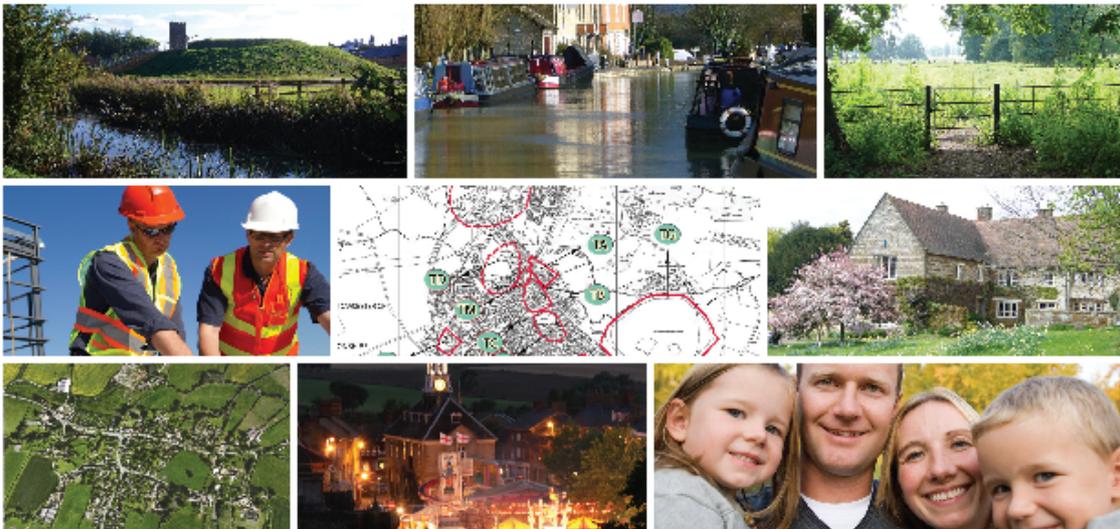


Have
your say

SOUTH NORTHAMPTONSHIRE LOCAL PLAN PART 2A



SOUTH NORTHAMPTONSHIRE – THE OPTIONS

**SOUTH NORTHAMPTONSHIRE LOCAL PLAN (PART 2A)
OPTIONS CONSULTATION DOCUMENT AND QUESTIONS**

APRIL 2016

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1 CONSULTATION ARRANGEMENTS

The Council has reached another major milestone in the preparation of a new Local Plan for the District which will guide decisions on the use and development of land up to 2029. We are consulting on a range of planning policies from 4th April until 12noon on 10th June 2016.

This consultation document sets out the key issues impacting the district and suggested options that specifically consider the options for both the scale of development, settlement hierarchy and local green space

It poses a series of questions on each of these issues and options for you to consider. More detail on the issues and options set out in this Paper can be found in the more detailed accompanying background papers:

- South Northamptonshire Local Plan Part 2A Options consultation Background Document and appendices
- Local Green Space Designation and Methodology Background Document

We strongly encourage responses to be made on-line via the Council's interactive consultation system

Please view and comment online at

www.southnorthants.gov.uk/planningpolicy

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

or by email to

planning.policy@southnorthants.gov.uk

However if you are unable to provide your comments using the Council's interactive consultation system you can submit your questionnaire response and comments by post to the address below:

Planning Policy Team
South Northamptonshire Council
The Forum
Moat Lane
Towcester NN12 6AD

The consultation is also being publicised in the main libraries across the District as well as on as many parish and town council noticeboards as possible. Reference printed copies of the documents will be available for viewing at the following locations:

- The Forum, Towcester
- Brackley Library
- Middleton Cheney Library
- Roade Library
- Deanshanger Library

For library opening times please visit the library pages on the County Council's website at www.northamptonshire.gov.uk

Upon request the document can also be made available in different formats.

If you have any questions about the consultation please:

- View the FAQs (Appendix 1)
- Email the Planning Policy team on planning.policy@southnorthants.gov.uk
- Phone on 01327 322265

At this stage we are looking for your views on whether or not we have identified the right issues facing the district and which of the options identified is most appropriate for addressing the issues.

Following the close of the options consultation, all responses will be summarised and the Council will respond to them.

Any comments received cannot be treated as confidential as the Council is obliged to make representations available for public inspection.

What will happen next?

This consultation stage will help the Council test options and subsequently identify policies and land allocations that should be identified in the 'preferred options', which is the next stage in the process. The Council will carry out briefing sessions for the Council's Elected Members, Parish and Town Councils and will engage with neighbouring Local Authorities. There will also be a touring exhibition which will travel around each of the local libraries.

The Council will consider the responses to this 'Options' document before preparing a "Preferred Options" version of the document for consultation (the next stage of production). This next version of the document will identify preferred sites for development and set out draft policies for determining planning applications.

2 INTRODUCTION

Background

- 2.1 South Northamptonshire is continuing work on our Local Plan Part 2A which will shape the future of our district. We are committed to involving our communities in preparing the new plan, and we would now like your views on our latest Options.
- 2.2 This report contains initial suggestions to get people thinking about the key issues and options. The Council is keen to receive feedback and suggestions:
- Do you agree or disagree with the issues and options highlighted? What aspects do you disagree with?
 - Are there other issues/options we should consider?
- 2.3 This consultation document sets out the key issues impacting the district and suggested options that specifically consider the options for both the scale of development, settlement hierarchy and local green space, that once agreed will influence the scale and location of growth in particular parishes. It poses a series of questions on each of these issues and options for you to consider. More detail on the issues and options set out in this Paper can be found in the more detailed accompanying background papers:

**South Northamptonshire Local Plan Part 2A Options consultation
Background Document and appendices**

**Local Green Space Designation and Methodology Background
Document**

What is the Local Plan Part 2A?

- 2.4 The Local Plan Part 2A will include policies for changes to the local area and include a strategy for delivering growth. It will allocate suitable sites and set out appropriate policies to enable development, such as new homes, employment opportunities, and community facilities. It will set out policies to protect and enhance valuable historic assets and the best landscapes. It will also include more specific development management policies, covering, for example, design requirements. It also identifies the circumstances where development will not be considered appropriate.

Why is it a Part 2A Local Plan?

2.5 The Local Plan for South Northamptonshire is made up of a suite of statutory documents. Further information on these documents can be found on the Council's website at www.southnorthants.gov.uk/planningpolicy

- The West Northamptonshire Joint Core Strategy Local Plan (Part 1): Adopted 2014
- South Northamptonshire Local Plan (Part 2A) (when adopted)
- Gypsies, Travellers and Travelling Show People Local Plan (Part 2B) (when adopted)
- The saved policies of the South Northamptonshire Local Plan: Adopted 1997¹
- The Northamptonshire Minerals and Waste Local Plan: Adopted 2014
- Neighbourhood Plans (when adopted)

2.6 The Local Plan Part 2A will build on, and provide detail to, the framework for growth provided by the WNJCS that was adopted in December 2014. The WNJCS sets out the vision, objectives and strategic policies for delivering growth for the District. The WNJCS sets out the overall requirements for new development as well as identifying locations for larger scale (strategic) growth for new housing and employment. It also contains a number of Development Management policies that will not be duplicated in the Local Plan Part 2A. The WNJCS is the Part 1 Local Plan for the District. This Local Plan Part 2A will need to be consistent and in conformity with the policies and proposals in the WNJCS and in order to be consistent with that Plan it will cover the period up to 2029. It will provide new detailed policies to replace those policies that are remaining in the current 1997 Local Plan.

