

South Northamptonshire Council

Planning Policy and Regeneration Strategy Committee

25 January 2017

South Northamptonshire Local Plan (Part 2A) Preferred Options Consultation (Part 1)

Report of the Head of Strategic Planning and the Economy

This report is public

Purpose of report

For Members to consider the draft South Northamptonshire Local Plan (Part 2A) options consultation document and determine whether they wish to recommend that Cabinet approves it for formal consultation.

1.0 Recommendation

1.1 The meeting is recommended:

To recommend that Cabinet approve the publication of the draft South Northamptonshire Local Plan (Part 2A) Preferred Options consultation (Part 1) documents for a 10 week public consultation period. Formal consultation will take place following the completion and approval of the remaining parts of the Plan as set out in Paragraph 2.4 of this Report. Subject to the completion of the outstanding evidence work on landscape it is intended that consultation would begin in June 2017 following consideration at the June Committee and Cabinet.

2.0 Introduction

2.1 As the local planning authority, South Northamptonshire Council has to prepare a Local Plan and keep it under review. The Local Plan has to set out the Council's plans for the area, including allocating sites for development, identifying areas to be protected from development and setting the policies to be used when determining planning applications. The District already has an adopted Part 1 Local Plan (The West Northamptonshire Joint Core Strategy WNJCS) that was adopted in 2014. This Plan sets out the key strategic policy approach within which the Part 2 Plan must be prepared. The Council has considered responses received under the 2016 Options stage of the Plan. These are available for viewing at the following link: <http://www.southnorthants.gov.uk/1128.htm>

2.2 The Local Plan Preferred Options (Part 1) paper is technically a consultation under Regulation 18 of the Town and Country Planning (Local Plans) (England) Regulations 2012. The consultation period would be for 10 weeks and will begin following the completion of the remaining parts of the Plan in June 2017.

2.3 The Preferred Options (Part 1) Report includes the following elements:

- Introduction
- Spatial Portrait
- Vision and Objectives
- Building Sustainable Communities
- Settlement Hierarchy and revised / re – instated / new confines
- Housing Policies and Proposals
- Employment Policies and Proposals
- Connections Policies and Proposals
- Heritage Policies

2.4 It does not include the following aspects:

- Environment Policies (including Local green Spaces)
- Town Centre Policies
- Monitoring Framework
- Completed Proposals Map
- The Sustainability Appraisal
- Equalities Impact Assessment
- Further Assessment of the NRDA Housing issues

2.5 It is proposed that once work on these remaining parts of the Plan are completed these will be presented to Committee and then subject to consultation in late Spring 2017.

3.0 Report details

3.1 The key elements of the Part 1 report are as follows:

Building Sustainable Communities

- 3.2 A series of policies covering more general planning considerations. Site Development Principles Policy 1 (SDP) sets out the general criteria against which all planning applications can be considered. It includes key aspects including design, amenity, highways, pollution, coalescence between settlements, infrastructure provision including Broadband, accessibility to those with disabilities, crime prevention, and health and wellbeing.
- 3.3 SDP 2: is a general policy on Design and will be complimented by the new Design Supplementary planning Document once this is completed by officers in Development Management.
- 3.4 SPD 3 provides a positive context for improvements to utility provision needed to assist in the delivery of new developments across the District and requires appropriate developments to make provision for superfast Broadband connection.
- 3.5 SDP 4 requires development proposals to create an age friendly healthy and equitable living environment and be accessible to green spaces, health and care services as well as promotes the development of allotment spaces and re-affirms the Councils support for the replacement Brackley Cottage Hospital.

- 3.6 SDP 5 requires the provision of appropriate health, recreation and cultural facilities either on site or through financial contributions, It permits the development of community facilities within town or village confines or on land immediately adjacent to the settlement confines of a Rural Service Centre or Primary Service Village and includes a presumption against the loss of existing community premises
- 3.7 SDP 6 provides a positive planning context for the provision of pre-school, school, community learning and other facilities which provide for education and the development of skills.
- 3.8 SDP 7 provides the Policy context for the designation of Local Green Spaces within settlements the loss of which would not be permitted unless very special circumstances can be demonstrated. Some suggestions have been made to the Council as to possible Local green Spaces but this is not District wide. The consultation will give a final opportunity for areas to be suggested and where appropriate these will be consulted upon at the next stage of consultation.
- 3.9 SDP 8: The Council considers that, in addition to the provision of well-planned public spaces, the provision of high quality private outdoor amenity space for all types of new residential development must be considered to be an essential component of high quality design, and key to the creation of a sustainable residential environment both in terms of its contribution to liveability and to urban greening and the preservation and/or enhancement of local biodiversity and ecological networks

