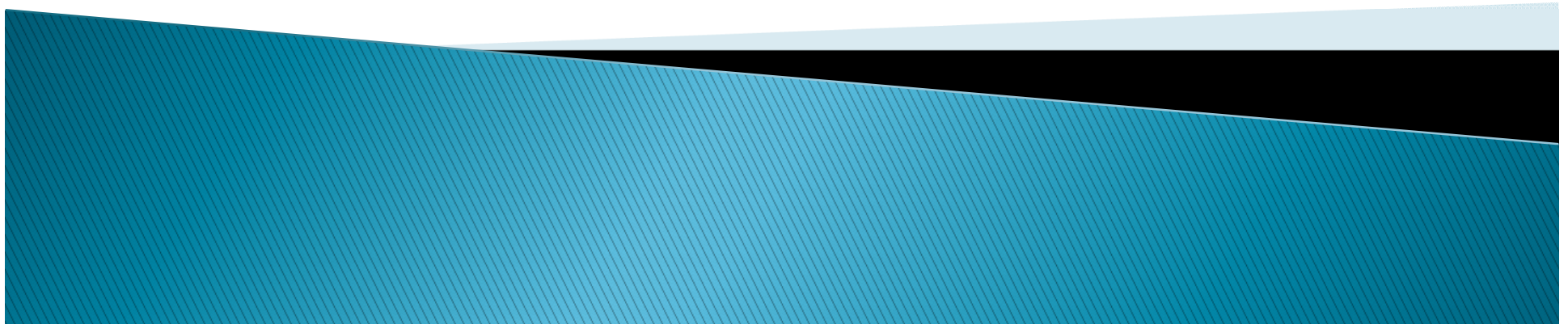


Local Plan Part 2A: Preferred Options

Andy D'Arcy
Planning Policy and Growth Strategy
Manager



Content

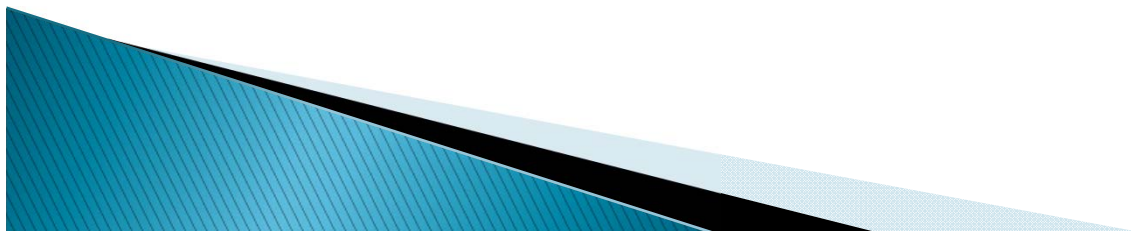
Spatial Portrait of South Northamptonshire
Vision and Objectives
Building Sustainable Communities
The Spatial Strategy for South Northamptonshire District
General Housing Policies
Housing in the Urban Areas
Housing in the Rural Areas
Housing to meet the Needs of Northampton
The Economy
Connections
Heritage
Gypsy, Travellers and Travelling Showpeople
Town Centre and Retailing Policies
The Natural Environment

IMPORTANT NOTE

The policies avoid repetition so it is important they are all read as a whole. In assessing planning applications, the Council will take into account all of the relevant policies in the Local Plan (Parts 1 and 2), any relevant Neighbourhood Plans and any other material considerations before reaching a decision on the merits of the proposed scheme. Hence it will be necessary for applicants to identify, and have regard to, all relevant policies. These may, for example, include design, landscaping and car parking, as well as any specific land use or site-specific policy. The policies are intended to be the strategic policies for the purpose of providing context for Neighbourhood Plans.

Building Sustainable Communities

- General development principles.
- Design Principles
- Public Services and Utilities, Wellbeing and Health and Education
- **Local Green Space**



Spatial Strategy (Settlement Hierarchy)

The WNJCS sets the following settlement categories:

Rural Service Centres – Brackley and Towcester

Primary Service Villages – Bugbrooke, Deanshanger, Middleton Cheney and Roade. These have the highest level of services and facilities within the rural area to meet the day to day needs of residents including those from surrounding settlements.

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

Small 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.

Other very small villages / hamlets do not have confines and will be considered to be open countryside in planning terms

All developments required to be 'suitable' including demonstration that infrastructure can be provided to meet any increased demand.



Confines

New methodology than the 1997

Local Plan

Changes to some villages

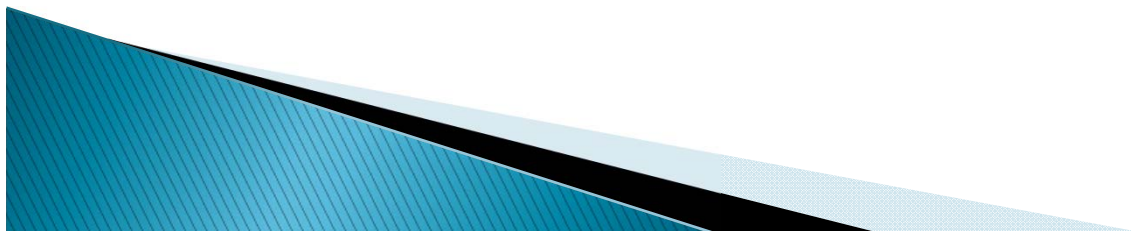
including:

- Re-instated confines for:
 - Deanshanger, Middleton Cheney and Old Stratford
- New confines for:
 - Grange Park, Wootton Fields, Wood Burcote
- Removed confines for:
 - Cold Higham, Grimscote, Whiston and Woodend



Housing: Context (Urban)

- ▶ WNJCS includes strategic allocations for Brackley and Towcester. (Total of a minimum of 3,830 dwellings by 2029).
- ▶ This is the **minimum housing requirement**
 - ▶ Need to maintain a continuous 5 Year HLA.
 - ▶ Both underway (Towcester: A5 Highway improvements).
 - ▶ No housing allocations

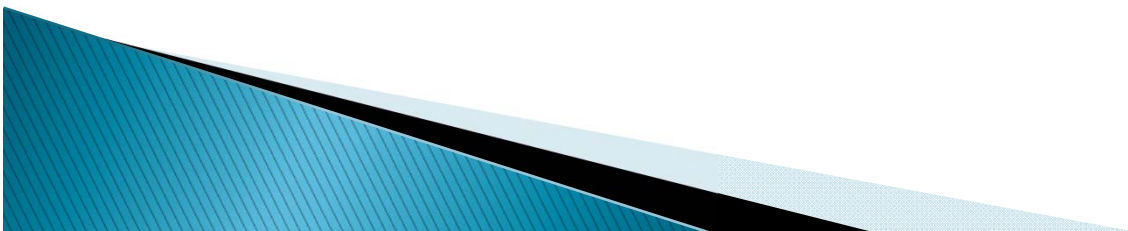


Brackley

Supports the principle of the relocation of the existing sports clubs from their existing sites within the town to a new purpose built Sports Hub.

Enhanced level of provision to meet the needs of an increasing population (sports, allotment and cemetery space) and provide land close to the town centre for development and some new car parking provision

Any allocation must be suitable, available and deliverable and viable.