2.7 As well as being consistent and complimentary to the WNJCS the Local Plan Part 2A must also reflect national planning policy as set out in the National Planning Policy Framework and National Planning Policy Guidance. This consultation includes reference to relevant sections of all these documents as appropriate in order to set the context for the Plan.

What area does the Local Plan Part 2A cover?

2.8 The Local Plan Part 2A will cover the whole administrative area of South Northamptonshire District including those parts of the District which are allocated for development within the Northampton Related Development Areas (NRDA) as set out in the WNJCS. These areas are:

¹ These will no longer be applicable following the adoption of the Part 2A Local Plan.

- Norwood Farm
- Northampton West
- South of Brackmills

2.9 In addition to these areas, the WNJCS includes a number of other strategic allocations for housing, leisure and employment development within South Northamptonshire. These are as follows:

- Towcester South
- Towcester Racecourse
- Towcester Town Centre and Moat Lane Area
- Brackley Town Centre and Business District
- Silverstone Circuit
- Land at J16 of the M1
- Brackley North
- Brackley East

2.10 The sites listed in paragraphs 2.8 and 2.9 are all included as allocations in the WNJCS that include the need for the preparation of masterplans. Where the WNJCS includes proposals for these areas, the Part 2A Plan will not consider or make any changes to these allocations as they are set out in a recently adopted Local Plan. Appendix 2 shows the area that the Plan will cover.

CONSULTATION

What will be in the Local Plan Part 2A?

The Local Plan Part 2A will:

- determine appropriate levels of growth at the local level;
- allocate land for specific uses, including: housing, employment, retail and recreation and leisure uses to ensure we have a healthy supply of developable land;
- set the village hierarchy for the villages;
- set 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)
- set out policies and proposals for the regeneration and enhancement of the vitality of the two town centres; and;
- set out detailed planning policies that will be used to guide development.

Duty to Co-operate

- 2.11 As part of our Duty to Cooperate, the Council in preparing the new Plan will work with our neighbouring District and County Councils, other expert advisors (such as the Environment Agency and Natural England) and infrastructure providers to look at how the impacts of growth can be managed across the wider area and to consider any needs that cannot be met in adjoining areas. We will also consult with parish and town councils, residents and businesses, including working with those who have chosen to prepare a Neighbourhood or other community based Plan.

Neighbourhood Development Plans and Orders

- 2.12 At the time of writing this document, 6 neighbourhood areas had been designated for the purposes of producing neighbourhood development plans (NDPs), neighbourhood development orders (NDOs), which include community right to build orders (CRBOs). Of the areas designated none have yet to adopt a Plan. No NDOs have yet been promoted. However, it is anticipated that a number of areas will continue to progress their plans, with a number of plans reaching the draft consultation and also submission stages.
- 2.13 As confirmed by the National Planning Practice Guidance a draft NDP or NDO must be in general conformity with the strategic policies of the development plan if it is to meet one of the basic conditions. A draft NDP or NDO is not tested against the policies in an emerging Local Plan although the reasoning

and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which an NDP or NDO is tested.

- 2.14 Within the District a number of plans are progressing in advance of the Part 2 Local Plans and therefore it will be important to establish an appropriate relationship with Neighbourhood Plans. It is currently proposed that the Part 2A Plan will propose district-wide policies and also make site allocations. NDPs would be able to apply neighbourhood-specific policies provided this did not undermine the strategic policies of the local plans.

What is the purpose of this consultation?

- 2.15 This document is not a draft Local Plan. It is a summary consultation document asking questions to gather your ideas for shaping the Local Plan Part 2A.

The Council has published 2 papers alongside this consultation:

- South Northamptonshire Local Plan Part 2A Options consultation background document www.southnorthants.gov.uk/planningpolicy
- Local Green Space designation and methodology www.southnorthants.gov.uk/planningpolicy

- 2.16 The Council has already carried out extensive consultation on key issues in January 2014. This marked the start of the formal process when the public, parish councils and the development industry were asked for their views on the issues that should be covered in the Local Plan Part 2A. The consultation also provided an opportunity for possible development sites to be suggested to the Council.

- 2.17 This consultation represents the next stage of the Plan making process and is the 'Options stage'. This is the second stage of consultation. This is an informal consultation and we would like to hear any ideas you have about the potential for growth in South Northamptonshire before we move towards more formal plan drafting, starting with 'preferred options' later in 2016. This consultation will concentrate on a number of key areas of the Plan where important decisions will need to be taken. These are:

Keys areas being covered in this consultation:

- Options on the vision and objectives for the Plan
- Options for the Development Strategy (including Settlement Hierarchy)
- Options for the scale and type of housing development at Parish and Settlement level
- Options for environmental designations including
 - Green spaces
 - Special landscape areas
- Green wedges
- Options on the location of new employment sites
- Options for policies on town centres and economic development
- Options for community, recreation / leisure development
- Views on updating village and town confines
- Options for policies required to manage development in a sustainable way
- A further 'call for sites' to allow interested parties to put forward any other 'reasonable' options for non-strategic sites that they think should be considered as the plan evolves.

Sustainability Appraisal and Strategic Environmental Assessment

- 2.18 The Council is required, by European law, to produce a Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment) and Habitat Regulations Assessment (HRA) (where necessary) at appropriate stages of plan production. The purpose of the SA is to test what impact the plan has on certain economic, social, and environmental sustainability objectives. This has been developed from an early stage and will continue as the Plan progresses as it is important that this informs the plan making from the start of the process. The Sustainability Appraisal has assessed key options at this stage, as well as alternative options and will be consulted on at the next stage of the Plan's preparation.

3 NATIONAL PLANNING CONTEXT

National Planning Policy Framework (NPPF)

- 3.1 The NPPF sets out the context within which the Local Plan Part 2A must be prepared. In summary it considers that local planning authorities should:
- Plan for sustainable development;
 - Encourage the effective use of land;
 - Supports strong, vibrant and healthy communities;
 - Where there are groups of smaller settlements, development in one village may support services in a village nearby;
 - Plan patterns of growth that make the fullest possible use of public transport, walking and cycling;
 - Focus significant development in locations which are or can be made sustainable;
 - Sustainable development should be promoted in rural areas by locating new housing where it will enhance or maintain the vitality of rural communities.
- 3.2 The NPPF also states that local planning authorities should set out the **strategic priorities** for the area in the Local Plan (some of which are already covered in the higher tier Core Strategy) including:
- the homes and jobs needed in the area;
 - the provision of retail, leisure and other commercial development;
 - the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and the provision of minerals and energy (including heat);
 - the provision of health, security, community and cultural infrastructure and other local facilities; and
 - climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 3.3 The National Planning Policy Guidance (NPPG) was published as practice guidance in support of the NPPF. This reiterates that Local Plans “*should be based upon and reflect the presumption in favour of sustainable development*” and recognises the importance of “*issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements*”.