Settlement Hierarchy and revised / re – instated / new confines

- 3.10 The Report proposes a Settlement Hierarchy. This is based on the WNJCS. Brackley and Towcester are defined as Rural Service Centres (as set out in the WNJCS). Bugbrooke, Deanshanger, Middleton Cheney and Roade are Primary Service villages. A further 50 villages are Secondary Service villages with 18 more defined as Small villages. As in the current 1997 Plan a number of small hamlets do not have confines as they are considered to be the least sustainable settlements in the District. The Table below sets out the differences in the forms of development that will be considered for each tier of settlement.

Rural Centres	Service Villages	Primary Service Villages	Secondary Service Villages	Small Villages	Open Countryside
Development within confines	Development within confines	Development within confines	Development within confines	Development within confines	
Development immediately adjoining confines where this is limited to meet any identified local market or affordable housing needs for that particular town or a neighbouring small / Secondary / Primary village (where no suitable sites exist)	Development immediately adjoining village confines where this is limited to meet any identified local market or affordable housing needs for that particular village or a neighbouring small / Secondary / Primary village (where no suitable sites exist)	Development immediately adjoining village confines where this is limited to meet any identified local market or affordable housing needs for that particular village or a neighbouring small / Secondary village (where no suitable sites exist)	Development immediately adjoining village confines where this is limited to meet any identified local market or affordable housing needs for that particular village or a neighbouring small / Secondary village (where no suitable sites exist)	Development immediately adjoining village confines where this is limited to meet any identified local market or affordable housing needs for that particular village or a neighbouring small village (where no suitable sites exist)	

Rural Centres	Service Villages	Primary Service Villages	Secondary Service Villages	Small Villages	Open Countryside
			exist)	suitable sites exist)	
Development of one or more dwellings (including nursing homes etc) to meet locally identified special need for a person with disabilities	Development of one dwelling to meet locally identified special need for a person with disabilities	Development of a single dwelling to meet locally identified special need for a person with disabilities	Development of a single dwelling to meet locally identified special need for a person with disabilities	Development of a single dwelling to meet locally identified special need for a person with disabilities	
The re-use of a redundant building	The re-use of a redundant building	The re-use of a redundant building	The re-use of a redundant building	The re-use of a redundant building	The re-use of a redundant building
A replacement dwelling	A replacement dwelling	A replacement dwelling	A replacement dwelling	A replacement dwelling	A replacement dwelling
a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business	a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business	a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business	a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business	a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business	a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business
A self build dwelling	A self build dwelling	A self build dwelling	A self build dwelling	A self build dwelling	
A starter Home	A starter Home	A starter Home			
Employment development adjoining confines (conversion or replacement) or a justified new build	Employment development adjoining confines (conversion or replacement) or a justified new build	Employment development adjoining confines (conversion or replacement) or a justified new build			
Provision or enhancement of community facilities immediately adjacent to the settlement confines	Provision or enhancement of community facilities immediately adjacent to the settlement confines	Provision or enhancement of community facilities immediately adjacent to the settlement confines			

Housing Policies and Proposals

Urban Areas

- 3.11 The WNJCS includes strategic proposals for major residential development in both Brackley and Towcester. These strategic allocations provide for a **minimum** of 3,830 dwellings to be delivered in the two towns between 2011 and 2029. The Brackley North urban extension is currently under construction. The Towcester South Urban extension has outline planning permission and reserved matters approval for Phase One. The A5 Highway improvements required to enable the development are due to commence by end of January 2017. It is important to ensure that the Plan delivers at least the minimum housing requirement set out in the WNJCS. If all of the dwellings envisaged by the WNJCS are completed by 2029

then there will be a small deficit in Brackley (160 dwellings) and a small surplus in Towcester (89 dwellings).