Brackley

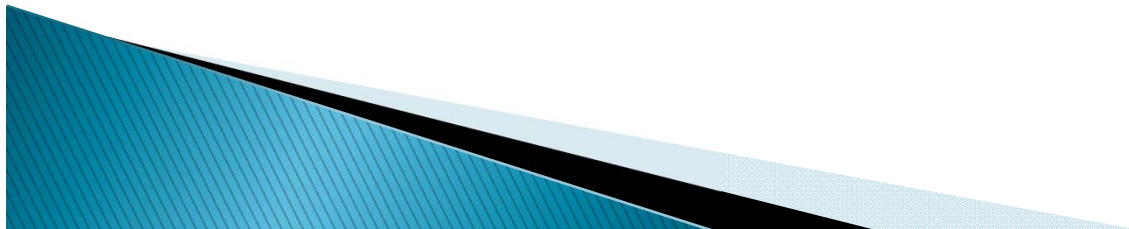
- A statement of objectives, principles, assumptions, policies and standards upon which the proposals are based.
- An indicative layout plan that describes the location of the key elements of the proposal (housing, sports facilities, allotments, parking and cemetery space) in relationship to natural features such as: topography, soils, geology, groundwater recharge, streams, floodplains, ecology
- A demonstration that the land identified for the identified land uses is suitable in terms of topography and ground conditions
- A firm commitment from as many of the clubs as possible to relocate to the Hub
- A demonstration that the development of the site is viable
- A statement on the anticipated delivery timescales for both sites

If this can be to the satisfaction of the Council then an allocation will be considered for inclusion at the next stage of the Plan making process.



Housing: Context (Rural)

- ▶ WNJCS includes **MINIMUM** strategic housing requirement of 2,360 dwellings for the rural areas to be delivered between 2011 and 2029.
- ▶ It is important to clearly demonstrate 'positive planning' and a 'boost' in housing supply to justify restrictive policies such as confines and maintain 5 year housing supply
- ▶ **It is important that policies allow villages to meet identified local needs for both market and affordable housing**



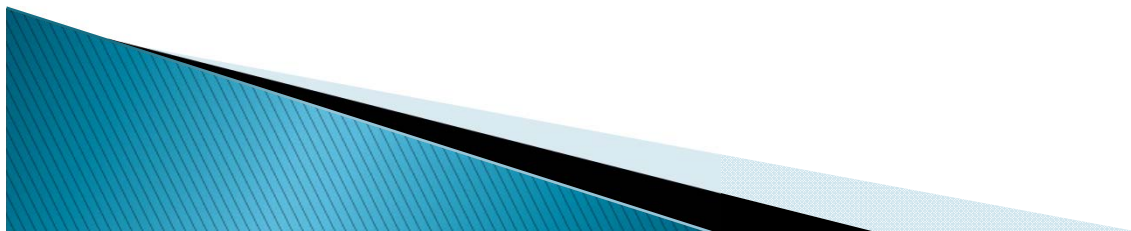
LOAN

- ▶ In accordance with the NPPF it is important that where local objectively assessed needs (LOAN) for housing are identified these should, where possible, be met.
- ▶ Includes Affordable and Market Housing
- ▶ Current SNC surveys incomplete / out of date not fully comprehensive
- ▶ No detailed evidence at parish / settlement level (ie: numbers)
- ▶ Any application will need to be supported by a clear and robust justification quantifying the LOAN and established local connection that the proposal will meet.
- ▶ Applies to all parishes with established confines



LOAN (2)

- ▶ Funded by prospective applicant and carried out by on their behalf by SNC or an SNC approved professional and reputable organisation
- ▶ HNA to be approved by LPA
- ▶ An approved HNA will have a lifespan of 5 years.
- ▶ 2 years to implement
- ▶ Ceiling for a single sited development is set of a maximum of 10% of the size of the village or a maximum of 50 dwellings on any single site (whichever is the smaller figure).



LOAN (3)

- ▶ Criteria includes:
- ▶ Age profile and type of household
- ▶ Current housing stock
- ▶ Affordability
- ▶ Local need and local connections
- ▶ A Neighbourhood Plan could for example seek to establish the local housing need for an area and allocate sites to meet that need. A Neighbourhood Plan will not be able to introduce policies that seek to change the policies in this Plan in order to reduce the number of dwellings that may be permissible under the policies of this Plan but they could provide for more dwellings (including through site specific allocations) if it is considered appropriate for that particular parish



NRDA Issue

- ▶ NBC monitoring of housing land supply within the NRDA indicates a supply of deliverable sites of 8346 dwellings which provides a housing land supply of c 3 years. This equates to a shortfall of c5,000 dwellings over the next five years.
- ▶ Boughton Decision
- ▶ Sites promoted through consultation



NRDA Issue

- ▶ A site must immediately adjoin the existing NRDA boundary and well related to existing residential development.
- ▶ Excludes those sections of the boundary that border allocations in the WNJCS that are yet to be completed. This is to prevent isolated developments in open countryside.
- ▶ Must be suitable and deliverable
- ▶ Must include a robust delivery trajectory setting out how many dwellings would be delivered within the next 5 year period;
- ▶ Only apply until the current shortfall in delivery is resolved or the review of the WNJCS is at an advanced stage.



Policy NRDA - Residential Development adjoining NRDA
Extent of area covered by Policy NRDA and SUE allocations in WNJCS



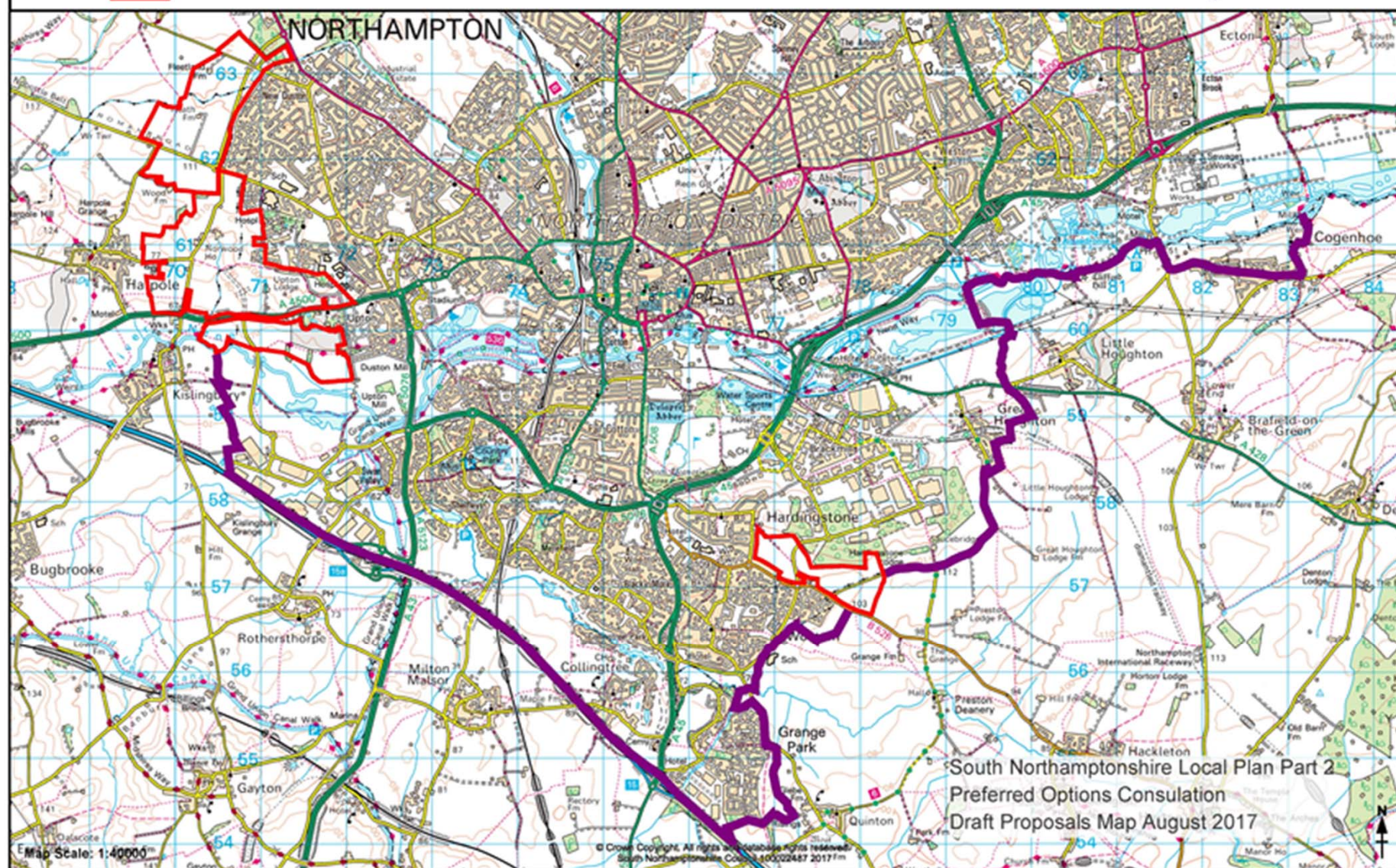
**South
Northamptonshire
Council**



SUE allocations in WNJCS (shown for information only)



