Description</th>
<th>Dates</th>
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<tbody>
<tr>
<td>1</td>
<td>Commencement and evidence gathering</td>
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<tr>
<td>2</td>
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<td>3</td>
<td>Publication of the proposed Submission Plan (Regulation 19 publication)</td>
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<td>4</td>
<td>Submission to the Secretary of State</td>
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<tr>
<td>5</td>
<td>Commencement of Examination in Public (hearings)</td>
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<tr>
<td>6</td>
<td>Adoption</td>
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</tbody>
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How to read this document:

1.1.14 This plan is intended to sit alongside the WNJCS. It should therefore, be read alongside the policies within the WNJCS. Where Neighbourhood Plans have been made, these also form part of the development plan for the relevant areas.

Regulation 19 Publicity and Representations

1.1.15 This plan builds on previous rounds of consultation (as set out in Table 1, above) and takes into account responses made by interested parties as well as technical evidence base documents. Technical consultation on methodologies, such as that used for Local Green Space and the Settlement Hierarchy has also been taken into account to shape the respective elements of the Evidence Base.

1.1.16 Unlike previous round of consultation, all comments made must relate to the legal compliance or the tests of soundness and must be made using the appropriate forms and guidance. All responses made under Regulation 19 will be passed to the independent Inspector.

Duty to Co-operate

1.1.17 The Duty to Cooperate (DtC) is set out in section 33A of the Planning and Compulsory Purchase Act (2004). The DtC places a legal duty on all local planning authorities, county councils, local enterprise partnerships and prescribed bodies (as defined by Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012) to ‘engage constructively and actively and on an on-going basis’.

1.1.18 Many of the strategic matters have already been resolved through the WNJCS, this includes the distribution of development and the strategic infrastructure requirements. The Council has worked closely with partners, particularly neighbouring authorities.

1.1.19 It is agreed between the neighbouring authorities within West Northamptonshire that the only DtC matter that needs to be formally resolved is the issue of housing delivery in the Northampton Related Development Area (NRDA). The Council is working with Daventry District and Northampton Borough to prepare a statement of common ground on this matter which will address housing delivery, the shortfall and the reasons for this. The Council consider that, whilst the planned urban extensions will begin to deliver and other sites within the Borough come forward, there is a need to consider how the shortfall will be met. Following work with Natural England and other partners, this plan no longer contains a formal policy approach. However, sites may be brought forward in accordance with Policy S4 of the WNJCS where they meet other policies in the development plan.

1.1.20 The Council has not imposed a restrictive policy on the edge of the NRDA and considers that this is a strategic matter. This is a different view to Daventry
District Council and one that will continue to be discussed proactively with all relevant partners.

1.1.21 It is important to continue to work together beyond the immediate plan period, demonstrate proactive engagement with partners and give confidence that this work will continue. In publishing this plan for comment under Regulation 19, the partners are satisfied that the issues identified during previous rounds of consultation have been addressed and those that remain are for local consideration.

1.1.22 Changes to the plan making system in the summer of 2018 introduced the requirement to produce Statements of Common Ground. The Council is working with DDC, NBC and NCC to prepare a statement on matters surrounding the NRDA. This SoCG will sit alongside the Duty to Cooperate statement as well as further factual updates on delivery of homes within the NRDA.

**Sustainability Appraisal and Habitats Regulation Assessment:**

1.1.23 It is a legal requirement to prepare a Sustainability Appraisal (SA), which informs the approach of the Local Plan. This allows potential environmental, economic and social impacts of the plan to be taken into account. The SA has been prepared alongside the local plan and informed the approach.

1.1.24 The SA for this plan incorporates a Strategic Environmental Assessment (SEA) to meet the requirements of the European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

1.1.25 The SA looks at the emerging plan policies as a whole, as well as the potential site allocations and any reasonable alternatives. The SA concludes that the emerging approach is the most sustainable overall, when considered against the alternatives.

1.1.26 Within South Northamptonshire there are a number of European protected sites. The preparation of the WNJCS involved the assessment of the likely effects of its policies on European conservation designations under the Conservation of Habitats and Species Regulations 2010. It was initially identified that policies may have an adverse impact on the Rutland Water Special Protection Area and RAMSAR site and the Upper Nene Valley Gravely Pits SPA. The subsequent screening removed Rutland Water. However the AA for the Upper Nene Valley Gravel Pits made recommendations for impact avoidance measures. These were incorporated into the WNJCS to the satisfaction of Natural England and include the need to protect sightlines for birds within 250m of the SPA.

1.1.27 Since the adoption of the WNJCS Natural England has continued to monitor visitor pressure on the SPA. To ensure that recreational pressure can be effectively managed, all proposals within 3km of the SPA will need to be
assessed for the likely impact on the integrity of the SPA. POLICY NE1: UPPER NENE GRAVEL PITS SPECIAL PROTECTION AREA will operate alongside BN4 for new development within South Northamptonshire. It will be a matter for Northampton Borough either through their Part 2 Local Plan, or a review of the WNJCS to consider if this zone should be increased for new development within the Borough Boundary.

**Infrastructure Schedule:**

1.1.28 The Infrastructure Schedule was produced across West Northamptonshire and is set out in Appendix 4 of the WNJCS. This is updated annually as part of the continued commitment to joint monitoring of the WNJCS. The Council does not consider that this plan directly creates additional infrastructure requirements. However, this will be monitored.

**Neighbourhood Planning**

1.1.29 The Localism Act made provision for local communities to shape development in their area through the production of neighbourhood development plans (NDPs), neighbourhood development orders (NDOs) and Community Right to Build Orders (CRBOs). Policies and proposals can, for example designate sites for development, protect important community assets and green spaces and ensure that new development complements the existing development in an area.

1.1.30 National Policy sets out the relationship between a Neighbourhood Plan and a Local Plan. This means that Neighbourhood Plans must be in general conformity with the strategic policies of a Local Plan. This plan sets out the strategic policies for the purposes of Neighbourhood Planning.

1.1.31 Where Parish Councils exist, these bodies take the lead in neighbourhood planning. In South Northamptonshire, this covers the majority of the area. The remaining area is covered by Parish Meetings that must become Neighbourhood Forums in order to prepare the plan. At the time of writing this plan, 14 Neighbourhood Areas have been designated and there are two made plans for Kislingbury and Harpole. The plan for Roade is at an advanced stage and further plans are emerging across the district.

1.1.32 The Council works proactively with its communities that are preparing neighbourhood plans. This includes making available material on its website that can be used to guide and direct groups to prepare plans that will add an important layer of local policy. It is important that conflicts between the strategic and neighbourhood policies are minimised. This is because S.38(5) of the Planning and Compulsory Purchase Act 2004 require that the conflict must be resolved in favour of the most recent document to become part of the development plan. A quarterly update report is prepared by the Planning Policy team that is published to the Council’s website. This details the most up-to-date position for all neighbourhood planning activity across the district.
2 Spatial Portrait, Vision and Objectives

2.1 Spatial Portrait of South Northamptonshire

2.1.1 South Northamptonshire lies in the heart of England in the south-west corner of Northamptonshire and adjoins the South-East, East, West Midlands Region and the counties of Oxfordshire, Buckinghamshire and Warwickshire. It is located at the heart of the National Infrastructure Commission’s Oxford-Milton Keynes- Cambridge corridor, an area likely to experience further significant growth and development in the future.

2.1.2 Despite its strategic location, the District is essentially rural in character with agriculture still remaining important as an employment source. The western part of the District is situated on the Jurassic chain of hills, which extend from Dorset through the Cotswolds to Lincolnshire, where light grey Oolitic limestone, "honeycomb" coloured sandstone and dark brown ironstone can be found in many of the villages. The District contains many fine listed buildings and is known for being part of the County of "squires and spires". Many famous stately homes are to be found, among them, Castle Ashby, Easton Neston and Edgcote.

2.1.3 The District, being situated in the heart of the country, is excellently placed for communications. London and Birmingham are just an hour away by motorway and rail, whilst trunk roads link the District with other major towns in the region, such as Northampton, Oxford, Milton Keynes and Peterborough. Both the M1 motorway and west coast mainline (London-Glasgow) pass through the area, as does the M40 and the Chiltern railway line (London to Birmingham). This good communication network is at the heart of the District’s strong relationships with the south-east, most notably Milton Keynes and London, Oxford, Banbury, Birmingham and Northampton. Surveys of households in the District indicate that a high number of people who live in South Northamptonshire commute out of the District to these larger centres for work. In addition many residents rely on Northampton and Milton Keynes for non-food shopping trips and major leisure activities.

2.1.4 For leisure pursuits, the District offers a wide choice including two canals (the Grand Union and its Northampton Arm, and the Oxford Canal), Stoke Bruerne Waterways Museum, Silverstone Motor Racing Circuit, Towcester Racecourse and Cosgrove Lodge Park.

Historic character

2.1.5 South Northamptonshire is rich in history with a sparsely populated rural landscape. The former royal hunting forests of Whittlewood and Salcey were popular with King John, Richard I and Henry III. The rolling green countryside is now a patchwork of copse and hedgerows interspersed with peaceful villages and the market towns of Brackley and Towcester.
2.1.6 Early settlement is evident at a number of sites including the 5th century Rainsborough Camp hill fort near Charlton and the Berry a rare defensive ringwork in Rotherthorpe. Occupation predates even these early features with archaeological evidence identifying Bronze Age, Iron Age and Roman settlement. The latter in particular having a significant impact not least through the construction of Watling Street which passes through Towcester; the oldest town in Northamptonshire. Towcester has remained continuously occupied since that time with that occupation evident in today’s built form with features such as medieval burgage plots, Bury Mount, a 12th century motte, the influence of the wool trade and the importance of the town as a staging post for coaches travelling between London and Holyhead.

2.1.7 The medieval origins of the district’s other settlements also remains evident with a number of buildings still in use. These settlements are nucleated with linear or scattered settlements and isolated farmsteads, with historic plan forms and significant remnants of the ridge-and-furrow of the medieval open field system still apparent.

2.1.8 During the 13th century the current form of Brackley developed with its characteristic market square adding to the earlier Old Town and castle areas. Like Towcester, Brackley profited substantially from the wool trade and grew to become the second wealthiest town in Northamptonshire by the early 14th century. That wealth extended across the district into the 17th century as a particularly prosperous time when many of the farms and buildings which define the character of the district were constructed.

2.1.9 Although predominantly agricultural, the population of the district has been employed in a variety of industries including those associated with the arrival of the canals and railways. Blisworth and Stoke Bruerne in particular being the country’s busiest inland ports during the early part of the 19th century.

2.1.10 The area’s rich architectural history is reflected in the country houses designed by eminent architects of their day including, Indigo Jones, Nicholas Hawksmoor, William Kent and Sir John Soane with the work of Humphry Repton and Capability Brown also apparent in their associated parkland. The developing styles are also evident in the more vernacular buildings with medieval hall houses and timber framed buildings surviving, sometimes as individual buildings or as part of a building that has been extended during later periods of history.

Population and Housing

2.1.11 The 2011 Census reveals that the majority of residents (72%) live in the rural areas, 5% live within the urban fringe of Northampton with the remainder (23%) in the market towns.

2.1.12 The Halifax Quality of Life Survey (2017) ranked South Northamptonshire the 13th most desirable place to live in the country. It is prosperous with a highly
skilled workforce, good education rates and low deprivation. We have a number of strong assets in the District, in particular Silverstone and its High Performance Technology and Motorsport Engineering sector. We also have a strong tourism sector which supports many local jobs and attracts significant investment. The 2011 Census shows the population of South Northamptonshire is just over 85,000; up 21,000 in 30 years and 7.5% in the last ten years. Since 1981 the proportion of the District’s population aged over 60 has increased by 90% with an increase of 40% since 2001 (an increase of 6,025 people). Since 1981 the population aged 0 – 19 has only increased by 2%.

2.1.13 The 2011 census also reveals that the population is estimated to grow to just under 98,000 by the 2021 Census when the age band 50-59 will be the largest single group. The age group that is expected to experience the biggest change is the over 70s, with an increase of 6,394 (51%) attracting a significant increase in the demand for housing related support services. The 2011 Census shows there were 34,717 households in South Northamptonshire, living in 32,528 houses and bungalows, 2,091 flats, 93 caravans and mobile structures and 5 shared dwellings. The tenure of these dwellings was 42% owned with a mortgage, 35% owned outright; 11% private sector renting, 10% social rented, 1% shared ownership and 1% lives rent free. The main change from the 2001 Census results is that private renting has now overtaken social renting, home ownership is ahead of national level and social renting and private renting below, and detached and semi-detached properties and 4/5 bedroom properties are ahead of national averages.

2.1.14 House Prices continue to rise across South Northamptonshire. According to Land Registry\(^1\) the average sale price in the district is £301,990 as of April 2017. In addition Private rent costs average £783 a month in the District.

**The Economy**

2.1.15 South Northamptonshire is a largely prosperous District that has not fully realised its development opportunities in the past. However, the District’s economy has grown in recent years with significant planned employment and housing growth being delivered. We continue to welcome planned growth which is consistent with the WNJCS and the Town Masterplans for Brackley and Towcester and which meets the needs of our residents, adds value to the District and supports our key sectors.

2.1.16 The District benefits from the presence of the Silverstone Circuit around which has grown a globally significant High Performance Engineering sector with close links to the Motorsport sector. Other key sectors include Food and Drink, the Visitor Economy & Logistics. The District has 65 business parks that provide an anchor for many of the Small and Medium Enterprises (SMEs) that

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1. UK House Price Index England: June 2016 Land registry
underpin these sectors and associated clusters. South Northamptonshire has one of the lowest unemployment levels in the UK with a highly skilled and professional resident workforce with 38% having qualifications at the NVQ4 level or above compared to 31% for East Midlands. The District has a higher than average number of residents employed in managerial, professional and skilled occupations. Infrastructure can be a barrier to growth and over recent years the Council has worked closely with Highways England to overcome these barriers. Most recently as a result of the recognition of the importance of the A43 in the national Roads Programme and the Route Based Strategies, funding was secured to complete the A5/ A43 Tove Roundabout and have begun enabling work on A43 Abthrop Roundabout. In total we are working to secure over £20million of infrastructure funding to unlock planned growth in the District with improvements to the Silverstone junction, Brackley junctions on the A43 and the Towcester Relief Road.

2.1.17 There are major growth sites in South Northamptonshire as detailed in the WNJCS including strategic employment sites at:

- Brackley Turweston Road North
- Towcester South
- Silverstone Park
- Grange Park
- Junction 16, M1
- Pineham Extension at Junction 15a, M1.

2.1.18 Other employment land growth is through the completion of the Moat Lane Regeneration project and the planned expansion of the RAF Croughton Airbase.

2.1.19 Business rates growth on the approved major sites will be a key area of focus for the District with mechanisms employed to ensure that the phasing of planning and development enables the best return on investment. The Economic Growth Service work closely with the Business Support Unit which is tasked with maximising income streams through business rate retention, local investment such as New Homes Bonus and re-distributing locally to grow the economy, for example through business rate incentives and shop front grants.
Map depicting South Northamptonshire District Boundary
2.2 Vision and Objectives

Vision

2.2.1 The Local Plan Vision is a statement of how South Northamptonshire will be at the end of the Local Plan period, ie in the year 2029. The Vision, although aspirational, should be realistic and capable of being achieved through the Local Plan. It should be distinct to South Northamptonshire, rather than a general statement that could apply anywhere, and should reflect the key issues that have been identified, and show how the Local Plan will have addressed them. It is also important for the Local Plan Vision to be consistent with the vision and objective of the WNJCS.

2.2.2 There a range of other factors that may alter the district during this time including the National Infrastructure Commission’s Oxford-MK-Cambridge growth corridor and the proposals for strategic rail freight interchanges (SRFIs) on the edge of Northampton. These factors will need to be carefully considered in due course and in particular the review of the West Northamptonshire Joint Core Strategy. At this point in time, it is important that this Local Plan Part 2 takes the opportunity to plan positively in a manner consistent with the WNJCS. The vision and objectives are, therefore, in conformity with the spatial strategy of the current Local Plan Part 1.

Vision for South Northamptonshire in 2029:

South Northamptonshire is an attractive and successful place where people want to live, work and visit. The challenges of an ageing population are being addressed through meeting their health and well-being needs, and younger age groups will have been attracted and retained creating balanced and sustainable communities. Development will have taken place in a sustainable manner supported by the necessary infrastructure and with minimal adverse impact on the environment and important landscapes.

The District has retained its local, characteristics and distinctiveness. The identity and unique natural assets and multi-functional open spaces of South Northamptonshire will be valued, protected and enhanced, enabling people to access and enjoy them.

Distinctive heritage and historic landscapes which attract investment and tourism are retained and, where appropriate, enhanced.

There is a diverse, high quality accessible housing offer which provides choice and meets the needs of all our community, including housing for older people and vulnerable people including those with specialist needs, as well as affordable housing and smaller market dwellings for first time buyers and young families.

There continues to be strong business growth on a range of appropriate employment sites, supporting businesses of all sizes that will deliver a diverse
The economy in South Northamptonshire. The District is renowned for motor sport and high performance engineering specialisms centred on Silverstone, together with a growing food and drink and tourism sector.

Brackley and Towcester continue to prosper providing services, facilities and employment opportunities for the wider rural area with a distinctive character and where important local heritage and environmental assets have been protected and enhanced.

The vitality of the rural areas will be maintained or enhanced with villages set in attractive, open countryside. There will be a wider choice of homes to meet locally identified needs, appropriately scaled local employment opportunities and local services. This will be delivered in a sustainable way that ensures the continued identity of individual settlements and avoids coalescence.

### Objectives

#### 2.2.3 The vision will be delivered through 10 focussed objectives:

<table>
<thead>
<tr>
<th>Objective</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Objective 1</strong></td>
<td>To facilitate economic growth encouraging investment and job creation, aligning training with employers’ requirements to get more people into work and reduce levels of unemployment.</td>
</tr>
<tr>
<td><strong>Objective 2</strong></td>
<td>To deliver appropriate new employment opportunities in both the urban and rural areas, including home-based working and extended employment areas, facilitated by high-speed broadband.</td>
</tr>
<tr>
<td><strong>Objective 3</strong></td>
<td>To facilitate tourism and leisure related growth creating a distinct offer within South Northamptonshire.</td>
</tr>
<tr>
<td><strong>Objective 4</strong></td>
<td>To provide a range of new housing, of high quality environmental and design standards, including those relating to designing out crime, to meet the needs of all sections of our proposed and existing population, including affordable, housing for the younger generation and housing for older persons, vulnerable people and those with specialist housing needs.</td>
</tr>
<tr>
<td><strong>Objective 5</strong></td>
<td>To ensure that appropriately scaled new development to meet identified needs is located on suitable sites in sustainable locations that can be served by sustainable transport measures.</td>
</tr>
<tr>
<td><strong>Objective 6</strong></td>
<td>To ensure good quality and a broad range of services that are accessible to all, and to promote the vitality and viability of our two town centres.</td>
</tr>
<tr>
<td><strong>Objective 7</strong></td>
<td>To work with partners to ensure that new development is supported by the necessary provision of/improvements to infrastructure to minimise the impact of development and support the health and wellbeing of</td>
</tr>
<tr>
<td>Objective 8</td>
<td>To ensure the sustainability of rural communities by retaining important community services and ensuring a diverse and resilient rural economy.</td>
</tr>
<tr>
<td>------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Objective 9</td>
<td>To conserve the tranquillity of the natural and built environment in South Northamptonshire through high quality design that is respectful to heritage assets, biodiversity and the environmental character of the locality and surrounding landscapes.</td>
</tr>
<tr>
<td>Objective 10</td>
<td>To protect the setting and separate identity of settlements by avoiding their coalescence and retaining the openness and character of the land around existing settlements.</td>
</tr>
</tbody>
</table>
3.1 Relationship with the West Northamptonshire Joint Core Strategy:

3.1.1 The Spatial Strategy is the overall approach toward providing homes, jobs, and infrastructure and community facilities over the plan period. It provides the link between the objectives and the vision.

3.1.2 Policy S1 of the WNJCS sets out the Spatial Strategy for the distribution of development and economic activity across West Northamptonshire. The WNJCS ensures that strategic development is directed towards the most sustainable locations, including the Northampton Related Development Area (NRDA), which incorporates the whole of Northampton Borough together with a number of Sustainable Urban Extensions (SUEs) that are located within adjoining parts of South Northamptonshire and Daventry Districts.

3.1.3 Within South Northamptonshire strategic development is directed to the Rural Service Centres of Brackley and Towcester, with modest levels of development within the Rural Areas to meet local needs for housing, employment and other services. This approach is carried forward within the Local Plan Part 2.

3.1.4 The location, scale and distribution of new development have an impact upon social, economic and environmental well-being. Inappropriately located new development can have unsustainable consequences. It is important, therefore, that in meeting the development needs of South Northamptonshire, care is taken to ensure the principles of sustainable development are met, and community well-being is addressed.

3.1.5 This Part 2 Plan does not make allocations for additional housing within South Northamptonshire. This is because the overall strategic housing needs set-out within the WNJCS for the towns of Towcester and Brackley and the rural areas will be met, and in the case of the rural areas exceeded. However, it is acknowledged that there will continue to be a need for new affordable and market homes both to meet current government policy and, in addition, to ensure the sustainability of the rural areas. The approach to providing new homes is set out within the following policies that include:

- Revisions to the Settlement Hierarchy, to reflect the current levels of services and facilities in addition to accessibility to surrounding settlements;
- A review of settlement confines;
- Clarity on how development proposals within development confines will be managed;
- Exceptions to the above policy approaches including self-build, starter homes and other routes to low cost, affordable and entry level housing.

3.1.6 Whilst housing delivery across South Northamptonshire is strong, delivery within the Northampton Related Development Area (NRDA) has been weaker
resulting in a significant shortfall. As such Northampton Borough is unable to
demonstrate a 5 year supply of deliverable sites, a position that is unlikely to be resolved in the shorter term.

3.1.7 In preparing this Local Plan Part 2, regard has been had to whether it is appropriate for additional development to meet Northampton’s needs to come forward within South Northamptonshire to help meet the shortfall whilst delivery from larger sites and other sources within the Borough come forward. This has included the potential of additional allocations (large sites) and a non-site specific criteria based policy. Both options have now been rejected.

3.1.8 Following representations and further technical work, the allocation of one or more large strategic sites was dismissed at the pre-submission stage. This would not boost delivery in the shorter term and would be better considered through a review of the Part 1 Plan, where all options to meet Northampton’s housing needs can be considered and evaluated, including those located outside of South Northamptonshire District.

3.1.9 The second option was to consider smaller scale sustainable developments on appropriate sites immediately adjoining the NRDA boundary and the built up area of Northampton. However, it is considered imperative that any development was located on sustainable and appropriate locations adjacent to the built up form of Northampton. This effectively ruled out all areas to the west of the M1 and areas in Harpole and Kislingbury parishes where there are undeveloped Sustainable Urban extensions. There are also significant concerns about the impact of development to the east of the M1 on highways, and infrastructure provision as well potential impacts on the Upper Nene Special Protection Area. It is therefore unclear as to the scale of development that the Policy could realistically deliver within the short lifespan of the policy. The review of the Part 1 Plan will commence in 2018 and this is considered that this is the most appropriate mechanism to consider the future growth needs of Northampton in a comprehensive way.

3.1.10 This Plan does not contain a formal policy on NRDA development. Proposals to meet Northampton’s needs within South Northamptonshire, where they adjoin the built edge of Northampton will be considered under policy S4 of the WNJCS. Proposals should contribute to meeting the vision, objectives and other policies of the WNJCS. Where such development is proposed and considered acceptable, South Northamptonshire Council may use a range of tools, including shortening of implementation periods, to ensure developments are meeting a short-term need ahead of the review of the WNJCS. For the avoidance of doubt, development in or adjacent to villages within South Northamptonshire is not considered an appropriate location to meet the housing needs of Northampton. Development within, or adjacent to the villages will be considered as Rural Development. Proposals will be assessed against WNJCS Policy R1 and the policies of this Part 2 Plan.
3.1.11 Whilst housing is a key consideration for this plan, delivering the spatial strategy requires careful balancing of the other pillars of sustainable development. Additional non-strategic employment needs have been identified within the district in the Rural Service Centre of Towcester and in the rural areas to help balance the rural economy and increase opportunities for greater self-containment. Further details are set out within Section 13 of this Plan (Employment allocations).

3.1.12 Policies also include specific approaches to the built and natural environment, building on evidence that has emerged since the adoption of the WNJCS.

3.2 Settlement Hierarchy

3.2.1 A settlement hierarchy ranks settlements according to their size and their range of services and facilities. In the planning system the position of a settlement in the hierarchy is intended to inform decisions about new developments such as housing within South Northamptonshire (excluding the NRDA).

3.2.2 Policy R1 of the WNJCS requires the Part 2 Plan to identify a settlement hierarchy. This is an integral part of delivering the spatial strategy for the rural areas. An effective settlement hierarchy enables new development to be brought forward in a sustainable way, where local services are available and the need to travel is reduced. Policy R1 advises the detailed hierarchy must consider existing service provision and any opportunities to improve service provision to enhance the sustainability of the settlement.

3.2.3 To ensure that the principles of sustainable development are achieved across the plan area and in accordance with the WNJCS, the highest priority will be to focus development on the Market Towns where access to services, facilities and employment opportunities are most readily available. Furthermore new residential development in the Market Towns will enable affordable housing to be provided in a way that promotes a more sustainable pattern of development.

3.2.4 Outside of the Market Towns, villages within the Rural Areas are split into three categories, in accordance with the WNJCS, and confines have been drawn in this Part 2 Plan for these settlements:

- **Primary Service Villages** - these villages have the highest levels of services and facilities

- **Secondary Service Villages** - these villages have a more limited range of services, but still provide scope to meet some local needs for housing, employment and service provision, and

- **Other Villages** - these villages have an even more limited range of services and are more reliant on the services of larger centres for day to day needs. (For the purposes of this Plan ‘Other villages’ are termed ‘Small villages’)

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3.2.5 The Settlement Hierarchy has been developed based on the Rural Settlement Hierarchy Methodology, whilst taking into account comments received and consultation responses. Within the Secondary Villages there was a large variation in the levels of services and facilities. To ensure that the settlement hierarchy operates effectively, and to direct development appropriately, secondary villages have been split into two categories: Secondary Villages (A) and Secondary Villages (B). Secondary Villages (A) are more sustainable by virtue of the services and facilities on offer, however, larger scale development would be unsustainable.

3.2.6 Within South Northamptonshire there are a number of very small hamlets. These villages do not have ‘confines’ and are for the purpose of this plan considered to be ‘Open Countryside’. These hamlets include:


**POLICY SS1: THE SETTLEMENT HIERARCHY**

1. Proposals for new development will be directed towards the most sustainable locations in accordance with the District’s settlement hierarchy.

2. Settlement boundaries for first, second, third and fourth category settlements are defined on the proposals maps. New development should be within the settlement boundaries of these settlements in accordance with their scale, role and function unless otherwise indicated in the local plan.

A. Rural Service Centres – first category
   - Brackley and Towcester

B. Primary Service Villages – second category
   - Bugbrooke, Deanshanger, Kings Sutton, Middleton Cheney and Roade

C. Secondary Service Villages – third category
   - Secondary Villages are split into two categories. This reflects their respective level of services and proximity to other higher order settlements. Secondary Villages (A) are likely to be more suitable for limited development.

   Secondary Villages (A)
   - Blisworth, Charlton, Cogenhoe, Grange Park, Greens Norton, Hackleton (with Horton and Piddington), Kislingbury, Nether Heyford, Old Stratford,
Paulerspury (with Pury End), Potterspury, Silverstone and Yardley Gobion.

Secondary Villages (B)

Blakesley, Brafield On The Green, Chacombe, Cosgrove, Croughton, Culworth, Denton, Farthinghoe, Greatworth, Harpole, Hartwell, Little Houghton, Milton Malsor, Pattishall (with Ascote and Eastcote), Stoke Bruerne and Yardley Hastings.

D. Small Villages – fourth category


3. All areas outside defined confines including hamlets and isolated groups of buildings are ‘open countryside.

Plans showing the settlement confines can be viewed in Annex 1 of this plan

Contributes to Objectives: 4, 5, 6, 7, 8

3.3 General Site Development Principles (SDP):

3.3.1 In order to deliver the vision of the WNJCS and the Local Plan there are a number of principles that development will be tested against. POLICY SS2: GENERAL DEVELOPMENT PRINCIPLES sets the context for key considerations that will form the basis within this plan including:

Setting and Coalescence:

3.3.2 The spaces between buildings, groupings and settlements are an integral part of the character of the District. The Council recognises this and also that local communities place great importance on maintaining the identity of the areas in which they live, be that a settlement as a whole or component parts of a larger settlement. For example, the village of Silverstone consists of three separate and distinct areas (the hamlets of West End and Cattle End, and the main historic village core) each with their own character and appearance. Distances between these elements are such that inappropriate, cumulative development could lead to these areas losing their distinctiveness. These general Site Development Principles are designed to be read in conjunction with other policies of the plan, such as Village Confines and must be considered when assessing development proposals that could lead to harmful coalescence.
**Materials and design:**

3.3.3 The adopted South Northamptonshire Design Guide\(^2\) (the Design Guide), should be used when considering future development which will be expected to demonstrate a strong design ethos and an understanding of their context. For larger sites and developments, the Council may require the submission of a detailed master plan and evidence that demonstrates how the design influences, including the historic environment, have been woven into the proposals.

**Accessibility:**

3.3.4 Accessibility is a key principle of good design and the achievement of sustainable development. At the highest level, development proposals should be located within easy reach of a range of services (via walking, cycling and public transport). Policy C1 of the WNJCS requires developments to be designed to reduce the need to travel and minimise car use (private vehicles).

**Environment:**

3.3.5 The built and natural environment, is valued by many that choose to live, work and invest within South Northamptonshire and policies within this Plan detail how these valued assets will be protected and utilised in the delivery of sustainable development.

**Brownfield land:**

3.3.6 To minimise the loss of greenfield land, and in accordance with the NPPF and WNJCS, the best use should be made of previously developed land and vacant and derelict sites and buildings. The Council maintains a Brownfield Land Register of sites that could be suitable for redevelopment. [https://www.southnorthants.gov.uk/info/37/planning-policy/297/brownfield-land-register](https://www.southnorthants.gov.uk/info/37/planning-policy/297/brownfield-land-register)

3.3.7 Proposals that bring vacant and derelict land back into use, in the rural area, are supported by Policy R1 of the WNJCS.

**Pollution:**

3.3.8 Developments should aim to minimise their impact on the environment and neighbouring properties and will be expected to avoid potentially conflicting uses. This includes those that are likely to give rise to noise, dust, light, vibration or other pollutants.

3.3.9 Air Quality is a particular issue in some areas of the district. Whilst on the whole the district has low levels of air pollution, there are some areas such as the centre of Towcester (Watling Street) and along the M1 (J15-15A) where levels of pollution exceed recommended limits. These areas are also ‘Air Quality Management Areas’. The Council, working with other partners, is developing a Supplementary Planning Document on Air Quality, which will expand on the principles set out within Policy BN9 of the WNJCS and POLICY SS2 of this plan.

**Water efficiency:**

3.3.10 Policy BN7A of the adopted WNJCS refers to all new housing in South Northamptonshire being required to meet the equivalent of a minimum of Code for Sustainable Homes Level 4 for water efficiency. Following the adoption of the Core Strategy the Government has issued a ministerial statement relating to building standards withdrawing the Code for Sustainable Homes, apart from the management of legacy cases\(^3\).

3.3.11 The Environment Agency report ‘Water Stressed Areas Final Classification (2013)’ has advised the Secretary of State that the areas classified as ‘Serious’ in the final classification table should be designated as ‘Areas of serious water stress’. The Anglian Water company area is considered to be such an area and includes South Northamptonshire District (the Plan Area).

3.3.12 To ensure that the purpose of Policy BN7a is realised, it is considered that the optional higher water efficiency standard (110 litres/per person/per day) for residential development should be applied to new developments across South Northamptonshire.