4 VISION AND OBJECTIVES

- 4.1 The Local Plan “Vision” is a statement of how South Northamptonshire will be at the end of the Local Plan period, i.e. 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.

A suggested vision is:

In 15 years’ time South Northamptonshire will be an attractive and successful place where people want to live, work and visit. The challenges of an ageing population will have been addressed and younger age groups 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 effect on the environment and important landscapes.

In 2029 the District will have retained its local character and distinctiveness. The identity and unique natural assets and built heritage of South Northamptonshire will be valued, protected and enhanced, enabling people to access and enjoy them.

In 2029 there will be a diverse, high quality housing offer which provides choice and meets the needs of all our community, including housing for the elderly, affordable housing and smaller market dwellings for first time buyers and young families.

In 2029 there will continue to be strong business growth on a range of employment sites supporting businesses of all sizes that will have delivered a diverse economy in South Northamptonshire. The District will be renowned for motor sport and high performance engineering specialisms centred on Silverstone, together with a growing food and drink and tourism sector.

In 2029 Brackley and Towcester will 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 planned housing and employment development required to ensure the long term sustainability of our other rural settlements will have taken place in a manner which does not have a significant detrimental impact on important landscapes or the character of these settlements. Car parking issues within each town centre will have been addressed.

In 2029 the villages and rural areas will remain largely rural in character with villages set in attractive, open countryside. In 2029, there will be a wider choice of homes and local employment opportunities as well as local services to meet the identified needs of the local population. This will be delivered in a sustainable way that ensures the continued identity of individual settlements and avoids coalescence.

Issue: Vision Question 1			
Do you consider that the vision is appropriate for South Northamptonshire District?	Yes	No	No opinion
If you have answered no, please explain how it should be changed?			

Suggested Objectives

4.2 The vision will be delivered by a series of focussed key objectives as follows:

- To facilitate economic growth encouraging investment and job creation, aligning training with employers' requirements to get more local people into work and reduce levels of unemployment;
- 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;
- To facilitate tourism growth creating a distinct offer within South Northamptonshire;
- To provide a range of new housing, of high quality environmental and design standards to meet the needs of all sections of our existing and future population, including affordable, housing for the younger generation and housing for the elderly;
- 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;
- 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 sustainable communities;
- To protect and enhance the natural and built environment in South Northamptonshire through high quality design that is respectful to heritage assets, the character of the locality and surrounding landscapes;
- To ensure the sustainability of rural communities by retaining important community services and ensuring a diverse and resilient rural economy.

Issue: Objectives Question 2	Yes	No	No opinion
Do you agree with the suggested objectives?			
If you have answered no, please suggest alternative objectives:			

CONSULTATION

5 SETTLEMENT HIERARCHY

- 5.1 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.
- 5.2 For the rural areas the WNJCS requires the Local Plan Part 2A to define a new settlement hierarchy. It recognises that there is a need for development in the rural areas, but aims to ensure that the scale of development is consistent with the objective of meeting local needs and supporting local services.
- 5.3 The rural settlement hierarchy will need to be compliant with the WNJCS. However the approach taken within the WNJCS provides some flexibility for the hierarchy within each area to be tailored to reflect specific local circumstances. These options are considered in detail in the full Options Paper that forms part of this consultation.
- 5.4 A Settlement hierarchy will demonstrate a robust and justifiable approach to the classifications of villages and rural settlements to support the policies and proposals with the local plan.
- 5.5 It is important to note that a settlement's position within the hierarchy does not mean that development is appropriate and deliverable, or that it is to be avoided. Other factors must be considered such as environmental constraints, available development sites and local character.
- 5.6 The WNJCS identifies Towcester and Brackley as Rural Service Centres. As such, they fall outside of the scope of the settlement audit since they play a key role in supporting the requirements within their locality and the wider needs of the area and their position in the settlement hierarchy has already been agreed.
- 5.7 A settlement audit was undertaken in the summer of 2015. The results of this audit have helped inform a detailed hierarchy based on each settlement's level of service provision and accessibility. In turn, this forms part of the evidence base that helps to inform where new development may be directed. This will ensure that the Local Plan directs growth in a sustainable way that encourages close proximity of housing, jobs and services.

Options for establishing a rural settlement hierarchy

- 5.8 Table 1 provides the list of services and facilities that have been identified as part of the Settlements' hierarchy audit and a suggested attributed level of importance to these services and facilities.

Table 1: Services and facilities included in the settlement hierarchy with their suggested importance	
Service and facility	Suggested category of importance
Secondary School	Most Important
GP surgery / Health centre	Most Important
Primary school	Very Important
General food store	Very Important
Post office	Very Important
Bus to urban area	Very Important
Public House	Very Important
Local Employment	Very Important
Village Hall	Important
Nursery/pre school	Important
Permanent Library	Important
Restaurant / takeaway	Less Important
Play Equipment	Less Important
Sports Pitches	Less Important
Allotments	Less Important
Social Club	Less Important
Permanent Police Station	Less Important
Dentist	Less Important
Petrol Station	Less Important
Residential Care Home	Less Important
Bank	Less Important
Park/ Wildlife Site	Less Important
Adult Education	Less Important
Other Services	Less Important
Church/ Chapel	Less Important
Other Religious Building	Less Important
Mobile Service	Less Important

Issue: Settlement Hierarchy Question 3	Yes	No	No opinion
3 Based on Table 1 above should all of the services and facilities listed be included in the settlement hierarchy appraisal?			
3a Is the importance attached to each correct?			
3b Are there other services and facilities that should be included in the settlement hierarchy appraisal?			

Please specify which services and facilities should or should not be included and the reasons why:

Issue: Settlement Hierarchy Question 4	Yes	No	No opinion
Do you think that the services and facilities considered the most important should be given a higher score?			
Please explain your response:			

Issue: Settlement Hierarchy Question 5	Yes	No	No opinion
Secondary Schools and Local Health facilities scored 'most important' because they are considered to be 'scarce'. Do you think any other services should also be classed as 'most important'?			
Please explain your response:			

What assessment should be made if there is more than one of any service or facility present in a settlement?

- 5.9 If there is more than 1 of a particular service or facility within a settlement then it could be considered that this adds to its sustainability. This is particularly the case if that facility is considered to be one of the most or very important ones as set out in Table 1 above.