Extent of area covered by Policy NRDA



Housing Policies

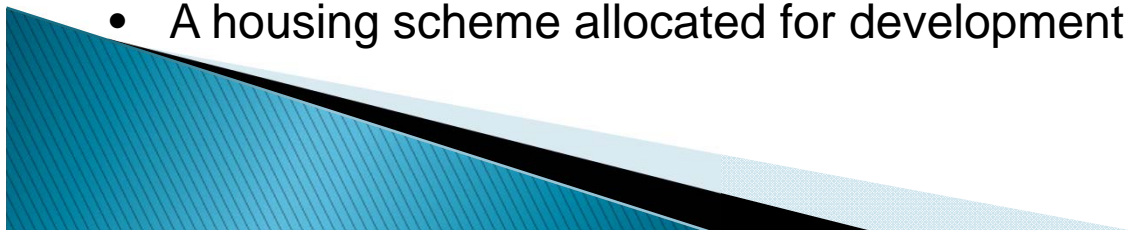
POLICY HOUSING 1: Residential
Development within Town and Village
Confines



Housing Policies

POLICY HOUSING 2: New Housing in the Countryside

- re-use of a redundant or disused permanent building
- a replacement dwelling
- a single dwelling that meets a locally agreed specific need for people with long term disabilities
- a new dwelling linked to rural business
- a dwelling that is of exceptional quality or innovative design
- an affordable Housing Exception Scheme
- a starter home exception site scheme
- a housing scheme to meet Older Persons and Specialist Housing Needs
- a residential care/nursing care home
- a single plot exception site
- A self build scheme
- a LOAN housing scheme
- A housing scheme allocated for development in a Neighbourhood Plan



Housing Policies

POLICY HOUSING 3: Housing Mix

5% bungalows on all developments of 10 or more dwellings

50% of new housing should meet Building Regulation requirement M4(2) and 5% of market dwellings and 11% of affordable dwellings should where practical and viable be constructed to Part M4(3) of the Building Regulations Standards.



Housing Policies

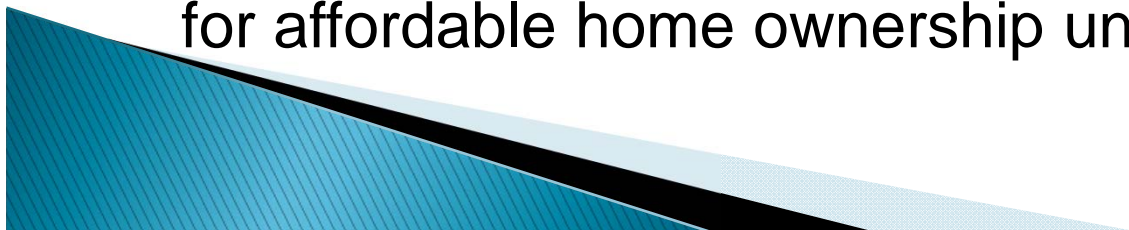
POLICY HOUSING 4: Affordable Housing

On sites with 5 or more dwellings should achieve:

- 40% affordable dwellings in the market towns of Towcester and Brackley; and
- 50% in the Rural Areas.
- 35% in the NRDA

Tenure split

- 75% Social /affordable rented provision
- 25% intermediate provision; the intermediate provision will include the expectation that 10% of provision will be for affordable home ownership units



Housing Policies

POLICY HOUSING 5: Starter Homes

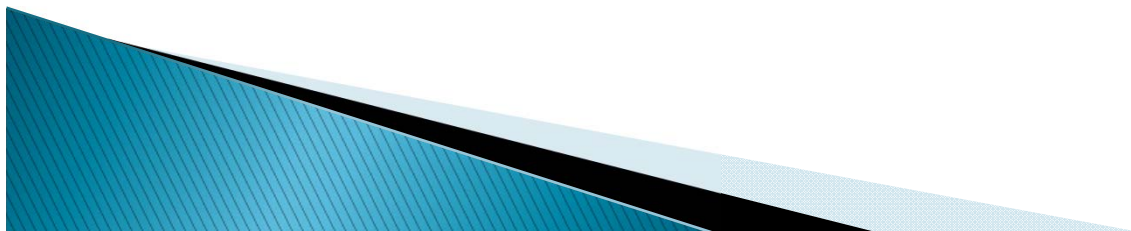
- underused or unviable industrial and commercial land within or immediately adjoining the defined confine boundary
- the mix of dwellings reflects the identified housing needs
Small proportion of market homes (viability)
- restrict initial occupation to first time buyers (under 40 and income of £80,000 or less than)
- initial sales value at least 20% discount from the open market value; and
- resale or letting of a Starter Home must reflect the discount from an open market value achieved at the initial point of sale for a period of 15 years



Housing Policies

POLICY HOUSING 6 – Older Persons And Specialist Housing Accommodation Needs

- 2 or more dwellings for older people and/or vulnerable people will be supported on sites that are within or immediately adjacent to the confines of the Rural Services Centres, Primary and Secondary villages



Housing Policies

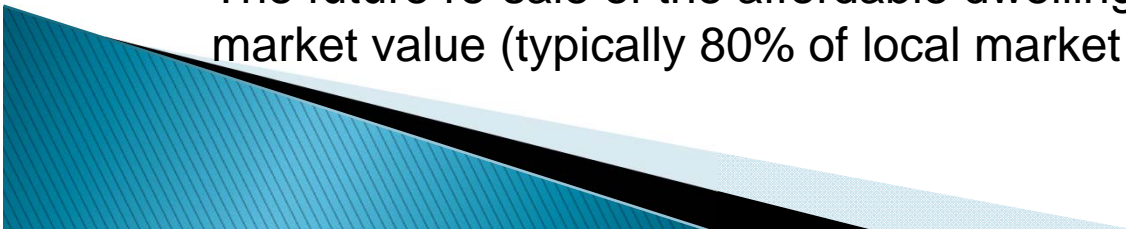
POLICY HOUSING 7 – Residential Care/Nursing Care

Proposals for Residential care homes/nursing care to meet an identified local need will be appropriate on suitable sites to meet a local need

POLICY HOUSING 8: Single Plot exception sites

single plot exception sites that come forward as low cost home ownership housing (as defined by NPPF definition affordable housing) within or adjoining confines

- No suitable home currently available on the open market in the parish;
- strong local connection to the parish;
- is affordable to the applicant and will remain affordable to subsequent occupiers in perpetuity
- The internal floor space of the proposed dwelling does not exceed 100 sqm
- The future re-sale of the affordable dwelling will be fixed below local market value (typically 80% of local market value)



Housing Policies

POLICY HOUSING 9 – Self Build

- Within confines
- To meet an identified need on Register and developed for and occupied by the applicant.
- Can be as part of LOAN proposal where reserved matters planning applications for plots will need to be made by the householder intending to occupy a custom build home