**Crime prevention:**

3.3.13 Well designed places should promote a sense of security. It is important that crime or the fear of crime does not undermine our quality of life or community cohesion; this includes counter terrorism design to protect crowded places. Design can contribute to increased surveillance, accesses and control and ownership. Secured by Design is the UK Police flagship initiative supporting the principle of designing out crime by applying a set of standards. Further information on how to design places to be more resilient to terrorist threats can be found in the Government issued guidance “Crowded Places the Planning System and Counter Terrorism”, as well as in the Planning Practice Guidance (PPG).

**POLICY SS2: GENERAL DEVELOPMENT PRINCIPLES**

<table>
<thead>
<tr>
<th><strong>1. Planning permission will be granted where the proposed development:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a.</strong> maintains the individual identity of towns and villages and does not contribute to any significant reduction of open countryside between settlements or their distinct parts; and</td>
</tr>
<tr>
<td><strong>b.</strong> does not result in the unacceptable loss of undeveloped land, open spaces and locally important views of particular significance to the form and character of a settlement; and</td>
</tr>
<tr>
<td><strong>c.</strong> uses a design-led approach to demonstrate compatibility and integration with its surroundings in terms of type, scale, siting,</td>
</tr>
</tbody>
</table>

design and materials; and

d. is designed to provide an accessible, safe and inclusive environment which maximises opportunities to increase personal safety and security through preventative or mitigation measures; and

e. incorporates suitable landscape treatment as an integral part of the planning of the development; and

f. incorporates sensitive lighting schemes that respects the surrounding area and reduces harmful impacts on wildlife and neighbours; and

g. will result in adequate standards of living for future occupiers and will not unacceptably harm the amenity of occupiers and users of neighbouring properties and the area through noise, vibration, overshadowing or result in loss of privacy or loss of sunlight and daylight; and

h. does not result in the loss of the best and most versatile agricultural land or valued soils; and

i. contributes towards the creation of a healthy community and, where relevant, assesses potential impacts through a health impact assessment (HIA); and

j. possesses a safe and satisfactory means of access for pedestrians, cyclists and vehicles; and

k. takes into account existing or planned social and transport infrastructure to ensure development is adequately served by public transport or is in reasonable proximity to a range of local facilities which can be reached without the need for private car journeys; and

l. is adequately serviced with utility infrastructure appropriate to the development including power, water supply, sewerage, waste management, telecommunications, and high speed broadband; and

m. provides for satisfactory foul and surface water drainage and incorporates mitigation identified through flood risk assessments and the management requirements to address current and future risks incorporating the required climate change allowances; and

n. meets the optional higher water efficiency standard of 110 litres per person per day4

o. will not adversely affect sites of nature conservation value or sites

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4 A set out in Part G2 of the Building Regulations.
of geological, geomorphological or archaeological importance; and

p. is not on or in proximity to land containing known mineral resources, or if known resources exist without first considering the need to safeguard these resources; and

q. would not pose additional risk to users, occupiers and neighbours located in the vicinity of sites that are used for the storage, or processing or transporting of hazardous substances; and

r. shows a detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity.

2. Proposals that contravene any of the above criteria (of relevance to that proposal) will be refused unless over-ridden by other material considerations

Delivers objectives: 4,5,6,7,8,9,10.
4 Delivering Housing

4.1 Scale and Distribution of Housing

4.1.1 The scale and distribution for new housing is set out within the WNJCS. The NPPF (2018) includes the requirement to calculate district level housing through a standard methodology. This plan does not update the district level requirement as this is a matter for a future review of the WNJCS. The Standard Methodology included in the NPPF (2018) is known as "Local Housing Needs". For the avoidance of doubt, where this plan refers to housing needs it is referring to the needs calculated through a Housing Needs Assessment carried out by the Council or other affordable housing provider using an agreed methodology and agreed by the District Council.

4.1.2 WNJCS Policy S3 sets out the housing figures for South Northamptonshire 2011-2029. The figures within the WNJCS are higher than the Objectively Assessed Needs for the district. For the purposes of monitoring, the Housing Delivery Test and calculating the 5 year land supply South Northamptonshire will continue to measure its delivery against the ‘Need’ figure of 6,320, as set out within Table 2 of the WNJCS and the 2011-2029 Trajectory (B).

4.1.3 The housing delivery figures set out within WNJCS Policy S3 are higher than the need figure. This reflects a number of matters including the substantial supply within South Northamptonshire at the start of the plan period, the identification of specific sites within village masterplans; and the continued delivery of small-scale developments particularly across the rural areas.

4.1.4 The Northampton Related Development Area (NRDA) contains a number of Strategic Urban Extensions (SUEs) to meet the housing needs of Northampton. Some of these SUEs are located within South Northamptonshire District. The scale and delivery of housing to meet Northampton’s need is specifically addressed in WNJCS Policy S3.

4.1.5 The delivery of new homes across South Northamptonshire, excluding the NRDA, over the plan period (2011 – 2029) is disaggregated in WNJCS Policy S3 as follows:

- Brackley town about 2,160
- Towcester town about 2,650
- South Northamptonshire rural areas about 2,360

4.1.6 Table 2: Housing Delivery against Objectively Assessed Need shows the current delivery against the need and delivery figures\(^5\) in the WNJCS for South Northamptonshire (excluding the NRDA):

\(^{5}\) For the purposes of monitoring and the Housing Delivery Test the Need figure of 6,320 will be used.
Table 2: Housing Delivery against Objectively Assessed Need

<table>
<thead>
<tr>
<th>Settlement</th>
<th>Need</th>
<th>Completions 2011-2018</th>
<th>Commitments 2018-2029</th>
<th>Residual</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Northamptonshire (ex. NRDA)</td>
<td>6,320</td>
<td>3,098</td>
<td>3,926(^{b})</td>
<td>-704</td>
</tr>
</tbody>
</table>

Table 3: Housing Delivery against planned delivery requirement

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Brackley</td>
<td>2,160</td>
<td>915</td>
<td>1213</td>
<td>32</td>
</tr>
<tr>
<td>Towcester</td>
<td>2,650</td>
<td>362</td>
<td>1797</td>
<td>491(^{7})</td>
</tr>
<tr>
<td>Rural Areas</td>
<td>2,360</td>
<td>1821</td>
<td>916</td>
<td>-377</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>7,170</strong></td>
<td><strong>3,098</strong></td>
<td><strong>3,926</strong></td>
<td><strong>146</strong></td>
</tr>
</tbody>
</table>

4.2 Development within town and village confines

4.2.1 A settlement confines boundary defines the extent of a settlement’s existing or proposed main built-up area, and its purpose is to direct development towards the most sustainable locations within the district.

4.2.1 Settlement confines boundaries in this local plan have been drawn in order to encompass the built up area of each of the settlements in accordance with POLICY SS1: THE SETTLEMENT HIERARCHY. These confines are based on the methodology approved in the Towns and Village Confines Methodology 2016\(^{8}\).

**Brackley and Towcester**

4.2.2 Brackley and Towcester are the most sustainable locations within the district. In both towns, sites, located within the confines, were promoted as part of the Call for Sites consultation for this Plan. The development of these would be acceptable in principle where they demonstrate they accord with the relevant policies of this plan and there are no material considerations that indicated development should be refused.

**Housing in Rural Areas**

4.2.3 Policy R1 of the WNJCS makes clear that once the planned requirement of 2,360 dwellings has been met, further housing, including additional allocations, will only be acceptable where the proposal meets a series of specific criteria. This applies to development within, and outside of the village confines.

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\(^{a}\) Excludes an additional 1,224 dwellings at Towcester South with planning permission that it is anticipated will be delivered after 2029

\(^{b}\) Excludes an additional 1,224 dwellings at Towcester South with planning permission that it is anticipated will be delivered after 2029

\(^{c}\) Confines methodology
4.2.4 The rural requirement as set out within the WNJCS has been met, Development within village confines and which complies with SS2 is considered to be sustainable and in accordance with the strategy of the WNJCS, even though the rural housing need figure has been met. This Plan therefore considers that development within the village confines is acceptable in principle and would not, therefore, be required to meet criteria i-v of WNJCS Policy R1, where it is able to demonstrate that it meets the criteria of POLICY SS2: GENERAL DEVELOPMENT PRINCIPLES.

4.2.5 The principle of residential development within Town and Village Confines is acceptable within where it meets the criteria of POLICY LH1: DEVELOPMENT WITHIN TOWN AND VILLAGE CONFINES. Sites within the confines will need to demonstrate conformity with other policies in this plan, in particular POLICY SS2: GENERAL DEVELOPMENT PRINCIPLES.

POLICY LH1: DEVELOPMENT WITHIN TOWN AND VILLAGE CONFINES

1. Residential development within town and village confines as defined on the Proposals Map, will be acceptable in principle where it:

   a. provides for an appropriate mix of dwelling types and sizes; and

   b. would not result in harm to the character of the area or the loss of public or private open spaces that contribute positively to the local character of the area (including residential gardens); and

   c. does not need substantial new infrastructure or other facilities to support it; and

   d. would not displace an existing viable use such as employment, leisure or community facility.

2. Sites of 10 or more dwellings will be expected to provide affordable housing in accordance with policy LH8

3. Development outside of the village confines is considered to be in the open countryside and will not be acceptable unless it:

   a. is allocated within a made neighbourhood plan;

   b. is for starter homes in accordance with policy LH2; or

   c. meets an exception test as set out in POLICY LH3; or

   d. is for a single dwelling in accordance with POLICY LH4; or

   e. is a self or custom build project in accordance with POLICY LH5; or

   f. is a specialist housing and accommodation needs proposal in accordance with policy LH6
g. is a residential/nursing care proposal in accordance with POLICY LH9.

Delivers objectives: 4, 5, 7

4.3 Dwellings in the Open Countryside

4.3.1 To ensure development is directed to the most sustainable locations and the intrinsic beauty and rural character of the district is protected, housing development in the countryside (ie outside individual settlement boundaries) will be restricted. However, there may be specific circumstances where sustainable development, well related to the village confines will be allowed to meet specific local housing needs. These circumstances are set out in Policies LH2 – LH7 of this Plan.

4.3.2 Policy H3 of the WNJCS supports the provision of affordable housing through rural exception sites and an element of market housing where it is essential to enable the delivery of the identified need for affordable housing. This policy will continue to apply.

4.3.3 The Council will prepare a Housing SPD which will include the types of evidence required to demonstrate needs (‘a Housing Needs Assessment’) and how each type of exception will be secured either as an affordable tenure or for qualifying individuals. This could, for example, comprise the appropriate geographical area for a Housing Needs Assessment to ensure development is directed in accordance with POLICY SS1: THE SETTLEMENT HIERARCHY of this plan.

4.3.4 Since the adoption of the WNJCS in December 2014, a range of other housing tenures and products have been introduced including:

- Starter Homes (as defined within the Housing and Planning Act 2016)
- Entry Level Exception Sites (introduced through the NPPF(2018)

Proposals for housing, including both market and affordable housing within settlement boundaries will be considered against Part 1 of Policy LH1 as well as Policy SS2 of this Plan (and any other relevant policies). POLICY LH2: STARTER HOMES and POLICY LH3: ENTRY LEVEL AND SINGLE PLOT EXCEPTION SITES provides a framework for assessing these additional products which may be brought forward as rural exceptions. In addition, Policy LH3 also provides criteria for ‘single plot’ exceptions. These are different to those dwellings required to be located in more isolated locations to meet a specific role or need for market housing in POLICY LH4.

**Starter Homes:**

4.3.5 A ‘starter home’ is defined in legislation as a new dwelling which is only available for purchase by qualifying first-time buyers, and which is sold at a price
which is at least 20% less than the market value, and is subject to restrictions on sale or letting for the initial 5 year period of occupancy.

4.3.6 The price cap for a starter home in South Northamptonshire is £250,000 (this is subject to any amendments made by the Secretary of State in regulations). A ‘qualifying first-time buyer’ is defined within the Housing and Planning Act 2016 as an individual who is a first-time buyer and is at least 23 years old but under the age of 40 at the time of purchase.

POLICY LH2: STARTER HOMES OUTSIDE SETTLEMENT CONFINES

1. Proposals to deliver starter homes outside settlement confines at Rural Service Centres and Primary, Secondary (A & B) and Small Villages will be supported where:

   I. the site is located immediately adjoining the defined settlement confines; and

   II. the site is underused or unviable industrial and commercial land; and

   III. the mix of dwellings types and sizes proposed reflects the identified housing needs of new entrants to the local housing market

2. Where it can be demonstrated market housing is required to enable development, it will be supported where:

   I. the full development can be accommodated on previously developed land, and

   II. the market housing is the minimum required to enable the delivery of the site for starter homes; and

   III. the proposal conforms with policy LH10 of this plan

3 The use of planning conditions, obligations or other legally defensible limitations will be used to ensure the site is available and meets the definition of a starter home in perpetuity

Delivers Objectives: 4, 5

4.4 Entry Level and Single Plot Exception Sites

4.4.1 The NPPF (2018) introduced “Entry Level Exception Sites”. These sites should be suitable for first time buyers or those looking to purchase their first home unless the need is already being met within the authority’s area. Sites should comprise one or more type of affordable housing, be adjacent to existing settlements, proportionate in size e.g. <1ha or not exceed 5% of the size of the
existing settlement as set out in footnote 33 of the NPPF (2018), and not compromise the protection given to areas or assets of particular importance.

**Single Plot Exceptions Sites**

4.4.2 Single plot exception sites aims to complement policy H3 of the Joint Core Strategy and POLICY LH5 of this Local Plan, to help provide a solution for individual households to build their own home to meet their own housing needs. This policy approach is intended for those people who have a strong local connection to a specific area of the district and whose needs cannot be met, either due to affordability of the need for specialist accommodation to meet a medical requirement.

**POLICY LH3: ENTRY LEVEL AND SINGLE PLOT EXCEPTION SITES**

<table>
<thead>
<tr>
<th>1. Proposals to deliver entry level exception sites adjoining the confines of Rural Service Centres, and Primary and Secondary villages (A) as defined within policy SS1, will be supported where:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. the scheme comprises at least one or more types of affordable housing that are suitable for first time buyers or renters; and</td>
</tr>
<tr>
<td>b. the scheme can demonstrate that products have regard to local income and local house prices; and</td>
</tr>
<tr>
<td>c. arrangements are in place to ensure housing remains at a discount for future eligible households.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Single plot exception sites adjoining the confines of Rural Service Centres and, Primary, Secondary (A &amp; B) and Small villages as defined within Policy SS1 will be supported where:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. the proposal is for low cost home ownership and:</td>
</tr>
<tr>
<td>I. the applicant can demonstrate that they are unable to access a suitable home currently available on the open market in the parish; and</td>
</tr>
<tr>
<td>II. the applicant has an evidenced strong local connection to the parish where the new dwelling is proposed; and</td>
</tr>
<tr>
<td>III. the dwelling meets the council’s current definition of affordable housing and will remain affordable in perpetuity;</td>
</tr>
<tr>
<td>b. or alternatively, the proposal will meet a locally agreed specific need for people with long term disabilities provided that:</td>
</tr>
<tr>
<td>I. the size and form of the building, its access and parking provide for the specific needs of residents with disabilities; and</td>
</tr>
<tr>
<td>II. the application clearly demonstrates a local connection as well</td>
</tr>
</tbody>
</table>
as a local need or requirement for the housing through medical evidence; and

III. there are no alternative suitable or available sites within the confines; and

IV. there is no suitable property to meet the identified need available within the village.

3. Where permission is granted for exception sites future extensions may be controlled by the removal of permitted development rights.

Delivers Objectives: 4,5

4.5 Single Dwellings in the Countryside

4.5.1 In accordance with the WNJCS and the NPPF(2018), development of dwellings in isolated locations e.g. not adjacent or well-related to existing settlements, should be avoided except where there are special circumstances. These are set out in paragraph 55 of the NPPF (2012) and carried forward into paragraph 79 of the NPPF (2018).

4.5.2 The Council recognises that some isolated rural dwellings may benefit from replacement or redevelopment to meet specific needs. This may also include the conversion of older farm buildings that have been vacant for a number of years and are no longer required for agricultural use. Whilst some may be more appropriate for employment uses, others may be more suitable for re-development or conversion. Where possible, buildings should be converted. In the event this is not economically viable, or the proposal involves the replacement of an existing residential property, the Council will consider the use of condition or other agreement to ensure the original building is removed or demolished within a timely period following the completion of the new dwelling.

POLICY LH4: SINGLE DWELLINGS IN THE OPEN COUNTRYSIDE

1. Development proposals for single market dwellings in the open countryside will not be considered acceptable unless:

   a. The proposal involves the re-use of a redundant or disused permanent building provided the proposal:

      I. does not involve a building in such a state of dereliction or disrepair that it would require complete demolition and re-building; and

      II. does not result in the requirement for another building to fulfil the function of the building being converted; and

      III. the development enhances its immediate setting
b. In the case of a proposal for a replacement dwelling, where:

I. the residential use of the original dwelling has not been abandoned; and

II. the original dwelling because of its design or negative contribution to the landscape is not worthy of retention; and

III. the proposal is located within the curtilage of the existing dwelling; and

IV. the proposal is of a similar size as the original dwelling; and

V. the development enhances its immediate setting

c. In the case of a proposal linked to an existing and viable agricultural, forestry, equine or equivalent rural business, and it can be demonstrated there is an essential need for the occupant to be on site at all times. Such proposals should demonstrate:

I. no alternative suitable accommodation is available in the locality; and

II. the rural business linked to the proposed dwelling has been financially viable for the previous three years; and

III. the proposal is of a scale commensurate with the function and need.

d. The proposal is of exceptional quality or innovative design, reflects the highest standards of architecture, significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area.

e. The proposal is for the subdivision of an existing residential dwelling.

2. Any development permitted under this policy may be subject to a restrictive occupancy condition and local connection condition on resale, or equivalent requirement in a planning obligation.

Delivers Objective: 4

4.6 Self-Build/Custom Build Development

4.6.1 For the purposes of this Local Plan the Council adopts the definition of Self Build as set out in section 1 of the Self-Build and Custom Housebuilding Act 2015.

4.6.2 The Self-Build and Custom Housebuilding Act (2015) places a duty on local authorities to:
• Keep a register of people and groups interested in acquiring serviced plots to build their own homes; and
• Give suitable development permissions in respect of enough serviced plots of land to meet the demand; and
• Have regard to their register as a material consideration in planning decisions.

4.6.3 The Council has maintained a register since 1 April 2016 and introduced a local connection and financial test in April 2017. The principle of Self and Custom Build development as an opportunity to bring choice to the housing market as well as enabling local people to design and build their own home that will meet their bespoke needs will continue to be supported.

4.6.4 For the purposes of Policy LH5, a serviced self-build plot is defined as a parcel of land with legal access to a public highway, and at least water, foul drainage and electricity supply available at the plot boundary. Serviced Self Build plots can be delivered in a number of ways, including:

• Multiple individual serviced plots located within larger sites which are generally allocated in this Local Plan around the towns and Primary and Secondary Villages;

• Single or small sites delivering open market plots – these are likely to be windfall sites (not identified in the Local Plan);

• Single or small sites delivering affordable plots, including on rural exception sites – these are windfall sites delivered primarily by organisations such as Housing Associations and the Council’s Local Housing Company; and

• Sites delivered by Town or Parish Councils via their Neighbourhood Plans or Neighbourhood Development Orders.

POLICY LH5: SELF AND CUSTOM BUILT HOMES

1. Proposals for single self or custom build sites immediately adjoining the confines of Rural Service Centres, Primary, Secondary (A and B) and Small Villages as defined in policy SS1 of this plan will normally be permitted where they help to meet demand as demonstrated by Part 1 of the Council’s Self and Custom Housebuilding Register and is compliant with other policies of this plan.

2. Proposals for two or more self or custom build sites immediately adjoining the confines of Rural Service Centres, Primary or Secondary Villages (A) as defined in policy SS1 of this plan will normally be permitted where they help to meet demand as demonstrated by part 1 of the Council’s Self and Custom Housebuilding Register.
3. Householders occupying a self or custom build dwelling will be required to demonstrate a local connection.

4. Reserved matters planning applications for custom build plots will need to be made by the intended occupier.

5. Proposals for custom and self-build dwellings will be controlled by the following means:

   a. developments of 10 or more custom build dwellings in a single site location are to be supported by a design code; and

   b. where plots have been made available and marketed and have not sold the council will consider proposals for the development of housing in accordance with policy LH8 and LH10 where:

      i. they have been actively marketed for self/custom build a for at least 12 months; and

      ii. prior to the application being made they have been offered to the council, a housing association or the town/parish council for the delivery of affordable housing products.

Delivers Objective: 4

4.7 Specialist Housing and Accommodation Needs:

4.7.1 The Council is committed to enabling and supporting communities by providing them with choice and control over their accommodation and potential care needs that complement the more holistic approach to health and wellbeing and the provision of physical infrastructure and services.

4.7.2 The Council recognises that some residents will require specialist accommodation, be these older persons or those with specific needs. Specialist accommodation can be used to enable individuals to live a certain quality of life and maintain housing independence, and where moving away to a different town or village is not always appropriate. Specialist housing is important for creating mixed communities.

Housing for Older Persons:

4.7.3 The definition of older people covers a large group of those over retirement age, including the active and newly retired, through to the very frail elderly that have a wide range of accommodation needs. In addition to generalised housing, the Council supports increased choice and availability of homes specifically designed for older people. Housing for older people can fall within the planning use classes of C2 or C3. Use class C2 residential institutions all have an element of care, and residential care homes or nursing homes fall within this category.
4.7.4 Specific schemes to meet the needs of older persons will need to be considered in conjunction with the settlement hierarchy. The towns and more sustainable villages are likely to have better opportunities and access to health, shopping and community uses that are accessible locally to meet their needs.

4.7.5 Northamptonshire County Council’s Social Care Accommodation Strategy for Older People 2016-2021 identifies the gaps in provision and sets out the direction the County needs to take to support and enable the delivery of suitable housing and care home provision for older people.

4.7.6 A Study of Housing and Support Needs of Older People across Northamptonshire (March 2017), provides a local context and covers demand and supply, affordability, tenure and type of housing across the County. The key findings from this report found that:

- Social rented older persons’ housing stock is generally fit for purpose.
- There is a significant additional stock of retirement bungalows for social rent, which are very popular with tenants.
- The supply of social rented older persons’ housing is sufficient to meet the needs but the stock may require upgrading in order to meet modern standards.
- Potential demand for sale housing exceeds demand for shared ownership.
- Potential demand for retirement housing with an annual target of 306 units a year for sale and shared ownership across West Northamptonshire; this equates to 91 retirement units per annum across South Northamptonshire.

**Housing for specialist needs:**

4.7.7 Specialist needs housing is intended for people with physical disability, frail elderly people, young vulnerable people, people with learning disability, mental health or sensory disability. It allows residents to live a higher quality of life near to where they have support or where they are familiar with their surrounding area. As with housing for older people, schemes for specialist housing will need to be considered in accordance with the settlement hierarchy to ensure that day-to-day needs can be met in a sustainable way and contribute to opportunities to maximise their health, quality of life, increase independence and avoid social isolation.

4.7.8 Key features of specialist housing include:

- self-contained individual dwellings with their own front door irrespective of whether the dwelling is for rent, sale or shared ownership,
- it can include communal areas such as lounges and restaurants,
- a scheme manager or other types of support service and varying levels of personal care and support.
4.7.9 Specialist accommodation may be delivered on sites that would not normally be permitted for housing development because they are subject to planning policies of restraint.

4.7.10 The delivery of specific specialist schemes for older or vulnerable people should be considered in partnership with other agencies to ensure they meet specific identified needs. Housing for older and more vulnerable people will also be controlled through conditions and planning obligations. This is to ensure that specialist housing is not being used as a mechanism to circumvent other policies in this plan. Restrictions on occupancy will apply to resales to ensue these properties meet specialist needs in perpetuity.

POLICY LH6: SPECIALIST HOUSING AND ACCOMMODATION NEEDS

1. Proposals to meet older persons/specialist housing needs for two or more dwellings will be supported on suitable sites that are within or immediately adjacent to the confines of the Rural Services Centres and Primary Service and Secondary Villages (A) subject to the following criteria:
   
a. The scale of development should be clearly justified by evidence of local need in the district; and

   b. the location is well served by public transport or within walking distance of community facilities (within 400m) such as shops, medical services, public open space, and social networks appropriate to the needs of the intended occupiers, or where this is not the case, such facilities are provided on site; and

   c. the scale, form and design of the development is appropriate to the client group and in relation to the settlement where it is located; and

   d. highway, parking and servicing arrangements are satisfactorily addressed; and

   e. gardens and amenity space are provided and are of an appropriate size and quality; and

   f. where the proposal relates to development outside of a settlement confines evidence is provided justifying why there are not alternative suitable or available sites within the confines.

Delivers Objective: 4

4.8 Residential/Nursing Care
4.8.1 Communal establishments form their own category of housing for older and other residents, these include residential and nursing homes providing accommodation
care and/or nursing for people whose care or health needs means they cannot live independently. Residents of such establishments will have a bedroom rather than a self-contained dwelling.

4.8.2 The Study of Housing and Support Needs of Older People across Northamptonshire (March 2017) identified 5,332 care home places in Northamptonshire\(^9\), equivalent to 4.3% of the population aged 65 and over. This is a higher figure than the national average 3.2% (2011 Census). This shows there is a requirement for an additional 1056 care home places by 2030 across Northamptonshire, of which almost 50% (471) are required in South Northamptonshire.

Table 4: Target provision of additional care home places\(^{10}\)

<table>
<thead>
<tr>
<th>District</th>
<th>Total population aged 65 and over and over 2030</th>
<th>Care places required (2.9% of population)</th>
<th>Current supply</th>
<th>Target provision (2017-2030)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corby</td>
<td>14,600</td>
<td>423.4</td>
<td>268</td>
<td>155.4</td>
</tr>
<tr>
<td>East Northants</td>
<td>27,300</td>
<td>792</td>
<td>501</td>
<td>291</td>
</tr>
<tr>
<td>Kettering</td>
<td>25,000</td>
<td>1018</td>
<td>790</td>
<td>228</td>
</tr>
<tr>
<td>Wellingborough</td>
<td>19,800</td>
<td>574</td>
<td>528</td>
<td>46</td>
</tr>
<tr>
<td>Daventry</td>
<td>23,100</td>
<td>629</td>
<td>370</td>
<td>259</td>
</tr>
<tr>
<td>Northampton</td>
<td>47,000</td>
<td>1262</td>
<td>1656</td>
<td>-394</td>
</tr>
<tr>
<td>South Northants</td>
<td>26,600</td>
<td>771</td>
<td>300</td>
<td>471</td>
</tr>
<tr>
<td>Total</td>
<td>183,400</td>
<td>5,319</td>
<td>4,410</td>
<td>1056</td>
</tr>
</tbody>
</table>

4.8.3 These targets make no allowance for increase in retirement housing provision which can reduce demand for care homes. The report suggests that ‘it will be necessary to keep targets and achievements in provision of retirement housing and care homes under review and to collect and monitor information from retirement housing providers on the proportion of residents who receive regular domiciliary care and who would otherwise be in a care home’. The number of residential care home and nursing places is likely to form part of the review of the Part 1 Local Plan. As such, Policy LH7 provides a general approach as to how

\(^9\) Source Northamptonshire County Council Care Home Customers and Population

\(^{10}\) Housing and Support Needs of Older People Study March 2017: Target provision of additional care home places.
proposals will be considered and assessed in accordance with other policies in this plan.

**POLICY LH7: RESIDENTIAL AND NURSING CARE**

1. Proposals for residential care homes/nursing care to meet an identified need within South Northamptonshire will be supported on suitable sites that are within or adjoining the settlement confines of Rural Services Centres, Primary Service Villages or Secondary Service Villages (A):

2. All proposals will be subject to the following criteria:
   - a. The local need or requirement for the facility is clearly evidenced and has an established local connection to the district; and
   - b. Appropriate eligibility occupancy criteria and assessment of care needs can be evidenced; and
   - c. Where the site would be located beyond the settlement confines it has been evidenced that there are no suitable available sites within the confines of settlements within the same or adjoining parishes.

3. Residential institutions which fall within Use Class C2 and do not provide self-contained accommodation or support independent living are not classified as housing and will not expected to contribute to the provision of affordable housing.

**Delivers Objective: 4**

### 4.9 Affordable housing

4.9.1 The District is considered an affluent area, Households on lower/medium incomes find it difficult to find suitable affordable accommodation that meets their housing needs, which results in these households moving away to areas with typically lower house prices. However this is not a cycle we want to continue and therefore it is important that we work to improve the supply and choice of high quality residential accommodation that meets local residents’ needs. Policy LH8 sets out the Council’s requirements in the provision of affordable housing across the District. WNJCS Policy H2 sets out the amount of affordable housing in the District by delivering 40% in the market towns; 50% in the rural areas; and 35% in the Northampton Related Development Area.

4.9.2 In 2014 the Government published a written ministerial statement (WMS) on affordable housing, exempting small sites from affordable housing requirements. Subsequently the online Planning Practice Guidance was amended accordingly. Paragraph 63 of the NPPF (2018), brings this exemption forward into policy. Policy LH8; accords with revised national policy and the threshold for affordable provision will be triggered for major developments, defined as those that include 10 or more dwellings, or sites that are 0.5ha or greater.
POLICY LH8: AFFORDABLE HOUSING

1. Proposals for 10 or more dwellings, or on sites of 0.5ha or more should achieve:
   a. 40% affordable dwellings in the market towns of Towcester and Brackley;
   b. 50% in the rural areas;
   c. 35% in the Northampton Related Development Area as defined in policy S4 of the WNJCS.

Affordable housing should be provided on the application site as an integral part of the development and units should be dispersed throughout the site and integrated with the market housing to promote community cohesion and tenure blindness.

2. In exceptional circumstances, off site provision and/or commuted payments in lieu of on-site provision may be supported. Any such provision must provide an equivalent or enhanced level of affordable housing. Northampton Related Development Area needs for affordable housing will be secured through nomination agreements on sites within the Northampton Related Development Area.

3. The council will seek to provide for the following tenure split:
   a. 75% social/affordable rented provision
   b. 25% other affordable routes to home ownership of which 10% of the homes to be available for discounted market sales housing.

4. Proposals for redevelopment that result in the net loss of social/affordable rented housing will not be supported.

Delivers Objective: 4

4.10 Build to Rent
4.10.1 The NPPF (2018) widens the traditional definition of affordable housing to include build to rent schemes for the first time and requires local authorities to support their development. The Government believes that local authorities should be considering the potential of the Build to Rent sector to help meet the housing needs of their area. Build to Rent is purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development scheme comprising either flats or houses, but should be on the same site and/or contiguous with the main development.
4.10.2 The main proposed measures are:

- Placing further emphasis on Build to Rent through planning policy;
- Encouraging an alternative approach to affordable housing for Build to Rent called Affordable Private Rent, which strengthen the expectation on Build to Rent Schemes to offer family friendly tenancies of three years or more, to those tenants who want one.
- Typically professionally managed stock in single ownership and management control.

4.10.3 Build to Rent will be subject to a clawback mechanism, the details of which will be set out in the Housing SPD.

4.10.4 Payments of the commuted sums will be calculated in the following way:

Commuted sum = \( d \times e \), where:

- \( D \) is the price at which the home(s) withdrawn from affordable private rent are sold;
- \( E \) is the percentage discount that had been applied to the rent in respect of the affordable private rent home(s) being sold.

For example – if the home had a sale value of £500,000, and the discount level was 20%, this would generate a clawback of £100,000.

**POLICY LH9: BUILD TO RENT**

1. Proposals to deliver sites for build to rent housing schemes will be permitted within the confines of settlements subject to the following:

   a. All the units are self-contained and let separately; and

   b. All tenants in the development are offered a family friendly tenancy of three years or more; and

   c. 20% of the homes are for affordable private rent; and

   d. Affordable private rental dwellings will be broadly representative of the mix and type of the overall development; and

   e. Affordable private rent is provided with a minimum 20% discount of local market rents; and

   f. The discount on the affordable private rent home will apply in perpetuity; and

   g. Units are to be in a single ownership and management control; and

   h. There is to be an agreed professional and on-site management scheme, run by a member of an accredited ombudsman scheme and a
recognised professional body; and

i. The homes are to be built as build to rent properties for at least 15 years

Delivers Objective: 4

4.11 Housing Mix, standards and accessibility

4.11.1 Local planning authorities should provide a wide choice of homes, widen opportunities for home ownership and create sustainable and mixed communities. Development with a mix of housing tenures, types, sizes and costs will be more able to meet the changing needs and aspirations of its residents, through changing life stages, household shapes and sizes or changes in income. We also want new homes to be adaptable and accessible so people can stay living in their own homes for as long as they wish. Providing greater housing choice and a mix of accommodation increases the opportunities to meet the needs of newly forming households, families and older households wishing to downsize. It also supports households to remain within their communities and promotes social equality and inclusion by easing geographical constraints on the search for appropriate homes.