3.12 It is important to note that the housing figures in the WNJCS are minimum figures and once achieved this does not mean that all future applications for appropriate locations should be refused. This would be contrary to the National Planning Policy Framework. The Council also is required to ensure that it can continue to demonstrate a robust 5 year supply of housing land for the duration of the Plan period and whilst this is currently strong there can be no guarantee that this will continue to be the case in future years.

3.13 There are four housing proposals in Brackley. The first would enable the relocation of existing sports clubs from within the town to a new purpose built facility to the north of the town. This would assist in securing their long term futures and enable them to expand to meet the needs of the town's increasing population. Discussions with the clubs are continuing and the proposal would only be allowed if the clubs commit to the proposed relocation. The proposal is as follows:

- 750 dwellings
- Sports Hub
- Allotment and Cemetery land
- Affordable Housing - 40% to include 20% Starter Homes.
- A mix of housing types and styles including 10% bungalows
- 5% Self Build Plots

3.14 If the clubs do relocate then the existing land at Westminster Close would become available for residential development.

- 100 dwellings
- Affordable Housing - 40% to include 20% Starter Homes.
- A mix of housing types and styles including 10% bungalows
- 5% Self Build Plots

3.15 There are two sites within Brackley at York Drive and Daniaud Court that remain as housing allocations from the 1997 Local Plan. These are considered suitable sites for housing and as such are carried forward into this Plan. Both Sites are proposed for the following form of development:

- 35 dwellings
- Affordable Housing - 40% to include 20% Starter Homes.
- A mix of housing types and styles including 10% bungalows
- 5% Self Build Plots

3.16 There is one site allocated for housing development in Towcester. This is at Land adjacent to Reffield Close. The development of this small site would require a footpath link to be provided with the adjoining Watermeadows site. This would enable a circular walk around Towcester to be completed.

- 20 dwellings
- Affordable Housing - 40% to include 20% Starter Homes.
- A mix of housing types and styles including 10% bungalows

- 5% Self Build Plots
- Footpath link to Watermeadows (circular walk) Rural Areas

Rural Areas

- 3.17 The WNJCS includes strategic housing requirement of 2.360 dwellings for the rural areas to be delivered between 2011 and 2029. It is important to ensure that the Plan delivers at least the minimum housing requirement set out in the WNJCS and that the Council must clearly demonstrate 'positive planning' and a 'boost' in housing supply to justify restrictive policies such as confines. The NPPF also requires local planning authorities to be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing as well as a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).
- 3.18 The existing local needs surveys at village and parish level are incomplete / out of date and are not fully comprehensive as they do not include detailed information for the provision of market housing. Without this detailed local evidence it is not considered to be robust or sound to allocate specific numbers or percentages of housing growth to individual settlements. However, it is important that where local objectively assessed needs (LOAN) for housing are identified these should, where possible, be met. The Plan therefore proposes that any application for housing in the rural areas will need to be supported by a clear and robust Housing Needs Assessment (HNA) to justify and quantify the LOAN and established local connection that the proposal will meet.
- 3.19 All parishes with established confines can apply this policy approach. It will be expected that the HNA will be funded by the prospective applicant and carried out by a professional and reputable organisation with knowledge and experience of carrying out such assessments. Any survey methodology needs to ensure compliance with Local Authority planning requirements, and consequently, the organisations that will be commissioned will need to have the prior approval of the LPA. The LPA will determine whether a HNA is a robust evidence base and whether it can be approved and used to support a planning application in the rural areas to deliver local housing needs.
- 3.20 In the event a HNA identifies a LOAN in a parish, the expectation will be that LOAN is provided within that parish. Where it can be robustly demonstrated that a parish cannot identify a site that is available or suitable to meet the identified LOAN then consideration will be given in delivering LOAN on a suitable and available site within the closest parish with a higher classification as set out in the Settlement Hierarchy. For example the LOAN for a Small village could be met in the closest available Secondary, Primary or Rural Service Centre if there were no suitable sites available at that village.
- 3.21 The criteria to establish the LOAN includes an assessment of the demographics of the village, the existing dwelling stock including size and tenure as well as affordability and accessibility to the housing market. Information on the number of households that need to move within 3/5 years and why respondents may need to move as well as local connection to the area.