Issue: Settlement Hierarchy Question 6	Yes	No	No opinion
<p>As suggested should the presence of more than one type of “Most Important” or “Very Important” service result in additional scores being given?</p> <p><i>For example; if there are two public houses should this result in an additional score?</i></p>			
<p>Please explain your response:</p>			

Clustering of villages and their location

- 5.10 Due to the rural nature of the District, the majority of the settlements are not self-sustaining and rely on other villages/towns to provide services and facilities. As such distances between settlements can be important in terms of sustainability of a settlement.
- 5.11 Larger urban areas such as Northampton, Milton Keynes, Banbury and Daventry have the widest range of facilities including those generally not available in the District including hospitals, cinemas and rail connections. Rural service centres (Brackley and Towcester) possess a wider range of services and facilities than the villages but less than the larger urban areas.
- 5.12 The more rural villages generally have more limited services/facilities and are less self-sufficient in their ability to meet daily requirements such as access to facilities and employment opportunities. Therefore they rely on nearby towns or larger villages to access some services and facilities.

Issue: Settlement Hierarchy Question 7	Yes	No	No opinion
<p>One option could be to adopt a cluster approach, i.e. grouping settlements/villages together so that services and facilities are considered to be shared. Do you agree with this approach?</p>			
<p>Please explain your response:</p>			

Issue: Settlement Hierarchy Question 8	Yes	No	No opinion
An alternative option is a “dispersed” approach, i.e. this considers individual settlements/villages separately on their own merits. Do you agree with this approach?			
Please explain your response:			

A settlement’s proximity to a larger urban area / a rural service centre and to the “most important” facilities and services

- 5.13 If a settlement that is closer to a larger more sustainable urban area; and/ or if a settlement is close to a scarce facility such as secondary school or GP Surgery then it could be considered to be more sustainable. In this case should this be reflected in the sustainability scoring?

Issue: Settlement Hierarchy Question 9	Yes	No	No opinion
Should a settlement’s distance from a larger urban area (eg: Milton Keynes, Banbury, Northampton) or a rural service centre (ie: Brackley or Towcester) be factored into the settlement hierarchy?			
Please explain your response:			

Issue: Settlement Hierarchy Question 10	Yes	No	No opinion
<p>Should the nearest location of “Most Important” services and facilities be factored in to the settlement hierarchy’s assessment of sustainability; if not present in the village?</p> <p><i>For example; a settlement with a secondary school or GP Surgery would be given additional points compared to a settlement that does not have a secondary school; however should a settlement that is close to one with a secondary school be given additional points?</i></p>			
<p>Please explain your response:</p>			

Settlement Size

- 5.14 The assessment could consider settlement size, although population may not be a reliable indicator of service/facility provision; it is not uncommon for larger settlements to provide greater levels of services.

Issue: Settlement Hierarchy Question 11	Yes	No	No opinion
<p>Do you consider that settlements should be scored depending on the level of population within them?</p>			
<p>Please explain your response:</p>			

Proximity of employment opportunities

- 5.15 The proximity, availability and accessibility of employment via rural business parks can increase the overall sustainability of a settlement. Employment provision is identified as an ‘important’ element of sustainability in the WNJCS. It is accepted there will be some employment in a village if there is a

facility such as a shop, school or doctor's surgery but additional employment opportunities are considered as a separate criterion.

Issue: Settlement Hierarchy Question 12	Yes	No	No opinion
Should local employment provision via business parks within or close to a settlement be weighted according to the distance from a settlement(s)?			
If yes please explain your response:			

Issue: Settlement Hierarchy Question 13	Yes	No	No opinion
Should the capacity of the business park in terms of the number of business units be included in the settlement hierarchy's assessment of sustainability?			
If yes please explain your response:			

Connectivity and public transport

- 5.16 The availability and frequency of public transport is an important factor in determining the most sustainable locations, providing an alternative to the car to enable people in rural communities to access services and facilities. It may be that if a settlement is accessible by public transport to a larger village or urban area then it could be considered to be more sustainable. In addition the frequency of service including for example a service in mornings, evenings and weekends could further add to a settlement's sustainability.

Issue: Settlement Hierarchy Question 14	Yes	No	No opinion
Should settlements where there is a bus service to larger urban areas (Banbury, Northampton and Milton Keynes) be scored higher in the settlement hierarchy's assessment of sustainability?			
If yes please explain your response:			

Issue: Settlement Hierarchy Question 15	Yes	No	No opinion
Should settlements where there is a bus service to market towns or primary service villages (a village with the highest level of services and facilities within the rural area) be scored higher in the settlement hierarchy's assessment of sustainability?			
If yes please explain your response:			

Issue: Settlement Hierarchy Question 16	Yes	No	No opinion
Should the frequency of bus services be considered as part of a settlement's accessibility?			
If yes please explain your response:			

Issue: Settlement Hierarchy Question 17	Yes	No	No opinion
Some settlements have access to or are close to passenger rail services. Should the assessment take account of the proximity/frequency of rail services and final destinations?			
If yes please explain your response:			

Issue: Settlement Hierarchy Question 18	Yes	No	No opinion
Should public transport services that are publically funded or subsidised (for example a bus service) score a lower score due to their potential vulnerability of services being reduced or stopped?			
If yes please explain your response:			

Suggested scoring for determining the settlement hierarchy

- 5.17 Appendix 3 sets out the possible hierarchy if the suggested criteria and weightings were to be used to rank a settlement in the hierarchy. This is a draft settlement hierarchy put together for discussion purposes and may be subject to change, in order to reflect consultation responses received as part of this consultation.
- 5.18 Even when the hierarchy is agreed and housing numbers are apportioned, there are a number of considerations that may affect the scale of development that may be considered appropriate for a particular settlement. New homes put pressure on existing natural resources, infrastructure and services so there needs to be a balance struck between the need for new homes and the impacts that result from more development. In many cases funding can be secured from new developments that mitigate impacts in a satisfactory way.
- 5.19 The consultation responses to the settlement hierarchy options will be used to

establish a preferred formula for scoring settlements against the level of service and facilities provision within or in close proximity to a settlement. The Council will then rank and categorise the settlements according to their score. These results will be consulted on further as part of the 'Draft Plan' consultation in late 2016.

CONSULTATION

6 SCALE OF HOUSING

6.1 The context for the distribution of housing numbers across the rural areas of the District is already set in the WNJNC.

6.2 For South Northamptonshire (excluding the Northamptonshire Related Development Area) (this Plan area) the delivery figures in the WNJCS for the Plan period 2011 – 2029 are as follows:

- South Northamptonshire District (excluding the NRDA) = 398 dwellings per annum = 7,170 dwellings.
- Urban Areas: South Northamptonshire District (excluding the NRDA) = 267 dwellings per annum = 4,810 dwellings
- Rural Areas: South Northamptonshire District (excluding the NRDA) = 131 dwellings per annum = 2,360 dwellings.