POLICY LH10: HOUSING MIX AND TYPE reflects the 2017 Housing Market Evidence Study which provided a more detailed understanding of housing needs based on the Objectively Assessed Need for West Northamptonshire set out in the WNJCS.

4.10.3 The study identified a key change in the increase of older person households. People aged 65+ represented 50% of the overall population growth. In addition 13% of the total population growth between 2011 and 2029 will be aged 20-39 in 2029. When considering future need for different types of housing, it is important to recognise that households of different ages are likely to have different housing needs. The need for house types are identified in Table 5

<table>
<thead>
<tr>
<th></th>
<th>Market housing</th>
<th>Affordable housing</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 bedroom</td>
<td>100</td>
<td>140</td>
<td>200</td>
</tr>
<tr>
<td>2+ bedrooms</td>
<td>100</td>
<td>170</td>
<td>300</td>
</tr>
<tr>
<td>House</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>830</td>
<td>760</td>
<td>1,600</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>2,720</td>
<td>350</td>
<td>3,100</td>
</tr>
</tbody>
</table>
4.10.4 The Housing Standards review introduced optional accessibility standards. These standards were published in the Approved Document M: Volume 1 (Access to and use of dwellings) (2015). Local planning authorities can adopt levels of accessibility, above the current minimum Building Regulation standards to meet local needs, according to local circumstances and subject to viability testing.

4.10.5 The Housing Market Evidence report (2017) highlights the increases in the demographic projections for the population aged 65 and over, coupled with evidence that South Northamptonshire’s expenditure on disabled facilities grants have grown exponentially support the need for 50% of all new dwellings to meet Category 2 requirements and a minimum of 5% of all market and 10% of all affordable housing to meet Category 3 requirements; where practicable and viable. The three tiers of accessibility are:

- Accessibility Category 1: (Mandatory requirement – the current Building Regulation standard
- Accessibility Category 2: Accessible and adaptable dwellings – Optional, similar to Lifetime homes
- Accessibility Category 3: Wheelchair user dwellings – Optional, equivalent to wheelchair accessible standards

4.10.6 The details of how the mix will apply in different scenarios will be set out within the Housing SPD.

**POLICY LH10: HOUSING MIX AND TYPE**

1. **New residential development should ensure:**
   
   a. A mixture of types, tenure, size and costs of homes are provided to meet the varied needs of existing and future residents to contribute to the creation of mixed, balanced and inclusive communities.
   
   b. The provision of at least 5% bungalows on all developments of 10 or more dwellings.

2. The Council will secure high quality accessible homes to meet people’s changing circumstances over their lifetime as follows:

   a. Developments of 10 or more dwellings should deliver:
I. 50% of new residential dwellings to accessibility standards higher than the minimum building regulation requirements as follows:

- Market housing - 45% to M4 (2) and a further 5% to M4(3)
- Affordable dwellings - 40% to M4(2) and a further 5% to M4(3)

b. Smaller schemes will be expected to deliver accessible dwellings subject to site specific considerations.

Delivers Objective: 4

4.11 Gypsies, Travellers and Travelling Show People

4.11.1 Policy H6 of the WNJCS identifies pitch and plot requirements for Travellers accommodation up to 2029 and also includes a range of criteria against which the provision of sites should be assessed. Upon adoption, POLICY LH11: GYPSIES, TRAVELLERS AND TRAVELLING SHOW PEOPLE will replace policy H6 of the WNJCS.

Current and future pitch provision in South Northamptonshire

4.11.2 In August 2015 the Government published a revised version of the Planning Policy for Traveller Sites (PPTS). The revised policy included a change to the definition of travellers for planning purposes. A key change was the removal of the term “persons …. who have ceased to travel permanently”, meaning that those who have ceased to travel permanently, due to ill-health or old age, are now no longer covered by the planning definition of a traveller for the purposes of assessing accommodation need in a Gypsy and Traveller Accommodation Assessment (GTAA). However, those that have temporarily ceased to travel, e.g. for education or to care for family members, are still covered by the planning definition and their needs will need to be accommodated. The change in planning definition does not affect ethnic status, so Romany Gypsies and Irish Travellers are still distinct ethnic groups and have the protection of the Equality Act 2010.

4.11.3 The Council recognises the importance of planning positively to meet the needs of Gypsies, Travellers and travelling show people. In 2016 the Council jointly commissioned an updated Travellers’ Accommodation Needs Assessment for West Northamptonshire to provide an assessment of current and future need for gypsy, travellers and travelling show people accommodation in each administrative area.

4.11.4 The updated GTAA shows that there is currently no requirement for additional pitches in South Northamptonshire for Gypsy, travellers and travelling show people that meet the planning definition for the next 15 years. However, it identified a need for three additional pitches for Gypsy and Traveller households who do not meet the planning definition. These housing requirements will need to
be addressed through any future update to the Strategic Housing Market Assessment (SHMAA). However, this situation may alter over time. Applications for pitches or plots will need to be supported by a robust needs assessment, which is agreed with the Council prior to the submission of an application to ensure consistency with the current evidence base.

4.11.5 Whilst there is no current identified need applications for new pitches may still come forward. National policy advises that criteria based policies should be included in Local Plans to provide a basis for decision taking. Criteria-based policies should be fair and should facilitate the traditional and nomadic life of Travellers and travelling show people, while respecting the interests of the settled community’.

POLICY LH11: GYPSIES, TRAVELLERS AND TRAVELLING SHOW PEOPLE

1. The Council will seek to ensure that the needs of gypsies, travellers and travelling show people are provided where the need for such accommodation has been clearly demonstrated through an up to date needs assessment, undertaken using a methodology agreed with the council.

2. Applications to meet a demonstrated need for new permanent and temporary sites to meet the needs of gypsies, travellers and travelling show people will be required to meet the following criteria:

   a. the site has safe and convenient vehicular access from the public highway, and provides adequate space for parking, turning and servicing on-site;

   b. the site is reasonably and safely accessible to a range of services set out in national policy, i.e. shops, public transport, primary health care and schools;

   c. the site will provide an acceptable standard of amenity for the proposed residents. Sites which are exposed to flood risk, noise and air pollution are not acceptable without appropriate mitigation;

   d. the site will be capable of providing adequate on-site services for water supply, power, drainage, sewage disposal, waste disposal, composting and recycling facilities;

   e. the scale and location of the site will not have an unacceptable impact on the landscape, local infrastructure and existing communities; and

   f. in the case of sites for travelling showpeople there will be sufficient space for the storage and maintenance of equipment and the parking and manoeuvring of all vehicles associated with the occupiers.

3 New sites or extensions to existing sites should be accompanied by a detailed
management plan, to ensure effective management of the site in line with the above policy requirements.

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5 The Economy
5.1 Context

5.1.1 Increasing the economic competitiveness of South Northamptonshire is key to providing employment opportunities for all residents and increasing levels of self-containment. The WNJCS recognises that South Northamptonshire, as a rural district struggles with out-commuting and a low job density. It goes on to recognise that in order to address this, it is important to ensure that opportunities available reflect the professional profile of the resident workforce.

5.1.2 Economic competitiveness requires more than land and infrastructure for new businesses. It requires us to also consider skills and the best ways to support different sectors such as tourism and the visitor economies and the rural economy both in terms of small, rural trades and agriculture. Diversification of farms and rural businesses will continue to play an important role in South Northamptonshire’s economy providing opportunities for new businesses and economic clusters.

5.1.3 The support for business and economic development across the district, both in the Rural Service Centres of Towcester and Brackley and across the rural areas will reinforce the approach taken in the WNJCS and help us to secure:

- Business-friendly and well-functioning towns that are vibrant, attractive and creative;
- Internationally connected and export driven economic growth;
- Investment in people to grow skills and the local workforce and increase productivity;
- Measures to improve the employment offer and increase levels of self-containment

5.1.4 Some of this will be achieved through implementing the Masterplans for Towcester and Brackley in addition to making new allocations for employment uses, to strengthen their economies and employment offer, as well as develop the relationship with the surrounding villages.

5.1.5 Approximately 74% of residents live in the rural areas. Beyond Brackley and Towcester, the rural areas bring vitality to the economy. Rural employment extends beyond traditional agricultural practice and includes small employment parks that act as incubators for companies and home-based businesses. The re-use of redundant agricultural buildings will play an important part in ensuring the vitality of rural communities. These rural communities, and those that wish to base themselves in the district, will need to be supported by appropriate infrastructure including Superfast Broadband. The Council is working with the Department for Digital, Culture, Media and Sport (DCMS) to extend access and coverage across the district.
5.1.6 The intrinsic beauty, heritage offer, waterways and motorsport provides a strong foundation for increasing employment opportunities through increasing visitor numbers and investment in tourism related industries. The support for business and economic development in the rural parts of the District through the Local Plan will reinforce the approach taken in the WNJCS and help us to secure:

- Small scale employment sites;
- Improvement of existing employment sites and reuse of existing buildings and brownfield sites (reflecting their historic or cultural significance where appropriate);
- Sustainable growth in tourism including recreation based tourism; and
- Support for working from home.

5.1.7 WNJCS Policy S8 sets out that distribution of jobs for South Northamptonshire should be met through:

- Renewal and regeneration of existing Employment;
- High Performance Technology Motorsport Cluster at Silverstone Circuit;
- Local Employment provision in the Sustainable Urban Extensions; and
- Tourism and visitor development in the Rural Areas.

5.2 Supporting skills

5.2.1 South Northamptonshire has one of the lowest unemployment levels and one of the highest employment levels in the UK with a highly skilled and professional resident workforce with 38% having qualifications at the NVQ4 level or above compared to 31% for East Midlands. However, whilst earnings by residence are well above the national average, earnings by workforce are lower suggesting residents out-commute to higher paid jobs than those within the District. Increasing resident based earnings and increasing levels of self-containment are therefore a priority.

5.2.2 In accordance with WNJCS Policy E6, training and employment agreements will be supported to secure employment and skills development for the local workforce, to generate innovation and ensure the skills and qualification levels meet the needs of new and existing businesses. Training and Employment Agreements are likely to include:

- provision of specific training and apprenticeships related to the proposed development;
- support other agreed priorities for improving skills and education in South Northamptonshire; and
- measures to create of conditions to support a higher performing workforce, increasing productivity and the in work progression of employees.
5.2.3 Within South Northamptonshire, there are a range of higher and further education establishments. The approach to the provision of new educational facilities or further expansion to existing educational facilities is set out within POLICY INF3: EDUCATION FACILITIES.

**POLICY EMP1: SUPPORTING SKILLS**

1. To support the retention of skilled resident workforce proposals for major new industrial and commercial development will be required to contribute to increasing or maintaining a skilled workforce.

2. Applicants should reach an agreement with the council on appropriate and proportional measures to achieve this through an appropriate skills agreement which will be secured through condition or legal agreement.

**Delivers Objectives: 1, 2**

5.3 **Existing Commercial Sites**

5.3.1 The WNJCS requires that the detailed operation of Policy E1 is taken forward through the Local Plan Part 2. For South Northamptonshire, it is important that this reflects the rural nature of the district, as well as providing allocations for new employment commensurate with their function. It is recognised that employment opportunities may exist outside of ‘B’ use classes e.g. office, industrial and warehousing and also include retail and leisure uses.

5.3.2 The portfolio of commercial premises across the district is actively promoted through the Business Accommodation Guide. There is a strong demand for change of use for existing employment facilities especially in rural areas. This will be supported where it retains and contributes to the viability of existing business. The demand for office, manufacturing and warehouse premises will fluctuate over the plan period. It is therefore important to ensure that high quality sites are protected, whilst also ensuring that those sites with no prospect of coming forward or being retained for employment use is counter-productive for the local economy.

5.3.3 POLICY EMP2: EXISTING COMMERCIAL SITES seeks to protect existing commercial sites across the district. The loss of commercial land will only be supported where there is clear evidence that the site should not be retained. Where evidence requires a concerted marketing exercise and viability appraisal this should be agreed in writing with the Local Planning Authority and consider current market conditions and also the future prospects for the site being used for alternative employment generating uses. The analysis of future prospects should look ahead at least five years to ensure that a medium term view of market trends and employment land is taken.

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11 https://www.southnorthants.gov.uk/info/4/business
5.3.4 In considering proposals that involve the loss of existing retail (class A1) use shops situated outside of the defined town centres, the Council will need to be satisfied that there is no longer a demand for the premises in the current retail (class A1) use. In addition, where a proposal is for the change of use away from an essential day-to-day ‘top up’ retail (A1) use (including, but not limited to; post offices, newsagents, convenience stores, selling food items and pharmacies), it must be demonstrated that the overall shopping provision available to meet local residents’ day-to-day ‘top up’ needs is not adversely affected.

5.3.5 Shops located outside of these centres often provide an especially important service to local communities and help to sustain their viability. They can help to reduce car trips for day-to-day convenience needs, and are particularly important both in rural locations and built-up areas that are not within easy walking distance of local or established centres.

5.3.6 The ability for existing business to expand is vital for job retention and creation. Proposals for intensification, redevelopment or appropriate expansion of existing sites for employment uses is supported, particularly where this would foster the creation of economic clusters.

5.3.7 On 6 April 2017, changes made to the General Permitted Development Order (GDPO) Part O, which enables a change of use from Office (Use Class B1(a)) to Residential (C3) under prior approval, were made permanent. Proposals that involve a change of use from office to residential will be considered in accordance with the relevant regulations, having regard to flooding, highway, transport, and contamination and noise impacts. There are no ‘Article 4 Directions’ in place across the district that removes this right. The Council will consider the use of Article 4 directions within the town centres if they are considered appropriate to protect the vitality and viability of the areas as shopping centres. However, conversion should not take place before an application is made to the council.

POLICY EMP2: EXISTING COMMERCIAL SITES

1. Existing employment and retail sites and land allocated for commercial uses should be retained for employment use unless the following criteria are met:

   a. The proposal can demonstrate that there are valid reasons why the use of the site for the existing or other commercial uses is not economically viable, including showing that the site has been marketed for at least 12 months and has been vacant in the long term; or

   b. The proposal can demonstrate that there are valid reasons why the retention of the site for the existing or other employment or commercial uses is not compatible with and would have an
2. New dwellings will not be permitted within employment, retail or commercial sites except where this is in accordance with specific site proposals and policies set out in the development plan.

3. On existing employment, retail or commercial sites, employment generating development including intensification will normally be permitted within the existing curtilage or through appropriate exceptions subject to compliance with other policies in the plan and other material considerations.

Delivers Objectives: 1, 2, 8

5.4 New Employment Development

5.4.1 In accordance with the WNJCS that only considers strategic employment allocations (larger than 40ha.), this Plan allocates 5 areas for new non-strategic employment allocations, These are set out in Section 13 of this Plan.

5.4.2 It is recognised that further employment development at a smaller scale is likely to take place over the plan period. POLICY EMP3: NEW EMPLOYMENT DEVELOPMENT applies to proposals for development in use classes B1, B2 and B8 proposals in addition to proposals for rural economic development, such as the conversion of agricultural buildings to employment uses. In accordance with the POLICY SS1: THE SETTLEMENT HIERARCHY, proposals should be directed to the most sustainable locations. Where suitable sites within, or adjoining village confines are not available, sites within the open countryside will be considered where they meet an identified business or community need.

5.4.3 The NPPF (2018) supports the sustainable growth and expansion of all types of business in the rural area through the conversion of existing buildings and well-designed new buildings. The Council will usually look favourably on the conversion of redundant agricultural buildings. However, it is important to ensure that this is carefully controlled to ensure that it does not adversely impact the character of the district.

5.4.4 Where replacement of an existing building is required, either within use classes B1-B8 or redundant agricultural use, the scale of the proposal will be assessed in relation to its impact on the surroundings. Proposals should ensure they are of a reasonable scale having regard to other policies within this plan such as POLICY SS2: GENERAL DEVELOPMENT PRINCIPLES and POLICY SDP1: DESIGN PRINCIPLES.

5.4.5 Proposals for business development to replace those displaced by the development of High Speed Rail (London-West Midlands) in South
Northamptonshire will be considered favourably, particularly where they are located close to their existing location (eg prior to the development of HS2). Those making applications for new employment development are encouraged to discuss proposals with the council at their earliest opportunity.

**POLICY EMP3: NEW EMPLOYMENT DEVELOPMENT**

1. New employment and commercial development will be directed to the most sustainable locations in accordance with Policy SS1: The Settlement Hierarchy.

2. Employment generating development on suitable sites outside of the settlement confines will be considered acceptable where the proposal:
   
   a. is allocated for employment uses; or
   
   i. is for a change of use, conversion or extension of a suitable permanent building; where the proposal; and either Would not result in the requirement for another building to fulfil the function of the building being converted or replaced; or
   
   ii. is on brownfield land; or
   
   iii. can only operate in an open countryside location;

3. Proposals for change of use or new employment development will need to be accompanied by evidence that demonstrates:
   
   a. the current use is no longer viable or, in the case of the conversion of agricultural buildings that the buildings are redundant; and
   
   b. the proposed uses and associated employment activities can be carried out without causing harm to residential amenity,

4. Proposals for the relocation of whole businesses to another site within the district required as a direct consequence of the HS2 development will be permitted in open countryside locations where it is demonstrated that:
   
   a. reasonable steps have been taken to locate the business as close to the current community as possible; and
   
   b. there is justification that these businesses can only operate in an open countryside location

**Delivers Objectives: 1, 2**

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5.5 **The Visitor Economy**

5.5.1 The visitor economy plays a significant role in the District’s economy, with over 3 million visitors per year to the District and a total expenditure of £152 million. It
provides a valuable source of employment and growth which is vital for the sustainability of rural areas. Major attractors include:

- Silverstone Circuit, an internationally known landmark for motorsport; with an allocation in the WNJCS;
- Heritage assets including Sulgrave Manor, the ancestral home of George Washington; and
- Sporting and entertainment assets such as Towcester Racecourse with its National Hunt and Greyhound races courses, also a popular venue for concerts

5.5.2 Tourism will play an increasingly important role in the local economy. Development to support tourism and the visitor economy will be supported in accordance with WNJCS Policies E7 and R2, where it will also have benefits to the rural economy through the support of rural service facilities such as public houses, restaurants and village shops.

5.5.3 Additional, high quality accommodation will be supported in appropriate locations to meet the needs of visitors and to end current under provision. Developments of a significant scale should normally be directed to the Rural Service Centres of Towcester and Brackley, as expenditure associated with overnight stays is potentially being lost, meaning that tourism has scope to play a significant wealth-creating role for the District.

5.5.4 As with employment, the loss of existing tourist accommodation will be resisted, unless it can be demonstrated that the site is no longer economically viable or is surplus. This will be demonstrated through evidence of an effective marketing exercise agreed in writing with the council. The marketing exercise will usually be for a period of 12-months unless there are other considerations that would indicate a shorter time frame is suitable. Examples may include where the proposal involves a listed building and the potential harm to the building would outweigh the completion of a full 12-month marketing exercise.

**POLICY EMP4: THE VISITOR ECONOMY**

1. Proposals for tourism and leisure development, including tourist accommodation, will be acceptable in accordance with Policy SS1 and where the proposal is within settlement confines.

2. Proposals outside of the settlement confines, within the open countryside will be acceptable where:
   a. The proposed location is essential to the business, and;
   b. It does not adversely affect the vitality and viability of nearby settlements; and
   c. It complements existing tourism service and facility provision in
neighbouring settlements and the surrounding area.

3. Proposals which involve the loss of tourist accommodation will only be permitted where it can be demonstrated the existing accommodation unit is no longer economically viable following a robust marketing exercise.

4. Proposals for caravan, holiday chalets and camping development (new and extensions to existing) will be required to comply with the following criteria:
   a. it is located in an area with local opportunities for informal countryside recreation; and
   b. it will be accessible to existing local services and public utilities; and
   c. it will not have an adverse effect on the visual amenity of the area or the character of the countryside; and
   d. the overall level of development in any one area should not detract from the amenity presently enjoyed by local residents; and
   e. sites accommodating caravans should have good access to the road network defined in Policy SDP1 of this local plan, and should not give rise to significant problems of traffic congestion or safety; and
   f. static caravans and chalets should be sympathetic to the environment in terms of their number, siting and colour and, additionally for chalets, their design and materials.

5. Further development will not be permitted where utilisation of the existing sites is low.

6. Where planning permission for caravans and chalet sites is granted, a condition restricting the type of occupation to holiday use will be used in order to retain the tourist accommodation and ensure it is not used for permanent residential use.

Delivers Objectives: 1,2

5.6  Whittlebury Park Hotel, Spa, Golf & Country Club
5.6.1 Whittlebury Park Hotel, Spa Golf & Country Club stands in a 500 acre parkland south of Whittlebury village. Whittlebury is situated south of Towcester, and to the east of Silverstone, and the north east of the Silverstone Motor Racing Circuit. The site is accessed from the A413 (Towcester to Buckingham road) which runs through the village and comprises a number of principal parts:

- Four 9-hole courses of championship standard golf allowing maximum use of the golf courses at peak periods, a golf driving range and practice areas;
- Wedding events including ceremonies and banqueting;
• Multi activity days based on a range of countryside pursuits (including corporate hospitality);
• Bedroom accommodation, function rooms and conference and training facilities and a luxury spa in the four-star Whittlebury Hall;
• Budget accommodation in connection with the above; and
• Sites for camping and caravanning (for events taking place at the Silverstone Circuit).

5.6.2 The site has been developed over the last twenty-seven years to become a principal golfing, activity, conference, wedding and banqueting venue. It is located within a short distance of other visitor attractions within the District and also provides facilities for events held at the Silverstone Motor Racing Circuit.

5.6.3 Planning permission has been granted for a golf shop, two golf teaching bays, 15 holiday apartments and a member and residents’ lounge. These are currently under construction in extensions to the existing clubhouse. The estate needs a variety of accommodation to meet the evolving business needs. This includes additional budget accommodation, camping/caravan sites, high-quality accommodation and self-catering type holiday accommodation. There is strong demand for self-catering holiday accommodation on site as it reduces costs compared with bed and breakfast or hotel accommodation. Self-catering accommodation assists to facilitate multi-day stays on site, as well as reducing commuting to and from the venue from the surrounding villages. Additional on-site accommodation will lead to greater spend in the District arising from visits to different local tourism attractions and buying goods and services in nearby villages and towns.

5.6.4 There are a number of important environmental considerations that need to be taken into account when considering future development proposals. These include a local wildlife site with a Tree Preservation Order (TPO). The site itself is within land categorised as a Potential Wildlife Site (ie unsurveyed). Several locations near the site have been identified as being of archaeological interest, including possible undated settlements to the north east and immediate west and a possible roman road route to the north east. The site lies within a defined Special Landscape Area. It is therefore important that any new built development is concentrated around the existing built up area of the Estate. Built development elsewhere within the Estate will not be appropriate.

5.6.5 The preferred approach to managing the visitor economy and for the development of this site is through the preparation of a Masterplan. This will set out the key principles for the future development of the site in terms of the type and distribution of development. The Masterplan will include detailed design and guidance to ensure that any development is sympathetic to its sensitive rural setting.
EMP5: LEISURE AND TOURISM AT WHITTLEBURY HALL

1. A comprehensive masterplan will need to be prepared and agreed with the District Council in respect of leisure and tourism development at Whittlebury Hall. This could include development proposals for the following uses:
   a. Increased bed space for short stays;
   b. Enhanced and improved function space;
   c. Improved onsite camping and caravanning facilities;
   d. Further investment in longer stay self-catering holiday accommodation either through additional golf holiday apartments and / or log cabins

2. Any accommodation will be under Use Class C1

3. The masterplan will need to demonstrate that all proposals for new development:
   a. are of a nature and scale suitable for a rural location; and
   b. are sympathetic to the character and form of adjacent existing buildings and landscape setting and can be successfully integrated within existing landscape character and the character and form of the existing built development.

4. The masterplan will need to consider the following design principles:
   a. layout, scale, and massing to respect the surrounding landscape features;
   b. architectural styles, materials and colour palate to reduce visual impact;
   c. planting and landscaping to integrate the site into the surrounding landscape and reduce visual impacts and intrusions on the special landscape area.
   d. the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity

Delivers Objectives: 1,2

5.7 Farm Diversification
5.7.1 Farming and its associated businesses remain integral to the present and future prosperity of South Northamptonshire. In encouraging economic resilience and agricultural diversification, it is important the countryside is not spoilt by the unfettered development of an inappropriate and unwarranted nature, whilst balancing the need to ensure that farms remain viable business propositions.
Proposals should be of a scale and nature appropriate for the location and be capable of satisfactory integration into the rural landscape. Such proposals should have regard to the amenity of neighbours, both residents and other businesses that may be adversely affected by new types of on-farm development.

5.7.2 Diversification proposals should contribute effectively to the agricultural business and the rural economy while integrating new activities into the environment and the rural scene. Diversification should be seen within the context of the future of the farm or estate as a whole. Change that has not been fully considered in the longer term may hinder the future vitality and viability of the rural economy. Whole farm business plans, which include details of existing farm activities, the need for diversification, details of the proposal and implications of the proposal on the rural economy and the environment may be required to support applications for farm diversification proposals to help ensure a coherent approach is undertaken, and to build in some certainty about the future activities of holdings. This will depend on the scale and nature of the proposal and if it is intended to be a permeant or temporary change.

5.7.3 In some instances when a scheme is successful it can grow to such a scale, which would make it unacceptable and whilst the Local Authority would not wish to limit the growth of a successful business, consideration should be given to the potential impact on the character of the rural location. Also, in more isolated locations, difficulties may arise in terms of access and traffic activity and development may require the need to promote and advertise and therefore signage may also become an issue.

POLICY EMP6: FARM DIVERSIFICATION

1. Development that relates to the diversification of an existing farm, agricultural estate, or other land-based rural business will be acceptable in principle provided that:

   a. The proposal would not prejudice the continued viable operation of the existing use; and;

   b. The character, scale and type of proposal is compatible with its location and landscape setting; and

   c. Existing buildings are reused wherever possible; and

   d. Where new or replacement buildings are required, the proposal is in scale with the surroundings and well related to any existing buildings on the site.

2. A whole farm diversification business plan may be required to demonstrate how the proposal would support the continued operation of the agricultural
and/or other land-based rural business.

**Delivers Objectives: 1, 2**
6  Retail and the Town Centres
6.1  Brackley and Towcester town centres

6.1.1 Retail provision in South Northamptonshire is varied and mainly addresses the service and convenience retail needs of residents of the District’s towns and villages with larger centres outside of the District such as Milton Keynes, Banbury, Oxford and Northampton providing for residents comparison goods and other needs.

6.1.2 Policy S9 of the WNJCS states that new retail floor space should be accommodated in accordance with the spatial hierarchy. For South Northamptonshire, this means new development should be directed to the Rural Service Centres of Towcester and Brackley. Development that cannot be accommodated within the Town Centres will be subject to a sequential approach where preference is for well-connected edge of town centre sites and then to district/local centres. Only where no sequentially preferable sites are available should proposals outside of the towns be considered, with schemes of 1000 sqm subject to a retail impact assessment. POLICY RET1 : BRACKLEY AND TOWCESTER TOWN CENTRES defines the town centre boundaries for Brackley and Towcester for the purposes of the sequential test and impact assessment.

6.1.3 Town centres are at the heart of the community. As well as retail, the District’s two town centres are host to a variety of uses and activities. These include leisure destinations such as gyms, restaurants, cafes and public houses, business and services such as banks, estate agents, solicitors and boutiques and salons. In addition residential uses are also to be found. The Council recognises the traditional high street is under pressure from changes in shopping habits and the presence of online retailers. The Council will plan accordingly to support their viability and vitality to ensure the town centres are attractive, well-designed and well managed.

6.1.4 The South Northamptonshire Retail Study (WYG 2018) advises there is scope for both Towcester and Brackley to improve their vitality and viability. The study sets a range of environmental improvements and other actions suggesting how this can be achieved. The study also reports that, even with the new housing growth within Towcester and Brackley there is only a modest increase in the requirement for comparison shopping floor space and this can be accommodated within the existing town centres and could be accommodated as extensions to existing stores. The extent of the floor space requirement would not fundamentally alter the nature of the towns in retail terms. The Council has prepared master plans for both Towcester and Brackley, including the town centres, which provide a detailed strategy to improve their service centre roles.

Temporary Uses

6.1.5 Under permitted development rights, buildings in specific Use Classes (A1, A2, A3, B1, D1 and D2) will be able to change to one of a limited number of alternative Use Classes (A1, A2, A3 and B1) for a single continuous period of up
to two years without requiring planning permission. Such permitted development is subject to certain conditions and is temporary in nature. However, there will remain instances where the change of use of a building does not constitute permitted development and would require the granting of planning permission.

6.1.6 For the purposes of the policies in this Plan, any building operating under a permitted ‘flexible use’ at the time of assessment will be considered on the basis of the use class it had prior to the temporary use change. For example, a retail shop (A1) which has temporarily changed its use to a restaurant (A3) under the new permitted development rights would still be considered as an A1 unit for the purposes of determining applications.

6.1.7 The Council recognises that the short-term use of temporarily empty buildings (‘meanwhile’ uses) can bring welcome benefits to what might otherwise be blighted shop frontages.

POLICY RET1 : BRACKLEY AND TOWCESTER TOWN CENTRES

1. Within the town centres of Brackley and Towcester, the Council will support proposals for new development, redevelopment, extension or change of use where they are appropriate in terms of scale, type and design and consistent with other policies of this plan.

2. Future growth in retail and town centre uses should follow a town centre first approach. Retail proposals located outside the defined town centres that would result in a significant adverse impact on the vitality and viability of town centres will be resisted.

3. Proposals will be supported where they are:
   a. appropriately located employment and housing provision, within and near to town centres, particularly within the part of the town centre not covered by primary shopping frontage area designation; or
   b. the re-use of under-utilised or outdated floorspace, above existing commercial premises in town centres, as a source of employment space and housing supply; or
   c. the introduction of ‘meanwhile’ uses that deliver more vitality to town centres, where these help reduce the number of vacant properties and will support valuable, long term uses; or
   d. mixed use edge of centre developments that help to achieve more balanced communities by delivering a mix of employment, leisure, retail, family housing, healthcare, education and local centre facilities.

4. Proposals involving the change of use of ground floor premises from use class A1 to A2, A3, A4, A5 or other appropriate main town centre sui generis
uses, within the town centre (excluding the Primary Frontage Area) will only be permitted where:

a. The proposal maintains, wherever possible, an ‘active’ shop front ie a window display; and

b. The proposal does not eliminate separate access arrangements to the upper floors, which could be used for residential, community or employment uses

5. Proposals for A3, A4 or A5 uses will need to comply with policies in respect of pollution and noise control. Regard will be had to:
   I. the contribution that could be made to the evening economy;
   II. the location of development proposals within town centres.

6. Premises which may produce noise or give rise to disturbance for longer hours should not be located within or where they would affect adjoining residential uses or areas.

Delivers objective : 6

6.2 Primary Shopping Frontages and Secondary Shopping areas

6.2.1 This plan sets out the Primary frontages to which WNJCS Policy S9 and related policies within this Local Plan will apply. The remainder of the town centres, as set out on the proposals map, are defined as secondary areas.

6.2.2 Primary Shopping Areas are characterised by the highest proportion of Use Class A1 shop uses in the town centres. The attraction of the town centres for shoppers is particularly influenced by retaining the overall and predominant retail character and a critical mass of shops is important in sustaining ongoing vitality. In order to protect the vitality and viability of the town centres as a whole, it is necessary to protect the retail uses in this frontage, particularly A1 uses (shops). These primary areas are shown on the Proposals Map. Whilst some Use Class A2 and A3 uses may enhance primary shopping areas, they should not be at a level or concentration that undermines their primary retail role. The remaining parts of the town centre areas generally contain a wider mix of retail and other uses including offices and residential. These will be termed as the Secondary town centre area. A more flexible approach will be taken to the type and mix of uses permitted in secondary areas but these should not result in an imbalance of retail uses, where this affects the vitality, viability or character of the area, particularly in terms of its specialist retail offer.