Housing Policies

POLICY HOUSING 10 – Build to Rent

- within the confines of Rural Service Centres and Primary Service villages
- units self-contained and let separately
- tenants offered a tenancy of three years or more with defined in-tenancy rent reviews
- 20% of the homes for Affordable Private Rent
- the homes are to be built as Build to Rent properties for at least 15 years



Housing Policies

POLICY HOUSING 11: Residential Garden Land Development

Proposals involving infilling, back land or the complete or partial redevelopment of residential garden land will not generally be permitted

POLICY HOUSING 12: Provision of Private Outdoor Amenity Space in New and Existing Developments

All houses, bungalows, or ground floor maisonettes a minimum length of rear garden of 9m and a minimum of 18m between dwellings with facing windows



Housing Policies

POLICY HOUSING 13: Extensions to residential gardens and associated domestic uses

- Supported within confines
- Outside subject to criteria (location, landscape quality, topography, size, erosion of gaps, heritage, ecology, parking)

POLICY HOUSING 14: Residential extensions

- Within confines subject to criteria (design, street scene, neighbours)
- Outside: limited to 50% volume




Employment Policies

POLICY EMPLOYMENT 1: Existing Employment Sites

Should be retained (viability, unsuitable, adjoining uses)
Intensification or appropriate extensions permitted (subject to general policies)

POLICY EMPLOYMENT 2: Employment Development in the Rural Areas

- permitted on suitable sites within confines
 - permitted on suitable sites immediately adjoining the confines of the Rural Service Centres, Primary or Secondary Service villages (change of use, conversion, replacement or new build (if justified by business plan))
 - High quality design, residential amenity, highways
 - Support relocation of businesses required to relocate as a direct consequence of the HS2 development
- 

Employment Policies

POLICY EMPLOYMENT 3: Supporting Growth of the Visitor Economy

- allows for tourism and leisure development within confines
- In the open countryside allows for new tourism buildings including bed and breakfast, self catering and hotel facilities
- resists the loss of tourism related or leisure development, including holiday accommodation.

POLICY EMPLOYMENT 4: Supporting Skills Development

supports development of the district's higher, further and specialist education establishments including the Silverstone UTC, University of Northampton and Moulton College



Employment Policies

POLICY EMPLOYMENT 5: Farm Diversification

Permitted (not prejudice the continued viable operation of the existing use, suitable character, scale and type, landscape, highways, heritage etc)

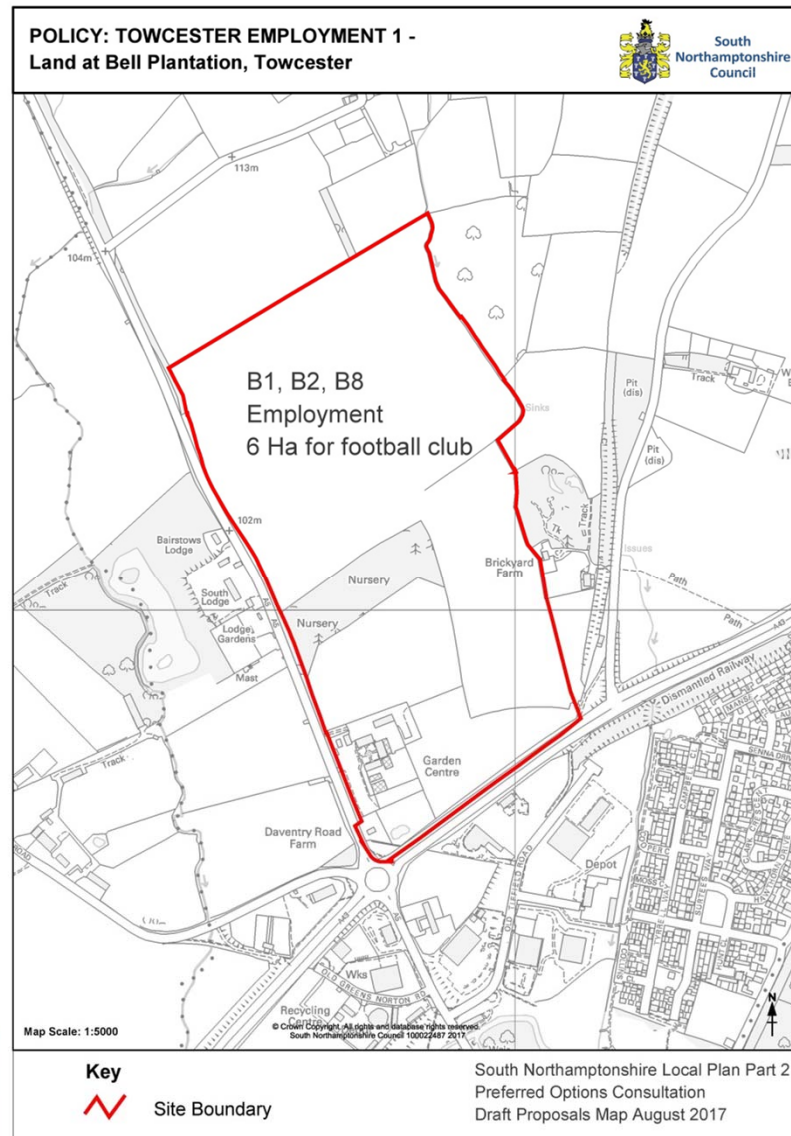
POLICY EMPLOYMENT 6: Equine Development Horse related facilities and equestrian enterprises in the countryside

Permitted (related to settlement, design and materials, landscape, ecology, highways)

Any proposal for equestrian development including apparatus, jumps, ménages, schooling areas and field sub division should respect or enhance the characteristic pattern and features of the surrounding landscape.



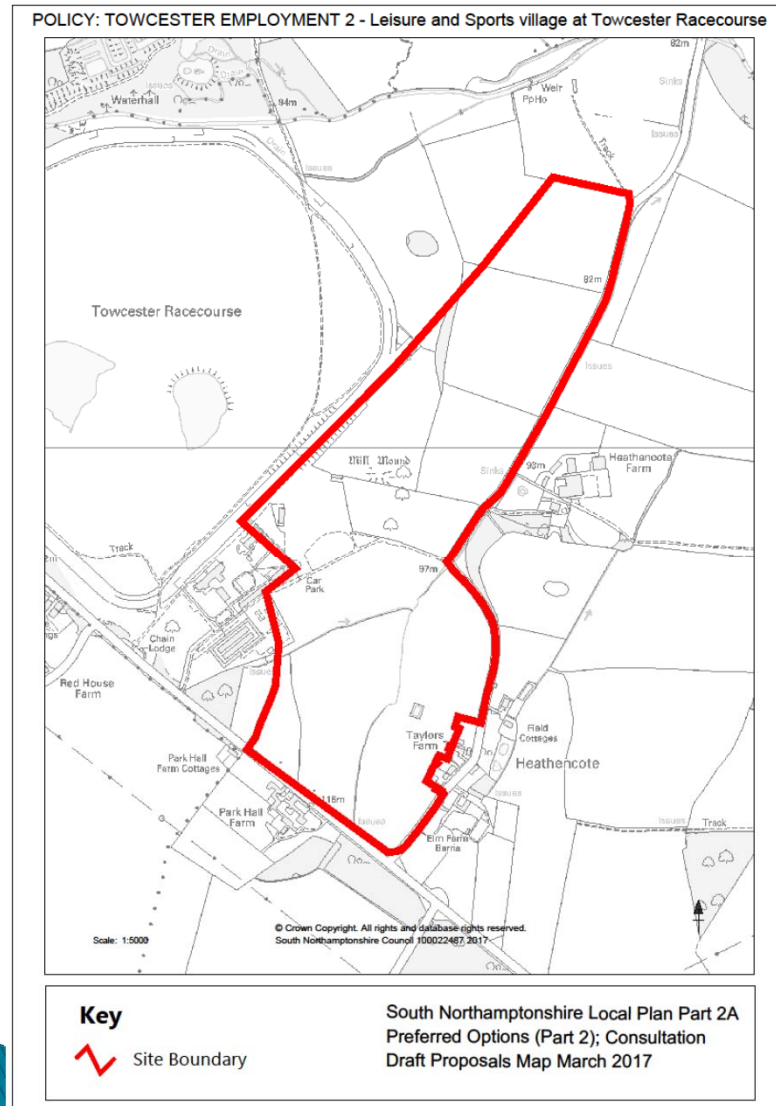
Employment Allocations



Bell Plantation

- In Towcester Masterplan
- B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution)
- The site also provides an opportunity for the creation of a new home for Towcester Town Football Club.
- Phase 2 not to be permitted prior to transfer of land to TTFC