The Northampton Related Development Area (NRDA)

- 3.22 The 2016 monitoring of housing land supply within the NRDA indicates a supply of deliverable sites of 8346 dwellings which provides a housing land supply of c3 years. This equates to a shortfall of c5,000 dwellings over the next five years. The Report also indicates that there could be a shortfall of around 2250 dwellings against the target of 28470 dwellings by 2029. A recent appeal in the village of Boughton (that lies outside but adjacent to the NRDA boundary) allowed for a small development to assist in meeting this shortfall. The Plan needs to consider if and how this issue should be addressed. One option would be to consider the issue in the review of the Joint Core Strategy that is expected to begin later in 2017. Another option would be to include an enabling policy that would allow for the development of suitable sites in appropriate locations to contribute to the identified shortfall. The Plan considers that the preferred option is to identify a reserve site on land immediately adjacent to the NRDA boundary and will permit housing and related development on that site only if monitoring indicates that the WNJCS baseline housing requirement for the NRDA is unlikely to be achieved from the sources of housing supply identified in the West Northamptonshire Annual Monitoring Reports. It is proposed that any reserve site will remain subject to open countryside policies unless and until the Local Planning Authority identifies a need for it to be released for housing. A decision to permit the development of the site, or to invite the submission of a planning application, will be made by the Local Planning Authority in the light of regular and detailed monitoring of the sources of housing supply coming forward. It may be necessary for the annual housing monitoring report to be supplemented by a more frequent review of planning approvals and housing completions to assess whether an adequate supply of housing is coming forward to meet the baseline housing requirement for the NRDA.
- 3.23 There are two large sites that have been submitted to the Council for consideration that both immediately adjoin the NRDA. These are as follows:
- Land between Wootton, Hardingstone and Preston Deanery (1,200 dwellings)
 - Land South of Newport Pagnell Road (1,200 dwellings)
- 3.24 Further work is required to determine which of the two options is considered to be the preferred option. This will include seeking legal advice as well as more detailed work as part of the Sustainability Appraisal and of the deliverability of the proposals submitted to the Council as part of earlier consultations on this Plan. Any decision on this will be subject to consultation, so that account can be taken of the views of the local community on any of the above or related planning reasons.
- 3.25 The Plan also includes general development management policies on housing as follows:
- 3.26 POLICY H1: The Plan proposes that the principle of housing development within confines is acceptable but this is subject to a criteria based policy. This includes for example, the need for an appropriate scale, layout, density, design and appearance, an appropriate mix of dwelling types and sizes, including affordable housing to meet local needs, the need to ensure that there would not be an adverse significant impact on the amenity of residents or loss of public or private open spaces that contribute positively to the local character of the area (including residential gardens); habitats, historic assets as well as being acceptable in highway terms.

- 3.27 POLICY H2: Land outside defined confines is defined as countryside. Housing development in the countryside (i.e. outside the boundary of all settlements in the hierarchy) will be restricted to proposals that meet the exceptions tests set out in the Policy. The policy sets out criteria to assess proposals for the re-use of a redundant or disused permanent building, a replacement dwelling, dwellings to meet a specific need for people with disabilities, a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business, a dwelling that is of exceptional quality or innovative design, an affordable Housing Exception Scheme, a housing scheme to meet local needs housing growth, a starter home scheme or a housing scheme allocated for development in a Neighbourhood Plan.
- 3.28 POLICY H3: Starter homes are a form of affordable housing for first-time buyers. The Policy allows for the development of Starter homes on underused or unviable industrial and commercial land in the Rural Service Centres, Primary or Secondary villages subject to the national and includes an appropriate mix to meet needs and agreement that any resale or letting of a the Starter Home must reflect the discount from an open market value achieved at the initial point of sale for a period of 5 years following the initial sale. The Policy may need changing once Government Policy is finalised.
- 3.29 POLICY H4: The Plan recognises that some residents within the rural areas require specialist accommodation to enable them to live a certain quality of life and where moving away to a different town or village is not always appropriate. Special needs housing is intended for people with a physical disability, frail elderly people, young vulnerable people, people with learning disability, a mental health problem or severe sensory disability. Policy H2 allows for the development of a single dwelling to meet identified needs as an exception and this policy allows for Special Needs Housing of 2 or more dwellings including communal type developments on sites on sites immediately adjoining the confines of the Rural Service Centres and Primary Service villages (subject to criteria)
- 3.30 POLICY H5: The Plan requires an appropriate mix of dwellings to meet local needs. As the Districts population is aging the Policy also specifically requires developers to demonstrate how a proposal will be capable of meeting, and adapting to, the long term needs of this specific group of people. This will include the provision of 10% Bungalows on all developments of 10 or more dwellings.
- 3.31 POLICY H6: The Council will support 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. The NPPF makes it clear that LPAs should identify and make provision for the housing *'needs of different groups in the community such as people wishing to build their own homes'*. 'Self-build housing' is identified by the Community Infrastructure Levy Regulations as a dwelling built by (or commissioned by) someone to be occupied by them as their sole or main residence for at least three years. The Policy allows for Self-Build properties on sites within settlement confines Where the Register suggests a demand, on sites of more than 50 dwellings developers will supply at least 5% of dwelling plots as serviced self-build plots for sale and occupation by custom builders who are on the Register.
- 3.32 POLICY H7: The confines have been tidied up to include, where reasonable curtilages of dwellings. However this does not mean that the development of these