6.2.3 Surveys of the primary retail frontage areas indicate that there has been a loss of A1 units in both town centres in recent years. To ensure that a healthy balance of uses is maintained, the Council will actively manage the concentration of different Use Classes (under the Use Class Order) within these Primary areas. By designating and protecting key frontages within the town centre it is possible
to control the distribution of retail and non-retail uses to ensure the District’s town centres remain attractive places to shop. It should be noted however, that the Council is unable to determine exactly what the final use of a shop may be. For example, permission may be granted for an ‘A1’ use retail shop, but no distinction can be made as to whether this shop is, for example, a clothing shop, a hairdresser, or a charity shop.

6.2.4 It is important that primary areas retain a mix of uses that provide a useful service to local communities. Changes of use that undermine this balance and therefore the role of such centres will not be supported. In general, within the Primary Shopping Frontages the Council will seek to protect existing A1 uses along these frontages. The Council will consider the use of Article 4 Directions to remove national permitted development rights if it is considered necessary to protect local amenity or the wellbeing of the town centres. This is intended to ensure attractiveness, diversity and viability for the local community.

**Secondary Town Centre Areas**

6.2.5 In accordance with the NPPF (2018), the Council defines the extent of the town centres and primary shopping areas and seeks to ensure that retailing remains the main function in the Primary Shopping Frontage Area. However it recognises that a mixture of other uses such as professional offices (eg solicitors, estate agents etc.), restaurants, and community facilities can contribute towards a diverse, vibrant and more sustainable town centre. The Secondary areas are characterised as areas that, whilst containing a clear retail element, offer greater opportunities for flexibility and a diversity of uses. This is in acknowledgement that these are not just shopping destinations and that appropriate complementary uses can enhance town centres, often encouraging footfall beyond the working day. It is however, important that the prevalence of non-town centre uses is managed to ensure they do not begin to compromise or undermine the vitality and viability of the Shopping Area.

6.2.6 The introduction of residential accommodation into town centres is a sustainable form of housing and supports the vitality and viability of town centres. Residential development should comply with other policies in the Plan, particularly those relating to design and housing. Ground floor residential uses should not create ‘dead frontages’ in the street scene and are not therefore considered to be appropriate in the primary shopping frontage areas but can be appropriate in the secondary areas of town centres.

6.2.7 Whilst cafés, restaurants, pubs and takeaways add to the diversity of a town centre and can make a positive contribution to the vitality of the evening economy, there are also a number of undesirable impacts which can occur as a result of an over-concentration of such uses, including smell, noise and anti-social behaviour. Therefore, when considering applications for such uses in the town centre, the Council may seek to impose conditions such as limiting the
hours of opening or requiring the installation of fume extraction equipment in order to protect the surrounding residential amenity.

6.2.8 Both town centres contain historic elements. In conjunction with the chapter on Heritage seek to balance this important heritage and use it to add value to the economy and ensure poor design does not undermine the character and vitality of our centres.

**POLICY RET 2: PRIMARY SHOPPING FRONTAGE**

<table>
<thead>
<tr>
<th>a. Proposals involving the loss or change of use of ground floor premises from use class A1 to: A2, A3, A4 or A5 within the Primary Frontage of a town centre will only be permitted where no more than two non-retail units would be located adjacent to one another within the same primary frontage section;</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. Proposals for the loss of ground floor retail uses (A1 – A5) to other uses in the defined primary shopping frontage will not normally be permitted unless:</td>
</tr>
<tr>
<td>a. the proposal positively contributes to the viability and vitality of the shopping area; and</td>
</tr>
<tr>
<td>b. the proposal would not adversely impact the environment and amenities of the surrounding areas including residential properties, by reason of smell, noise or other environmental problems;</td>
</tr>
</tbody>
</table>

Exceptions to this policy may be considered acceptable where the property is vacant or is currently occupied by a meanwhile or temporary use and the applicant is able to demonstrate that the property has been effectively marketed for sale or letting at a realistic price on the open market for a minimum period of 12 months and that no reasonable offers have been refused.

3. The Council may seek the advice of independent experts to verify the quality and robustness of the marketing exercise.

**Delivers Objective: 6**
7 

Well Designed Places and Sustainable Communities

7.1 Context

7.1.1 The following chapters provide additional detail on Sustainable Development, how this can be achieved across the district in addition to more detailed policies that provide direction with regard to design, the historic and natural environment, infrastructure and health. These should be used to ensure that development is resilient, inclusive and of a high quality that respects the features that make South Northamptonshire such an attractive place to live, work and invest.

7.1.2 The WNJCS sets out the spatial strategy for the District it identifies how much, where and when development will take place directing it to the most sustainable locations. The earlier policies in this plan provide additional detail on the direction and delivery of new housing, employment and infrastructure growth and follow the strategy of the WNJCS which at Policy S10 sets a framework for achieving sustainable development. This balances the environmental, social and economic factors that new development should follow to ensure that sustainable development can be achieved. These include:

- Creating a sense of place through design
- Designed to improve environmental performance
- Make use of sustainably sourced materials
- Minimise demands on resources, and maximise opportunities for reuse and recycling
- Be located were services and facilities can be easily accessed
- Maximise opportunities for sustainable building design through layout and design
- Protect, conserve and enhance the natural and built environment
- Promote the creation of green infrastructure networks and resist the fragmentation of habitats
- Minimise pollution from noise, air and run off.

7.1.3 Policy S10 is complemented by a range of other policies that seek to promote healthy and inclusive developments, provide for required levels of social and physical infrastructure and ensure that development meets the needs of existing and new communities.

7.1.4 The NPPF (2018) explains how high quality and inclusive design should be applied to all development, including consideration of the wider public realm, in order to contribute positively to improving quality of life, social inclusion, health and safety of people, and in promoting regeneration.

7.2 Achieving well designed places:

7.2.1 Design covers a range of different factors that shape our interaction with the environment. ‘Good Design’ is about creating visually attractive and successful
places that work well and are functional. Design is a key component of achieving healthy places and delivering the wider objectives of the NPPF.

7.2.2 The NPPF (2018) emphasises the importance of good design as a basis for sustainable futures for people and places. It discourages the imposition of inflexible architectural styles, its key message being to promote high quality, inclusive design. The Council attaches great importance to the creation of attractive and usable developments. The Design Guide complements and adds detail to Local Plan policy. The Guide provides good practice guidance in relation to all aspects of design. There are a number of different settlements in the District, each with their own character. Many of these contain a conservation area and these should be referenced when considering the design of proposals in accordance with the Heritage Policies of this plan. Design should respond positively to the local character and pattern of the development within each settlement and local area. Design and Access Statements accompanying planning applications should demonstrate how this has been achieved. Consistency is often an important element of design, but this need not result in the rigid application of like-for-like design standards for new development. Rather, new forms of development will be expected to respond positively to existing buildings and improve the way that the area in which the development is located functions.

7.2.3 Better living environments should be created for the occupiers of the site and surrounding area by enhancing the legibility of the development and ensuring that the bulk, siting and design are complimentary to the surrounding area. The Council will use the Building for Life principles when assessing proposals to ensure that they meet the highest levels of design quality.

7.2.4 The public realm is the name given to the public spaces in our towns and villages. A high quality public realm has the potential to boost the economic potential of the Rural Service Centres of Brackley and Towcester through increasing footfall (pedestrians) and dwell time (the amount of time we spend in these places). It includes the materials used for paving and seating, street lighting, advertisements, trees and landscaping and shop fronts.

7.2.5 Advertisements by their very nature are designed to attract attention in order to generate business. When considering proposals for the display of advertisements regard must be paid to the Council’s Design Guide which contains specific detailed guidance on the public realm and also to visual amenity and highway safety.

7.2.6 Outside of the main town and village centres street clutter, in particular highways signage, can detract from the rural environment and the creation of high quality places. Where appropriate when determining proposals the Local Planning Authority will work with applicants and the Local Highways Authority to minimise over-engineering and balance highway safety for all users with the desire to ensure that the character of the district is not undermined. The Manual for
Streets 2 is considered to be a useful document in guiding the design of streets and the public realm to ensure that it is accessible and creates a safe and attractive environment.

**POLICY SDP1: DESIGN PRINCIPLES**

1. New development that complies with the development plan will be required to present a high quality design that:
   a. makes a positive contribution to the built and natural environment; and
   b. complements the distinctive local character of the area in which it is located; and
   c. respects, enhances or improves the visual amenity of the area by virtue of scale, mass, bulk, height and form; and
   d. incorporates appropriate local materials and architectural features; and
   e. ensures an appropriate degree of functionality in terms of internal space, accessibility for users, facility provision and waste storage.

2. Major development proposals will also be required to:
   a. retain, enhance or create a high quality public or semi-public realm; and
   b. enhance legibility through the spatial pattern of development and street hierarchy.

3. All development should be consistent with South Northamptonshire’s design guide (and any successor document).

4. The use of design codes, masterplans or planning briefs will be considered for multi-phased developments to ensure consistency of design approach.

**DELIVERS OBJECTIVE: 4**

### 7.3 Residential Extensions:

#### 7.3.1
The quality of both the urban and rural environments can very often be adversely affected by residential extensions. Insensitive designs and styles, together with the use of discordant materials, often detract from traditional street scenes within which modern developments may have otherwise been sympathetically introduced. The Council, in dealing with planning applications for house extensions, particularly those in the open countryside, will therefore pay particular regard to details of scale, design and materials so as to ensure that the
character of the area is maintained. In order to retain the character of existing streetscapes and to enable property to be maintained, the creation of a “terracing effect” by the development of side extensions to a common boundary should be avoided. Further guidance in relation to this is set out within the Design Guide.

7.3.2 A common form of extension is roof extensions to convert a bungalow into a two storey dwelling or to create additional living space. Bungalows are an important component of the district’s housing stock and help meeting the specific needs of different group and, across the district, there is a shortage of this accommodation type. In new developments, the council will seek to ensure that these properties remain bungalows in perpetuity. In established areas proposals that involve the upward extension of bungalows and that require planning permission will be considered having regard to the character of the area.

7.3.4 The Council is concerned that overlarge extensions in the open countryside would effectively represent new residential development. In order to adhere to a strategy of directing development to the most sustainable locations, residential extensions in the open countryside will be restricted in size to reflect the character, scale and appearance of the host property.

POLICY SDP2: RESIDENTIAL EXTENSIONS AND UPWARD EXTENSIONS

1. Within settlement confines proposals for residential extensions will normally be permitted provided they:
   a. Incorporate a good quality design which maintains or enhances the character and appearance of the building, street scene and surroundings; and
   b. Do not have an unacceptable impact on the amenities of neighbouring occupiers or adversely affect neighbouring non-domestic uses; and
   c. Provide suitable amenity and utility space; and adequate access and parking in line with the council’s parking standards and design spd.

2. Proposals for extensions to dwellings in the open countryside should be appropriate to their context.

3. Upward extensions to single storey dwellings will be considered acceptable in principle where they are detached; or the proposal involves the whole of a semi-detached pair or terrace; and
   i. are in an area with little uniformity of design and layout; and
   ii. have been designed to minimise the effect on neighbours’ properties by overshadowing and overlooking
   iii. are in keeping with the existing property and context with regard to style and materials.
### DELIVERS OBJECTIVE: 4

#### 7.4 Health and Wellbeing:

7.4.1 The environment in which we live, work and play is a major determinant of our health and wellbeing. In 2016, Natural England brought together research on the positive impact that access to open spaces can have on health and well-being\(^\text{12}\), which reinforces the importance of nature and place as a determinant of health. Nature-based interventions, sometimes known as green care or eco-therapy, are considered part of a wider health care package addressing a range of different criteria including: activity levels and social interactions. Planning plays a crucial role in contributing to this and promoting good health and wellbeing.

7.4.2 The provision of health services in Northamptonshire is overseen by the NHS Trust Development Authority and Clinical Commissioning Groups (CCGs) working in partnership with others across the counties health and care system. A Health and Wellbeing Board for Northamptonshire ensures effective joint working and cooperation throughout the system.

7.4.3 As part of their work the Health and Wellbeing Board produce a Joint Strategic Needs Assessment (JSNA) a study looking at current and future health, care and wellbeing needs of residents. The JSNA (2013) identifies the following challenges for South Northamptonshire in terms of Health:

- **Obesity**: over 1 in 5 adults in the district are obese, which is comparable with the average for England. The JSNA advises that the promotion and improvement of health across the whole of the district is important, not focusing only on areas with relatively high obesity.
- **Aging population**: this presents challenges particularly in ensuring that people can stay safe in their homes for longer and, where issues do arise, they have access to rehabilitation services Mental Health: in the district there are higher rates of suicide. Access to facilities and services that support mental well-being are considered an important component of creating healthy places.

7.4.4 Planning has an important role to play in addressing these challenges helping to create safe, attractive, legible and adaptable environments that encourage active and healthy lifestyles. Examples of its involvement can include:

- Supporting the use of residential and business travel plans that prioritise walking and cycling. Ensuring a planned network of multi-functional green and blue spaces that are easily accessible and safe, designed and maintained for everyone to use.

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• Supporting the enhancement and maintenance for community food growing, the avoidance of an over-concentration of unhealthy food uses such as hot-food takeaways in town centres and in proximity of schools or other facilities aimed at children, supporting shops/food markets that sell a diverse offer of food choices.

• Ensuring community healthcare facilities are provided early as part of new development, the co-location of facilities within buildings (where feasible) and public spaces that are attractive and easy to get to.

• Ensuring adequate internal space for bike storage, dining and kitchen facilities, adequate private/semi-private outdoor spaces.

• Ensuring the vitality of local centres through the provision of diverse retail and food, centring places of employment where they are easy to get to by public transport or on walking and cycling routes, providing facilities for people who are walking and cycling to local centres and high streets such as benches and secure bike storage.

7.4.5 Planning decisions can have a significant impact on the ability to improve the health of the population. To ensure there is an effective and robust mechanism to bring together planning and health, there is a requirement that:

• We create new developments which genuinely support and encourage healthier communities. For example, the provision of access to open spaces homes that meet the changing and evolving needs of people and encourage active lifestyles.

• We ensure that appropriate health facilities and infrastructure can be secured within new communities.

7.4.6 Whilst Public Health England and the Directors of Public Health are non-statutory consultees on local planning applications, the Council considers that their input into the planning process is vital. Where applications are subject to pre-application discussions, communication with Public Health will be encouraged to ensure local health needs are taken into account.

7.4.7 The Council will continue to work closely with the healthcare providers, partners and the NHS across its delivery bodies to:

• ensure the provision of additional and reconfigured health and social care facilities
• identify the anticipated primary care needs of local communities
• identify the capacity needs of local communities
• meet the healthcare requirements of local communities.

7.4.8 For the purposes of POLICY SDP3: HEALTH FACILITIES AND WELLBEING, Health Facilities covers buildings that are required to accommodate primary and secondary care needs, for example, GP surgeries, pharmacies, dentists, community healthcare hubs and facilities for the treatment of mental health.
POLICY SDP3: HEALTH FACILITIES AND WELLBEING

1. The Council will support the provision, extension and co-location of health facilities within or adjoining settlement confines in Rural Service Centres, Primary Service Villages and Secondary Villages (A). Facilities should:
   a. be designed to accommodate a range of health related services; and
   b. be accessible by walking, cycling and public transport; and
   c. be informed by discussion with relevant health providers to ensure the facilities meet identified health needs of the communities they are intended to serve.

2. The health and wellbeing of communities will be maintained and improved by requiring developments to contribute to creating an, healthy and equitable living environment through:
   a. locating new development in sustainable locations with access to a range of community facilities; and
   b. promoting an inclusive environment with a mixture of housing types and tenures; and
   c. promoting access to public and private or semi-private green spaces; and
   d. ensuring new developments are legible and connected to existing and planned footpaths and cycleways to promote active travel; and
   e. ensuring adequate space for bicycle storage within the development; and
   f. promoting access for all to sports facilities, play and recreation opportunities in accordance with gs1 and
   g. promoting allotments or similar opportunities for local food production either on site or via financial contribution where there is an identified need.

3. Any increase in the number of hot food takeaways within 400m of education facilities will be resisted.
4. Developments may be required to be supported by a health impact assessment. The scope of the document will be agreed in writing with the applicant.

| Delivers Objectives: 4,7 |
Infrastructure Funding and Delivery:

8.1 Context

8.1.1 Successful infrastructure delivery is important to ensuring the wider aims of the development plan can be met. This includes delivering sustainable growth across the District. The definition of infrastructure, for the purposes of charging the Community Infrastructure Levy (CIL) is contained within the Planning and Infrastructure Act (2008). This defines Infrastructure as:

- roads and other transport facilities;
- flood defences;
- schools and other educational facilities;
- medical facilities;
- sporting and recreational facilities;
- open spaces;
- affordable housing.

8.1.2 However, infrastructure can also have a much wider definition to also include:

- Physical infrastructure: water, drainage, waste management, sewage treatment and utility services,
- Social infrastructure: social services, emergency services and other community facilities such as libraries, broadband and cemeteries, and
- Green Infrastructure: parks, allotments, footpaths, play areas and natural and amenity green space.

8.1.3 In many situations the planning process is unable to dictate the levels of service on its own, and partnership working with other organisations is vital to achieving the infrastructure required to meet the needs of the existing and future communities.

8.1.4 Essential infrastructure is infrastructure which is required to make development happen in a timely and sustainable manner. Such infrastructure is needed to ensure that impacts of development are mitigated and that new development comes forward with necessary supporting facilities. Not investing in essential infrastructure such as roads, public transport, schools and foul water treatment may result in delays to development coming forward.

8.1.5 Other infrastructure is that which is important to meet the overall cumulative needs of developments, but is not seen as likely to prevent an individual development coming forward in the short-term. Waste management and disposal is the responsibility of Northamptonshire County Council.

8.1.6 Any new development can increase the use of, or demand for, existing services and facilities. Where new homes or jobs are developed and there is insufficient capacity to meet additional demand it is critical essential infrastructure is
provided to meet the demand created. New services and facilities should be planned to meet the demand created by new development and be delivered at appropriate timescales. This will ensure that the needs of both the existing community and future residents are provided for. We will therefore only grant planning permission for new development once the delivery of infrastructure within appropriate timescales has been secured.

8.2 Funding and delivering Infrastructure:

8.2.1 Infrastructure has been traditionally provided or funded by developers through legal agreements under Section 106 of the Town and Country Planning Act (1990). The Community Infrastructure Levy (CIL) was introduced in the Planning Act 2008 and defined in the CIL Regulations 2010. CIL provides a tariff that local authorities can levy on new development, thus providing more certainty over development costs. The Council introduced CIL in April 2016.

8.2.2 Gas, electricity and heat supply and investment in electricity infrastructure is provided by the private sector and the Council will continue to work with suppliers and distributors to provide the necessary services to strategic sites. Developers will need to take account of the location of existing services and will need to contribute financially to their relocation and upgrading on development sites.

8.2.3 In July 2018 the Government updated its guidance on viability assessment and planning obligations. A more holistic approach to viability is now promoted with the assumption that, where a plan includes policies that have been subject to viability assessment, that proposals will normally be expected to be deliverable. POLICY INF1: INFRASTRUCTURE DELIVERY AND FUNDING provides further details on the provision of infrastructure as part of new development including affordable housing. The developer obligations SPD is due to be updated to reflect ongoing work with utility companies to identifying the infrastructure requirements and constraints to future development in the District.

8.2.4 Effective partnership working is essential between public, private and voluntary sectors to ensure infrastructure is efficiently provided and maintained. The Council continues to work closely with a range of stakeholders, including the Environment Agency, Highways England, Northamptonshire County Council and Health providers. Anglian Water and Severn Trent Water provide the majority of the water supply and waste services for the District. Water services’ business plans are based on five year schedules and the scale of investment is substantial. Timelines vary on projects and the Council will work with the water companies to plan the delivery of specific projects.

8.2.5 Telecommunications infrastructure will be provided as part of the strategic allocations. As a result of the investment by the Department for Culture, Media and Sports (DCMS), Northamptonshire County Council and South Northants Council, full District wide broadband coverage will have been secured during the plan period to support increased business and residential use, supporting increased home working, new business formation and new service provision.
**Planning Obligations- Statutory tests:**

8.2.6 Planning obligations may only be used where they are:

(a) Necessary to make the development acceptable in planning terms;

(b) Directly related to the development; and

(c) Fairly and reasonably related in scale and kind to the development.

**POLICY INF1: INFRASTRUCTURE DELIVERY AND FUNDING**

1. New development will be required to provide for the necessary infrastructure requirements and affordable housing obligations arising from the proposal. This will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development. Where appropriate, developers will be expected to collaborate on the provision of infrastructure needed to serve more than one site.

2. If infrastructure requirements or other policy obligations such as affordable housing render a development financially unviable, proposals for should be supported by an independent viability assessment undertaken on terms agreed by the council and funded by the developer. This will involve an open book approach.

   Where viability constraints are demonstrated by evidence, the council may:

   a prioritise developer contributions for essential infrastructure, affordable housing and then other infrastructure; or

   b use an appropriate mechanism to defer part of the developer contributions requirement to a later date; or

   c refuse planning permission if the development would be unsustainable without inclusion of the unfunded infrastructure requirements or affordable housing taking into account reasonable contributions from elsewhere including CIL.

3. Where not covered by the CIL charging schedule, infrastructure and services, including provision for their maintenance, should be delivered directly by the developer through the development management process and in accordance with the Regulation 122 tests.

Delivers Objective: 1
8.3 **Infrastructure and Community Facilities**

8.3.1 Community facilities are vital to promote opportunities for social interactions. Across the district, the majority of the larger villages have access to a village hall as well other facilities that contribute to creating a sustainable place to live.

8.3.2 The policy seeks to deliver accessible, high quality, inclusive facilities in appropriate locations in order to meet local needs. The definition of ‘key community facilities’ for the purposes of POLICY INF2 includes:

- schools and colleges;
- hospitals, doctors’ surgeries and dentists’ surgeries;
- other emergency services’ accommodation;
- children’s nurseries and day care;
- community, youth and children’s centres;
- extended residential care and supported accommodation;
- public libraries, museums, community arts venues and theatres;
- places of worship and cemeteries;
- allotments and other urban open land including woodland, green infrastructure and town or village greens;
- parks and sports clubs and pitches;
- public leisure centres; and
- public houses in rural villages.

8.4 **Community Facilities:**

8.4.1 The NPPF (2018) states local planning authorities should positively seek opportunities to meet the development needs of their area and for the provision of facilities and services that the community needs, to guard against the unnecessary loss of valued facilities and services, to ensure that established facilities and services are able to develop and modernise and to ensure an integrated approach is taken when considering the location of community facilities and services.

8.4.2 The Council maintains a list of Assets of Community Value under the provisions of the Localism Act 2011. Buildings or amenities which play an important role in local life may be nominated by the local community and included on the list. If an asset is a key community facility the Council will seek its retention POLICY INF2.

8.4.3 The funding of community facilities and infrastructure will be secured in accordance with POLICY INF1.

**POLICY INF2: COMMUNITY FACILITIES**

1. Proposals for the provision of new community facilities will be permitted within town or village confines or on land immediately adjacent to the settlement confines of a rural Service Centre, Primary Service Village, Secondary Service Village or Small Settlement.
2. Community facilities intended to meet the needs of the wider district should be located within or adjoining rural service centres.

3. Proposals for the extension of existing or new recreational or community facilities in open countryside will only be permitted where:
   a. the scale is appropriate to the locality it serves; and
   b. they are appropriately located and designed; and
   c. they are, or can be made accessible by public transport, walking and cycling to the community they are intended to serve.

4. Development proposing the change of use or loss of land or premises either currently or last used as a community facility will only be permitted where it can be demonstrated that:
   a. a replacement facility of equal or greater value is provided in the locality; or
   b. the use no longer serves the needs of the community in which it is located and the site or facility has marketed for an alternative community facility via a marketing exercise or such process agreed with the Council; or
   c. the use is no longer financially viable and site or facility has marketed for an alternative community facility via a marketing exercise or such process agreed with the Council.

Delivers Objective: 1

8.5 Meeting Education Needs
8.5.1 The provision of primary and secondary education facilities, along with those for early years and lifelong learning will be needed throughout the District to accommodate population growth. The demand for pre-school facilities is likely to increase due to changes in lifestyles and work patterns.

8.5.2 We will support the growth plans of schools across the District and recognise the important role that schools have to play in maintaining the quality of life of communities. Northamptonshire County Council as the Local Education Authority is usually responsible for the provision of new schools and school places. It has a statutory duty to ensure that there are enough school places. The District Council will work with the County Council and others to provide nursery, primary and secondary schools; further and higher education facilities; community learning facilities; special schools; free schools and other educational facilities as required. This may include seeking the provision of new schools, contributions towards these facilities or contributions towards expanding existing facilities.
8.5.3 We will work with the County Council to ensure that the design of these schools is flexible enough to accommodate the changing needs of their users and the communities they serve and future changes to the demographic profile of the District. Where appropriate the use of school and college buildings and land after hours will be encouraged to support learning among the wider community and may be able to contribute towards recreation provision. New school buildings should be located in sustainable locations on the edge or within the built up limits of settlements.

8.5.4 The Developer Contributions SPD provides further details on how developer contributions for education facilities will be sought.

8.5.5 The District has historically had a relatively high education and skills base. We will encourage development that will diversify and develop the skills base of the District into the future. We will support the continued development of the University Technology College at Silverstone and other similar proposals as an opportunity to strengthen the education and skills base of the District.

POLICY INF3: EDUCATION FACILITIES

1. The Council will work with partners to ensure the provision of pre-school, school, community learning and other facilities which provide for education and the development of skills across the District.

2. The co-location of community and education facilities will be supported where they create community hubs that can serve the needs of the community.

3. Education facilities should be designed to:
   
   A achieve a high degree of environmental efficiency to minimise running costs; and
   
   B provide a safe, secure and pleasant environment conducive to learning; and
   
   C be sustainably located to promote sustainable methods of travel; and
   
   D be designed to enable future expansion, if required.

4 Where proposals relate to large schemes or the expansion of existing campuses and integrated, coordinated and comprehensive planning approach will be taken and a masterplan must be prepared, in consultation with the local planning authority, the local highway authority and other statutory undertakers covering the development of the whole site.

Delivers Objective: 7
8.6 Electric and Low Emission Vehicles and Associated Infrastructure

8.6.1 Chapter 9 of the NPPF(2018) states that plans should actively manage patterns of growth in support of sustainable transport and that transport issues should be considered from the earliest stage of plan making. In particular paragraph 105 states that developments should take into account the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

8.6.2 Whilst encouragement can be made for a ‘modal shift’ away from the private car to public transport, walking, and cycling, many trips will continue to be made by private motor vehicles. Electric and low emission vehicles offer the possibility of making such trips more sustainable. Electric hybrid cars are becoming more popular as they become more affordable and as battery technology develops, allowing a longer range and journeys.

8.6.3 The last four years have seen a surge in demand for electric vehicles in the UK – new registrations of plug-in cars increased from 3,500 in 2013 to more than 160,000 by July 2018. By the end of 2017, plug-in cars as a proportion of total UK registrations had reached 2.9%, and averaged over the year, electric cars represented 1.9 per cent of the total new car market in the UK. Figures available for the first half of 2018 see the plug-in car market make up 2.2 per cent of all new cars sold in the UK.

8.6.4 As a result of sustained government and private investment, the UK network of EV charging points has increased from a few hundred in 2011 to more than 5,800 charging locations, 9,800 charging devices and 16,700 connectors in June 2018. The proportion of charger types has also changed dramatically during that time with an increase in high power (rapid) units being installed across the UK.

8.6.5 Based on the anticipation that electric vehicles will become more popular as technology advances and vehicles become less expensive, together with the Government’s commitment to end the sale of all new conventional petrol and diesel cars and vans by 2040 it is important that future and existing developments are able to accommodate electric vehicles and ‘recharging facilities.

8.6.6 When considering the provision and location of such infrastructure regard must be had to the principles of good design and care taken to ensure that harm is not caused to the significance of heritage assets, both above and below ground, in accordance with the policies contained within this plan.

POLICY INF4: ELECTRIC VEHICLE CHARGING POINTS

1. On all sites where an additional dwelling is created (including conversions) with a garage or driveway, ac level 2 equipment or equivalent for charging electric vehicles will be required.
2. For residential developments of 10 or more units (including conversions) with communal parking areas two parking bays marked out for use by electric vehicles only together with AC Level 2 equipment or equivalent per 10 dwellings will be required.

3. For business, retail, commercial or leisure developments with a minimum of 10 parking bays, one parking bay marked out for use by electric vehicles only together with dc fast charging equipment or equivalent per 10 parking bays or part thereof will be required.

Delivers Objective: 5
9 Green Space, Sport and Recreation:

9.1 Context

9.1.1 The NPPF (2018) recognises high quality open spaces and opportunities for sport and physical activity is important to the health and well-being of communities. It contains a strong presumption against building on existing open spaces and sports and recreational land, including playing fields. Areas of open space that are valued by residents provide an important community function can make a significant contribution to quality of life.

9.2 Open Space Standards:

9.2.1 The Open Space, Sport and Recreation Strategy for South Northamptonshire (2018) identified the facilities and provision required to meet the needs of the overall needs of the district as a whole, and each sub-area of the district. For all new housing developments on sites of 6 or more dwellings (or 0.2ha) the following standards will be applied:

Table 4: Open Space Standards

<table>
<thead>
<tr>
<th>Open Space Type</th>
<th>Quantity per 1,000 population</th>
<th>Accessibility</th>
<th>Quality</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks and Gardens</td>
<td>0.4ha per 1000 in urban areas</td>
<td>710m in urban wards</td>
<td>Green Flag</td>
</tr>
<tr>
<td>Amenity Green Space</td>
<td>0.6ha per 1000 in urban areas</td>
<td>480m</td>
<td>Green Flag</td>
</tr>
<tr>
<td></td>
<td>0.6ha in rural parishes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Natural Semi Natural Green Space</td>
<td>1.15ha per 1000 in urban areas</td>
<td>720m walk 2000m drive for sites over 20ha</td>
<td>Green Flag</td>
</tr>
<tr>
<td></td>
<td>0.5ha in the rural parishes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Children’s play and provision for young people</td>
<td>0.25ha per 1000 of designated equipped playing space inc teenage provision</td>
<td>400m for LEAP 1000m for NEAP 1000m for teenage facilities</td>
<td>New LEAPs and NEAPs should meet the Fields in Trust standards as relevant to the individual site. New youth provision should reflect current best practice, and also take into account...</td>
</tr>
</tbody>
</table>
**Open Space Type** | **Quantity per 1,000 population** | **Accessibility** | **Quality**
--- | --- | --- | ---
Allotments | 0.3ha per 1000 in urban wards | 1000m | the needs expressed by local young people; Allotments should be secure with gates and fencing providing suitable and accessible areas for growing, and where applicable an adequate water supply and car parking

*LEAP- Locally Equipped Areas for Play
NEAP – Neighbourhood Equipped Areas for Play

9.2.2 In applying the standards, the Council will consider the needs at a parish level for quantity, quality and accessibility. Where there is a shortfall, the development should normally provide for the typology based on the adopted standard. The quantity of provision will need to be proportionate to the new development to ensure that it meets the CIL Regulations and tests for planning obligations. If a proposal results in a surplus, the council will work with the applicant and the town/parish council to determine the amount and typology required. Where there is an oversupply of a particular typology and this is of suitable quality and accessibility then the council will negotiate to secure an appropriate amount of open space to support the development and the community.

9.2.3 The cost of providing the open space will be based on the calculations provided within Appendix 6 of the Open Space, Playing Pitch and Sports Facilities Strategy (2018).

9.3 Playing Pitches:

9.3.1 All playing pitches within the district are protected in accordance with para 97 NPPF (2018). This states that open space, sports and recreational building and land including playing fields should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

9.3.2 The Playing Pitch Strategy identifies pitches that do not have ‘security’ of use. This includes those at Brackley Junior School, RAF Croughton and Sponne School, Towcester. It is a priority for these sites to ensure long term security for public use, both for the pitches and changing provision. Any new pitches will be required to meet the relevant Sport England standards.