Urban areas

6.3 The WNJCS includes strategic proposals for major residential development in both Brackley and Towcester. These sites are well advanced; with the Brackley site already well under construction and detailed aspects of the Towcester extension currently under consideration by the Council. These strategic allocations provide for a minimum of 3,830 dwellings to be delivered in the two towns between 2011 and 2029. The 2015 Five Year Land Supply Report sets out that 4,791 dwellings will be delivered in the urban areas by 2029. It is therefore clear that nearly the entire housing requirement has already been agreed in the urban areas.

6.4 However it is accepted that the housing figures in the WNJCS are not maximum figures therefore the Plan could consider allocating additional greenfield extensions to the towns. Justifications for this could be:

- To ensure that the full requirement of the WNJCS is delivered. This would be necessary if it became clear that existing committed sites did not come forward in a timely manner so as to deliver the required amount of dwellings to meet the target in the WNJCS.
- To provide additional housing required to meet identified local needs including affordable housing.
- To secure environmental improvements on a site or support the retention or improvement of essential local services that may be under threat.

Issue: Urban – scale of housing Question 19	Yes	No	No opinion
Should any additional housing sites be identified in the urban areas and if so how much and where should these be located?			
If yes then please explain your response:			

Rural areas

- 6.6 The WNJCS does not include any site specific proposals for residential development in the rural areas.
- 6.7 It does however set out the overall housing requirement for the rural areas (2011-2029). This is set as 2,360 dwellings. There have been 1,013 completions in the rural areas between 2011 and 2015 and there was unimplemented planning permissions for a further 1,309 dwellings at April 2015. This gives a total of 2,322 dwellings that is only 38 dwellings below the housing requirement set in the WNJCS.

The Council has effectively met the rural areas' housing requirement in the rural areas, as there has been a large amount of development completed and allowed within the rural areas. Therefore one option open to the Council is not to allocate any additional sites for housing in the rural areas. However the figure in the adopted WNJCS is a minimum target and in order to be compliant with national policy we need to be proactive and plan positively for the area and to ensure that the development needs of all villages are met in a sustainable way. This approach would therefore require clear and robust evidence. Alternatively there are a number of other 'growth' options that the Council is also exploring to potentially allow a number of small sites to come forward in areas that have a local need for specific types of additional housing.

Issue: Rural – scale of housing Question 20	Yes	No	No opinion
Should any further growth be identified in the Plan for the rural areas?			
If yes, please explain your response:			

- 6.8 A significant proportion of the completed and committed development in the rural areas is in the 16 villages that were identified in the Interim Rural Housing Policy (2009). The Council acknowledges however that it is important that the remaining villages in the District do not become fossilised and that, in accordance with the Framework all communities will be expected to meet objectively assessed local housing needs for both market and specifically for affordable housing. A recognition that more dwellings may need to be delivered in the rural areas than are required by the WNJCS has previously been recognised in the 2015 Housing Land Supply Report. The scale and location of any potential further development will however depend on the outcome of this consultation and supporting evidence.
- 6.9 **However, it will be important that the overall scale of development allowed for in the rural areas is not so significant to have an impact on the wider landscape setting and heritage assets and does not compromise the overall development strategy of the adopted WNJCS.**

CONSULTATION

Potential growth options for calculating local need in the parishes if additional growth is considered appropriate

The Options

Option 1: Straight Distribution

The WNJCS expects a 9.5% growth in the number of dwellings in the rural areas between 2011 and 2029. This option distributes this growth evenly across the rural areas of the District by applying a 9.5% increase to the number of dwellings in each parish based on the 2011 Census.

Option 2: Growth based on past development rates (all sites)

This approach takes the historical levels of development within each Parish area over the past 15 years and applies this for the next 15 years. This Option **includes** all previous housing developments including those on allocated sites in local plans, masterplans and applications granted permission by the Council, including those under the Interim Rural Housing Policy or granted permission at appeal.

Option 3: Growth based on past development rates (Natural growth)

This approach takes the historical levels of development within each Parish area over the past 15 years and applies this for the next 15 years. This Option only includes windfall and infill housing developments granted permission by the Council and excludes those on allocated sites in local plans, masterplans and granted permission by the Council under the Interim Rural Housing Policy or granted permission at appeal.

Option 4: A combination (average) of Option 1 and Option 3

Option 5: A combination (average) of Option 1 and Option 2

Option 6: A combination (average) of Option 2 and Option 3

6.10 All 6 options are summarised by Parish in Table 2 below. These are explained in greater detail in the Full Options Consultation Background Document.

Table 2: Potential growth options for calculating local need for parishes

Parish	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Abthorpe	3	19	19	11	11	19
Adstone	3	2	1	2	3	2
Ashton	1	17	16	9	9	17
Aston le Walls	10	0	0	5	5	0
Aynho	20	0	0	10	10	0
Blakesley	14	19	19	17	17	19
Blisworth	32	0	0	16	16	0
Boddington	27	7	7	17	17	7
Bradden	6	5	2	4	6	4
Brafield	29	8	7	18	19	8
Bugbrooke	0	98	16	8	49	57
Castle Ashby	6	1	1	4	4	1
Chacombe	24	6	5	15	15	6
Chipping Warden	24	13	13	19	19	13
Cogenhoe & Whiston	44	30	30	37	37	30
Cold Higham	6	18	18	12	12	18
Cosgrove	0	27	26	13	14	27
Courteenhall	7	1	1	4	4	1
Croughton	29	19	19	24	24	19
Culworth	17	7	7	12	12	7
Deanshanger	0	442	103	52	221	273
Denton	32	4	4	18	18	4
Easton Neston	1	0	0	1	1	0
Evenley	24	24	24	24	24	24
Eydon	11	5	4	8	8	5
Farthinghoe	12	6	6	9	9	6
Gayton	18	16	16	17	17	16
Grafton Regis	10	6	5	8	8	6
Greatworth	33	13	10	22	23	12
Greens Norton	2	76	27	15	39	52
Hackleton	37	56	30	34	47	43
Harpole	49	26	26	38	38	26
Hartwell	27	97	59	43	62	78
Helmdon	23	8	8	16	16	8
Hinton in Hedges	5	7	7	6	6	7
Kings Sutton	0	52	8	4	26	30
Kislingbury	7	49	20	14	28	35
Litchborough	0	32	32	16	16	32
Little Houghton	16	8	8	12	12	8
Maidford	5	0	0	3	3	0
Marston St Law.	9	0	0	5	5	0
Middleton Cheney	0	154	0	0	77	77