Employment Allocations

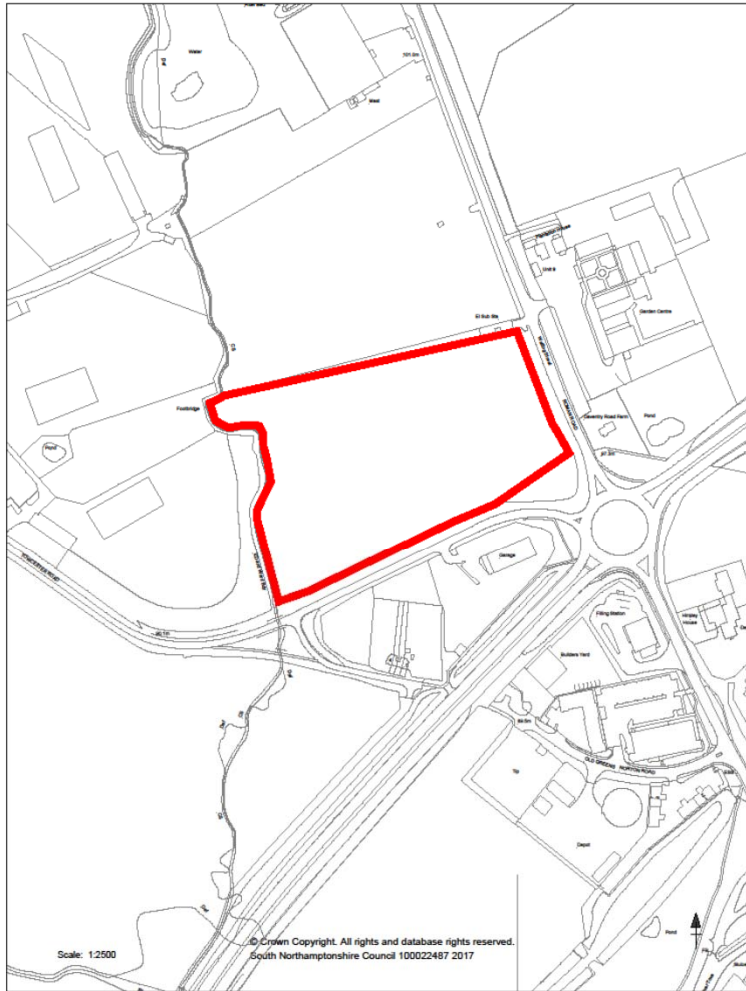


Leisure and Sports Village at Towcester Racecourse

- Further enhancement of the existing horse/greyhound racing facilities including Animal Care/Events/Leisure
- New high quality retail aimed at country sport, food and leisure uses
- Sports/Leisure provision including new facilities for sports including for example dedicated gymnastics and squash facilities and a golf driving range
- Hotel Development

Employment Allocations

POLICY: TOWCESTER EMPLOYMENT 3- Land at Woolgrowers Field, Towcester



Key



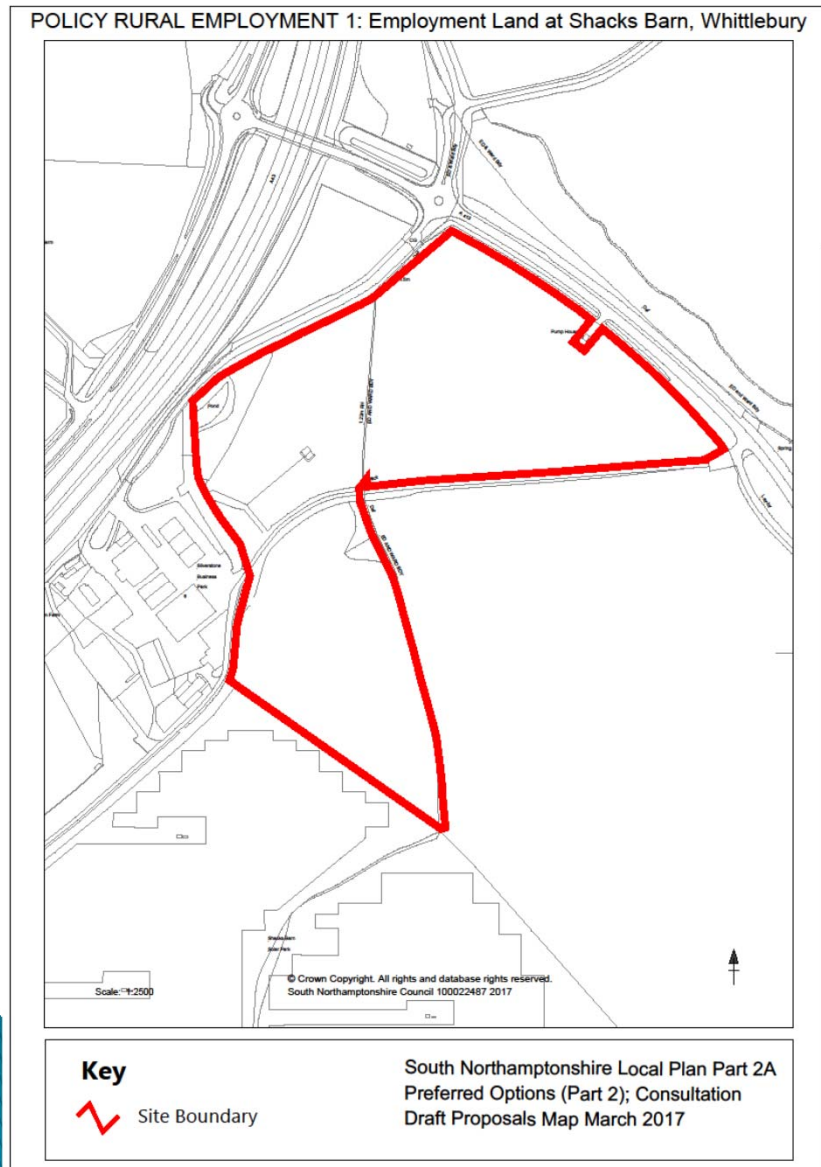
Site Boundary

South Northamptonshire Local Plan Part 2A
Preferred Options (Part 2); Consultation
Draft Proposals Map March 2017

Woolgrowers Field

- In Towcester Masterplan
- An equal proportion of B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution)