gardens is always appropriate. The Policy allows for such development proposals where it is appropriate to the surrounding area in terms of land use, size and scale; and maintains, or where possible, enhances the character and appearance of the area, and presents a frontage in keeping with the existing street scene or the prevailing layout of streets in the area. Proposals that would result in the piecemeal or 'tandem' development of residential garden land, or the formation of cul-de-sacs through the 'in-depth' development of residential garden land will normally be resisted.

Employment Policies and Proposals

- 3.33 The Plan proposes the following new employment allocations:
- 3.34 Bell Plantation, Towcester. Part of this site is included in the Towcester Masterplan for employment and proposes an equal proportion of B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) use. The site also provides an opportunity as enabling development for the creation of a new and improved community facility for use by the displaced Towcester Town Football Club. To this end the Plan considers that Phase 2 of the allocation would not to be permitted prior to transfer of land to the Club.
- 3.35 Leisure and Sports Village at Towcester Racecourse. This proposal allows for the further enhancement of the existing horse/greyhound racing facilities including Animal Care/Events/Leisure uses including new high quality retail restricted to country sport, food and leisure uses. The Proposal would also allow for sports/leisure provision including new facilities for sports including for example dedicated gymnastics and squash facilities and a golf driving range and hotel development.
- 3.36 Woolgrowers Field, Towcester. Part of this site is included in the Towcester Masterplan for employment and proposes an equal proportion of B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) use.
- 3.37 Shacks Barn, Whittlebury. This proposal is for an equal proportion of B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution).
- 3.38 Furtho Pit, Cosgrove/ Old Stratford. Proposed for an equal proportion of B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution). The Proposal includes the 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.
- 3.39 The Plan also includes general development management policies on employment as follows:
- 3.40 POLICY E1: The Council is supportive of the intensification, redevelopment or appropriate expansion of existing sites for employment uses. The ability for existing firms to expand is seen as a main component of job retention and creation. Whilst a high proportion of the existing industrial and employment land is largely developed, there may be scope for the expansion of existing uses. The Policy also allows for the redevelopment of employment and industrial land following the closure or rationalisation of existing uses.