Table 2: Potential growth options for calculating local need for parishes

Parish	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Milton Malsor	23	28	28	26	26	28
Moreton Pinkney	3	28	27	15	16	28
Nether Heyford	31	62	28	30	47	45
Newbottle	21	29	29	25	25	29
Old Stratford	0	41	0	0	21	21
Pattishall	41	45	25	33	43	35
Paulerspury	0	25	16	8	13	21
Potterspury	0	96	49	25	48	73
Quinton	8	8	6	7	8	7
Roade	0	0	0	0	0	0
Rothersthorpe	14	4	4	9	9	4
Shutlanger	6	1	0	3	4	1
Silverstone	0	0	0	0	0	0
Slapton	2	0	0	1	1	0
Stoke Bruerne	16	5	5	11	11	5
Sulgrave	11	14	14	13	13	14
Syresham	0	3	2	1	2	3
Thenford	2	7	7	5	5	7
Thorpe Mandeville	6	5	5	6	6	5
Tiffield	13	4	4	9	9	4
Upper Heyford	3	0	0	2	2	0
Wappenham	6	3	3	5	5	3
Weston & Weedon	14	15	14	14	15	15
Whitfield	10	11	11	11	11	11
Whittlebury	20	5	5	13	13	5
Wicken	8	14	14	11	11	14
Woodend	6	2	2	4	4	2
Yardley Gobion	38	30	30	34	34	30
Yardley Hastings	0	8	8	4	4	8
	925	1871	940	933	1398	1406

Issue: Rural – scale of housing Question 21	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
If you have a preferred option, please specify which one.						
Please explain your response: If your response is in relation to a particular settlement please let us know the location						

Issue: Rural – scale of housing Question 22	Yes	No	No opinion
Are there other options we should consider?			
If yes, please explain your response:			

6.11 It will be important for the Plan to strike a balance between the need for settlements to deliver appropriate scaled sustainable growth, in order to maintain local services and meet local housing need, as well as make sure that development is viable for developers and of an appropriate scale to limit any environmental impact.

7 MIX, SIZE AND TYPE OF HOUSING

- 7.1 In addition to the scale of development national planning policy requires consideration to be given to the size, mix and type of housing.

In particular consideration needs to be given to:

- Housing needs of the older population
- Housing needs of young people
- Starter homes
- Affordable homes
- Self-build homes

Housing needs of the older population

- 7.2 The older population is growing rapidly and more people are living longer. While many older people are able to continue to live in their existing homes throughout their lifetimes, changes in health can mean that general housing or its location are no longer suitable.
- 7.3 South Northamptonshire is expected to see a significant change in its population, away from working ages and toward the older demographic. Attention needs to be given to what type of accommodation an increasingly older population will require a few years from now.
- 7.4 It is also clear that different solutions will be required as it needs to be recognised that older people are a diverse group requiring a spectrum of provision from mainstream and independent living through to care homes.
- 7.5 In order to be sustainable in the long term new housing for older people should be located in sustainable locations and designed and built to a standard that ensures that they can cater for changing household needs. The key locational issues are:
- Accessibility
 - Access to local services
 - Social inclusion
 - Community integration
 - Safety

Issue: Housing for older people Question 23	Yes	No	No opinion
Should provision be made for housing of all types to meet the needs of the elderly in all settlements?			
Please explain your response:			

Issue: Housing for older people Question 24	Yes	No	No opinion
Should provision be made for housing of all types to meet the needs of the elderly in more sustainable and accessible locations, close to services?			
Please explain your response:			

Issue: Housing for older people Question 25	Yes	No	No opinion
Should sites be allocated specifically for the provision of older persons housing (sheltered / retirement village/ extra care homes etc.)			
Please explain your response:			

Housing needs of young people

- 7.6 A lower proportion of the population of the district falls within the 18-24 age range. Affordability is seen as a key issue that is affecting the younger population; house prices are high, with rural villages being higher than the market towns.
- 7.7 Homeownership is increasingly out of reach to many first time buyer, these growing affordability issues has changed the way that young people experience housing, particularly in relation to tenure.

Issue: Housing for young people Question 26	Yes	No	No opinion
Should allocations for general development include a proportion of smaller market dwellings (1 and 2 bedroomed) for sale or private rent?			
Please explain your response:			

Issue: Housing for young people Question 27	Yes	No	No opinion
Should the Local Plan specify a proportion of dwellings to be for private rent on each allocated site?			
Please explain your response:			

Starter homes

- 7.8 One option that is aimed to assist younger people to enter the housing market is the Government policy on Starter homes. Starter homes will be offered at 20% below the open market value for first time buyers under the age of 40. Each starter home will cost no more than £250,000 (after discount) outside London, with resale and letting restrictions in place for the first 5 years after the initial sale. Starter homes can be sold on the open market after five years. Local authorities will be required to plan “proactively” for Starter Homes, and included a new Starter Home “exception site” policy. The initial focus for this Policy was on “unviable or underused brownfield land previously allocated for retail, leisure and institutional uses”.
- 7.9 On other sites, there will be an expectation that “every reasonably sized housing site includes a proportion of Starter Homes”, but also to extend this initiative to rural exception sites (RES). Traditionally RES have been a planning tool to help deliver new affordable housing where a local housing need existed.

Issue: Starter homes Question 28	Yes	No	No opinion
<p>28 Should exception sites for starter homes be allowed in all settlements or just those considered to be the most sustainable?</p> <p>28a Alternatively, should the Plan include a criteria based policy to encourage the development of Starter Homes?</p>			
<p>Please explain your response:</p>			

Affordable housing

- 7.10 The need for affordable housing affects all section of the local community from single young people, families and older people. There is an identified need for affordable homes across South Northamptonshire. The Strategic housing market assessment considered that there was a need for 3200 affordable homes in South Northamptonshire between 2011-2029.
- 7.11 Between 2011-2015 a total of 407 affordable homes were delivered, in addition there are currently commitments for a further 987 affordable homes on sites with planning permission. However these figures may be reduced as development progress to reserved matters stages where viability issues may become more apparent. When measured against the SHMA target, this leaves a residual need over the next 14 years. It is clear than in order to deliver its requirement for affordable housing the Council will need to boost supply over the remaining plan period.

Issue: Affordable housing Question 29	Yes	No	No opinion
Should the plan allocate additional sites in certain more sustainable villages (or cluster villages) as exception sites to meet affordable housing needs?			
Please explain your response:			

Issue: Affordable housing Question 30	Yes	No	No opinion
Should sites be allocated in the urban areas to boost affordable housing provision?			
Please explain your response:			

Issue: Affordable housing Question 30a	Yes	No	No opinion
Should sites be allocated in both the urban areas and sustainable villages to boost affordable housing provision?			
Please explain your response:			

Self-build

7.12 The 2012 National Planning Policy Framework (NPPF) placed self- build on the planning maps for the first time, instructing councils to take account of the needs of self- builders when devising their new housing policies. From April 2016 the Self Build and Custom Housebuilding Act 2015 placed a new duty on councils to hold a register of individuals/groups interested in self- build or

custom build housing. The Housing and Planning Bill 2015 proposed that it will require councils to ensure that there are sufficient permissioned serviced plots of land suitable for the self-build or customer build projects consistent with the demand of the register. One option could be to require any allocations above a certain threshold to include a percentage of serviced plots that are then made available for sale as self-build plots.