9.3.3 The financial sustainability of local sports clubs is also important to ensure their facilities can continue to be enjoyed. In order to achieve financial sustainability, local sports clubs will be supported by partners including the Council, national governing bodies and the County Sports Partnership across a range of areas including management, membership, funding, facilities, volunteers and partnership working for example with volunteer support agencies and local businesses. Sports clubs will be encouraged to develop sound business plans to support their on-going sustainability and, where it would assist with long-term management, the Council will support the co-location of facilities to create ‘sports hubs’. This may assist some clubs, who currently hire facilities, to have a more permanent location and space to grow.

9.3.4 At Brackley the Council recognises the desire of, and supports the principle of the relocation of a number of existing sports clubs from their current sites to a new purpose built Sports Hub. This would allow for an enhanced level of provision to meet the needs of an increasing population. Furthermore it acknowledges that such relocation could also provide land close to the town centre for development, and some new car parking provision that has been identified as important to serve the town centre. If such proposals are to be considered acceptable they will, in addition to being assessed against other policies in this plan, need to be supported by appropriate evidence to demonstrate their viability and deliverability as well as certainty over the mechanism required to deliver the Sports Hub that ensures that as many of the existing four clubs relocate as possible.

9.3.5 The Council supports the provision of a new site to meet the needs of Towcester Town Football Club. This is a very important facility for the local community, that currently does not have a home. With the addition of around 3000 new homes in the town the needs of the Club will become even more sort-after. It is at present running at capacity having to use overflow pitches in local villages such as Greens Norton and Pattishall. The Club is 30 years old next year and currently has 26 teams for juniors to adults. This results in over 300 junior members and almost 40 volunteers. The Club continues to attract new members across all age groups to the point that current arrangements are no longer sustainable. The club aspires to its own ground where it can grow and continue to serve the residents of Towcester and the surrounding area with facilities such as the districts only 4G pitch, that would also be available for community use. The
relocation is also supported by Northamptonshire Football Association and is one of Northamptonshire’s Charter Standard community clubs that ensures the highest safeguarding and coaching procedures in line with best practice and latest training.

**POLICY GS1: OPEN SPACE, SPORT AND RECREATION**

1. **Sports facilities play and recreation opportunities must be provided in accordance with the standards set out within this plan and the Open Space, Sport and Recreation Strategy.**

2. **Open space contributions will be sought on developments of 6 or more homes or 0.2ha, whichever is the lesser.**

3. **The need for open space within the rural areas will be calculated at a parish level in terms of quantity, quality and accessibility.**

4. **Where the calculation of open space results in a surplus of a typology the Council will work with the applicant to determine the appropriate contribution(s).**

5. **The loss of playing pitches will be resisted unless:**
   a. it can be demonstrated that the pitch is surplus to requirements; and
   b. the resulting loss will be replaced by an equivalent or better provision in terms of quantity, quality or accessibility; and
   c. the development is for alternative sports and recreational provision which outweigh the loss.

6. **In the Rural Service Centres of Brackley and Towcester, the co-location of sports clubs and facilities will be supported in principle where they will:**
   a. support the future viability and vitality of existing sports clubs; and
   b. will provide equal or improved facilities in terms of accessibility, changing facilities and pitch provision; and
   c. will provide opportunities for smaller sports clubs to have a permanent facility; and
   d. will enhance opportunities and accessibility for use by residents of the District.

Delivers Objectives: 3, 7
9.4 Local Green Spaces

9.4.1 POLICY INF2 of this plan affords a high degree of protection to key community facilities, including allotments and other urban open land, green infrastructure and town or village greens together with parks, sports clubs and pitches.

9.4.2 The NPPF (2018) also makes specific reference to Local Green Space (LGS) which are green areas of particular importance to a local community and the development of that would be resisted in all unless very special circumstances can be demonstrated. Local Green Spaces should be:

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

9.4.3 There are 33 LGS allocated within this plan. Further Local Green Spaces may be allocated within Neighbourhood Plans. The following local Green Spaces are designated as shown on the proposals map:

<table>
<thead>
<tr>
<th>No.</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Boddington (Upper): Jubilee Field</td>
</tr>
<tr>
<td>2</td>
<td>Bugbrooke: land off Church Lane</td>
</tr>
<tr>
<td>3</td>
<td>Bugbrooke: Captains Close, Great Lane</td>
</tr>
<tr>
<td>4</td>
<td>Bugbrooke: Elm Tree Bank, High Street</td>
</tr>
<tr>
<td>5</td>
<td>Bugbrooke: Cricket Ground Camp Farm</td>
</tr>
<tr>
<td>6</td>
<td>Bugbrooke: Waggon and Horses Green</td>
</tr>
<tr>
<td>7</td>
<td>Chipping Warden: Cricket pitch, Culworth Road</td>
</tr>
<tr>
<td>8</td>
<td>Chipping Warden: Chipping Warden Allotments</td>
</tr>
<tr>
<td>9</td>
<td>Culworth: Cricket Field</td>
</tr>
<tr>
<td>10</td>
<td>Culworth: Village Green</td>
</tr>
<tr>
<td>11</td>
<td>Paulerspury: Church Green and associated verges</td>
</tr>
<tr>
<td>12</td>
<td>Paulerspury: Doctor’s Green (excluding associated verges)</td>
</tr>
<tr>
<td>13</td>
<td>Potterspury: Mill Pond Conservation Area</td>
</tr>
<tr>
<td>14</td>
<td>Quinton: Village Green</td>
</tr>
<tr>
<td>15</td>
<td>Kings Sutton: land west and south of the Manor House</td>
</tr>
<tr>
<td>16</td>
<td>Rothersthorpe: the Conker Field Church Street</td>
</tr>
<tr>
<td>17</td>
<td>Rothersthorpe: the Paddock Banbury Lane</td>
</tr>
<tr>
<td>18</td>
<td>Silverstone: Brickle Pocket Park</td>
</tr>
<tr>
<td>19</td>
<td>Silverstone: Olney</td>
</tr>
<tr>
<td>20</td>
<td>Syresham: The Pound</td>
</tr>
<tr>
<td>21</td>
<td>Syresham: New Jubilee Tree Wappenham Road</td>
</tr>
<tr>
<td>22</td>
<td>Syresham: Abbey Road</td>
</tr>
<tr>
<td>23</td>
<td>Syresham: Swingfield Wappenham Road</td>
</tr>
<tr>
<td>24</td>
<td>Syresham: Jubilee Tree Abbey Road</td>
</tr>
<tr>
<td>25</td>
<td>Syresham: Pocket Park</td>
</tr>
<tr>
<td>26</td>
<td>Towcester: Sawpits Green</td>
</tr>
<tr>
<td>27</td>
<td>Towcester: Saxon Fields</td>
</tr>
<tr>
<td>28</td>
<td>Towcester: Tove Wetland Pocket Park</td>
</tr>
<tr>
<td>29</td>
<td>Wicken: Village Green</td>
</tr>
</tbody>
</table>
11 Evenley: Paddock off Church Leys
12 Evenley: St Georges Churchyard
13 Hinton in the Hedges: Village Green
14 Kings Sutton: land opposite the Gatehouse, Upper Astrop Road

11 Evenley: Paddock off Church Leys
12 Evenley: St Georges Churchyard
13 Hinton in the Hedges: Village Green
14 Kings Sutton: land opposite the Gatehouse, Upper Astrop Road

Meadow Pocket Park (excluding the tract of land extending to Brackley Road between Silverstone House site and 28 Brackley Road)

POLICY GS2: LOCAL GREEN SPACES

1. Development proposals, which would result in the loss of a local green space defined on the Proposals Map or that would have a harmful impact on the features which make it locally significant, will not be permitted unless very special circumstances can be demonstrated.

2. The only form of development considered appropriate within a local green space is that which:
   a is ancillary to the use of the space or to any buildings on that land; and
   b will enhance its beneficial use; and
   c is appropriate in scale; and
   d will contribute positively to the character and quality of the space.

Delivers Objective: 9

9.5 Private and Amenity Green Space:
9.5.1 Private green and amenity space plays an important role in delivering sustainable, healthy communities. It can contribute to boosting the ecological potential of areas, provide opportunities for resilience against climate change and contribute towards the wellbeing of residents. The Council will seek to ensure that all new residential developments provide an acceptable level of private green and amenity green space and will also resist the loss of existing private green and amenity green space in all but the most exceptional of circumstances. Standards for private and amenity green space is set out within the Residential Design Guide.
**Residential garden extensions**

9.5.2 The Local Plan defines settlement confines beyond which the expansion of built up areas is generally not allowed. These confines, which generally follow the boundaries of existing properties or of land allocated for future development, establish a clear distinction between town, village and countryside. This distinction would be significantly weakened if domestic gardens were extended indiscriminately outside these approved limits. The end result would be a gradual encroachment of development into the countryside. Accordingly, planning permission for garden extensions beyond settlement limits is only likely to be granted in exceptional cases where the new residential curtilage would be contained between the existing gardens of neighbouring properties.

9.5.3 Development plan policies are intended to minimise the amount of built development in rural areas and planning permission to extend gardens in order to create space for enlarging dwellings is, therefore, unlikely to be granted.

**POLICY GS3: RESIDENTIAL GARDEN EXTENSIONS**

1. Extensions to residential gardens will normally be allowed within village confines

2. Conditions will may be attached to planning permissions for garden extensions to mitigate the visual impact of extensions on the landscape and may include:
   
   a. removal of an occupier's permitted development rights to erect sheds, greenhouses and other garden structures
   b. a requirement that the boundary of the extension (and, where relevant, other land in the control of the house-owner) should be enclosed either by a hedge formed of indigenous plant species or a natural stone wall,
   c. a landscaping requirement to ensure that the new garden area is assimilated into the surrounding countryside.

3. Planning permission will not normally be granted for extensions beyond settlement confines

4. Planning permission will not be granted for extensions to gardens extending beyond settlement confines in order to create space for enlarging dwellings or the development of additional dwellings

**Delivers Objectives: 9, 10**

9.6 **Backland Development**

9.6.1 There may be circumstances where the redevelopment of residential garden land could be suitable and help to meet the housing needs of the district. Applications
for the redevelopment of residential garden land will be considered in the context of the presumption in favour of sustainable development, with planning permission granted if the proposed development is consistent with other policies of this plan, is within the defined confines of the village and there are no material considerations that would indicate it should be refused.

9.6.2 Such backland development usually involves the use of parts of a number of rear gardens to existing houses for further residential development, and can have a considerable impact on the amenities of existing residential areas. Permission will normally only be given to proposals which demonstrate that such impact has been reduced to acceptable levels.

9.6.3 The Council is concerned to avoid piecemeal development and the prevention of access to adjoining sites which may also be considered appropriate for residential development. A layout plan for the whole area which is potentially suitable for development will be required, even if the development is intended to take place in a number of phases.

Policy GS4: BACKLAND DEVELOPMENT

1. Development proposals involving infilling, back land or the complete or partial redevelopment of residential garden land will not normally be permitted, unless the development scheme can demonstrate the following:
   a. it will not adversely affect the character of that part of the settlement; and
   b. it will not adversely affect the amenities of neighbouring residential properties; and
   c. suitable parking can be provided.

2. Tandem development ie one house sited immediately behind another and sharing the same access, will not be permitted.

Delivers objectives 9, 10
10 HERITAGE

10.1 Context

10.1.1 The NPPF 2018 defines the Historic Environment as being ‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’ It identifies Heritage Assets as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority. The NPPF continues by identifying the importance of the setting of a heritage asset and that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

10.1.2 Designated heritage assets are designated (or listed) under statute. Some heritage assets, such as listed buildings, conservation areas and scheduled monuments benefit from statutory protection and require specific statutory duties to be exercised or tests to be applied when assessing the impact of a development upon them. They may also be subject to a separate specific heritage-related consent regime. Other designated assets such as registered battlefields an historic parks and gardens are a material consideration in the planning process.

10.1.3 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated. Some of these assets will be identified on a Local List for South Northamptonshire others will be identified through the development management process. In 2018 Heritage Assets in South Northamptonshire included:

<table>
<thead>
<tr>
<th>ASSET</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Scheduled Ancient Monuments</td>
<td>39</td>
</tr>
<tr>
<td>Historic Parks and Gardens</td>
<td>8</td>
</tr>
<tr>
<td>Registered Battlefields</td>
<td>1</td>
</tr>
<tr>
<td>Listed Buildings</td>
<td>1,842</td>
</tr>
<tr>
<td>Conservation Areas</td>
<td>62</td>
</tr>
</tbody>
</table>

10.1.4 Beyond contributing to the attractiveness of the district as a place to live, work and invest these and other assets bring significant benefits to the area with Historic England’s 2017 Heritage Counts survey identifying a positive relationship
between heritage, wellbeing, health, civic pride, and community cohesion. Heritage also delivers significant economic benefits as a driver for tourism and business activity contributing to the district's dynamic market towns and a strong rural economy. Figures from Visit England 2014 show that tourism contributed £152 million to the economy of the district with the South East Midlands Local Enterprise Partnership (SEMLEP) also reporting that 15% of the district's jobs were within the visitor economy, many related to heritage, this comparing to 6.8% for the remainder of Northamptonshire. Assets such as Sulgrave Manor, Castle Ashby and Stoke Bruerne are significant tourist attractions that are promoted both nationally and internationally.

10.1.5 The Council recognises the importance of the district's heritage and sees conservation as the process of maintaining and managing change to it in a way that sustains its value and benefits and where appropriate enhances significance.

10.1.6 The role of the historic environment in delivering sustainable development is set out in national policy and reinforced though the WNJCS specifically at policy BN5. The WNJCS also identifies that: ‘mechanisms to protect heritage assets, including non-designated assets, will be strengthened through policies in the respective Part 2 Local Plans.’ (paragraph 10.36).

10.1.7 Preserving what is special about the district is a complex activity with it being necessary to ensure that the importance of our heritage assets are appropriately recognised and understood and that change is managed sensitively and positive steps, where practicable, are taken to reduce risk to those assets.

10.1.8 The Council will seek to preserve what is special about South Northamptonshire's Historic Environment and its Heritage Assets, ensuring that their significance is properly understood and recognised allowing the wider social, cultural, economic and environmental benefits that they bring to be positively utilised in the delivery of sustainable development and the growth of the district.

10.1.9 In order to deliver this the Council will expect all planning applications affecting the historic environment including both designated and non-designated heritage assets to be accompanied by an appropriate Heritage Statement. The Heritage Statement can form part of a Design and Access Statement, but must contain sufficient detail to assess the significance of the asset and its setting and the impact of the proposals on it.
POLICY HE1: SIGNIFICANCE OF HERITAGE ASSETS

When considering proposals that affect both designated and non-designated heritage assets and their settings including those identified on local lists, the significance of those assets should first be established by the applicant through a proportionate but thorough and systematic heritage assessment.

Such an assessment should be sufficient so as to understand the potential impact of the proposal on the significance of the asset.

Delivers Objective: 9

10.2 Scheduled Ancient Monuments and Archaeology

10.2.1 Scheduled monuments are designated under the Ancient Monuments and Archaeological Areas Act 1979, providing protection for nationally important monuments and archaeological remains. In addition to any planning approval that may be required for proposals affecting scheduled monuments, they also have their own separate statutory consent regime. Scheduled monument consent (which must be obtained from the Secretary of State for Culture, Media and Sport through Historic England) is required for most works and other activities that physically affect a scheduled monument.

10.2.2 South Northamptonshire is a place of some antiquity with 39 sites of archaeological importance having been scheduled. These include a large number of Roman villa sites, moated sites, ponds, barrows, motte and baileys and some sites of important 20th century engineering including a First World War Filling Factory. While some change may be possible to those identified assets, there is a presumption that they will be handed on to future generations in much the same state that we have inherited them.

10.2.3 In addition to these scheduled sites there will also be remains within the district that are yet to be discovered and/or properly understood, some of which may be nationally important including those archaeological assets identified on Northamptonshire County Council’s Historic Environment Record. It is therefore crucial that sites of known and potential interest are carefully considered and appropriately assessed. Archaeological assessments will be expected to define the location, extent, character, condition, quality and significance of any archaeological remains in order to establish the potential impacts of the development and to enable any preservation or mitigation strategies to be developed.

10.2.4 Development that harms the significance of any heritage assets of national importance will be resisted and the impact of development on all types of remains should be appropriately assessed as part of the application process.

10.2.5 Where permission for development is granted that would harm assets of archaeological interest, a programme of conservation/recording appropriate to
their significance should be undertaken. In-situ preservation is preferred, but where this is not feasible, provision should be made for a programme of archaeological excavation, recording and analysis should take place before development commences. The reporting and publication of the evidence should take place thereafter. This will be secured by planning condition.

**POLICY HE2: SCHEDULED ANCIENT MONUMENTS AND ARCHAEOLOGY**

1. Development that would harm nationally important Scheduled Ancient Monuments or archaeological remains or their settings, whether scheduled or not will not be permitted except in wholly exceptional circumstances where a clear and convincing justification can be demonstrated.

2. Development that would harm locally important archaeological remains or their settings will only be permitted where the public benefits of that development are significant and can be demonstrated to outweigh the harm to the archaeological interest of the asset and its setting.

3. There is a presumption in favour of preservation in situ in the case of both nationally and locally important remains. Preservation of important remains by record will only be supported where the public benefits derived from a development can be demonstrated to outweigh the ability to preserve those remains in situ.

4. When considering proposals that may affect sites that potentially have remains of archaeological importance, they will not be assessed until an appropriate desk based assessment and where necessary, a field assessment has been undertaken.

5. Where archaeological sites are known or found to exist within a development site the design of the development should seek to preserve the site in the overall scheme in order to allow the preservation in situ.

**Delivers Objective: 9**

**10.3 Historic Parks and Gardens**

10.3.1 The Historic England Register of Historic Parks and Gardens of special historic interest in England' was established in 1983. It currently identifies over 1,600 sites assessed to be of particular significance.

10.3.2 The main purpose of the Register is to recognise important designed landscapes of note, and encourage their appropriate protection. Parks and gardens are registered as either Grade I, II* or II and registration is a 'material consideration'
in the planning process. Of the 1,600 nationally registered parks and gardens eight are located within South Northamptonshire. These are:

- Castle Ashby
- Aynho Park
- Courteenhall
- Easton Neston
- Horton Hall Park
- Stoke Park
- Sulgrave Manor
- Wakefield Park

10.3.4 In addition to the historic parks and gardens identified on the national register other parks and gardens of local importance exist and are considered to be non-designated heritage assets. New development should not detract from the enjoyment, layout, design, character, appearance or setting of a park or garden. Neither should development cause harm to key views within, from or towards the assets or, where appropriate, prejudice their future restoration.

POLICY HE3: HISTORIC PARKS AND GARDENS

1. Applications must seek to protect original or significant designed landscapes, their components, built features and setting. Proposals which seek to restore or reinstate historic landscape features to original designs must be supported by appropriate evidence. Such proposals and those to better reveal the setting of historic parks or gardens will be supported.

2. Proposals which are considered to cause harm to an historic park or garden require clear and convincing justification and will not be supported unless clear public benefits can be demonstrated that outweigh that harm. Where harm is considered to be substantial those benefits must be exceptional.

3. As part of any permission that is granted, the council may seek the adoption of a management plan to ensure the long-term preservation of the asset, to promote good land management and to encourage best use of resources.

Delivers Objective: 9

10.4 Registered Battlefields

10.4.1 Historic England's Register of Historic Battlefields identifies 46 important English battlefields. The purpose of the register is to offer them protection through the planning system and to promote a better understanding of their significance and
public enjoyment of what are some of the most dramatic events in our history. Of these 46 battlefields, one is located within the District. It is the battlefield of the Battle of Edgcote of 1469.

10.4.2 Battlefields are heritage assets of the highest significance and when considering applications for development on or affecting their setting, it is considered desirable to conserve and enhance their significance. Development should not harm the historic or archaeological interest of the battlefield or its setting nor should it prejudice any potential for its future interpretation.

POLICY HE4: REGISTERED BATTLEFIELDS

1. Except in the most exceptional of circumstances proposals affecting the Registered Battlefield will be resisted where they cause harm to its historic, archaeological or landscape interest or prejudice any potential interpretation.

2. As part of any permission that is granted, the Council may seek the adoption of a management plan to ensure the long-term preservation of the asset, to promote good land management and to encourage best use of resources.

Delivers Objective: 9

10.5 Listed buildings

10.5.1 Buildings that are considered to be of national importance are included on the list of Buildings of Special Architectural or Historic Interest compiled by the Secretary of State under the auspices of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10.5.2 There are over 1,800 list entries for South Northamptonshire these include a diverse range of buildings and structures dating from the 10th century to the 1960s. These entries consist of buildings of different architectural styles, designs, materials and methods of construction and are listed at Grade I, Grade II* and Grade II in quantities reflective of the national averages.

10.5.3 Any works of alteration or extension which would affect the special architectural or historic interest of a listed building, including the manner in which it is constructed and development within its setting require permission from the local planning authority. This includes both internal and external alterations and works within their curtilage.

10.5.4 There is strong presumption in favour of the preservation of a listed building or its curtilage and any features of special architectural or historic interest that it possesses. When considering the impact of a proposed development on the significance of a listed building great weight should be given to the asset’s
conservation. Whilst proposals which better reveal the significance of an asset should be treated favourably, proposals which are considered to cause harm to a listed building require clear and convincing justification and will not be supported unless clear public benefits can be demonstrated that outweigh that harm.

**POLICY HE5: LISTED BUILDINGS**

1. Proposals to alter or extend a listed building including its change of use or development within its setting will be permitted where they:
   a. contribute to the preservation of the building and are not detrimental to its special architectural or historic interest or any features that contribute towards it; and
   b. are of an appropriate scale, form, massing and design and use appropriate materials and methods of construction which are compatible with the character and construction of the building; and
   c. have regard to the historic layout of the building and other internal features of significance; and
   d. respect the setting of the listed building including inward and outward views, being mindful that the setting may extend beyond the immediate curtilage of the building and include a street scene and a wider urban or rural context.

**Delivers Objective: 9**

### 10.6 Conservation Areas

10.6.1 The Council has a duty to designate areas of Special Architectural and Historic Interest the character and appearance of which it is desirable to preserve or enhance as conservation areas under Paragraph 69 Planning (Listed Buildings and Conservation Areas) Act 1990.

10.6.2 Since 1967 approximately 9,800 conservation areas have been designated in England including 62 in South Northamptonshire. These include areas in both Brackley and Towcester, many of the district’s villages, the Grand Union and Oxford Canals and the Easton Neston Estate.

10.6.3 The designation of a conservation area provides a clear commitment to preserving and enhancing that area it also confers a greater degree of control over demolitions, strengthens controls over some minor development and protects trees.

10.6.4 Every conservation area has a distinctive character derived from, amongst other factors, its topography and historic development, past and current land uses and activities, street patterns, development form and architectural detailing.
Understanding and appreciating an area’s character, including its social and economic background and the way such factors have shaped its form, should be the starting point for making decisions about both its management and future development.

10.6.5 Proposals within a conservation area should preserve or enhance those elements that make a positive contribution to its character and special architectural and historic interest. Such elements may include buildings, particular architectural features such as windows, doors and chimneys, boundary treatments, trees, hedges, spaces and landscape features. The loss of such existing features will be resisted and important characteristics and local distinctiveness must be recognised and reflected in development proposals. However new development does not always have to mimic the past but it must respond positively to its context.

10.6.6 The Highways Authority(s) and other statutory undertakers should also pay particular attention to the significance of conservation areas and the desirability to ensure that paving, kerbing and all types of street furniture including lighting standards and signage are appropriate in terms of their materials, design and frequency.

10.6.7 Proposals outside of conservation areas should have special regard to the setting of those areas.

10.6.8 When defining the ‘special architectural and historic interest’ of a conservation area it must be recognised that the distinctiveness of a place may well derive from more than its appearance. The Planning (Listed Buildings Conservation Areas) Act 1990 makes it clear that the character and appearance of a conservation area must be considered separately, although they may, in some cases, mean the same. Such distinctiveness may draw on other senses and experiences, such as sounds, smells, local environmental conditions or historical associations.

**POLICY HE6: CONSERVATION AREAS**

1. Within a conservation area proposals for development including alteration, extensions and change of use or the display of advertisements will normally be permitted where they:

   A  respect the character and appearance of the area in terms of, scale, form, massing, design, materials and detailing; and

   B  better reveal the significance of the asset; and

   C  in the case of an intensification of use or a change of use the proposal will be in scale with and not harm the established character of the area.
2. The Council will seek to preserve or enhance the special character and appearance of its conservation areas by resisting the loss of attractive buildings, walls, trees, hedges, open spaces and other features of importance to the significance of the area.

3. Where harm would be caused, including through development proposals outside of a conservation area which have an adverse effect on the setting of the conservation area or any views into or out of the area such harm will need to be weighed against the public benefits of the proposals.

Delivers Objective: 9

10.7 Non-designated heritage assets

10.7.1 There are many buildings and sites in South Northamptonshire that make a positive contribution to its local character and sense of place because of their heritage value. Although such heritage assets may not be nationally designated or even located within the boundaries of a conservation area, they may be identified and offered some level of protection as Non-Designated Heritage Assets. These are defined in the NPPF as being buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest but which are not formally designated heritage assets.

10.7.2 Numerous non-designated heritage assets exist across the district. Whilst some are covered by the Article 4 Directions which currently exist in a number of South Northamptonshire’s Conservation Areas, others will be included on a list of locally important buildings or identified through neighbourhood planning and the development management process.

10.7.3 In all cases the effect of development proposals on the significance of non-designated heritage assets will be taken into account when determining planning applications. Where harm is caused consideration to redesign will be expected to avoid the loss of the asset this is especially the case in relation to historic landscape features such as ridge and furrow and medieval earthworks. In assessing such applications a balanced judgement shall have regard to the scale of any harm that may be caused and the significance of the asset.

POLICY HE7: NON-DESIGNATED HERITAGE ASSETS

1. Alterations, additions and changes of use should respect the character appearance and setting of the asset in terms of design, materials, form, scale and massing.

2. Proposals involving the full or partial loss of a non-designated asset will be resisted unless sufficient justification as to why the asset is not capable of reuse or adaptation is provided to allow a
thorough understanding of the proposed scheme and how its public benefits would outweigh the harm that would be caused by the loss of the asset. Where loss is permitted a full recording of the asset is likely to be requested.

| Delivers Objective: 9 |  |
11 The Natural Environment

11.1 Context

11.1.1 South Northamptonshire’s geology is Limestone interspersed with lias clay and pockets of ironstone across the northern edge of the district, and in the far east Oxford Clay. This geology has informed the overlying countryside which is characterised by its range of landscapes and recurring landscape elements and features. The tapestry of the landscape is built by hedgerows, designed parklands, woodlands and agricultural land creating a strong blend and visual harmony across the district.

11.1.2 The landscapes of South Northamptonshire are accounted for in the Northamptonshire Environmental Character and Green Infrastructure suite including Northamptonshire’s current Landscape Character Assessment and other biodiversity and green infrastructure documents which give a written and mapped description of the county http://www.rnrpenvironmentalcharacter.org.uk/.

11.1.3 All landscapes in the district are considered to have character and particular distinctive features to be conserved, positive characteristics to be enhanced and detracting features to be mitigated or removed. All development proposals should have regard to other policies in this plan to ensure that any adverse impacts on landscape are properly mitigated.

11.2 Upper Nene Valley Gravel Pits Special Protection Area:

11.2.1 Part of the Upper Nene Valley Gravel Pits Special Protection Area (the SPA), is within South Northamptonshire. The SPA is particularly important in terms of impacts on nationally and internationally protected sites. Although detailed consideration has been given to the SPA in the development of the WNJCS under Policy BN4, Natural England considers that new evidence has become available as understanding of the threats facing the site has improved. Natural England considers that new housing within 3km of the SPA is likely to cause increased recreational pressure contributing to disturbance and decline in bird species which form the SPA qualifying features. Due to its international importance, where development could have an effect on the SPA, a Habitats Regulations Assessment will be required, which may include the need for an Appropriate Assessment. For developers, early consultation with Natural England is needed regarding proposals that could affect the SPA, including all new residential development proposed within 3km of the designated site where such schemes involve a net gain in residential units.

11.2.2 A Habitats Regulations Assessment will consider the potential impacts of a development proposal against the conservation objectives of the SPA and ascertain whether it would affect the integrity of the SPA. Where the need for mitigation is identified, the necessary mitigation measures must then be identified and incorporated into the proposal. If the necessary mitigating measures cannot be identified and it cannot be ascertained that the proposal will not adversely affect the integrity of the SPA, the development will not be permitted.
11.2.3 The Local Planning Authority or successor authority will prepare a Mitigation Strategy document concerning the Upper Nene Valley Gravel Pits Special Protection Area within 12 months from the adoption of this Plan with a view to its subsequent adoption as an SPD.

**POLICY NE1: UPPER NENE GRAVEL PITS SPECIAL PROTECTION AREA**

1. In order to protect sightlines for birds included within the Upper Nene Gravel Pits Special Protection Area, new development within a 3km zone of the Special Protection Area shown on the proposals map must undertake an assessment to demonstrate that it will not have a significant adverse effect on birds within the area or, if directly adjacent to existing buildings, should reflect surrounding building heights.

2. New development will need to demonstrate through the development management process that there will be no significant adverse effects upon the integrity of the Special Protection Area and the species for which the land is designated including the loss of supporting habitat and impacts due to water runoff, water abstraction or discharges from the foul drainage system either as a direct result of the development alone or in combination.

3. New development will need to demonstrate that the impact of any increased recreational activity (indirect or direct) on the Special Protection Area will not have a detrimental impact. Any development that will lead to an increase in recreational activity on the Special Protection Area will be required to include necessary mitigation including providing or contributing towards a combination of the following measures:
   a. development of and implementation of habitat and access management plans within the SPA; and
   b. improvement of existing greenspace and recreational routes; and
   c. provision of alternative natural greenspace and recreational routes; and
   d. monitoring of the impacts of new development on European designated sites to inform the necessary mitigation requirements and future refinement of any mitigation measures.

4. The Local Planning Authority or successor authority will prepare a Mitigation Strategy document concerning the Upper Nene Valley Gravel Pits Special Protection Area with a view to its subsequent adoption as an Addendum to the Upper Nene Valley Gravel Pits Special Protection Area Supplementary Planning Document within
11.3 Special Landscape Areas

11.3.1 In recognition of the fact that some areas of the district are of an even greater landscape value a number of Special Landscape Areas (SLAs) were designated across the district in the latter part of the 20th century. A further review of the landscapes of the district was undertaken in 2017 which in the context of current national guidance considered a number of factors including the distinctiveness of landscapes, their scenic quality, natural and cultural character and function.

11.3.2 This work, South Northamptonshire: A Review of Special Landscape Areas 2017\(^{14}\), resulted in the following areas being identified as SLAs. These are shown on the Proposals Map.

- Yardley Chase and Castle Ashby
- Tove Valley
- Whittlewood Forest and Hazelborough Forest
- Hemplow Hills, Cottesbrooke and Brington
- Catesby, Fawsley, Maidford and Litchborough
- Aynho, Cherwell Valley and Eydon
- Sulgrave and Great Central Railway

11.3.3 The character of an SLA is fragile and can be affected by a variety of factors that can contribute to or detract from landscape composition and quality. These factors are varied and include impacts from agricultural techniques, operation and scale, highways and infrastructure, new developments, trees and hedgerows. A significant element of most landscapes is the population of native trees and hedgerows which provide visual presence, stature and composition of spaces which create landscape quality and character. It has been noted that in some areas of the districts there is a high percentage of quality trees that have reached maturity or are over mature. These trees are beginning to decline and become very prone to storm damage and failure and will be lost to the landscape. This is particularly within the Catesby, Fawsley, Maidford and Litchborough and the Aynho, Cherwell Valley and Eydon SLA’s where the decline of mature individual and hedgerow trees is apparent in certain locations and will continue to progressively change the landscape quality, composition and experience. It is important to recognise this change and to ensure that the key components are renewed in order to maintain that landscape quality.