- 3.41 POLICY E2 is a positive policy allowing for Employment development in the confines of the Rural Service Centres, Primary Service or Secondary Service and Small villages and on sites immediately adjoining the confines of the Rural Service Centres, Primary or Secondary Service villages subject to criteria requiring it to be a change of use or conversion of a suitable permanent building; or is for a replacement building. New buildings would require justification that the demand for the development and that the facilities to be provided would constitute a viable business proposition on a long-term basis. All proposals to be of high quality design and be without undue detriment to residential amenity, the highway network, settlement character and its setting, the appearance and character of the landscape and the environment generally including on any designated buildings or features (or on any non-designated buildings or features of local importance). Development proposals that result in an increase in HGVs on C and U class roads, or a significant increase in other traffic on C and U class roads will generally not be permitted. The Policy also allows for proposals for the relocation of businesses required to relocate as a direct consequence of the HS2 development to be permitted in open countryside
- 3.42 POLICY E3: The Plan recognises that the visitor economy plays a significant role in the District's economy and allows for tourism and leisure development, including tourist accommodation will be granted within settlement confines. In the open countryside proposals for new tourism buildings including bed and breakfast, self catering and hotel facilities will also be permitted where they are of a scale appropriate to the location and demonstrate they require a rural location and cannot be accommodated elsewhere. The Policy resists the loss of tourism related or leisure development, including holiday accommodation. Proposals for caravan, camping and chalet sites will be granted subject to criteria including meeting a demonstrable need and are of an appropriate scale, sensitive design and appropriate access
- 3.43 POLICY E4: The Council will work with partners to accelerate economic growth through the development of skilled and flexible communities and workforce in order to underpin future economic growth to deliver the District's Economic Strategy. To assist in this the Plan supports development which relates to the operational needs of and/or expansion of all of the district's higher, further and specialist education establishments including the Silverstone UTC, University of Northampton and Moulton College
- 3.44 POLICY E5: National Guidance recognises that farm diversification, is vital to the continuing viability of many existing farm enterprises. The Policy permits schemes subject to criteria including that they do not prejudice the continued viable operation of the existing use; and is compatible with its location and landscape setting.
- 3.45 POLICY E6: By its nature equestrian development requires a countryside location but the cumulative impact of development can have an adverse impact on the rural character of the area. New buildings can adversely affect landscape character and natural beauty where they detract from existing characteristics e.g. due to scale or materials or design. Therefore it is important to consider the current character of the countryside and how equine development can ultimately impact upon it. The Policy permits Horse related facilities and equestrian enterprises in the countryside subject to criteria including design, scale, siting and materials respect the landscape character of the locality and highway safety.

Connections Policies and Proposals

- 3.46 POLICY C1: The last three years have seen a remarkable surge in demand for electric vehicles in the UK – new registrations of plug-in cars increased from 3,500 in 2013 to more than 75,000 at the beginning of August 2016. The UK network of charging points has increased from a few hundred in 2011 to nearly 4,000 charging locations, 6,000 charging devices and over 10,000 connectors by April 2016. These vehicles will become more popular as technology advances and vehicles become less expensive. It is therefore important for future development to be able to accommodate electric vehicles' recharging facilities. Policy requires all new dwellings with a driveway and or garage to have equipment fitted and one by per 10 for commercial developments.
- 3.47 POLICY C2: The route of the proposed High Speed 2 railway passes through the District to the east of Brackley and to the east of the village of Chipping Warden. This includes a safeguarded route for a bypass for Chipping Warden. The route is to be safeguarded in the Local Plan as it is covered by the HS2 safeguarding direction.
- 3.48 POLICY C3: In the NPPF, canals are defined as 'open space' and should also be regarded as green infrastructure. Both canals are designated as conservation areas with the Oxford Canal designated in 2012 and the Grand Union in 2014. The Policy is intended to ensure that all development adjacent to the canal respects 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. 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 leisure/recreational purposes

Heritage Policies

- 3.49 POLICY HE1 seeks 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. The Policy seeks to ensure that the significance of the districts heritage is properly understood, recognised and preserved by the systematic review of conservation areas, the further designation of Article 4 Directions, the development and maintenance of a local list of non-designated heritage assets and identification of heritage assets that are 'at risk' and taking appropriate measures to secure their futures.
- 3.50 POLICY HE2 requires development proposals to assess the significance of any impact on both designated and non-designated heritage assets and their settings, including those identified on local lists.
- 3.51 POLICY HE3 provides 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.

- 3.52 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 found them. In addition to these scheduled sites there will also be remains within the district that are yet to be discovered and/or properly understood 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.
- 3.54 POLICY HE4. 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. The main purpose of this 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, meaning that planning authorities must consider the impact of any proposed development on the landscapes' special character and its setting. Of the 1,600 nationally registered parks and gardens seven are located within South Northamptonshire. 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 these landscapes or, where appropriate, prejudice their future restoration.
- 3.55 POLICY HE5: Registered Battlefields are heritage assets of the highest significance and when considering applications for development in or affecting the setting of the battlefield desirability should be given to conserving and enhancing its significance. There is one registered battlefield in South Northamptonshire. (Battle of Edgcote 1469). Development should not harm the historic or archaeological interest of the site nor should it prejudice any potential for its future interpretation. Development proposals that would result in substantial harm to or total loss of significance of the battlefield or any associated features contributing to its significance, including its setting will be refused except in wholly exceptional circumstances.
- 3.56 POLICY HE6: 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 its curtilage. There is a strong presumption in favour of the preservation of a listed building or its setting and any features of special architectural or historic interest that it possesses. Substantial harm to or loss of a grade II listed building

should be exceptional and is wholly exceptional to or loss of grade I and II* listed buildings.