Employment Allocations

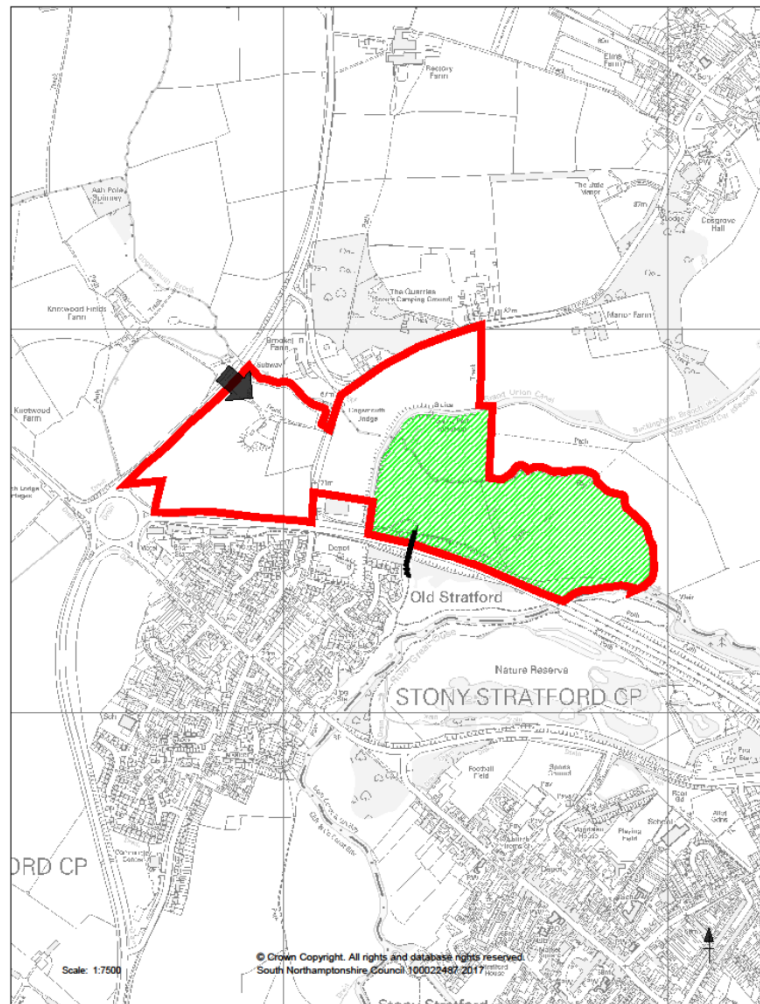


Shacks Barn, Whittlebury

- An equal proportion of B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution)

Employment Allocations

POLICY: RURAL EMPLOYMENT 2 - Land at Former Furtho Pit, Cosgrove



Key



South Northamptonshire Local Plan Part 2A
Preferred Options (Part 2); Consultation
Draft Proposals Map March 2017

Furtho Pit, Cosgrove

- An equal proportion of B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution)
- 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

Connections Policies


POLICY CONNECTIONS 1: Electric Charging Points

- All new dwellings (with a garage or driveway)
- 10 or more with communal parking two parking bays per 10 dwellings
- Business, retail, commercial or leisure developments with a minimum of 10 parking bays, one parking bay per 10 spaces

POLICY CONNECTIONS 2: Chipping Warden Relief Road safeguarded route

POLICY CONNECTIONS 3: Canal Facilities and New Marinas

Canal side related development generally supported (heritage, rural character, scale, lighting, public access, traffic, protection of historic route)



Historic Environment Policies

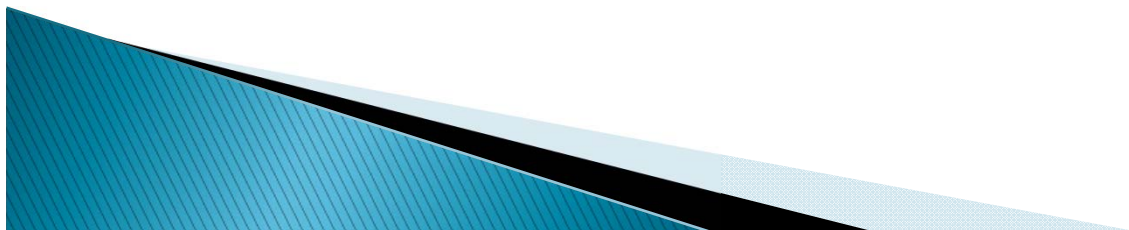
POLICY HISTORIC ENVIRONMENT 1: The
Historic Environment

POLICY HISTORIC ENVIRONMENT 2:
Significance of Heritage Assets

POLICY HISTORIC ENVIRONMENT 3: Scheduled
Ancient Monuments and Archaeology

POLICY HISTORIC ENVIRONMENT 4: Historic
Parks and Gardens

POLICY HISTORIC ENVIRONMENT 5: Registered
Battlefields



Historic Environment Policies (2)

POLICY HISTORIC ENVIRONMENT 6: Listed
Buildings

POLICY HISTORIC ENVIRONMENT 7:
Conservation Areas

POLICY HISTORIC ENVIRONMENT 8: Non-
Designated Heritage Assets

POLICY HISTORIC ENVIRONMENT 9: Enabling
Development




Gypsy and Travellers

No need

Criteria based policy (if need)

- Highways and parking
- reasonably and safely accessible to a range of services
- standard of amenity for the proposed residents
- on-site services for water supply, power, drainage, sewage disposal, waste disposal, composting and recycling facilities.
- scale and location of the site

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.



Retailing

POLICY RETAIL 1: Brackley and Towcester Town Centres

- Supported with town centre first approach
- Primary retail frontages defined
 - No less than 44% of Brackley and 51% of Towcester town centres' total primary frontage width remains in retail (class a1) use;
 - No more than two non-retail units would be located adjacent to one another within the same primary frontage section

POLICY RETAIL 2: Shopfronts

POLICY RETAIL 2: Advertisements

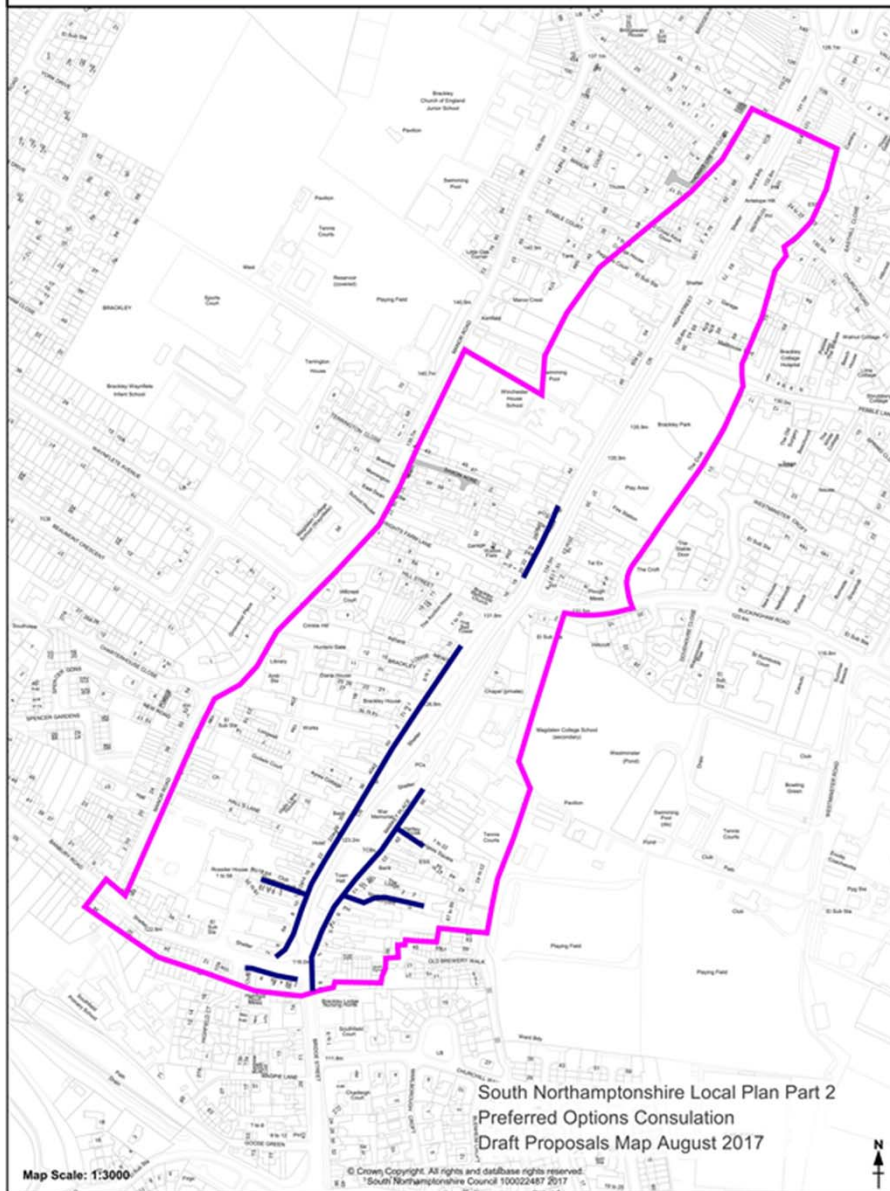
POLICY RETAIL 2: Other centres and villages