11.3.4 In response to the significance and sensitivities of the Districts SLA’s the Council will seek to conserve and enhance the quality of the landscape.

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11.3.5 Any development proposal within or affecting an SLA will be expected to be sympathetic in terms of its siting, form, scale, materials and design and to contribute positively to the conservation and enhancement of the protected landscape. There are also specific types of development that would be generally inappropriate within an SLA including garden centres, tourist camping and caravan sites, intensive food production units and sand and gravel extraction. Proposals for golf courses, which can involve intrusive development and introduce an artificial character to the landscape if insensitively designed, will need to be carefully considered.

11.3.6 Any application will need to demonstrate that particular regard has been given to design and that the level of development has been carefully considered to minimise adverse impacts, whilst also ensuring that other policy considerations, such as making the best use of land, have been balanced when designing the proposal.

POLICY NE2: SPECIAL LANDSCAPE AREAS

1. Planning permission will only be granted for development on unallocated sites outside settlement confines and within Special Landscape areas which will not have a detrimental impact on the character and appearance of the area.

2. Proposals for development within a Special Landscape Area should:
   a pay particular regards to design, materials, siting of buildings and the use of land; and
   b make best use of the land available; and
   c be informed by, the qualities of the special landscape area as set out in South Northamptonshire: A Review of Special Landscape Areas 2017 or any successor document(s); and
   d contribute, where appropriate, to the conservation and enhancement, or restoration of the area.

3. Dependent on scale and context development proposals within the SLA may require a full landscape and visual impact assessment (LVIA).

   where required, the LVIA should inform the design of the proposal to minimise negative landscape impacts including the incorporation of mitigation and compensatory measures.

Delivers Objective: 9
11.4 **Green Infrastructure**

11.4.1 Green Infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. This includes but is not limited to parks, private green spaces, woodlands, wetlands, open and running water, wastelands, rivers and canals, roads and rail corridors, public rights of way, allotments, cemeteries and churchyards. GI is an asset that enables the environment to support and maintain ecological processes whilst sustaining land, air and water resources and is important within and beyond urban areas.

11.4.2 The WNJCS identifies a number of sub-regional and local green infrastructure corridors in West Northamptonshire and at Policy BN1 provides guidance on the management and enhancement of the network.

11.4.3 South Northamptonshire is a district rich in character, biodiversity and Green Infrastructure. In addition to the infrastructure corridors identified in the WNJCS the district benefits from many attractive green spaces and local green corridors. These were assessed as part of the review of the districts Special Landscape Areas 2017 and are identified on the Proposals Map as follows:

- The Great Central Railway - Brackley to Woodford Halse.
- Branch Line - Towcester to Woodford Halse.
- Branch Line - Towcester to Banbury.
- Branch Line - Brackley to Banbury.
- Branch Line - Banbury to Woodford Halse.
- Branch Line - Bedford to Woodford Halse via Great Horwood.
- Grand Union Canal.

11.4.4 Many of these corridors also have historic significance and their retention and integrity forms an important part of ensuring that the special characteristics of the district are retained. The Council will seek to conserve and wherever possible enhance green infrastructure, be this for the benefit of wildlife, leisure or landscape reasons, along these routes.

**POLICY NE3: GREEN INFRASTRUCTURE CORRIDORS**

1. Development proposals which would undermine the integrity of green infrastructure corridors identified on the proposals map will not be permitted unless the benefits of development significantly and demonstrably outweigh the adverse impacts and adequate mitigation or compensation measures can be provided.

2. Development proposals which accord with the development plan will be permitted where they contribute to the delivery of green infrastructure that meets the needs of communities both within and beyond the boundaries of the district, including the establishment of new infrastructure and
improvements to the quality, use and provision of existing infrastructure.

Delivers Objective: 9

11.5 Trees, Woodland and Hedgerows

11.5.1 Trees and hedgerows are important natural features which can define landscape character and contribute to the quality and enjoyment of the environment. They can have great nature conservation, amenity, recreational and environmental value.

11.5.2 The positive contribution that such features make to the special character of the district is recognised in the review of Special Landscape Area in South Northamptonshire and through the Northamptonshire Landscape Character Assessment.

11.5.3 The ancient woodlands of Salcey, Whittlewood and Yardley Chase dominate parts of the district a fact detailed under Policy BN3 of the WNJCS which supports measures to enhance and manage existing woodlands, to create new woodlands and to protect aged or veteran trees. The term ancient woodland applies to areas that have been wooded continuously since at least 1600. The ancient woodlands in South Northamptonshire are, by and large, much older.

11.5.4 The NPPF (2018) provides protection to ancient woodland stating at paragraph 175 that ‘development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;’

11.5.5 Individual trees, tree groups and woodland can be protected by Tree Preservation Orders. This provides statutory protection to the trees requiring consent to be sought for works to them. When necessary, the Council will use Tree Preservation Orders as a means of protection if their loss would be significant in landscape, nature conservation or amenity terms. Protection is also given if a tree is located in a conservation area and under the Hedgerow Regulations 1997 protection is afforded to substantial hedgerows which are considered to be ‘irreplaceable’ due to their age, and their archaeological, historical, landscape or wildlife significance.

11.5.6 Other trees, woodlands and hedgerows contribute to the character of the district and may be worthy of protection. These features can be used to positively enhance development schemes. Trees and hedgerows within developments have a vital role to play in helping to offset the potential effects of climate change, through shading, carbon storage, and reduction of pollutants, interception and storage of water and should always be considered at the outset of the design process.
11.5.7 Trees and hedgerows should be retained and protected, wherever possible, but where their loss is unavoidable they should be replaced with suitable new planting either within the site or in the locality if this is more appropriate. Development can make a positive contribution to the local tree and hedgerow resource through new planting or the restoration and improved management of existing features. Planting schemes which use species and varieties native to the area, are locally sourced, and maximise the benefits to the local landscape and wildlife, will be preferred.

11.5.8 In order to properly assess impacts, where there are trees that could affect, or be affected by a planning application, the Council will require a tree survey and assessment to be carried out to recognised standards and submitted in support of the application. Such assessment which should be carried out early in the design process should make clear which trees are to be retained and how these will be protected during the construction phase. Conditions will be imposed to secure the implementation of any necessary protective measures to secure their retention.

POLICY NE4: TREES, WOODLANDS AND HEDGEROWS

1. Proposals for development should seek to integrate existing trees, woodland and hedgerows.

2. Development that results in the loss of ancient woodland or aged and veteran trees or other protected trees will rarely be acceptable. Proposals that would result in the loss or deterioration of these specimens will be refused unless the need for, and benefit of the development in that location clearly and demonstrably outweighs the loss.

3. Proposals for felling or pruning will not be permitted to a tree in a conservation area or to a tree subject to a tree preservation order except where the proposal is justified in the interests of good arboricultural practice or other clear environmental benefits.

4. Where the loss of existing trees, woodland or hedgerows is unavoidable, suitable replacement planting will be required within the development site, or secured via planning obligation to be provided at another location with direct links to the development site.

5. Planting schemes should, where possible, use native or similar species and varieties, and maximise the benefits to the local landscape and wildlife.

Delivers Objective: 9

11.6 Biodiversity
11.6.1 Biodiversity is defined as the variety and diversity of life-forms and the role that they play in the natural world. Biodiversity includes all species of plants and animals and the natural systems that support them.

11.6.2 The NPPF (2018) makes it clear that the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity and geological value and soils;
- recognising the intrinsic character and beauty of the countryside and the wider benefits of natural capital and ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

11.6.3 The district has a rich biodiversity which comprises a network of designated sites important for their nature conservation and geodiversity value. There are 12 Sites of Special Scientific Interest (SSSI) in South Northamptonshire, designated for protection because of the ecological, geological or physiographical features they contain. In addition to these, approximately 160 locations have been classified as Local Wildlife Sites by the Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire. Many other non-designated sites across the district also have wildlife or nature conservation value. These include species-rich grasslands, woodlands, copses and hedgerows, wetlands and waterways. The District has a variety of such sites which contribute significantly to the character of the area and make it such a desirable place to live, work and invest.

**POLICY NE5: BIODIVERSITY AND GEODIVERSITY**

1. Development proposals should conserve and enhance biodiversity and geodiversity in order to provide measurable net gains.

2. Development proposals will be expected to incorporate measures to enhance biodiversity within or around a development site, and to contribute to the consolidation and development of local ecological networks, including beyond the district’s boundary. Measures should be appropriate and compatible with existing biodiversity, ecosystems and designated wildlife sites.

3. The Council will seek to ensure new development maintains, enhances, and helps to create or extend networks of natural habitats. Proposals for

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15 [http://www.wildlifebcn.org/wildlife-sites-northamptonshire](http://www.wildlifebcn.org/wildlife-sites-northamptonshire)
improved access, recreation and tourism within such networks will be supported where they are compatible with biodiversity aims.

4. Development proposals will not be permitted where they would result in significant harm to biodiversity or geodiversity, including protected species and sites of international, national and local significance, ancient woodland, and species and habitats of principal importance identified in the United Kingdom Post-2010 Biodiversity Framework.

Delivers Objective: 9

11.7 Sites of Special Scientific Interest and Protected Species

11.7.1 Certain species of flora and fauna are to be found across the District that are specifically protected by European or national legislation. The level of protection will vary according to the species and the particular legislation. In addition, the England Biodiversity List records species of flora and fauna and habitats considered to be of principal importance for the purposes of conserving biodiversity. The Northamptonshire Biodiversity Action Plan (BAP) sets targets for the protection and creation of a range of habitats and species that have been identified as being important to Northamptonshire.

11.7.2 Where appropriate and in particular where there is likely to be an adverse effect on sites identified in the district as being of local importance for biodiversity, or protected species and/or priority habitats or species are known or likely to be present, planning applications should be accompanied by ecological assessment from suitably qualified and experienced persons. Ecological surveys and assessments should be proportionate to the nature and scale of the development proposed and the likely impact upon biodiversity. All surveys should be carried out at the correct time of the year, by a suitably qualified person and consistent with nationally accepted standards including BS42040: Biodiversity - Code of Practice for Planning and Development (or successor document). The Northamptonshire Biological Records Centre (NBRC) holds records of all known sites of nature conservation value in Northamptonshire. There are also many known sites of critical importance to species of national and international importance, such as bat roosts. Records of these are held by NBRC and/or specialist recording groups.

11.7.3 Policy BN2 of the WNJCS offers policy and guidance in relation to biodiversity across West Northamptonshire. Taking into account the guidance found at paragraph 174 of the NPPF (2018) which states that Local Planning Authorities should aim to protect and enhance biodiversity, this Plan expands on this, with particular emphasis on the natural environment of South Northamptonshire.

POLICY NE6: SITES OF SPECIAL SCIENTIFIC INTEREST AND PROTECTED SPECIES

1. Development proposals that are likely to have a significant adverse effect on the integrity of a Site of Special Scientific Interest will only be permitted where:
   a. there are no suitable and available sites of lesser ecological value; and
   b. the proposal is justified by reason of overriding public interest where the public benefits significantly and demonstrably outweigh the impacts that development it is likely to have on:
      i. The features of the site that make it of special scientific interest; and
      ii. Any broader impacts on the national network of sites of special scientific interest.

2. Development proposals where there is a reasonable likelihood of the presence of protected or priority species of their habitats will not be permitted until it has been demonstrated that the proposed development will not result in a negative impact on these species or their habitats.

Delivers Objective: 9
12  Connections

12.1  Towcester Safeguarding

12.1.1 The Towcester Relief Road is identified in Policy T2 of the WNJCS as being essential for both the growth of the town, a core component of the Towcester South development and also a means to reduce the volume of vehicles moving through the town.

12.1.2 The WNJCS recognised the strategic importance of the proposed relief road, as it connects two roads (A5 & A43) that form part of the nationally important Strategic Route Network managed by Highways England.

12.1.3 The purpose of Policy CON 1 of this plan is to ensure that sufficient land is safeguarded to enable future options for Towcester’s infrastructure to be properly considered, including increasing capacity. Safeguarding protects the land and ensures all options can be properly considered in the future. The policy will also ensure that unplanned speculative proposals promoting development on the southern side of the road are appropriately considered and do not sterilise future options in the short-medium term.

12.1.4 The safeguarding of land adjacent to the route of the relief road identified in the outline planning permission (Council planning reference: S/2007/0374/OUTWNS) and south of the development area identified in the WNJCS is considered a sound and positive response to future need. Safeguarding is part of the planning process, and helps protect land set aside for infrastructure projects such as this from being used for other purposes. This approach proposed is consistent with the policies of the WNJCS for the development of the Towcester South Urban extension and the town centre.

12.1.5 The proposed safeguarded corridor will generally reflect a minimum 60m width, which is wide enough to ensure a bypass, or other alternative transport infrastructure can be built, connect to the local road network, and provide land for environmental mitigation. In addition, the proposed safeguarded corridor has updated the land required for junctions, structures and other key highway features, such as local road diversions.
POLICY CON1: A5 TOWCESTER SAFEGUARDING

1. Land to the south of the proposed Towcester relief road is safeguarded as shown on the proposals map.

Delivers Objective: 7

12.2 Protecting and enhancing the Canal Network

12.2.1 Approximately seventeen and a half miles of the Grand Union Canal winds its way through South Northamptonshire, from the Iron Trunk Aqueduct at Cosgrove up to Stowe Hill Bridge on the A5 near Nether Heyford. A short stretch of the 77 mile Oxford Canal, which goes from Oxford to Coventry, also passes through South Northamptonshire, approximately one mile from Aynho. Although originally associated with the industrial revolution, today the local canal network is a tranquil haven from which to enjoy the districts unspoilt countryside. Many pretty canal villages sit alongside the Grand Union where you will find welcoming pubs, restaurants and shops, as well as interesting historic features such as the Iron Trunk Aqueduct, Ornamental Bridge and horse tunnel at Cosgrove, the Canal Museum and locks at Stoke Bruerne and the Blisworth Tunnel.

12.2.2 Both canals are designated as conservation areas, the Oxford Canal in 2012 and the Grand Union in 2014. The Canal network has an important multi-functional role within the District and beyond. As well as its historical, architectural and educational value, the canal is an important landscape feature, with considerable biodiversity and ecological interest. The canal is an important part of the District’s green infrastructure network providing a green corridor for wildlife, as well as playing a crucial role in conveying flood waters.

12.2.3 The canals also contribute towards economic and regeneration objectives by providing attractive locations for canal-side development including recreation, tourism and leisure activities. The provision of a network of moorings along the canal network is essential to this. A lack of moorings can restrict the use and enjoyment of the network, impede the local economy and, by resulting in the concentration of visitors where mooring is most plentiful, have an adverse effect on tranquillity and the quiet enjoyment of the area. Where possible and in appropriate locations the Council will protect existing moorings and encourage the provision of new moorings across the network.

12.2.4 New moorings support the local economy by protecting the economic viability of marinas and boatyards, protecting ancillary services and facilities which might otherwise be lost. Canal side mooring can constrict the navigable waterways and lead to congestion and overcrowding and new moorings will only be permitted
where they would not have a negative impact on navigation. The quality of the waterways and surrounding landscape is vitally important to the wellbeing of the tourism industry and the economy of the District. It is important that proposals for mooring basins or marinas do not impinge on the natural beauty, ecological value and local distinctiveness of South Northamptonshire or people’s enjoyment of it.

12.2.5 The Council will resist proposals for permanent residential moorings where they would result in the loss of visitor/short term moorings or boatyard services. Also, to ensure that people living on boats have access to adequate facilities and services and to minimise impact of new development on landscape character, the Council will require new residential moorings to be directed to mooring basins, marinas or boatyards within or adjacent to defined settlement confines. Proposals for residential moorings will be expected to be commensurate in scale with the size of the settlement.

12.2.6 The canal and canal towpath can also help in achieving more sustainable patterns of movement by providing attractive pedestrian and cycle routes and accordingly the Council will support appropriate measures to improve both the towpath and pedestrian and cycle linkages to it. Policy C3 of the WNJCS supports proposals for the use the canal network for freight movements.

12.2.7 The canal network provides important resources for nature conservation. This must, however, be carefully balanced with the needs of recreation. Proposals for development within the canal corridors should relate to the character of the area; and respect the leisure, heritage and ecological value of the waterways.

12.2.8 All development adjacent to the canal must respect its character, setting, ecological and heritage value as well as having regard to improving and enhancing views along and from the canal. Development including environmental improvements to the canal's appearance will need to include enhancement of its historic and biodiversity value.

12.2.9 The Council will encourage the improvement and protection of the canal as crucial green infrastructure. It will seek to improve access to and along the canal to encourage use for transport and for recreational purposes.

POLICY CON2: CANAL MOORING PROVISION

1. The provision of a range of additional short-term visitor moorings will be encouraged to ensure that visitor moorings are available in appropriate locations, and where they are most needed, and where they contribute to the management of a safe and attractive waterway. Existing visitor moorings will be protected. The council will also support the provision of residential moorings in appropriate locations.

2. Applications for permanent residential moorings will be supported
provided that:

A the mooring is in a mooring basin, marina or boatyard that is within or adjacent to a defined settlement confines boundary and, if more than one residential mooring is proposed, the scale of the proposal is commensurate with the size and form of that settlement; and

B an adequate and appropriate range of services and ancillary facilities to meet the needs of the occupiers of the residential moorings is provided; and

C it would not result in the loss of moorings available to visitors/short stay use; and

D it would not impede the use of the waterway; and

E it would not have an adverse impact upon the character or appearance of the surrounding area and the amenities of neighbouring occupiers; and

F it would not have an adverse impact upon protected species, priority habitats and designated wildlife sites; and

G it has adequate car parking and makes provision for safe access for service and emergency vehicles and pedestrians;

H it makes adequate provision for recycling and the disposal of waste; and

I it provides for the installation of pump-out facilities (where on mains sewer) unless there are adequate facilities in the vicinity.

Delivers Objective: 3

POLICY CON3: CANAL FACILITIES AND NEW MARINAS

1. Proposals for new development alongside canals at Rural Service Centres, Primary, Secondary or Small Villages within the settlement hierarchy will be supported where they take the opportunity to provide economic uses by creating an active canal frontage and have regard to the canal's use and accessibility, including safety measures.

2. Away from these settlements, proposals for canal related development with limited service facilities will be accepted provided:

   a they constitute uses that are essential to be located in proximity to the canal; and
b the countryside is protected, in terms of its openness, rural character and attractiveness; and

c they would not have an adverse impact upon the character and appearance of the surrounding area and the amenities of neighbouring occupiers; and

d the development does not adversely affect public access to the canal; and

e the traffic generated by the proposal does not adversely affect the safety of the existing road network and adequate car parking facilities can be provided within the site for the likely needs arising from the proposal.

Delivers Objective: 3
13 Employment Allocations

13.1 Context

13.1.1 The NPPF(2018) states that planning policies should positively and proactively encourage sustainable economic growth. Plans should meet anticipated employment needs over the plan period. Policies should, however, be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances. The NPPF also promotes the role of planning in achieving sustainable economic growth, in building a strong, responsive and competitive economy, and by ensuring that sufficient land of the right type, and in the right places, is available to allow growth and innovation.

13.1.2 The provision of a sufficient number and variety of available employment sites and the formation of planning policies which allow employment generating development to come forward in sustainable locations is critical to enabling existing companies to grow and to provide for new company formation. Employment sites are also needed to respond to inward investment and capitalise on planned transport improvements to the A43, M1 and M40.

13.1.3 Policy S1 of the adopted WNJCS sets out the overarching distribution of development for West Northamptonshire. Generally development will be concentrated in and adjoining the principal urban area of Northampton. Appropriate development of a lesser scale will be located in and adjoining the sub-regional centre of Daventry town. The development needs of the Rural Service Centres of Towcester and Brackley will also be provided for. Policy S8 relates to the distribution of jobs and states that the majority of new job growth will be concentrated within the principle urban area of Northampton and Daventry. Beyond those areas and within South Northamptonshire District, the WNJCS indicates that employment allocations at a scale of 40 hectares (ha) or below (non-strategic) should be considered positively during the preparation of Part 2 Local Plans, where they comply with the objectives of the WNJCS alongside fulfilling local priorities and considerations.

13.1.4 This Part 2 Plan allocates additional employment land and by facilitating more local employment growth. It aims to attract new investment and provide more jobs to match the skills of local people, thereby balancing the ratio of in and out commuting. It is also recognised that the District will deliver a slightly higher level of housing than required by the WNJCS and that there is a need to seek to ensure that this is complemented by some additional provision of employment land.

13.1.5 Strategic employment generation is focused through the WNJCS at Towcester and Brackley, Motorway junctions and at Silverstone. The District has 65 business parks and the new sites supported through the Part 2 Plan are intended to:

- Meet local demand and strengthen the rural economy;
Provide the ability to strengthen local supply chains;
Local flexibility and choice of locations;
Meet the demand for small and medium sized units and
Contribute to reducing the level of out commute

13.1.6 The Part 2 Plan has considered where a limited number of further allocations need to be made in the urban and rural areas to support the delivery of a flexible supply of employment land and help strengthen the economy of the District. These new sites are detailed below. Where new small sites are proposed we have considered the most appropriate use class for the location.

13.2 Towcester Employment Allocations
- Bell Plantation
- Woolgrowers Field
- Land at Tiffield Lane Towcester

13.2.1 Towcester is centrally located within South Northamptonshire, and is one of two first tier settlements within the District, as identified within the WNJCS. A major urban extension is being developed to the south-west of the town that once completed will provide for an additional 2,750 dwellings and 15 hectares of employment land by 2029. The town is strategically located with good accessibility to the M1 to the east, M40 to the east and is at the crossroads of the A5 and A43. Further development to the south and west of the town is currently constrained by the development of the urban extension and to the east by an extensive Historic Park and Garden. Although there is no specific identified need for additional employment to meet the needs of the town (based on the housing and employment requirements set out in the WNJCS) it is considered to be important to facilitate some additional small scale employment opportunities to provide additional choice and opportunity for the growing population and to look to reduce out-commuting. The proposals will also combine to enable the development of the Towcester Town Football Club that is a very important local community facility (see Policy GS1 of this plan).

13.2.2 The Towcester Masterplan – Volume 2, adopted by The Council in March 2011 to guide regeneration proposals in Towcester, identifies parts of the Bell Plantation and Woolgrowers site as being within the ‘Tove Valley Business Park’ (Site TI - Northern Gateway). The Masterplan considers there to be an opportunity for business and general industrial development within Use Classes B1, B2 and B8 in this location. All of the sites offer suitable locations for new employment development at the edge of the settlement of Towcester, in an established employment area, with existing or potential good links to the strategic highway network. Furthermore, the sites are well defined with adjoining commercial development, ensuring unrestricted sprawl into the Open Countryside would not result. All three sites offer suitable locations for a range of new small and medium sized business units including uses that are ancillary or complementary to existing or proposed B Class uses. This will enable a wider
range of uses to be considered, provided that it can be demonstrated that there is a link to an existing or proposed B1, B2 or B8 use.

13.2.3 The Bell Plantation site is located at the A43/A5 junction, North West of Towcester and represents an appropriate employment location for the provision of additional small and medium sized commercial buildings\(^{17}\) close to the town as its planned expansion takes place. The strategic road network and local distributor routes can be readily accessed from this area, so avoiding lorry movements through residential areas. Development in this area provides an opportunity for high visibility economic investment. Approximately 3ha. of the site is developed as a mixed use but is predominantly used as a garden centre. However there are also offices, a veterinary practice and a children’s day nursery on the site. The buildings associated with the garden centre are grouped around a central courtyard and have a typical form, being mainly timber and glass with several open air plant display areas and open sided canopies. There is also a rare breeds’ poultry area. A large car park accessed from the A5 lies to the front of the site screened from the road by mature trees and landscaping.

13.2.4 The Woolgrowers Field also lies to the north of Towcester at the A5/A43 junction. The site is close to existing commercial uses including a car showroom, a garden centre/nursery/farm shop, petrol filling station and a building goods supplier. The ‘Tove Valley Business Park’ is an established employment location to the north of Towcester which is occupied by a range of employment uses. It is considered that the ‘Tove Valley Business Park’ could be extended to provide additional employment land to complement the allocations within the WNJCS and that these two sites could provide an acceptable extension to the existing development at the Park, contributing to job creation.

13.2.5 The site at Tiffield Lane lies to the North/West of Towcester Town, next to the A43. The site adjoins the urban area of Towcester town, and is adjacent to the Bell Plantation employment allocation. Development on the land would therefore form a natural expansion to the urban area of a sustainable town and would adjoin an employment cluster. An allocation of this land would also create a significant number of jobs to support recent housing development in the area. Allocation of the land would allow improvements to the dangerous road crossings at Northampton Road/A43 and Tiffield Lane/A43. The proposed allocation will only be progressed and any applications for development on the site only be considered favourably if there is demonstrable support from the highways authorities that a new roundabout access at the Hulcote turn on the A43 is deliverable and that the A43 crossing point at the Tiffield Lane can be removed. Further evidence would also need to be provided that the Highways Authority is satisfied with the proposed road improvements and traffic implications, through further transport modelling and travel plans.

\(^{17}\) The usual definition of small and medium sized enterprises (SMEs) is any business with fewer than 250 employees.

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13.2.6 The Bell Plantation site provides an opportunity for the creation of a new and improved community facility for use by the Towcester Town Football Club. The Club was formed in 1988 and is now a Chartered Standard Community Club with 23 teams from Under 7s through to Adults. Currently the teams play on the recreation ground in Towcester as well as on pitches in Greens Norton and Pattishall. This is because there are no facilities currently available within the town itself and the club does not own any land or facilities. The Club itself continues to grow but this will be severely limited by the lack of dedicated pitch provision in the future and it will be unable to meet the demands of the growing population. The South Northamptonshire Playing Pitch Strategy (2018) refers to the proposal for a new home for Towcester Town Football Club and supports the allocation of a 6ha site for football at the Bell Plantation in the Local Plan Part 2. The Strategy considers that the Bell Plantation proposed allocation would provide a 6ha site with the potential for further expansion in the future. The delivery of this site is considered to be a high priority for action in the Strategy. The site is served by a traffic light controlled pedestrian crossing at the A43/A5 roundabout and a footpath link on the A5. The Bell Plantation site is considered to be the most appropriate location for this community facility as it is relatively close to the town and already well served by safe pedestrian access.

13.2.7 The site reserved for the Football Club is yet to be determined but should be as close to the main built up part of the town as feasible (subject to suitable topography). The site is considered suitable to meet the needs of the Club in the future without detriment to any nearby residents. Development of the employment site will only be permitted to commence once a unilateral legal agreement to transfer the freehold of the land reserved for the Football Club is in place. This Agreement will allow for the land to be transferred to the club no later than on completion of development of 20% of the total site area (net), as by this time viability should be assured, given that access and key infrastructure requirements would have been provided.

13.2.8 The provision of land for the Town Football Club on the Bell Plantation site is an important step towards the provision of such an important facility for the community of Towcester. It is also critical to ensure that the project is delivered on the ground. The South Northants Playing Pitch Strategy (2018) considers that the total cost for providing this key community facility could exceed £1m excluding land. To assist in the delivery it is considered equitable and reasonable that the neighbouring employment allocations in the Towcester area contribute towards the establishment of this important recreational and community facility. The Woolgrowers site extends to 4.5ha. of proposed new development and the Tiffield Lane site a further 21ha. The land that is being made available by the Bell Plantation site represents 17% of the total undeveloped allocation. Applying this percentage to the other two sites would result in 3.5ha of the Tiffield Lane site and 0.76ha of the Woolgrowers site. It is therefore considered that a proportionate financial contribution should be made from these two sites.
13.2.9 A detailed Heritage Impact Assessment will be required for each site including
detailed consideration of any archaeological impacts including the need for initial
archaeological assessment, including in relation to the archaeological potential of
the sites due to their proximity to the Roman Road (Watling Street), including
field evaluation to identify areas of archaeological activity and to develop an
appropriate mitigation strategy. This may lead to archaeological mitigation which
could involve preservation in situ by design or record or a combination of the two.
Both the heritage and archaeological assessments need to be undertaken in
advance of the submission of any planning applications so as to inform the
masterplanning work. The assessment for the Bell Plantation and Tiffield Lane
sites must also include an assessment of the heights of new buildings and any
impact on the Easton Neston Grade II* Registered Park and Garden (RPG) and
other heritage assets.

13.2.10 The Northamptonshire Bus Strategy (April 2018) expects that all
employment developments are provided with a high quality bus service from first
occupation, both to reduce low-occupancy car travel, peak time highways
impacts, and overall car dependency and their associated emissions. They also
permit access to employment opportunities for a wide range of people, and are
essential to social inclusion. The Bell Plantation and Woolgrowers sites would be
accessed from a section of the A5 which does not currently carry a scheduled
bus service and the Tiffield Lane site is passed by the current Nos. 87, 88 and
89 services that uses the A43. The closest existing public transport provision is
within 600m of the sites from an A5 (southbound) bus stop. The A5 northbound
stop is slightly further away. National Guidance set out by the Chartered Institute
of Highways and Transportation (Planning for Public Transport in New
Development, 1999) sets a threshold of 400m walk as the recommended
maximum distance from stops served by regular bus services. In line with the
general principle that developers should be required to mitigate the impacts of
their own proposals, the County Council will, within the constraints imposed by
the Community Infrastructure Levy Regulations 2010, expect developers to fund
any new bus-related infrastructure required to improve access to their
development, and to fund the resources required for the provision of any altered,
extended or new bus services required until such a time as the anticipated
revenue makes them commercially sustainable. In line with CIHT\textsuperscript{18} standards,
and accepted best practice, Northamptonshire County Council will generally
require all major developments to demonstrate that bus services can be
accessed at stops within a 400m (about 10 minutes) walk of any part of the
development. Internal development layout and urban design should have full
regard to the location of existing bus stops, and clearly signal where new stops
are to be provided. Higher density development near existing or proposed bus
stops is strongly recommended. However it is accepted that achieving the 400m
target may not always be strictly achievable. Developers will be expected to
demonstrate that the great majority of their development is within 400m


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reasonable and safe walking route of bus stops served by regular services to the nearest major facilities and centres. Where this is not the case, new stops and/or service diversions shall be provided by the developer. To achieve higher levels of modal shift, it is recommended that the majority of occupiers are within 250m of stops, through careful consideration of urban design and density. Early dialogue with the County Council will be required to determine whether a diversion of existing routes to the site is feasible or a contribution to support existing routes is preferred.

POLICY AL1: LAND AT BELL PLANTATION, TOWCESTER

1. Development description: located to the north of Towcester on land associated with and including the Bell Plantation and adjoining the A43 and A5, this development site provides for 35ha. of mixed employment generating development together with 6ha. of land for the creation of a Towcester Town Football Club home ground. A variety of employment types will be sought to reflect the need for diversity and resilience in the local economy as expressed in the Council’s economic growth strategy.

2. An integrated, coordinated and comprehensive planning approach will be taken for the site and a masterplan must be prepared, in consultation with the local planning authority and the local highway authority, Towcester Town Council and other statutory undertakers prior to the submission of a planning application covering the development of the whole site.

3. Land uses: Employment
   a An independently assessed, market-evidenced proportion of B1 (office), B2 (general industrial) and B8 (storage and distribution) with ancillary uses that are demonstrably complementary to an existing or proposed B class use.

4. Land uses: Towcester Town Football Club
   a A minimum of 6ha to be provided within the allocated site with the precise location dependent on suitable topography; and
   b The freehold of the land allocated for the football club to be transferred as agreed in a legal agreement and at a point no later than the completion of development of 20% of the net site area.

5. Access and transport
   a Access to the employment site to be from the A5; and
   b Access to the football club site to be provided by the developer of the employment part of the site, from either within the employment site or from a new separate access from the A5 and provision of an unfettered road access point to the edge of the football club site;
and

c good accessibility to public transport services should be provided for, including contributions to the cost of diverting existing routes through the site or to support existing local services and promote sustainable travel; and

d a transport assessment and travel plan will be required to assess the transportation implications of the proposed development and to identify appropriate mitigation measures; and

e provision of new footpaths and cycleways that link to existing networks and safe crossing points on the a43.