- 3.57 POLICY HE7: 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. Proposals outside of conservation areas should have special regard to the setting of those areas.
- 3.58 POLICY HE8: Non-designated heritage assets 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 but which are not formally designated heritage assets. Numerous non-designated heritage assets exist across the district, some will be identified on the local list. In all cases the effect of development proposals on their significance will be taken into account when determining planning applications.
- 3.59 POLICY HE9: Enabling development is development that is contrary to established planning policy and in its own right would not be permitted. Such a proposal may however be allowed where it can be demonstrated that it would secure the long-term future of a heritage asset. The policy will only be used where the public benefit of securing the future of a heritage asset through enabling development clearly outweigh the dis-benefits of departing from planning policies in this or any other development plan documents.

4.0 Conclusion and Reasons for Recommendations

- 4.1 The Local Plan Part 2A will build on, and provide detail to, the framework for growth by the West Northamptonshire Joint Core Strategy (WNJCS). This Preferred Options stage will help the Council to test the preferred approach and subsequently narrow down policies and land allocations that should be identified in the “submission draft” which will be the next stage in the process.
- 4.2 After the Council has completed this round of consultation, there has to be one more round of consultation, known as the ‘proposed submission’ plan (under regulation 19). The timetable envisages the proposed submission plan being published for consultation in late 2017. The proposed submission draft will take into account the findings of the next round of consultation and any new evidence published in the meantime. After the proposed submission draft plan has been consulted upon, the Council submits the plan and the representations made to the Secretary of State, who appoints an independent inspector to examine the plan to see whether it is legally compliant and sound (defined as justified, effective and consistent with national policy). The Council cannot adopt the plan unless the inspector concludes that the plan is legally compliant and sound.

5.0 Consultation

- 5.1 As the report will form part of a Development Plan document, it will be subject to formal public consultation as set out in Town and Country (Local Planning) Regulations.

6.0 Alternative Options and Reasons for Rejection

- 6.1 The Council could chose not to approve the documents for public consultation; however this would delay for preparation of the Local Plans.

Option 1: To agree to the recommendations as set out in this report.

Option 2: To amend the recommendations,

Option 3: Not to agree to the recommendations

- 6.2 Option 1 is the recommended option. Agreeing the recommendations in this report will enable the Council to progress with the Local Plan. It is accepted that the Local Plan Preferred Options paper is likely to be controversial and will generate a considerable amount of response to the consultation. Approving this consultation will hopefully demonstrate the Council's willingness to seriously engage on such matters and allow constructive talks to continue before finalising the next Proposed Submission draft plan.

7.0 Implications

- 7.1 The costs of running a consultation are covered in existing budgets. There are no further financial implications arising from this report.

Comments checked by:

Paul Sutton, Chief Finance Officer, 0300 003 0106,

Paul.sutton@southnorthants.gov.uk

- 7.2 The process for preparing the Local Plan is set out in the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning)(England) Regulations 2012. The consultation is a legal requirement. Following consultation the results will inform and guide the South Northants Local Plan Part 2A, which will then form part of the development plan for the Council's District.

Comments checked by:

Preet Barard : Solicitor – Planning Shared Legal Team

Preet.Barard@cherwellandsouthnorthants.gov.uk

8.0 Decision Information

Wards Affected

All

Links to Corporate Plan and Policy Framework

- Strategic Priority: Preserve what's special
- Strategic Priority: Protect our quality of life
- Strategic Priority: Secure a prosperous and sustainable future
- Strategic Priority: Enhance the council's performance

Lead Councillor

Councillor Roger Clarke - Portfolio holder for Planning and Environment

Document Information

Appendix No	Title
Appendix A	South Northamptonshire Local Plan Part 2A: Preferred Options Consultation Document (Part 1)
Background Papers	
None	
Report Author	Andy D'Arcy – Lead Officer Planning Policy Officer
Contact Information	<ul style="list-style-type: none">• Adrian Colwell - Head of Strategic Planning and the Economy Adrian.Colwell@cherwellandsouthnorthants.gov.uk Tel 0300 003 0110• Andy D'Arcy – Lead Officer: Planning Policy Andy.Darcy@southnorthants.gov.uk Tel 01327 322267