



**West Northamptonshire
Strategic Plan**

Spatial Options Consultation

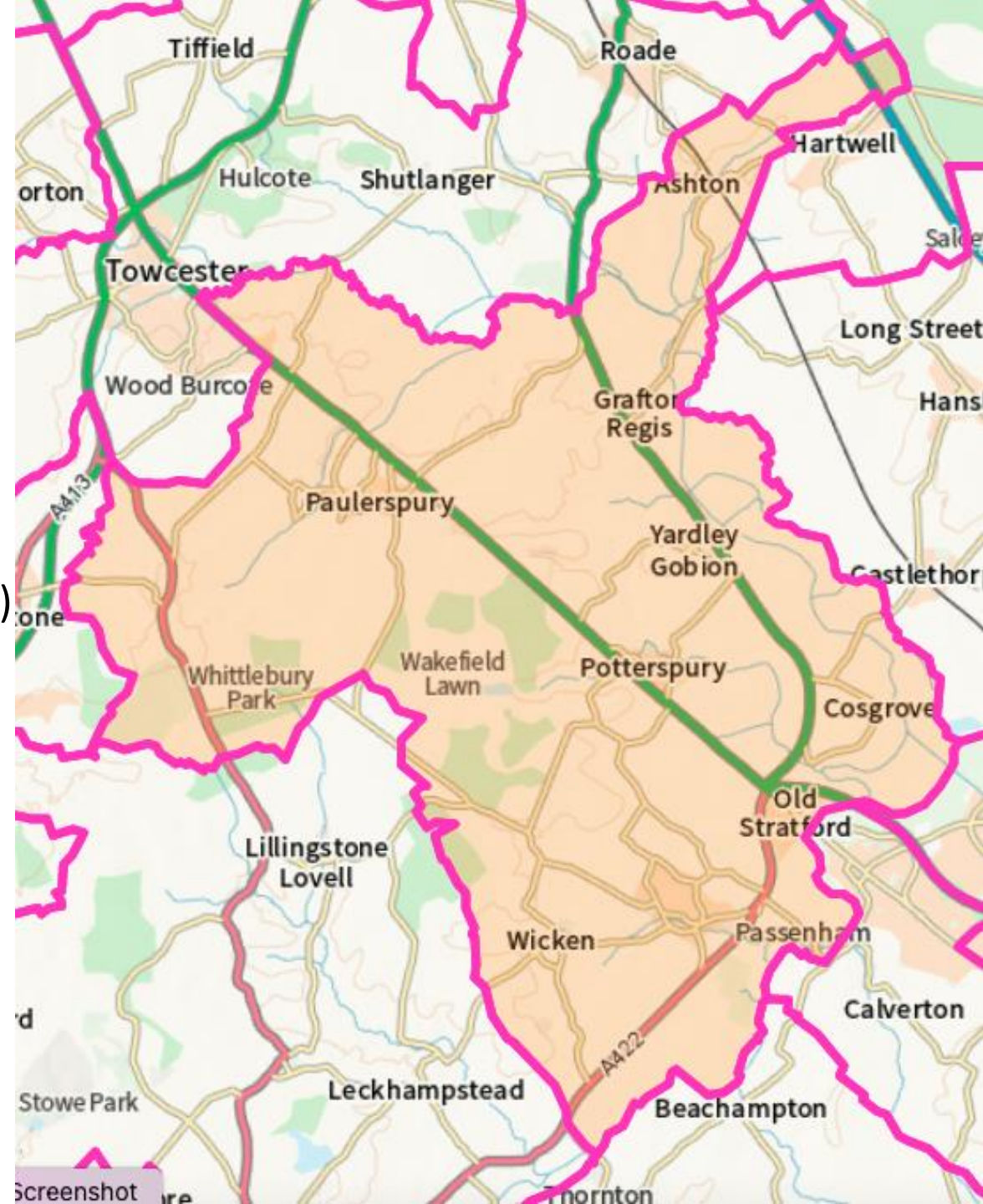


West Northants Spatial Options

Ian McCord – Ken Pritchard – William Barter

Deanshanger Ward

- Alderton
- Ashton
- Cosgrove
- Deanshanger
- Grafton Regis
- Old Stratford
- Passenham
- Paulerspury
- Perry End
- Potterspury
- Towcester (Racecourse)
- Wicken
- Whittlebury
- Yardley Gobion