Issue: Self-Build Question 31	Yes	No	No opinion
Should the plan specify a threshold or percentage of serviced plots to ensure the delivery of self- build plots?			
Please explain your response:			

Housing Design issues

- 7.13 The National Planning Policy Framework (NPPF) attaches great importance to the design of the built environment, with good design being seen as a key part of sustainable development. Policy S10 of the WNJCS sets out some sustainable development principles for future development.
- 7.14 The Local Plan Part 2A has the option to set additional technical standards for new housing, exceeding those required by Building Regulations in respect of access and water and an optional nationally described space standard. Local evidence of needs, as well as evidence of viability will be required, if the Council decides to adopt these standards.
- 7.15 There is now an additional standard for accessible and adaptable housing as well as wheelchair accessible and adaptable which the Council through the Local Plan could require a percentage of housing to meet.
- 7.16 At early stage on the formation of this plan it is important to establish the need for such standards within the District

Issue: Housing design Question 32	Yes	No	No opinion
32 Should the Local Plan Part 2A introduce the nationally described space standard?			
32a Should the Local Plan Part 2A introduce the additional technical requirements for access?			
Please explain your response:			

Health and wellbeing

7.17 The link between planning and health has been long established. The built and natural environments are major determinants of health and well-being. National planning policy sets out a role for planners to consider health and well-being in plan-making.

7.18 There are a number of options that the plan could consider in respect of health and healthcare infrastructure. These include:

- Working with health care commissioners to support and maintain health care infrastructure and the identification of sites for new accessible facilities;
- Requiring a Health Impact Assessment on all development proposals on Strategic Sites and Locations;
- Encouraging that development is designed to minimise opportunities for crime;
- Working with partners, including the Primary Care Trust and local authority environmental health departments, to manage the location of fast food takeaways, particularly close to schools and in areas of poor health;
- Safeguarding and encouraging the role of allotments; garden plots within developments; small scale agriculture and farmers markets in providing access to healthy, affordable locally produced food options;
- Aiming to achieve a complementary mix of uses in the two market towns and larger villages with appropriate controls over certain entertainment uses, taking account of the local authorities' Statement of Licensing policies;
- Maximise opportunities for healthy lifestyles that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation;
- Ensure that potential pollution and other environmental hazards, which might lead to an adverse impact on human health, are accounted for in the consideration of new development proposals.

Issue: Health and wellbeing Question 33	Yes	No	No opinion
Are there other health and wellbeing options that need to be included and that the Council can influence through planning new development?			
If yes then please explain your response:			

CONSULTATION

8 ENVIRONMENTAL AND INFRASTRUCTURE CONSIDERATIONS

- 8.1 There are a number of considerations that may affect the scale of development. New homes can put pressure on existing natural resources, infrastructure and services so there needs to be a balance struck between the need for new homes and the impacts that results from more development.
- 8.2 The Council are engaging with appropriate service providers to investigate whether there are constraints to housing growth which would limit the capacity of particular settlement to accommodate development.
- 8.3 There may be other environmental considerations that may limit development. Issues may include:

- Impacts on the environment, air quality, water supply, sewerage and sewage and flood risk
- Capacity of key services (education and health)
- Impacts on important and attractive historic assets
- Impacts on important views and approaches
- Impacts on parking and access to and through village and town centres due to the narrow street patterns

Issue: Environmental considerations Question 34	Yes	No	No opinion
Are there other environmental considerations that need to be included?			
If yes please explain your response:			

Local Green Spaces

- 8.4 The Council has published a separate 'Local Green Space (LGS) Designation and Methodology Document' for consultation. Local Green Spaces are a vital part of a vibrant and healthy community. As well as recreational benefits, green spaces also improve the visual amenity for any particular area.

8.5 The Paper is designed to:

- Provide local communities with the opportunity to identify those areas of green space demonstrably special to local people; and
- To provide a framework through which LGSs important to local communities will be assessed for designation for the Local Plan Part 2A.

Issue: Local Green Space designation Question 35	Yes	No	No opinion
Is there anything else that needs to be considered in the separate document the Draft Local Green Space Designation and Methodology Policy?’			
If yes please explain your response:			

Special landscape areas

- 8.6 As part of the preparation of the Local Plan part 2 the Council will undertake a review of areas that have been identified as Special Landscape Areas (SLAs) (Policy EV7 of the 1997 Local Plan) and whether the areas should continue to be designated or boundaries changed.
- 8.7 The Council must be careful that it does not diminish the value of SLAs through extensive coverage in the countryside, which may not be defensible at examination into the Local Plan. The plan will need to clearly set out the main consideration that will be taken into account in these areas when considering development proposals.
- 8.8 This consultation is looking for justified suggestions of areas within the district that may be “special” to be considered for designation as special landscape areas.

Issue: Special Landscape Areas Question 36	Yes	No	No opinion
Are there areas within the district that should be considered for designation as Special Landscape Areas?			
If yes please explain your response?			

Green wedges / Areas of separation

8.9 Green wedges seek to:

- Protect areas of open countryside between distinct settlements from the extension of isolated groups of houses or other development.
- Ensure physical separation and avoid coalescence of distinct settlements, retaining their individual character and distinctiveness.
- Conserve, protect and enhance the essentially rural and unspoilt character, and distinctive landscape qualities of the countryside that separates settlements, for the enjoyment and amenity of those living in, and visiting, the area.
- Provide for public access to open spaces and the countryside

8.10 There is no Green Belt in South Northamptonshire. The Plan could seek, in exceptional circumstances, to protect valuable open areas of land to ensure natural breaks in the built-up area and settlements. They could also help to retain the openness and natural character of local areas and protect the identified land from development.

8.11 Green wedge boundaries can only be finalised once the distribution strategy for the district has emerged, as some development options may impact on their function and boundaries.

8.12 There is a need for any designation to be justified and accompanied by a robust policy approach, which prevents the coalescence of settlements whilst allowing for sustainable development which does not unduly impact on the separation of settlements.

8.13 The options include:

- a) Identification of Green Wedges based on criteria set out in paragraph 8.9 above
- b) Do not identify any Green Wedges but include a policy approach in the Plan that seeks to prevent settlements merging.
- c) Do not have a policy or designations
- d) Identify another option
- e) No opinion

Issue: Green wedge / areas of separation Question 37	Option a	Option b	Option c	Option d	Option e
From the options above, do you have a preferred option?					
Please explain your response?					

Issue: Green wedges / areas of separation Question 37a	Yes	No	No opinion
Are there areas where it would be appropriate to consider a Green Wedge designation?			
If yes please explain your response?			