6. Key site specific design and place shaping principles (whole development), in addition to those required under policies SS2 and SDP1, include:

a a detailed heritage impact assessment will be required for the whole site, to be agreed with Historic England, prior to the design of the scheme in order to inform the height of any proposed buildings, layout and extent of the development. This will explicitly include an assessment of the height of any new buildings and impact on the Easton Neston Grade ii* Registered Park and Garden as well as detailed consideration of any impacts on designated and non-designated heritage assets and subject to the assessment being agreed a programme of informed mitigation to be included with any application; and

b a detailed strategic landscape assessment of the whole site to deliver a high quality landscaped setting within and around the boundary of the proposal; and

c prior to submission of an application, detailed assessment for the whole site to characterise archaeological remains and identify direct impact of development proposals to inform design and a programme of archaeological mitigation which could involve preservation in situ by design or record or a combination of the two. This to be agreed with Historic England; and

d provision of utilities up to the edge of the site for the football club; and

e appropriate financial contributions to mitigate the impact of the development on services and facilities as required by the Council’s policies, taking account of the potential value of land transferred to Towcester Town Football Club.
POLICY AL2: LAND AT WOOLGROWERS FIELD, TOWCESTER

1. Development description: located to the north of Towcester bounded by the A5 to the east and Towcester road and the A43 to the south, this development site provides for 4.5 hectares of mixed employment generating development. A variety of employment types will be sought to reflect the need for diversity and resilience in the local economy as expressed in the Council’s economic growth strategy.

2. An integrated, coordinated and comprehensive planning approach will be taken for the employment site and a masterplan must be prepared, in consultation with the local planning authority, the local highway authority and other statutory undertakers prior to the submission of a planning application covering the development of the whole site.

3. Land uses: employment
   a. An independently assessed, market-evidenced proportion of B1 (office), B2 (general industrial) and B8 (storage and distribution) and ancillary uses of an appropriate scale that are demonstrably complementary to an existing or proposed B class use.

4. Access and transport
   a. Access to the employment site to be from the A5 and / or the Greens Norton Road; and
   b. good accessibility to public transport services should be provided for, including contributions to the cost of diverting existing routes through the site or to support existing local services and promote sustainable travel; and
   c. a transport assessment and travel plan will be required to assess the transportation implications of the proposed development and to identify appropriate mitigation measures; and
   d. provision of new footpaths and cycleways that link to existing networks and safe crossing points on the A43.

5. Key site specific design and place shaping principles (whole development), in addition to those required under policies SS2 and SDP1, include:
   a. a detailed heritage impact assessment will be required to be agreed with Historic England, prior to the design of the scheme in
order to inform the height of any proposed buildings, layout and extent of the development. This will explicitly include an assessment of any impacts on designated and non-designated heritage assets and subject to the assessment being agreed a programme of informed mitigation to be included with any application; and

b prior to submission of an application, detailed assessment to characterise archaeological remains and identify direct impact of development proposals to inform design and a programme of archaeological mitigation which could involve preservation in situ by design or record or a combination of the two. This to be agreed with Historic England; and

c a detailed strategic landscape assessment of the whole site to deliver a high quality landscaped setting within and around the boundary of the proposal; and

d a financial contribution towards the implementation of the Towcester Town Football Club based on the land value for employment use of 17% of the total undeveloped allocated site (index linked from the date of date of the first planning permission on the site). 40% of the contribution would be payable on the completion of 20% of the net site area and the remaining 60% on the completion of 80% of the of the net site area; and

e appropriate financial contributions to mitigate the impact of the development on services and facilities as required by the Council’s policies, taking account of the financial contributions made under 5 (d) above.

Delivers Objectives 1,2,3,9

POLICY AL3: LAND AT TIFFIELD LANE, TOWCESTER

1. Development description: located to the north of Towcester, and the A43 the allocated site provides for 21ha. of new mixed employment generating development.

2. An integrated, coordinated and comprehensive planning approach will be taken for the employment site and a masterplan must be prepared, in consultation with the local planning authority, the local highway authority and other statutory undertakers prior to the submission of a planning application covering the development of the whole site.
3. Land uses: employment

   a An independently assessed, market-evidenced proportion of B1 (office), B2 (general industrial) and B8 (storage and distribution) and ancillary uses that are of an appropriate scale and demonstrably complementary to an existing or proposed B class use.

4. Access and transport

   a A new roundabout facility will be provided at the junction of the A43 and the Northampton road (Hulcote Turn) and the layout of the proposal will enable the closure of the central reservation turn at the Tifffield Lane junction in order to improve road safety on the A43; and

   b good accessibility to public transport services should be provided for, including contributions to the cost of diverting existing routes through the site or to support existing local services and to promote sustainable travel; and

   c a transport assessment and travel plan will be required to assess the transportation implications of the proposed development and to identify appropriate mitigation measures; and

   d provision of new footpaths and cycleways that link to existing networks and safe crossing points on the A43.

5. Key site specific design and place shaping principles (whole development), in addition to those required under policies SS2 and SDP1, include:

   a a detailed heritage impact assessment will be required to be agreed with Historic England, prior to the design of the scheme in order to inform the height of any proposed buildings, layout and extent of the development. This will explicitly include an assessment of any impacts on designated and non-designated heritage assets and subject to the assessment being agreed a programme of informed mitigation to be included with any application; and

   b prior to submission of an application, detailed assessment to characterise archaeological remains and identify direct impact of development proposals to inform design and a programme of archaeological mitigation which could involve preservation in situ by design or record or a combination of the two. This to be agreed with Historic England; and

   c a detailed strategic landscape assessment of the whole site to
deliver a high quality landscaped setting within and around the boundary of the proposal; and

d a financial contribution towards the implementation of the Towcester Town Football Club based on the land value for employment use of 17% of the total undeveloped allocated site (index linked from the date of date of the first planning permission on the site). 40% of the contribution would be payable on the completion of 20% of the net site area and the remaining 60% on the completion of 80% of the of the net site area; and

e appropriate financial contributions to mitigate the impact of the development on services and facilities as required by the Council’s policies, taking account of the financial contributions made under 5 (d) above.

Delivers Objectives 1,2,3,9

13.3 Rural Employment Allocations:

**Shacks Barn, Whittlebury**

13.3.1 The Shacks Barn Farm site is located on the boundary of Silverstone and Whittlebury parishes. There are 10 businesses currently on site employing approximately 72 people, 25 subcontractors and 10 volunteer positions, as well as various training provisions for apprentices and students at local colleges. The potential new development is expected to see a rise in the total number of jobs to 275 over the course of the development. The site is located alongside the main A43 trunk road with existing direct access to the site, and there is a Stagecoach bus route passing the end of the access road. The A43 provides good access to the M40 to the West and the M1 to the East allowing good direct transport links to the main conurbations in both the Midlands and London and the South East and as such will be attractive to incoming businesses looking to access those markets.

13.3.2 This allocation proposes to extend the business park with a range of new small and medium sized business units including uses that are ancillary or complementary to an existing or proposed B Class. This will enable a wider class of uses to be considered, provided that it can be demonstrated that there is a link to an existing or proposed B1, B2 or B8 class use. A variety of employment types will be sought to reflect the need for diversity and resilience in the local economy as expressed in the Council’s Economic Growth Strategy.

13.3.4 Part of the site lies within a Minerals Consultation Area (MCA) as set out in Policy 28 of the Northamptonshire County Council’s Minerals Local Plan (2017). Within the MCA safeguarding should be limited to development where significant sterilisation may potentially occur, and thus where the prior extraction of minerals
is likely to be viable (as small developments are unlikely to present viable opportunities for prior extraction). The County Council has confirmed that the site is unlikely to contain mineral resources of economic importance. The proposed site is located within the setting of the scheduled monument of Lordsfields Farm moated site. The potential impact of development in this location should be assessed to enable understanding of the effect on the significance of the monument prior to any planning applications being submitted, including the potential for non-designated archaeological remains contributing to the significance the scheduled monument derives from its setting in consultation with the County Archaeological Advisor and Heritage England. Consideration must also be given to the the line of the Roman road between Towcester and Alchester to the west of the scheduled area and the archaeological remains identified during the A43 Towcester to M40 Dualling Project.

13.3.5 POLICY AL4: LAND AT SHACKS BARN, WHITTLEBURY therefore seeks to deliver this land for economic development in the interest of delivering jobs and investment by an appropriate extension to an existing site served by trunk road access.

POLICY AL4: LAND AT SHACKS BARN, WHITTLEBURY

1. Development description: located an important position adjoining the A43, southwest of Towcester, close to the Whittlebury junction, this development site provides for 10 ha. of mixed employment generating development. An integrated, coordinated and comprehensive planning approach will be taken and a masterplan must be prepared, in consultation with the District council, Northamptonshire County Council and other statutory undertakers prior to the submission of a planning application covering the development of the whole site.

2. Land uses employment
   a. An independently assessed, market-evidenced proportion of B1 (office), B2 (general industrial) and b8 (storage and distribution) and ancillary uses that are of an appropriate scale and demonstrably complementary to an existing or proposed B class use.

3. Access and transport
   a. Access to the site to be based on the existing access only; and
   b. Provision of new footpaths and cycleways that link to existing networks; and
   c. Good accessibility to public transport services should be provided for, including contributions to the cost of diverting existing routes through the site or to support existing local services to help
promote sustainable travel; and

d A transport assessment and travel plan will be required to assess the transportation implications of the proposed development and to identify appropriate mitigation measures; and

4. Key site specific design and place shaping principles (whole development) in addition to those required under policy SS2 and SDP1, include:

a A detailed heritage impact assessment will be required to be agreed with Historic England, prior to the design of the scheme in order to inform the height of any proposed buildings, layout and extent of the development. This will explicitly include an assessment of the impact of any development on designated and non-designated heritage assets (with particular reference to the setting of the Lordsfields Farm Moated site) and subject to the assessment being agreed a programme of informed mitigation to be included with any application; and

b Prior to submission of an application, detailed assessment to characterise archaeological remains and identify direct impact of development proposals to inform design and a programme of archaeological mitigation which could involve preservation in situ by design or record or a combination of the two. This to be agreed with Historic England; and

c A detailed strategic landscape assessment of the whole site to deliver a high quality landscaped setting within and around the boundary of the proposal; and

d Appropriate financial contributions to mitigate the impact of the development on services and facilities as required by the council’s policies.

Delivers Objectives 1, 2, 9

Furtho Pit, Cosgrove and Old Stratford

13.3.6 Furtho Pit site is well situated lying east of the A5/A508 junction in the south of the District. A small part of the site (2ha) has an outstanding planning permission for B1 and B2 development (Council planning reference S/2015/0674/MAR). The site is a mixture of farmland, derelict former (now filled) gravel pit, plant hire testing and builder’s storage facility. The strategic road network and local distributor routes can thus be readily accessed from this area and be carried out so as to avoid lorry movements through residential areas. Development in this
area provides an opportunity for high visibility economic investment on a site of poor environmental quality at a sustainable location at a gateway to the District.

13.3.7 Parts of this allocation have been identified as being in Flood Zones 2 and 3 and a full flood risk assessment will be required for the site and agreed with the Environment Agency (EA) which includes information to show how the proposed development will not increase flood risk. Necessary mitigation measures must be implemented.

13.3.8 The proximity of the allocation to a number of designated and non-designated heritage assets means that a heritage impact assessment is also necessary. This should provide specific reference to the layout, extent and height of future development. These include the Conservation Areas of the Grand Union Canal, and Cosgrove and the scheduled monument of the Roman villa SE of Cosgrove Hall together with numerous listed buildings, including Old Wolverton Mill and the Grade I Listed Church of St Peter and St Paul. Northamptonshire County Council has confirmed that the site is likely to contain minerals of economic importance. These are located to the eastern part of the site where a Country Park is proposed and the proposal would not therefore sterilise this resource.

13.3.9 The allocated site is crossed by an approximate 500m stretch of the route of the former Old Stratford Arm of the Grand Union Canal, and although this stretch of canal is no longer in water, it is still owned by the Canal & River Trust as far as the southern boundary of the site. This stretch is a designated conservation area. The Buckingham Canal Society (BCS) is actively pursuing the restoration of the canal, using the original route where possible. Whilst it is recognised that there are some locations (such as immediately south of the A5) where use of the original route will not be possible, a feasibility study undertaken by Halcrow in 2010 on behalf of the BCS concluded that restoration of the canal was possible. A new channel just north of the A5 linking the canal to the River Great Ouse provides an option for crossing under the A5 via the Great Ouse before eventually re-joining the original canal route south of Old Stratford. It is important that proposals recognise the active restoration work undertaken by the BCS by making specific reference to the canal arm and the wider context of the aspirations of the BCS to achieving its restoration to navigable status between Cosgrove and Buckingham. To this end Policy SS 5 includes a requirement to protect the existing canal route through the site and for the layout of the country park to have regard to the potential future need for new sections of canal to cross it to facilitate restoration. As the canal route adjoins the area identified as forming the proposed new country park, and any potential new stretches linking to the Great Ouse would fall within the proposed new country park, there should be no significant impact on the ability of the site to deliver the quantum of employment land proposed. A restored canal could form an integral feature of the country park, and provide an opportunity to enhance both its ecological and recreational value.
POLICY AL5: LAND AT FORMER FURTHO PIT, OLD STRATFORD/COSGROVE

1. Development description: located at an important position adjoining the A5 and A508, this development site provides for 16 ha. of mixed employment generating development. A variety of employment types will be sought to reflect the need for diversity and resilience in the local economy as expressed in the council’s economic growth strategy.

2. An integrated, coordinated and comprehensive planning approach will be taken for the employment site and a masterplan must be prepared, in consultation with the local planning authority, the relevant highway authorities and other statutory undertakers prior to the submission of a planning application covering the development of the whole site.

3. Land uses employment
   A An independently assessed market-evidenced proportion of B1 (office), B2 (general industrial) and B8 (storage and distribution) and ancillary uses that are of an appropriate scale and demonstrably complementary to an existing or proposed B class use.

4. Access and transport
   a Access from a new roundabout junction from the A508; and
   b Provision of new footpaths and cycleways that link to existing networks including to a proposed new adjoining country park and utilising the existing pedestrian crossing over the A5 linking to Old Stratford; and
   c Good accessibility to public transport services should be provided for including contributions to the cost of establishing bus services including stops to the site, to promote sustainable transport; and
   d A transport assessment and travel plan will be required to assess the transportation implications of the proposed development (including noise from the A5 and A508) and to identify appropriate mitigation measures

5. Key site specific design and place shaping principles (whole development); in addition to those required under policy SS2 and SDP 1, include:
   a A detailed heritage impact assessment will be required to be agreed with Historic England, prior to the design of the scheme in order to inform the height of any proposed buildings, layout and extent of the development. This will explicitly include an assessment of the height of any new buildings and impact on the scheduled ancient monument 1013660 ‘Motte and Bailey Castle’ Deserted Village and Monastic...
Grange at Old Wolverton as well as detailed consideration of any impacts on any other designated and non-designated heritage assets and subject to the assessment being agreed a programme of informed mitigation to be included with any application; and

b Detailed consideration of the safeguarding of the existing canal route through the site and how the layout of the country park has regard to the potential future need for new sections of canal to cross it to facilitate restoration; and

c Prior to submission of an application, detailed assessment to characterise archaeological remains and identify direct impact of development proposals to inform design and a programme of archaeological mitigation which could involve preservation in situ by design or record or a combination of the two. This to be agreed with Historic England; and

d Protection of the existing Anglian water drainage and water infrastructure that crosses the site; and

e Detailed strategic landscape and visual impact assessments of the whole site to deliver a high quality landscaped setting within and around the boundary of the proposal; and

f Appropriate financial contributions to mitigate the impact of the development on services and facilities as required by the council’s policies.

Delivers Objectives 1,2,9
APPENDIX 1: PROPOSALS MAPS AND SETTLEMENT CONFINES

These are in a separate document
# APPENDIX 2: LIST OF REPLACED POLICIES

Saved Local Plan (1997) policies replaced by this Local Plan and West Northamptonshire Joint Core Strategy policies superseded by this Local Plan

<table>
<thead>
<tr>
<th>Saved Policy (1997 Local Plan)</th>
<th>Policy in Local Plan (Part 2)</th>
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<tbody>
<tr>
<td><strong>Policy (2014 WNJCS)</strong></td>
<td><strong>Policy in Local Plan (Part 2)</strong></td>
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<tr>
<td>Policy H2: Affordable Housing</td>
<td>Policy LH7: Affordable Housing</td>
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<tr>
<td>Policy H6: Gypsy, Traveller and Travelling Show People</td>
<td>Policy LH9: Gypsy, Travellers And Travelling Show People</td>
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<tr>
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<tr>
<td>G3: General</td>
<td>Policy SS2: General Development Principles</td>
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<tr>
<td>H3: Brackley and Towcester</td>
<td>Policy SS1: The Settlement Hierarchy</td>
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<td></td>
<td>Policy LH1: Development Within Town And Village Confines</td>
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<td></td>
<td>Policy LH2: Starter Homes</td>
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<td>Policy LH3: Exception Sites</td>
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<td>Policy LH4: Single Dwellings In The Open Countryside</td>
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<td>Policy LH5: Self And Custom Built Homes</td>
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<td>Policy LH6: Build To Rent</td>
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<td></td>
<td>Policy LH6: Specialist Housing And Accommodation Needs</td>
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<td>Policy LH7: Residential And Nursing</td>
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<tr>
<td>H5: Restricted Infill villages</td>
<td>Policy SS1: The Settlement Hierarchy</td>
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<tr>
<td>H6: Restraint Villages and Open countryside</td>
<td>Policy SS1: The Settlement Hierarchy</td>
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<td>Policy LH2: Starter Homes</td>
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<td>Policy LH7: Residential And Nursing</td>
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<tr>
<td>H12: Backland Development</td>
<td>Policy GS4: Backland Development</td>
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<tr>
<td>H17: Residential Extensions</td>
<td>Policy SDP2: Residential Extensions And Upward Extensions</td>
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<td>H19: Agricultural Workers Dwellings</td>
<td>Policy LH4: Single Dwellings In The Open Countryside</td>
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<tr>
<td>E3: Intensification of Existing Employment Uses</td>
<td>Policy EMP2: Existing Commercial Sites</td>
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<td>E4: Change of Use from Industrial and Commercial Use</td>
<td>Policy EMP2: Existing Commercial Sites</td>
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<td>E7: Industrial and Commercial Development in Rural Areas</td>
<td>Policy EMP2: Existing Commercial Sites</td>
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<td>Policy EMP3: New Employment Development</td>
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<tr>
<td>EV1: Design</td>
<td>Policy SDP1: Design Principles</td>
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<td>EV2: Development in the Open Countryside</td>
<td>Policy LH2: Starter Homes</td>
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<td>Policy EMP3: New Employment Development</td>
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<td></td>
<td>Policy EMP4: The Visitor Economy</td>
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<td></td>
<td>Policy SDP2: Residential Extensions And Upward Extensions</td>
</tr>
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<td></td>
<td>Policy SD3: Health Facilities And Wellbeing</td>
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<td></td>
<td>Policy LH6: Specialist Housing And Accommodation Needs</td>
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<tr>
<td>EV7: Special Landscape Areas</td>
<td>Policy INF2: Community Facilities</td>
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<td>Policy NE2: Special Landscape Areas</td>
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<tr>
<td>EV8: Important Local Gaps</td>
<td>Policy SS2: General Development Principles</td>
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<tr>
<td>EV9: Conservation Areas</td>
<td>Policy HE6: Conservation Areas</td>
</tr>
<tr>
<td>EV10: Preservation or Enhancement of Conservation Areas</td>
<td>Policy HE6: Conservation Areas</td>
</tr>
<tr>
<td>EV11: Preservation or Enhancement of Conservation Areas</td>
<td>Policy HE6: Conservation Areas</td>
</tr>
<tr>
<td>EV12: Listed Buildings</td>
<td>Policy HE5: Listed Buildings</td>
</tr>
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<td>EV13: Extensions and Alterations to Listed Buildings</td>
<td>Policy HE5: Listed Buildings</td>
</tr>
<tr>
<td>EV16: Re-use and Adaptation of Traditional Buildings in Restraint Villages and Open Countryside</td>
<td>Policy LH4: Single Dwellings In The Open Countryside Policy EMP3: New Employment Development</td>
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<tr>
<td>EV19: Trees and Woodlands</td>
<td>Policy NE5: Trees, Woodlands And Hedgerows</td>
</tr>
<tr>
<td>EV21: Hedgerows, Ponds and Other Landscape Features</td>
<td>Policy NE5: Trees, Woodlands And Hedgerows</td>
</tr>
<tr>
<td>EV24: Species Protection</td>
<td>Policy NE6: Biodiversity And Geodiversity Policy NE7: Sites Of Special Scientific Interest And Protected Species</td>
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<tr>
<td>EV28: Historic Parks, Gardens and Battlefields</td>
<td>Policy HE4: Registered Battlefields Policy HE3: Historic Parks And Gardens</td>
</tr>
<tr>
<td>EV29: Landscape Proposals</td>
<td>Policy SS2: General Development Principles</td>
</tr>
</tbody>
</table>
The following policies and proposals from the 1997 South Northamptonshire Local Plan have not been replaced and will no longer apply following the adoption of the South Northamptonshire Local (Plan Part 2).

<table>
<thead>
<tr>
<th>Saved Policy (1997 Local Plan)</th>
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</table>
| R1: Major Food Retail Development | Policy RET1: Brackley And Towcester Town Centres  
Policy RET 2: Primary Shopping Frontage |
| R4: Loss of Retail Uses in Rural Areas | Policy EMP2: Existing Commercial Sites |
| R9: Farm Sales | Policy EMP6: Farm Diversification |
| RC2: Development in the Limited Development and Restricted Infill Villages | Policy INF2: Community Facilities |
| RC3: Provision Outside Settlements | Policy EMP4: The Visitor Economy |
| RC8: Waterways | Policy CON2: Canal Mooring Provision  
Policy CON3: Canal Facilities And New Marinas |
| RC9: Waterways | Policy CON2: Canal Mooring Provision  
Policy CON3: Canal Facilities And New Marinas |
| R10: Amenity and Children’s Play Area | Policy GS1: Open Space, Sport And Recreation |

E8: Working from Home

EV5: Essential Farm Buildings

EV14: Thatching

EV15: Conversion of Buildings in Limited Development Villages and Restricted Infill Villages

EV31: Overhead Lines, Public Utilities and Telecommunications Equipment

EV35: Advertisements and Shop Front Design

EV36: Advertisements and Shop Front Design

T2: Motorway and Trunk Road Schemes (Towcester A5)
<table>
<thead>
<tr>
<th>Proposal Code</th>
<th>Description</th>
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<tbody>
<tr>
<td>R6</td>
<td>Retail Proposals in the Open Countryside</td>
</tr>
<tr>
<td>R8</td>
<td>Garden Centres</td>
</tr>
<tr>
<td>RC1</td>
<td>Large Scale Developments</td>
</tr>
<tr>
<td>RC6</td>
<td>Golf Course and Golf Driving Ranges</td>
</tr>
<tr>
<td>RC13</td>
<td>Horse Related Developments</td>
</tr>
<tr>
<td>RC14</td>
<td>Noisy Sports</td>
</tr>
<tr>
<td>TRC6</td>
<td>Northampton Road, Towcester (Community Development Proposal)</td>
</tr>
<tr>
<td>BH1 (A-E)</td>
<td>Brackley Housing proposals</td>
</tr>
<tr>
<td>BH2</td>
<td>Springfield way, Brackley (housing proposal)</td>
</tr>
<tr>
<td>BE3</td>
<td>East of Market Place, Brackley (Industrial and Commercial Proposal)</td>
</tr>
<tr>
<td>BT2</td>
<td>East of Market Place, Brackley (Car Park Proposal)</td>
</tr>
<tr>
<td>BR1</td>
<td>East of Market Place, Brackley (Retail Proposal)</td>
</tr>
<tr>
<td>GPH1</td>
<td>South East of Northampton (Housing Proposal)</td>
</tr>
<tr>
<td>WFH1</td>
<td>Wootton Fields (Housing Proposal)</td>
</tr>
<tr>
<td>GPE1</td>
<td>South East of Northampton (Industrial and Commercial Proposal)</td>
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<tr>
<td>GPT1</td>
<td>South East of Northampton (Transport Proposal)</td>
</tr>
<tr>
<td>RE1 (A-I)</td>
<td>Rural Areas Employment Proposals</td>
</tr>
<tr>
<td>RRC2 (A-G)</td>
<td>Rural Areas Recreation, Tourism and Communities Facilities</td>
</tr>
</tbody>
</table>
APPENDIX 3: MONITORING FRAMEWORK

Monitoring framework

Monitoring and Review are key components of the planning system. Local Plans need to be continually reviewed and revised, partly to be able to assess its success and partly to ensure the components of each authority’s planning framework are updated to reflect changing circumstances nationally and locally.

The implementation of the policies contained in the South Northamptonshire Local Plan Part 2 will require concerted action by a range of public, private and voluntary sector bodies working in partnership. The role of the document is to provide a clear and robust framework for development in order that investment and action can be co-ordinated to facilitate efficient and effective delivery.

Why do we need to monitor?

Monitoring is essential to establish both what has happened until the present time and what may happen in the future. It provides crucial feedback into the process of policy-making and helps to address questions like:

(a) are policies achieving their objectives and delivering sustainable development?
(b) have policies had unintended consequences?
(c) are the assumptions behind the policies still relevant?
(d) are targets being achieved?

In addition monitoring provides for the initiation of new development of other actions on the basis on previously agreed trigger points. Monitoring will look at implementation, setting out agreed ways in which policies achieve desired results in the required timeframe. It will also assess progress in delivering the Spatial Vision and Objectives through the implementation of policies.

How will the Local Plan be monitored?

An Annual Monitoring Report will be prepared for the District that will include the monitoring of both the WNJCS (Part 1 Local Plan) and this Part 2 local plan. It is important that both plans are considered together in order to provide for a complete picture of development monitoring in the District.

The Annual Monitoring Report will contain an assessment of the extent to which policies set out in this Local Plan are being achieved and whether targets are being met.

Collecting Information

In order to ensure that the Monitoring Framework consists of a realistic set of indicators, detailed consideration was given to the ability of the Council and any appropriate partners to collect the information on an annual or more regular basis. Most of the indicators contained within the Monitoring Framework are easily accessible from: sources of national statistics; regional or sub-regional data sources; or from information held or collected within the Council and its partner organisations.

September 2018
Target and Trend Setting

For policies where clear outputs are required, such as those relating to housing delivery, specific targets have been included in the Monitoring Framework. This approach will help identify whether an annual target has been met and whether shortfall or surpluses exist. Performances against such targets can inform whether the Plan should continue in operation or whether it will need to be reviewed.

For policies where it is not appropriate to attach a clear target, a broad trend has been included in the Monitoring Framework to identify whether a broad direction of travel is being met. This can include either an increase or a decrease in a recorded indicator.

For other policies which provide helpful background data, neither a target nor a trend is appropriate, these are labelled as contextual indicators.

<table>
<thead>
<tr>
<th>Monitoring Framework Policy</th>
<th>Title</th>
<th>Targets</th>
<th>Indicators / Monitoring Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>POLICY: SS1</td>
<td>Settlement Hierarchy</td>
<td>This Policy sets the framework for other policies in the Plan that set out the type and locations for different forms of development within the different category of settlements.</td>
<td>Target inappropriate. Monitoring of changes to services and facilities within settlements</td>
</tr>
<tr>
<td>POLICY SS2</td>
<td>General development principles:</td>
<td>This Policy’s focus is on the Council’s general approach to considering development proposals. It is not possible to identify a specific target.</td>
<td>Contextual Usage of policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions. Commentary on usage in Annual Monitoring Report Consider revision to Policy if consistently unsupported at appeal</td>
</tr>
<tr>
<td>POLICY LH1</td>
<td>Development within Town and Village Confines</td>
<td>Net increase in housing delivery. Maintain a rolling 5 year supply of housing land across the District.</td>
<td>Monitor housing delivery on an annual basis</td>
</tr>
<tr>
<td>Monitoring Framework Policy</td>
<td>Title</td>
<td>Targets</td>
<td>Indicators / Monitoring Details</td>
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<tr>
<td>POLICY LH2</td>
<td>Starter Homes</td>
<td>Increase in number of starter homes granted planning permission and implemented to meet identified need</td>
<td>Monitor housing delivery on an annual basis</td>
</tr>
<tr>
<td>POLICY LH3</td>
<td>Exception Sites</td>
<td>100% of new housing development in the open countryside approved in accordance with policy</td>
<td>Monitor housing delivery on an annual basis</td>
</tr>
<tr>
<td>POLICY LH4</td>
<td>Isolated Dwellings in the Open Countryside</td>
<td>100% of new housing development in the open countryside approved in accordance with policy</td>
<td>Monitor housing delivery on an annual basis</td>
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<td>Increase in number of single plot exception sites granted planning permission and implemented to meet identified need</td>
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</tr>
<tr>
<td>POLICY LH5</td>
<td>Self and Custom Built Homes</td>
<td>Increase in number of self build plots granted planning permission and implemented to meet identified need</td>
<td>Monitor housing delivery on an annual basis</td>
</tr>
<tr>
<td>POLICY LH6</td>
<td>Build to Rent</td>
<td>Increase in number of build to rent plots granted planning permission and implemented to meet identified need</td>
<td>Monitor housing delivery on an annual basis</td>
</tr>
<tr>
<td>POLICY LH7</td>
<td>Affordable Housing</td>
<td>Delivery of 40% affordable dwellings on sites of 10 or more dwellings or on sites of 0.5ha or more in Brackley and Towcester</td>
<td>Monitor housing delivery on an annual basis in conjunction with SNC Housing Strategy Team</td>
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<tr>
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<td>Delivery of 50% affordable dwellings on sites of 10 or more dwellings or on sites of 0.5ha or more in the rural areas</td>
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<td>Delivery of 35% affordable dwellings on sites of 10 or more</td>
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<td>Monitoring Framework Policy</td>
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<td>dwellings or on sites of 0.5ha or more in the NRDA.</td>
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<td>To achieve a tenure split of 75% social / affordable rented provision and 25% intermediate provision (10% of which to be affordable home ownership units)</td>
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<tr>
<td>POLICY LH8</td>
<td>Housing Mix and Type</td>
<td>The provision of 5% bungalows on sites of 10 or more dwellings</td>
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<td></td>
<td>50% of all new housing on sites of 10 or more to exceed Building Regulation Requirement M4(2 and 3)</td>
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<tr>
<td>POLICY LH9</td>
<td>Gypsy, Travellers and Travelling Showpeople</td>
<td>Number of consented pitches for Gypsy and Travellers, for Travelling Show People</td>
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<td></td>
<td>Net additional pitches delivered: for Gypsies and Travellers, for Travelling Showpeople</td>
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<td></td>
<td>Cumulative amount of pitches over the plan period: for Gypsies and Travellers, for Travelling Showpeople</td>
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<td></td>
<td>Annual monitoring of the size and mix of housing</td>
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<tr>
<td>POLICY EMP1</td>
<td>Supporting Skills</td>
<td>This Policy’s focus is on the Council’s general approach to ensuring that suitable opportunities are provided for improvements in skills development through improvements to existing higher, further and specialist accommodation uses.</td>
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<td>Contextual</td>
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<td>Usage of policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions.</td>
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<td>Number of applications refused under this Policy.</td>
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<td>Commentary on usage in Annual Monitoring Report</td>
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<tbody>
<tr>
<td>POLICY EMP2</td>
<td>Existing Commercial Sites</td>
<td>No net reduction in existing employment and retail sites and land allocated for commercial uses</td>
<td>Usage of policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions.</td>
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<td>Consider revision to Policy if consistently unsupported at appeal</td>
</tr>
<tr>
<td>POLICY EMP3</td>
<td>New Employment Development</td>
<td>Net increase in employment land in the District.</td>
<td>Monitor new employment delivery on sites of 0.4 ha and above an annual basis</td>
</tr>
<tr>
<td>POLICY EMP4</td>
<td>The Visitor Economy</td>
<td>Net increase in visitor numbers to South Northamptonshire Resist the inappropriate loss of existing tourism or visitor economy sites</td>
<td>Contextual</td>
</tr>
<tr>
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<td></td>
<td>Usage of policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions.</td>
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<tr>
<td>POLICY EMP5</td>
<td>Leisure and Tourism and Whittlebury Hall</td>
<td>This Policy’s focus is the agreement of a Masterplan to help guide the future development of the site in a comprehensive manner.</td>
<td>The completion and agreement of a Masterplan for the site and usage of this and the Policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions.</td>
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<tr>
<td>POLICY EMP6</td>
<td>Farm Diversification</td>
<td>This Policy’s focus is on the Council’s general approach to ensuring that farm diversification proposals are appropriate and suitably located.</td>
<td>Contextual Usage of policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions.</td>
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<td>It is not possible to identify a specific target.</td>
<td>Number of applications refused under this Policy.</td>
</tr>
<tr>
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<td></td>
<td>Planning permissions granted for farm diversification businesses</td>
<td>Commentary on usage in Annual Monitoring Report Consider revision to Policy if consistently unsupported at appeal</td>
</tr>
<tr>
<td>POLICY RET1</td>
<td>Brackley and Towcester Town Centres</td>
<td>Net increase in the amount of retail on suitable sites in Brackley and Towcester</td>
<td>Annual surveys of Primary Shopping Frontage town centre uses Monitor changes in the proportion of retail uses within Primary Shopping Frontage Areas Monitoring of planning applications and appeals.</td>
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<td></td>
<td></td>
<td>No net reduction in ground floor town centre uses (A1-A5, B1 office, D1, D2 and sui Generis uses) in either town centres</td>
<td>No net increase in vacant units</td>
</tr>
<tr>
<td>POLICY RET2</td>
<td>Primary Shopping Frontage</td>
<td>No net reduction from 44% of Brackley Primary Retail Frontage from A1 use</td>
<td>Annual surveys of Primary Shopping Frontage town centre uses Monitor changes in the proportion of retail uses within Primary Shopping Frontage Areas Monitoring of planning applications and appeals.</td>
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<td></td>
<td></td>
<td>No net reduction from 51% of Towcester Primary Retail Frontage from A1 use</td>
<td>No more than two non-retail units would be located adjacent to one another within the same primary frontage section;</td>
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<td></td>
<td></td>
<td>No net loss of ground floor retail uses (a1 – a5) to non-retail uses in</td>
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<td>Monitoring Framework</td>
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<td>POLICY</td>
<td>SDP1</td>
<td>the defined primary shopping frontage</td>
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<td></td>
<td></td>
<td>Design Principles</td>
<td>This Policy’s focus is on the Council’s general approach to securing high quality design in new development proposals. It is not possible to identify a specific target.</td>
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<td>POLICY</td>
<td>SDP2</td>
<td>Residential Extensions and Upward Extensions</td>
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<td></td>
<td>This Policy’s focus is on the Council’s general approach to ensuring that inappropriate residential extensions are resisted</td>
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<td></td>
<td>Extensions to dwellings in the open countryside must not exceed a 50% increase by volume of the original dwelling, or of the residual floorspace if demolition is involved</td>
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<tr>
<td></td>
<td>POLICY</td>
<td>SDP3</td>
<td>Health Facilities and Wellbeing</td>
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<td></td>
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<td></td>
<td>This Policy’s focus is to locate health facilities within or adjoining settlement confines in rural service centres, primary service villages and secondary villages</td>
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<tr>
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<tr>
<td></td>
<td>(Tier A).</td>
<td>Developments will be required to contribute to the health and wellbeing of communities by providing access to public and private or semi-private green spaces, to existing and planned footpaths and cycleways, ensuring adequate space for bicycle storage, access to sports facilities, play and recreation opportunities and providing for allotments.</td>
<td>Number of applications refused under this Policy.</td>
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<td>Number of Health Impact Assessments completed and outcomes.</td>
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<td>Commentary on usage in Annual Monitoring Report.</td>
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<td>Consider revision to Policy if consistently unsupported at appeal.</td>
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<td></td>
<td>3. ANY INCREASE IN THE NUMBER OF HOT FOOD TAKEAWAYS WITHIN 400M OF EDUCATION FACILITIES THAT ARE USED BY YOUNG PEOPLE WILL BE RESISTED.</td>
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- **POLICY SDP4**  
  Specialist Housing and Accommodation Needs  
  Increase in number of Older Persons And Specialist Housing granted planning permission and implemented to meet identified need  
  Monitor housing delivery on an annual basis