POLICY RETAIL 1 - Brackley and Towcester Town Centre

Brackley

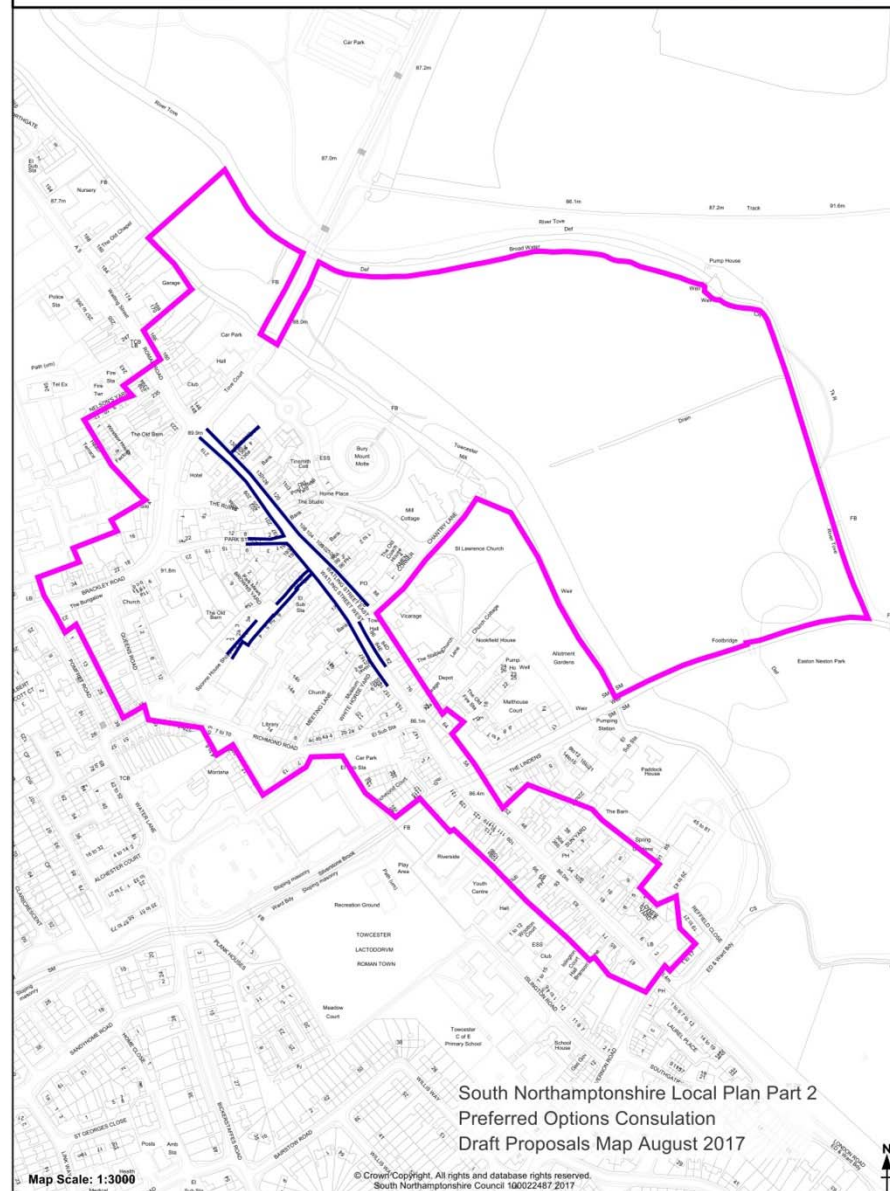
- Brackley Town Centre from WNJCS (for information)
- Primary Retail Frontage



POLICY RETAIL 1 - Brackley and Towcester Town Centre

Towcester

- Towcester Town Centre from WNJCS (for information)
- Primary Retail Frontage




Natural Environment

POLICY NATURAL ENVIRONMENT 2: Special Landscape Areas

Permitted only where there will be no detrimental impact on the character and appearance of the area.

Any development proposals on sites outside settlement confines and which are within special landscape areas will be expected to be accompanied by a landscape and visual impact assessment (LVIA)



POLICY NATURAL
ENVIRONMENT 1: Rural
Character

POLICY NATURAL
ENVIRONMENT 3: Trees,
Woodland And Hedgerows

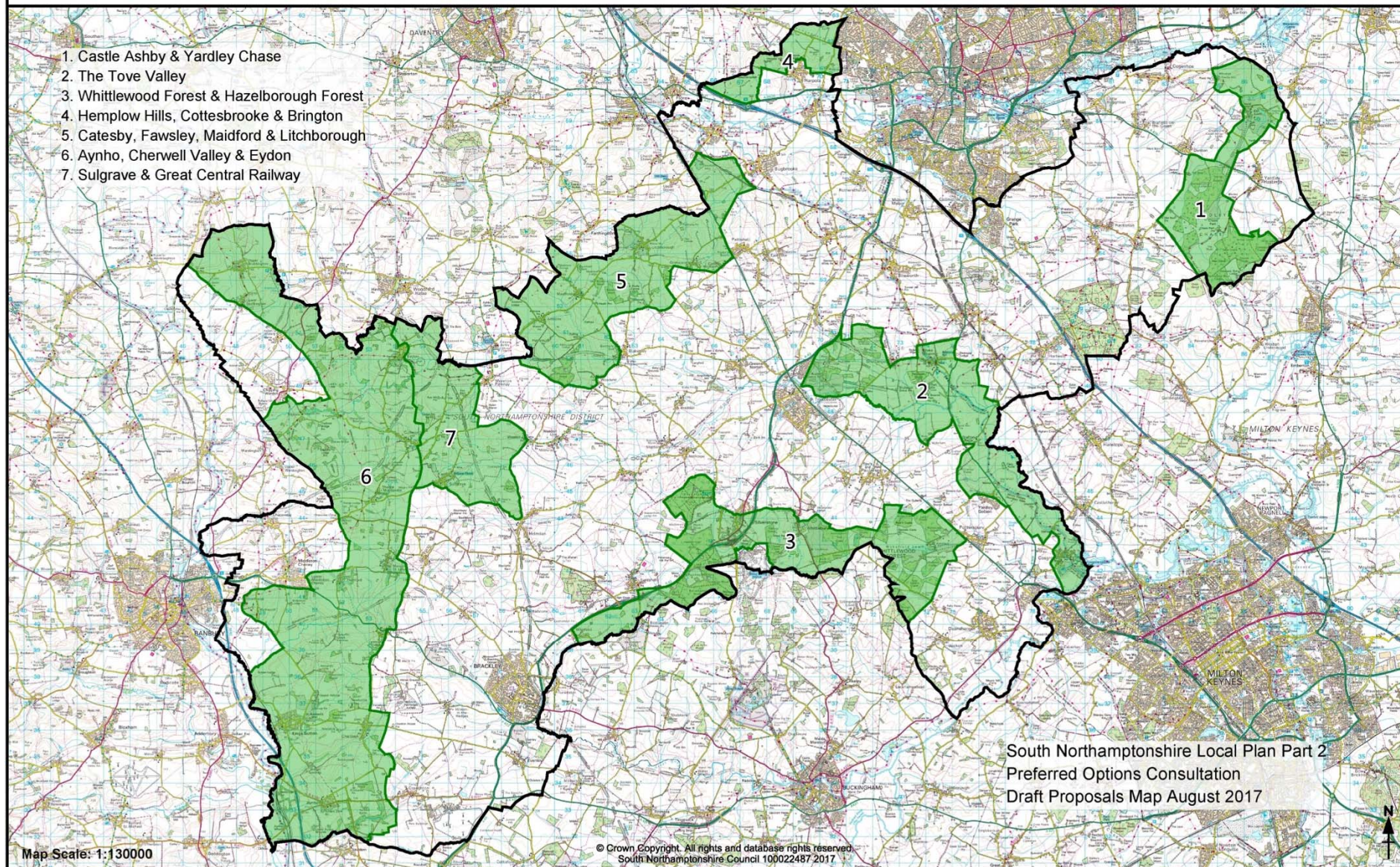
POLICY NATURAL
ENVIRONMENT 4: Tree
Preservation Orders & Trees In
Conservation Areas