9 TRANSPORT AND ACCESSIBILITY

9.1 The District has excellent transport links and it is strategically placed to have easy access to M1 and M40 Motorways, the A5, A45 and the A43. However in the rural areas, access to sustainable transport can be more limited. In respect of transport and accessibility the plan could include policies based on the following principles:

- Ensuring development is in sustainable locations to minimise the need to use the private car;
- Where appropriate providing footways, cycle paths and bridleways as well as quality public transport to give access for all to key local facilities (especially town and village centres) that will improve community health and wellbeing and reduce transport related pollution.

Issue: Transport and accessibility Question 38	Yes	No	No opinion
Are there other transport and accessibility principles that need to be included?			
If yes please explain your response:			

10. ECONOMIC ADVANTAGE

- 10.1 In respect of town centres the NPPF considers that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of town centres over the plan period.
- 10.2 For the rural areas the NPPF considers that planning policies should support economic growth in the rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.
- 10.3 The WNJCS identified sufficient new strategic employment sites to meet identified future needs. The Local Plan Part 2A can consider additional employment allocations (below the 40ha strategic threshold) where they comply with the objectives of the WNJCS. The Plan will consider the needs of the sectors and proactively seek opportunities for local growth to help reduce the high level of out commute, respond to market signals and so help to maintain the sustainable economy that the District enjoys.
- 10.4 The following options will need to be considered:

- The need for additional new sites to be identified for ‘non-strategic’ scaled employment sites in the two market towns;
- The need for small scale new employment development in some villages;
- The need for positively worded policies including the following:
 - Re-use and replacement of existing buildings in the countryside
 - Equine development
 - Agricultural use and food production
 - Tourist facilities and visitor attractions
 - Tourist accommodation
 - Retail and town centre development
 - Retail uses in town centres
 - Shop fronts and advertisements

Issue: Economic advantage Question 39	Yes	No	No opinion
Are there other economic advantage options that need to be included?			
If yes please explain your response:			

11 COMMUNITY AND LEISURE PROVISION

- 11.1 The WNJCS states that the Part 2A Local Plan will consider ways to deliver improved provision of open space, sport, recreation and cultural facilities.
- 11.2 Sites for new community and leisure facilities are scarce due primarily to high land values and the fact that suitable development sites are much more likely to be sold for residential or commercial development.

The plan could:

- Seek to retain open space, recreational and sports facilities and resist any loss unless a suitable and accessible alternative provision is available;
- Seek to retain community uses and resist any loss unless a suitable and accessible alternative provision is available;
- Support development proposals and activities that protect, retain or enhance the provision, quality or accessibility of existing provision.

Issue: Community and Leisure Question 40	Yes	No	No opinion
Are there other community and leisure options that need to be included?			
If yes please explain your response:			

12 STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT

- 12.1 The Government wants all local planning authorities to prepare a Strategic Housing and Economic Land Availability Assessment (SHELAA) to meet the requirements of the National Planning Policy Framework (NPPF). The purpose of the SHELAA is to identify a list of possible housing and economic development sites and assess the overall potential of those sites.
- 12.2 Sites submitted to the Council are assessed in terms of their suitability for development, availability and likelihood of development being financially viable. The SHELAA provides an evidence base of potential sites to inform new planning policy documents, but it does not make policy decisions on future site allocations. The inclusion of a site in the SHELAA does not mean it will be developed, or that the Council would view an application on the site favourably.
- 12.3 An initial 'call for sites' took place between October 2013 and January 2014. This was an opportunity for individuals and organisations to suggest sites anywhere within the district for housing and economic development. This current options consultation includes a further call for sites. Submitting details of potential land does not guarantee that it will be included in the Local Plan, as there are many things to consider before the final decision about the use of areas of land are made. However, full consideration will be given to every site put forward.
- 12.4 Should you wish to put forward any sites for consideration at this stage please complete the *Call For Sites Form* in Appendix 4.
- 12.5 Following this consultation the Council will combine all the suggested sites into a single database to produce a single up to date SHELAA. Please follow this link www.southnorthants.gov.uk/planningpolicy if you wish to view sites that have already been suggested as suitable for development from the existing 2012 Strategic Housing Land Availability Assessment or that were suggested in the 2014 Local Plan Issues Consultation.

13 OPTIONS FOR CONFINE REVIEW AND RE-ESTABLISHMENT

- 13.1 The next stage of the Local Plan Part 2A will suggest changes to existing village and town confines that both incorporate proposed site allocations and where confines could be “tidied up” to make them clearer and more understandable on the ground.
- 13.2 Suggestions on where confines could be “tidied up” are welcomed as part of this consultation.

Issue: Confine review and re-establishment Question 41	Yes	No	No opinion
Do you have suggestions on where village confines could be “tidied up”?			
If yes please explain your response. If your response is in relation to a particular settlement please let us know the location.			

CONSULTATION

14 DEVELOPMENT MANAGEMENT POLICIES

- 14.1 National Planning Policy includes a number of issues that should be considered in a Local Plan. Some of these have already been addressed in the WNJCS and it will not be necessary to duplicate these in the Part 2A Plan. These policies are listed in Appendix 5.
- 14.2 The Local Plan Part 2A can contain the detailed day to day policies that planning applications and enforcement action can be assessed against and replace the saved policies contained within the existing 1997 Local plan.
- 14.3 Below are examples of the policies that the Local Plan Part 2A could include:

- Design Principles
- Amenity Protection
- Development in and in close proximity to Conservation Areas
- Heritage Assets
- Development in Special Landscape Areas
- Development in designated Green Wedge areas
- Renewable Energy
- Landscape
- Outdoor Lighting
- Noise Pollution
- Housing and Mixed Use Development
- Residential, Community Facility and Employment Development Allocations
- Development within village confines
- Development in the open countryside
- Residential Subdivision
- Residential Development in back gardens
- New and replacement dwellings in the open countryside
- Reuse and Protection of Existing Housing Stock (in line with permitted development rights)
- Employment and leisure sites in the open countryside including for example, Brafield Stadium, Cosgrove Park, Caswells, Croughton Air Base, Cherwell Valley Silos, Aynho Station, Northampton Road, Blisworth and Former Airfield at Chipping Warden.
- Town Centres
- Green Infrastructure and Open Spaces and New Development
- Loss of Open Space
- Tourist Accommodation and Visitor Attractions
- Golf Courses
- Equestrian Development
- Agricultural Use and food production
- New and subdivision of agricultural buildings
- Loss of local Services and Facilities
- Mitigating Travel Impact
- Mitigating HS2
- Vehicle Parking
- Provision of Electrical Vehicle Charging Points

Issue: Development Management Policies

Question 42

What policies do you consider should be included in the Plan?

CONSULTATION

15 OTHER OPTIONS

- 15.1 This document has attempted to cover the majority of options for the Part 2A Local Plan to consider. However, it is important to establish if anything has been missed.

Issue: General Question Question 43	Yes	No	No opinion
Are there any other planning and development issues that you think the plan should cover that have not been identified within this document?			
If yes please explain your response:			

CONSULTATION