- **POLICY SDP5**  
  Residential and Nursing Care  
  Increase in number of residential care / nursing homes granted planning permission and implemented to meet identified need  
  Monitor housing delivery on an annual basis

- **POLICY INF1**  
  Infrastructure Delivery and Funding  
  The focus of the Policy is to ensure that developments provide  
  Monitor contributions in accordance with SPD on developer contributions
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<td>for new development will be required to provide for the necessary infrastructure requirements and affordable housing obligations.</td>
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<tr>
<td>POLICY INF2</td>
<td>Community Facilities</td>
<td>Provision of new community or health facilities to meet identified local needs</td>
<td>Monitoring of committee reports and appeal decisions.</td>
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<td></td>
<td></td>
<td>Resist the inappropriate loss of existing community facilities</td>
<td>Number of new community facilities permitted</td>
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<td></td>
<td>No unjustified loss of existing community facilities. No net decrease</td>
</tr>
<tr>
<td>POLICY INF3</td>
<td>Education Facilities</td>
<td>Provision of new education facilities</td>
<td>Target inappropriate. Provision to meet identified needs</td>
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<td>Monitoring of committee reports and appeal decisions.</td>
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<td></td>
<td>Primarily the role of Northants County Council (or successor Council) as education authority. Ensure that NCC is aware of planned major developments to assist on decisions on future investment in required.</td>
</tr>
<tr>
<td>POLICY INF4</td>
<td>Electric Vehicle Charging Points</td>
<td>Provision of an electric charging point for 100% of new dwellings with driveways and/or garages</td>
<td>100% of new dwellings with driveways and/or garages</td>
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<td></td>
<td>Provision of two electric charging point for every 10 dwellings with communal parking areas</td>
<td>100% provision as policy</td>
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<td></td>
<td>Provision of one electric charging point for business, commercial or leisure uses with a minimum of 10 parking spaces</td>
<td>100% provision as policy</td>
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<tr>
<td>POLICY GS1</td>
<td>Open Space, Sport and Recreation</td>
<td>This Policy’s focus is to ensure the provision of appropriate open space, sport and recreation provision from new developments of 6 or more dwellings or on sites of 0.2ha or more.</td>
<td>Monitor contributions in accordance with standards set out in the Plan</td>
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<td>Resist the loss of playing pitches</td>
<td>No loss of sports pitches</td>
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<td></td>
<td>Support the co-location of sports clubs and facilities in Brackley and Towcester</td>
<td>Monitor the development proposals for Towcester Town Football Club and existing Brackley Sports Clubs</td>
</tr>
<tr>
<td>POLICY GS2</td>
<td>Local Green Spaces</td>
<td>This Policy’s focus is to protect the LGS from inappropriate development</td>
<td>100% protection of local green spaces from inappropriate development. No net decrease.</td>
</tr>
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<td></td>
<td></td>
<td>Monitoring of committee reports and appeal decisions.</td>
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<tr>
<td>POLICY GS3</td>
<td>Residential Garden Extensions</td>
<td>This Policy’s focus is on the Council’s general approach to the Council’s general approach to ensuring that inappropriate extensions to gardens</td>
<td>Contextual</td>
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<td>It is not possible to identify a specific target.</td>
<td>Usage of policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions.</td>
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<tr>
<td>POLICY GS4</td>
<td>Backland Development</td>
<td>This Policy’s focus is on the Council’s general approach to development proposals involving infilling, back land or the complete or partial redevelopment of residential garden land and Tandem development</td>
<td>Contextual</td>
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<tr>
<td>POLICY HE1</td>
<td>Significance of Heritage Assets</td>
<td>This Policy’s focus is on the Council’s general approach to ensuring that development is not of detrimental impact to a heritage asset or its setting</td>
<td>Contextual</td>
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<tr>
<td>POLICY HE2</td>
<td>Scheduled Ancient Monuments and Archaeology</td>
<td>Maintain the number of Scheduled Ancient Monuments at 39</td>
<td>Monitor the number of Scheduled Ancient Monuments on the ‘At Risk’ Register</td>
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<tr>
<td></td>
<td></td>
<td>Maintenance of Scheduled Ancient Monuments on the ‘At Risk’ Register at 0</td>
<td>Usage of policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions.</td>
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<tr>
<td>POLICY HE3</td>
<td>Historic Parks and Gardens</td>
<td>Maintain the number of Historic Parks and Gardens at 8</td>
<td>Monitor the number of Historic Parks and Gardens on the ‘At Risk’ Register</td>
</tr>
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<td></td>
<td></td>
<td>Maintenance of Historic Parks and Gardens on the ‘At Risk’ Register</td>
<td>Usage of policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions.</td>
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<td></td>
<td>Gardens on the ‘At Risk’ Register at 0</td>
<td>appeal through the monitoring of committee reports and appeal decisions.</td>
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<td>Consider revision to Policy if consistently unsupported at appeal</td>
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<tr>
<td>POLICY HE4</td>
<td>Registered Battlefields</td>
<td>Maintain the number of Registered Battlefields at 1</td>
<td>Monitor the number of Registered Battlefields on the ‘At Risk’ Register</td>
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<td></td>
<td>Maintain the number of Registered Battlefields on the ‘At Risk’ Register at 0</td>
<td>Usage of policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions.</td>
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<td>Consider revision to Policy if consistently unsupported at appeal</td>
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<tr>
<td>POLICY HE5</td>
<td>Listed Buildings</td>
<td>Maintain the number of Listed Buildings to at least 1,842</td>
<td>Monitor the number of listed buildings on the ‘At Risk’ Register</td>
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<td>Reduce the number of listed buildings on the ‘At Risk’ Register</td>
<td>Usage of policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions.</td>
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<tr>
<td>POLICY HE6</td>
<td>Conservation Areas</td>
<td>Maintain the number of Conservation Areas to at least 62</td>
<td>Monitor the number of conservation areas on the ‘At Risk’ Register</td>
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<td>Maintain the number of Conservation Areas on the ‘At Risk’ Register at 0</td>
<td>Usage of policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions.</td>
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<td>Consider revision to Policy if consistently unsupported at appeal</td>
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<tr>
<td>POLICY HE7</td>
<td>Non-Designated Heritage Assets</td>
<td>This Policy’s focus is on the Council’s general approach to ensuring that development is not of detrimental impact to any designated or non-designated heritage asset or its setting</td>
<td>Contextual</td>
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<td>It is not possible to identify a specific target.</td>
<td>Usage of policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions.</td>
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<tr>
<td>POLICY NE1</td>
<td>Upper Nene Gravel Pits Special Protection Area</td>
<td>The focus of the Policy is to ensure that new development within 3km of the Upper Nene Gravel Pits Special Protection Area, protects sightlines for birds</td>
<td>Contextual</td>
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<tr>
<td>POLICY NE2</td>
<td>Special Landscape Areas</td>
<td>Minimise harmful impacts from Development on landscape character</td>
<td>Consider revision to Policy if consistently unsupported at appeal</td>
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<tr>
<td>POLICY NE3</td>
<td>Green Infrastructure Corridors</td>
<td>Minimise harmful impacts from Development the identified Green Infrastructure Corridors</td>
<td>Contextual</td>
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<tr>
<td>POLICY NE4</td>
<td>Trees, Woodlands and Hedgerows</td>
<td>Minimise harmful impacts from Development on trees, woodlands and hedgerows</td>
<td>Contextual</td>
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<tr>
<td>POLICY NE5</td>
<td>Biodiversity and Geodiversity</td>
<td>Minimise harmful impacts from Development on biodiversity and Geodiversity</td>
<td>Contextual</td>
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<tr>
<td>POLICY NE6</td>
<td>Sites of Special Scientific Interest and Protected Species</td>
<td>Maintain the number of SSSIs to at least 12 Minimise harmful impacts from Development on protected species</td>
<td>Contextual</td>
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<tr>
<td>POLICY CON1</td>
<td>A5 Towcester Safeguarding</td>
<td>The purpose of the Policy is to ensure that sufficient land is safeguarded to enable future options for Towcester’s infrastructure to be properly considered, including increasing capacity</td>
<td>Contextual</td>
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<td>Annual Monitoring Report</td>
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<tr>
<td>POLICY CON2</td>
<td>Canal Mooring Provision</td>
<td>This Policy’s focus is on the Council’s general approach to ensuring suitable canal mooring provision is provided</td>
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<td>Usage of policy in determining planning applications and at appeal through the monitoring of committee reports and appeal decisions.</td>
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<td>Commentary on usage in Annual Monitoring Report</td>
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<td>Consider revision to Policy if consistently unsupported at appeal</td>
</tr>
<tr>
<td>POLICY CON3</td>
<td>Canal Facilities and New Marinas</td>
<td>This Policy’s focus is on the Council’s general approach to ensuring suitable canal related facilities and marinas are provided</td>
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<td>Consider revision to Policy if consistently unsupported at appeal</td>
</tr>
<tr>
<td>POLICY AL1</td>
<td>Land at Bell Plantation Towcester</td>
<td>Delivery of the site for the purposes set out in the Plan within the Plan period</td>
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<td>Monitor employment delivery on an annual basis</td>
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<td>Annual delivery of employment floorspace by type</td>
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<td>Delivery of the new Football Club</td>
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<tr>
<td>Monitoring Framework</td>
<td>Policy</td>
<td>Title</td>
<td>Targets</td>
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<tr>
<td>POLICY AL2</td>
<td>Land at</td>
<td>Woolgrowers Field, Towcester</td>
<td>Delivery of the site for the purposes set out in the Plan within the Plan period</td>
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<td>Annual delivery of employment floorspace by type</td>
</tr>
<tr>
<td>POLICY AL3</td>
<td>Land at</td>
<td>Tiffield Lane, Towcester</td>
<td>Delivery of the site for the purposes set out in the Plan within the Plan period</td>
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<td>Annual delivery of employment floorspace by type</td>
</tr>
<tr>
<td>POLICY AL4</td>
<td>Employment Land, Shacks Barn, Whittlebury</td>
<td></td>
<td>Delivery of the site for the purposes set out in the Plan within the Plan period</td>
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<td></td>
<td>Annual delivery of employment floorspace by type</td>
</tr>
<tr>
<td>POLICY AL5</td>
<td>Land at</td>
<td>Former Furtho Pit, Old Stratford/Cosgrove</td>
<td>Delivery of the site for the purposes set out in the Plan within the Plan period</td>
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<td></td>
<td>Annual delivery of employment floorspace by type</td>
</tr>
</tbody>
</table>
APPENDIX 4: EVIDENCE BASE

**General**

- Brackley Masterplan
- Towcester Masterplan
- Roade Masterplan
- Census (2011)
- Planning Practice Guidance
- Strategic Housing and Employment Land Availability Assessment (SHELAA)
- Sustainability Appraisal (2017)
- Revised Sustainability Appraisal (2018)
- Viability Assessment
- West Northants Joint Core Strategy (2014)
- Planning the Future of Open Space, Sport and Recreation in West Northamptonshire (2018)

**Housing**

- Housing Land Supply Report 2017
- Housing Land Supply Report 2018
- Housing Market Evidence base (2017)
- Planning and Affordable Housing for Build to Rent consultation (2017)
- Settlement Hierarchy evidence (2016)
- Strategic Housing Market Assessment (2012)
South Northamptonshire Local Plan (Part 2): Regulation 19 Publication

Study of Housing and Support Needs of Older Person across Northamptonshire (2017)

Village Confines Methodology (2016)

West Northamptonshire Travellers' Accommodation Needs Assessment (2017)

**The Economy**

South Northamptonshire Council Employment Land Study (2014)

SNC Economic Growth Strategy 2016-2019

South Northamptonshire Local Economic Assessment (2017)

South Northamptonshire Economic Land Availability Assessment (2018)

South Northamptonshire Logistics Study (2017)

South Northamptonshire Tourism Evaluation (2017)

**Historic Environment**

Conservation Area Appraisals

**Connections**

Northamptonshire Transport Plan (2012)

SNC Transport Strategy (2010)

Towcester Transport Study (2011)

The Council’s Workplace Travel Plan (2010)

**Town Centre and Retailing Policies**

South Northamptonshire Retail Study (2018)

**Natural Environment**

Local Green Space designation and Technical Assessment (2017)

Revised Local Green Space designation and Technical Assessment (2018)

South Northamptonshire: A Review of Special Landscape Areas (2017)

West Northamptonshire Strategic Flood Risk Assessment update (2017)
## APPENDIX 4: GLOSSARY:

<table>
<thead>
<tr>
<th>Glossary of terms</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable housing</td>
<td>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</td>
</tr>
<tr>
<td>a) Affordable housing for rent:</td>
<td>meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</td>
</tr>
<tr>
<td>b) Starter homes:</td>
<td>is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</td>
</tr>
<tr>
<td>c) Discounted market sales housing:</td>
<td>is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</td>
</tr>
</tbody>
</table>
| d) Other affordable routes to home ownership: | is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% September 2018
**Glossary of terms**

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
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<tbody>
<tr>
<td>below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.</td>
<td></td>
</tr>
<tr>
<td>Agricultural dwelling</td>
<td>A dwelling that is subject to a planning condition or legal agreement restricting occupancy to someone employed, or was last employed, in agriculture, forestry or other appropriate rural employment.</td>
</tr>
<tr>
<td>Archaeological interest</td>
<td>There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.</td>
</tr>
<tr>
<td>Article 4 Direction</td>
<td>A direction that withdraws automatic planning permission granted by the General Permitted Development Order.</td>
</tr>
<tr>
<td>Best and most versatile agricultural land</td>
<td>Land in grades 1, 2 and 3a of the Agricultural Land Classification.</td>
</tr>
<tr>
<td>Biodiversity</td>
<td>The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.</td>
</tr>
<tr>
<td>Build to Rent</td>
<td>Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.</td>
</tr>
<tr>
<td>Conservation area</td>
<td>Area of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.</td>
</tr>
<tr>
<td>Conservation (for heritage policy)</td>
<td>The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance</td>
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<td>Glossary of terms</td>
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<tr>
<td><strong>Density</strong></td>
<td>In the case of housing development, a measure of either the number of habitable rooms per hectare or the number of dwellings per hectare.</td>
</tr>
<tr>
<td><strong>Designated heritage asset</strong></td>
<td>A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</td>
</tr>
<tr>
<td><strong>Development plan</strong></td>
<td>Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.</td>
</tr>
<tr>
<td><strong>Duty to Co-operate</strong></td>
<td>The Localism Act 2011 places a legal duty on local planning authorities, county councils, LEPs and prescribed bodies (defined in the Act) to engage constructively and on an ongoing basis to maximise the effectiveness of local plan preparation relating to strategic cross boundary matters.</td>
</tr>
<tr>
<td><strong>Dwelling</strong></td>
<td>A self contained building or part of a building used as residential accommodation, usually accommodating a single household. A dwelling may be a house, bungalow, flat, maisonette or residentially converted farm building.</td>
</tr>
<tr>
<td><strong>Ecosystem services</strong></td>
<td>The benefits which the natural environment provides to humans. These are generally classified as 1) supporting services (e.g. soil formation, photosynthesis), 2) provisioning services (e.g. food, fibre, fresh water), 3) regulating services (e.g. pollination, water purification) and 4) cultural services (e.g. recreation, spiritual enrichment).</td>
</tr>
<tr>
<td><strong>Edge of centre</strong></td>
<td>For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre account should be taken of local circumstances.</td>
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September 2018
### Glossary of terms

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
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<tbody>
<tr>
<td><strong>Employment Uses</strong></td>
<td>Any uses or development that creates jobs. Traditional employment uses fall within Use Class B1 (a, b, c,) (offices, research and development, light industry), B2 (general industry) and B8 (storage and distribution). Non-B class employment uses include retail, tourism, leisure, education and health.</td>
</tr>
<tr>
<td><strong>Entry-level exception site</strong></td>
<td>A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 71 of the Framework.</td>
</tr>
<tr>
<td><strong>Environmental impact assessment</strong></td>
<td>A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.</td>
</tr>
<tr>
<td><strong>Evidence</strong></td>
<td>The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in local development documents, including physical, economic and social characteristics of an area. It consists of consultation responses and the finding of technical studies</td>
</tr>
<tr>
<td><strong>Exception test (flood risk)</strong></td>
<td>Where no suitable sites are available in zones with a lower probability of flooding, the exception test will be required to show that the proposed development will provide wider sustainability benefits that outweigh flood risk and that it will be safe for its lifetime, without increasing the risk of flood elsewhere and where possible, reduce flood risk.</td>
</tr>
<tr>
<td><strong>Geodiversity</strong></td>
<td>The range of rocks, minerals, fossils, soils and landforms.</td>
</tr>
<tr>
<td><strong>Greenfield</strong></td>
<td>Land which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.</td>
</tr>
<tr>
<td><strong>Green infrastructure</strong></td>
<td>A strategically planned or delivered network of high quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open space, playing fields, woodlands, allotments and private gardens.</td>
</tr>
<tr>
<td><strong>Habitat Regulations Assessment (HRA)</strong></td>
<td>Under the Habitat Regulations 2010, where a plan or project (alone or in combination with other projects or plans) is likely to affect a European site or European Marine Site, a HRA is used to consider the impact on the integrity of the site and to</td>
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<td>identify measures that would avoid or reduce the impacts to an acceptable level.</td>
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<tr>
<td><strong>Habitats site:</strong></td>
<td>Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.</td>
</tr>
<tr>
<td><strong>Heritage asset</strong></td>
<td>A building, monument, site, place, area or landscape identified as having a degree of significance. Heritage assets can be designated or non-designated.</td>
</tr>
<tr>
<td><strong>Historic environment</strong></td>
<td>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</td>
</tr>
<tr>
<td><strong>International, national and locally designated sites of importance for biodiversity</strong></td>
<td>All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.</td>
</tr>
<tr>
<td><strong>Local Area for Play (LAP)</strong></td>
<td>Local unequipped area for play and informal recreation aimed at young children</td>
</tr>
<tr>
<td><strong>Local Development Scheme</strong></td>
<td>Required under the Planning and Compulsory Purchase Act 2004, the LDS is a project plan that identifies (among other matters) the development plan documents which when adopted, will make up the local plan for the area. It must be publicly available and kept up to date</td>
</tr>
<tr>
<td><strong>Local Equipped Area for Play (LEAP)</strong></td>
<td>Local equipped area for play and informal recreation aimed at children of early school age</td>
</tr>
<tr>
<td><strong>Local green space</strong></td>
<td>A designation that provides special protection against development for green spaces of particular importance to local communities.</td>
</tr>
<tr>
<td><strong>Local housing need</strong></td>
<td>the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or a justified alternative approach.</td>
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<tr>
<td><strong>Local nature reserve (LNR)</strong></td>
<td>Sites of local biodiversity importance that are also important for local communities</td>
</tr>
<tr>
<td><strong>Local plan</strong></td>
<td>The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategy or other planning policies, which under the Regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act</td>
</tr>
<tr>
<td><strong>Local planning authority</strong></td>
<td>The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.</td>
</tr>
<tr>
<td><strong>Local Wildlife Site</strong></td>
<td>Non-statutory designation comprising sites of substantial local importance for wildlife conservation which are identified by a partnership between the Wildlife Trust, local authorities, statutory nature conservation agencies, local naturalists, landowners and wildlife charities using national criteria which have been adapted for local use. Most are privately owned.</td>
</tr>
<tr>
<td><strong>Major development</strong></td>
<td>For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.</td>
</tr>
<tr>
<td><strong>Masterplan</strong></td>
<td>A type of planning brief outlining the preferred usage of land and buildings, used as a framework for planning applications</td>
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<td>Meanwhile use</td>
<td>The temporary use of vacant buildings or land for a socially beneficial purpose until such a time that they can be brought back into commercial use again. It makes practical use of the ‘pauses’ in property processes, giving the space over to uses that can contribute to quality of life and better places whilst the search for a commercial use is ongoing. The options for buildings range from soft touch visual interventions to make the building more interesting and attractive such as window installations to transforming the space into a public venue such as an exhibition or entertainment venue. Potential uses include visual interventions which don’t require regular use/access such as window painting, window displays and installations, changing exhibitions to be viewed from outside; License agreements with a meanwhile users with no public access such as workshop space, studio space, office/work space, rehearsal space, storage or License agreements for projects which generate public access making the building more fully active such as exhibition/gallery space, events space, pop up cinema, bar/cafe/restaurant, space used as venue for local festivals, pop up shop/indoor markets.</td>
</tr>
<tr>
<td>Modal shift</td>
<td>The result of a change from mode of transport to another, for example private car to bus use.</td>
</tr>
<tr>
<td>National Planning Policy Guidance (NPPG)</td>
<td>Guidance that adds further context to the NPPF, it explains statutory provisions, key planning issues and the planning system.</td>
</tr>
<tr>
<td>National Planning Policy Framework (NPPF)</td>
<td>This document sets out the Government’s planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities</td>
</tr>
<tr>
<td>Neighbourhood area</td>
<td>Area designated for the purposes of producing neighbourhood development plans, neighbourhood development orders and community right to build orders.</td>
</tr>
<tr>
<td>Neighbourhood development plan</td>
<td>A plan prepared by a parish council, town council or neighbourhood forum for a particular neighbourhood area. It will set a vision for the future and contain planning policies for the development and use of land in a neighbourhood. Neighbourhood plans must be in conformity with local and</td>
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<td><strong>national policies</strong></td>
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<tr>
<td>Neighbourhood Development Order</td>
<td>An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.</td>
</tr>
<tr>
<td>Neighbourhood Equipped Area for Play (NEAP)</td>
<td>Play areas aimed at older children and young people</td>
</tr>
<tr>
<td>Neighbourhood plan</td>
<td>A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.</td>
</tr>
<tr>
<td>Northampton Related Development Area (NRDA)</td>
<td>The whole of Northampton Borough and parts of Daventry District Council and South Northamptonshire Council’s administrative areas where development required to serve the needs of Northampton has already been completed or will take place</td>
</tr>
<tr>
<td>Older People</td>
<td><strong>People:</strong> People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs</td>
</tr>
<tr>
<td>Open space</td>
<td>All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.</td>
</tr>
<tr>
<td>Original Building</td>
<td>A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally</td>
</tr>
<tr>
<td>Out of centre</td>
<td>A location which is not in or on the edge of a centre but not necessarily outside the urban area</td>
</tr>
<tr>
<td>Out of town</td>
<td>A location outside the defined town centre boundary.</td>
</tr>
<tr>
<td>People with disabilities</td>
<td>People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.</td>
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<tr>
<td><strong>Planning Condition</strong></td>
<td>A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.</td>
</tr>
<tr>
<td><strong>Planning Obligation</strong></td>
<td>A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.</td>
</tr>
<tr>
<td><strong>Playing field</strong></td>
<td>The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.</td>
</tr>
<tr>
<td><strong>Previously developed land (PDL)</strong></td>
<td>Also known as brownfield land. Land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. It includes defence buildings and land used for mineral or waste extraction when there is no requirement for subsequent restoration. Land in built up areas such as private residential gardens, parks, recreation grounds and allotments are not considered as PDL. PDL is still commonly referred to as brownfield land.</td>
</tr>
<tr>
<td><strong>Primary shopping area</strong></td>
<td>Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).</td>
</tr>
<tr>
<td><strong>Primary and secondary shopping frontages</strong></td>
<td>Primary frontages are likely to include a high proportion of retail uses which may include food, drink, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.</td>
</tr>
<tr>
<td><strong>Ramsar Sites</strong></td>
<td>Wetlands of international importance, designated under the 1971 Ramsar Convention</td>
</tr>
</tbody>
</table>
| **Rural exception sites** | Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exceptions sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential
<table>
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<tr>
<th><strong>Glossary of terms</strong></th>
<th>to enable the delivery of affordable units without grant funding.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Self-Build and Custom-Build Housing</strong></td>
<td>Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.</td>
</tr>
<tr>
<td><strong>Sequential test (flood risk)</strong></td>
<td>Sequential approach to steer new development to areas with the lowest probability of flooding, having regard to the availability of sites in flood zones 1 and 2 before considering flood zone 3.</td>
</tr>
<tr>
<td><strong>Setting of a heritage asset</strong></td>
<td>The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</td>
</tr>
<tr>
<td><strong>Settlement hierarchy</strong></td>
<td>The allocation of settlements to a hierarchy using criteria based on service provision, accessibility, local needs, capacity, site availability and economy. The hierarchy will comprise Primary Service Villages, Secondary Service Villages, (A and B) Other Villages and Small Settlements/Hamlets.</td>
</tr>
<tr>
<td><strong>Significance (for heritage policy)</strong></td>
<td>The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.</td>
</tr>
<tr>
<td><strong>Site of special scientific interest (SSSI)</strong></td>
<td>A site or area designated as being important due to its wildlife, plants or flowers and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under the Wildlife and Countryside Act 1981.</td>
</tr>
<tr>
<td><strong>Spatial development strategy</strong></td>
<td>A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and</td>
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### Glossary of terms

<table>
<thead>
<tr>
<th>Term</th>
<th>Description</th>
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<tbody>
<tr>
<td>Construction Act 2009 (as amended).</td>
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<tr>
<td>Specialist needs housing or specialist housing</td>
<td>Housing to meet the needs of groups of people who may be disadvantaged, with specialist needs for support or care.</td>
</tr>
<tr>
<td>Strategic environmental assessment</td>
<td>A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.</td>
</tr>
<tr>
<td>Supplementary planning document (SPD)</td>
<td>A local development document that may include a range of issues, thematic or site specific, and provides further details of policies and proposals in a development plan document or local plan. They are capable of being a material consideration in planning decisions but are not part of the development plan.</td>
</tr>
<tr>
<td>Sustainability appraisal (SA)</td>
<td>This examines the impacts of the local plan strategies/policies against a large number of economic, social and environmental sustainability objectives. It also provides an indication of what measures may need to be taken to minimise/eliminate any adverse impacts and promote sustainable development. The Planning and Compulsory Purchase Act 2004 requires an Sa to be undertaken for all development plan documents/local plans throughout the plan making process.</td>
</tr>
<tr>
<td>Sustainable Urban Extension (SUE)</td>
<td>Substantial extension to the existing urban area, sustainable urban extensions incorporate housing and other supporting infrastructure, which often include a convenience store, neighbourhood centre, school, other community facilities and open space</td>
</tr>
<tr>
<td>Tests of soundness</td>
<td>To be considered sound, a development plan document must be: Positive prepared: based on a strategy that would meet objectively assessed development and infrastructure requirements, including unmet needs from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. Justified: the most appropriate strategy considered against reasonable alternatives, based on proportionate evidence</td>
</tr>
<tr>
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<td>-------------------------------------------</td>
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<tr>
<td>Effective</td>
<td>Deliverable over its period and based on effective joint working on cross boundary strategic priorities</td>
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<tr>
<td>Consistent with national policy</td>
<td>Enable the development of sustainable development in accordance with the NPPF</td>
</tr>
<tr>
<td>Town Centre</td>
<td>Area defined on the local authority’s policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</td>
</tr>
<tr>
<td>Town centre boundary</td>
<td>Defines the area which contains the broad range of retail, employment, services and facilities for the local community. It includes the primary shopping area, primary and secondary shopping frontages and other associated facilities and important open spaces. Proposals for main town centre uses will be expected to be located within the town centre boundary. A sequential test will be applied for applications for such uses outside the boundary.</td>
</tr>
<tr>
<td>Transport assessment</td>
<td>A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.</td>
</tr>
<tr>
<td>Transport Statement</td>
<td>A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required</td>
</tr>
<tr>
<td>Travel Plan</td>
<td>A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.</td>
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<tr>
<td>Village Confiness</td>
<td>Area of a village defined by the existing main built up area but excluding peripheral buildings such as free-standing individual or groups of buildings, nearby farm dwellings or other structures which are not closely related. Gardens or former gardens, within the curtilages of dwelling houses will not necessarily be considered to fall within the village</td>
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## Glossary of terms

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<td>West Northamptonshire Joint Core Strategy (WNJCS)</td>
<td>Development plan document prepared by the West Northamptonshire Joint Planning Unit which sets out the long term vision and objectives for the whole West Northamptonshire area for the period up to 2029, including strategic policies for steering and shaping development.</td>
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confines.