NATURAL ENVIRONMENT POLICY 2 - Special Landscape Areas



South
Northamptonshire
Council

1. Castle Ashby & Yardley Chase
2. The Tove Valley
3. Whittlewood Forest & Hazelborough Forest
4. Hemplow Hills, Cottesbrooke & Brington
5. Catesby, Fawsley, Maidford & Litchborough
6. Aynho, Cherwell Valley & Eydon
7. Sulgrave & Great Central Railway



Natural Environment

POLICY NATURAL ENVIRONMENT 8: Green Infrastructure Corridors

Resist proposals which would have a demonstrable adverse impact on Green Infrastructure including those green corridors identified on the proposals map unless the benefits of such development significantly and demonstrably outweigh the adverse impacts and can be mitigated.

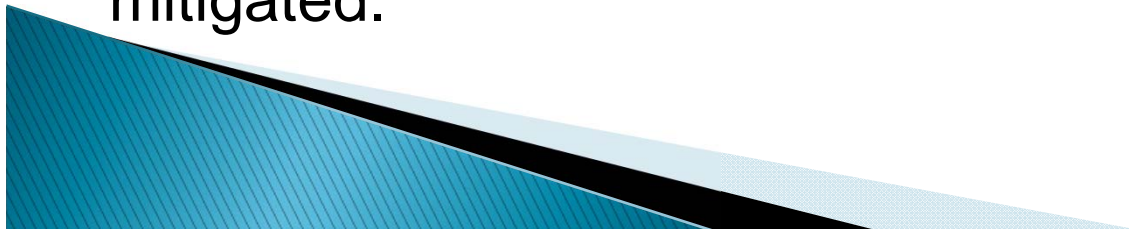
POLICY NATURAL
ENVIRONMENT 5: Biodiversity
And Geodiversity

POLICY NATURAL
ENVIRONMENT 6: Sites of
Special Scientific Interest

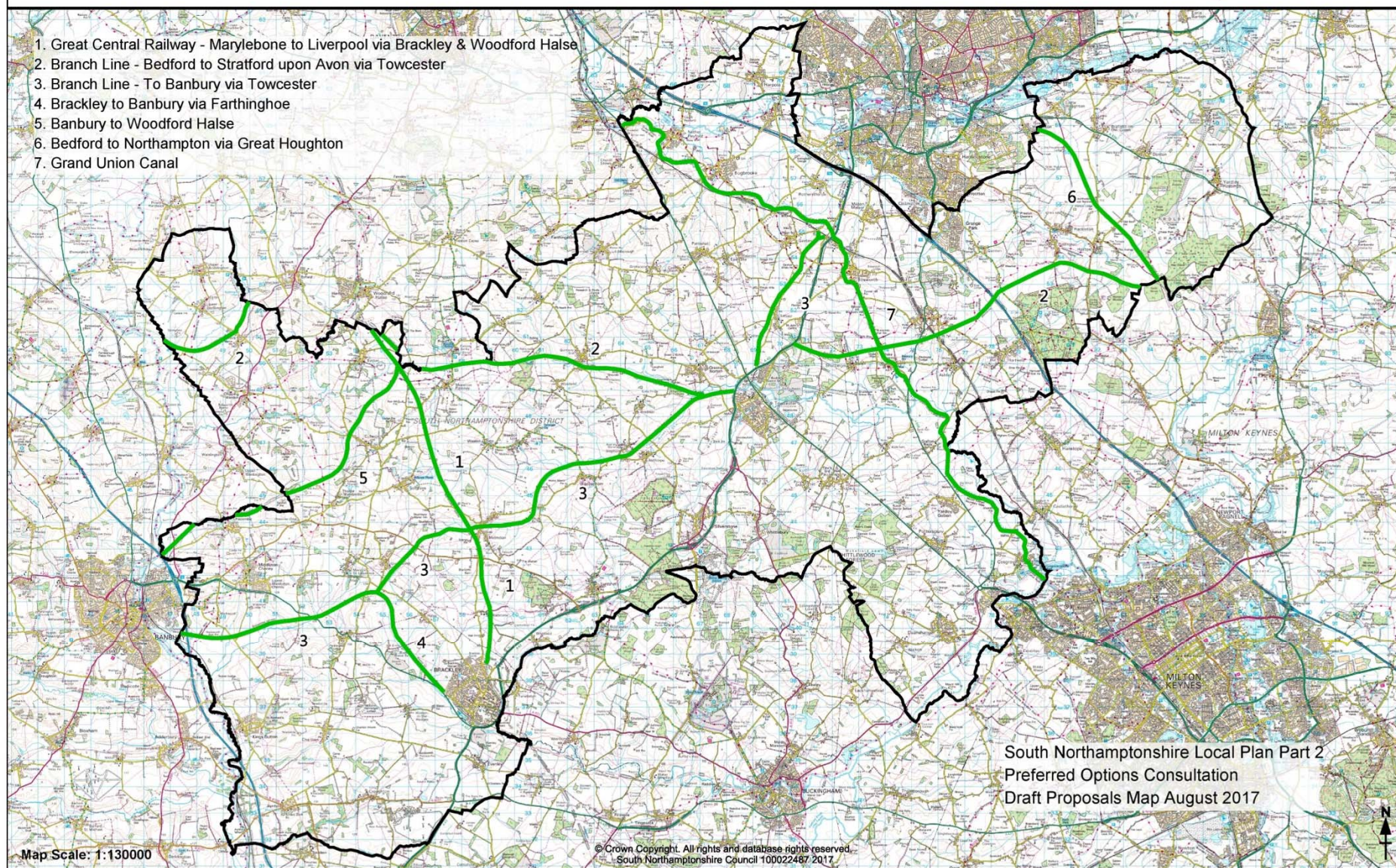
POLICY NATURAL
ENVIRONMENT 7: Protected
Species

POLICY NATURAL
ENVIRONMENT 9:
Development In The Nature
Improvement Area

POLICY NATURAL
ENVIRONMENT 10: HS2,
Major Developments And
Nationally Significant
Infrastructure Projects



NATURAL ENVIRONMENT POLICY 8: Green Infrastructure Corridors



Consultation

- ▶ Representations on the Plan must be made in writing. We strongly encourage responses to be made on-line via the Council's interactive consultation system



- ▶ Please view and comment online at

- ▶ <http://www.southnorthants.gov.uk/8470.htm>

- ▶ <http://consult.southnorthants.gov.uk>

- ▶ or by email to

- ▶ LocalPlanConsultation@southnorthants.gov.uk