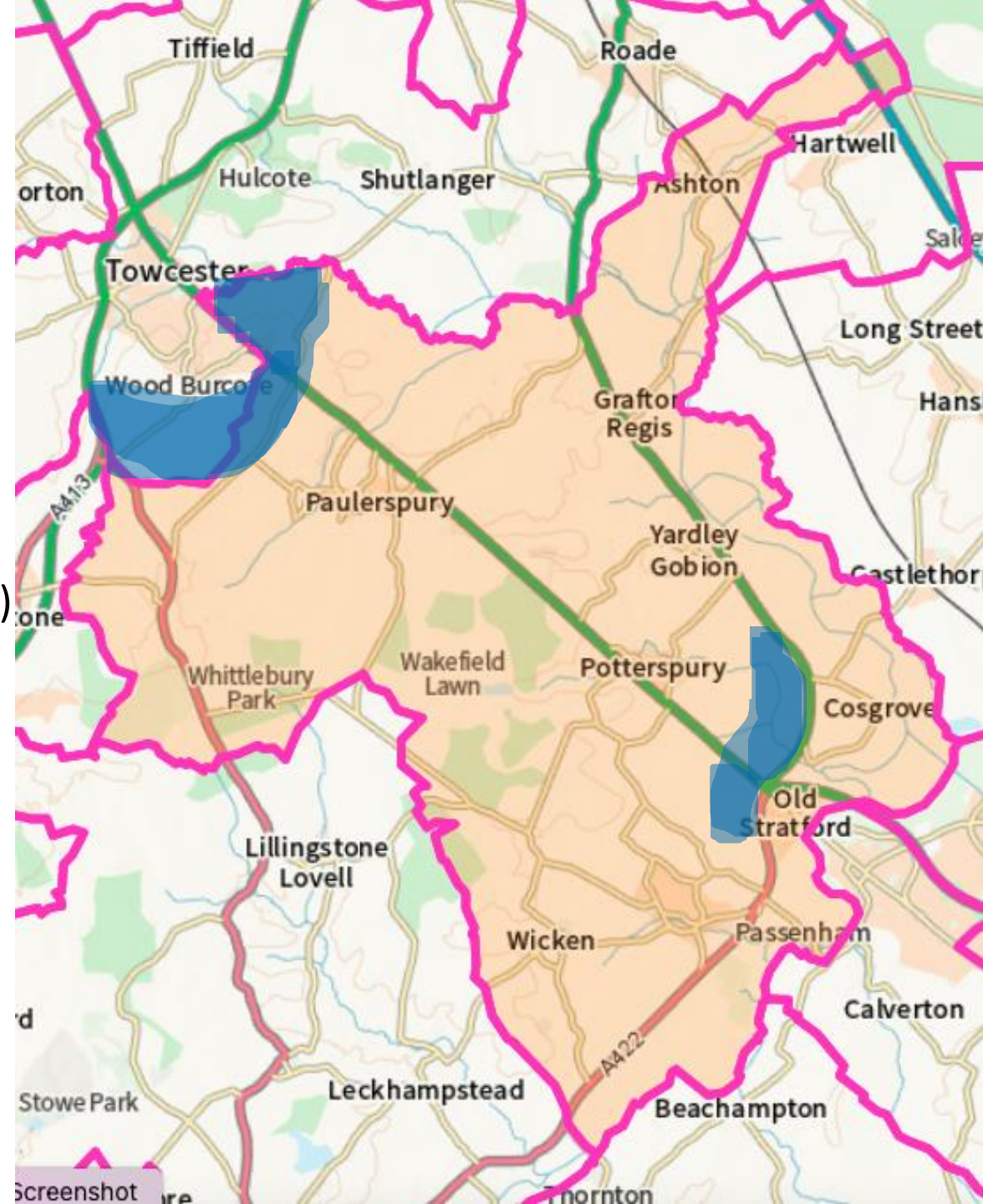


Deanshanger Ward

- Alderton
- Ashton
- Cosgrove
- Deanshanger
- Grafton Regis
- Old Stratford
- Passenham
- Paulerspury
- Perry End
- Potterspury
- Towcester (Racecourse)
- Wicken
- Whittlebury
- Yardley Gobion



Areas of interest to WNC for development



How planning works



Ox Cam Arc

- Source page 4 Creating a Vision for the Oxford-Cambridge Arc Para 1.8
- https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1003974/Creating_a_vision_for_the_Oxford-Cambridge_Arc.pdf

authorities must have regard to it and/ or take it into account under current legal framework.



Figure 1.2 – Status of the OxCam Arc Spatial Framework within the planning system

NATIONAL POLICY

Mandates local authorities to have good design, favourable planning policies

Five year land supply

No national policy can be undermined or negated by local policy

Ox Cam Arc Regional Spatial Strategy
(being written now)

LOCAL POLICY part 1

- **LOCAL PLAN PART ONE**
- West Northamptonshire Joint Core Strategy (WNJCS)
- Adopted in 2014
- Gives planning policy up to 2029
- Needs to be reviewed every 5 years
- Needs an up to date evidence base
- Allocates land for development of strategic size and scale
 - The bigger developments – Towcester South, Brackley East, etc

LOCAL POLICY part 2

- **LOCAL PLAN PART TWO**
- South Northants Local Plan Part 2
- Adopted July 2020
- Gives village envelopes
- Allocates land for smaller developments
- Designates green spaces, special landscape areas, etc

NEIGHBOURHOOD PLANS

- **NEIGHBOURHOOD PLANS SOME PARISHES**
- Hackleton, Ashton, Kislingbury
- Local referendum
- Gives village space
- Cannot undo what is in a local plan part 1 or part 2

LOCAL PLAN PART ONE REFRESH

- **THIS IS THE POINT WNC ARE AT**
- Each step has consultation and takes a few years from start to finish
- Process began in 2019
- Call for sites – Strategic Housing Land Availability Assessment – SHLAA
- First sift to get to these options being consulted on now

TIME TABLE

- 2019 – process commenced
- Consultation on the issues and options to be considered
- Call for Sites – SHLAA
- **Oct – Dec 2021 – Consultation on the Spatial Options**
- June 2022 – Preferred Options Consultation
- Spring 2022 – Ox Cam Arc Spatial Strategy draft
- October 2022 – draft Local Plan
- Autumn 2022 - Ox Cam Arc Spatial Strategy final paper
- April 2023 – submission of Draft Plan and Examination at Public Enquiry
- October 2023 – Adoption of the Local Plan Part 1

Local Needs

- Using nationally approved calculations
- 68,000 Houses
- 228 HA Employment Land
- 38,000 houses in the existing plans
- **Additional space for 30,000 houses are required**
- **Additional Employment land of 58 Ha required**
- Extra logistics employment space is being considered

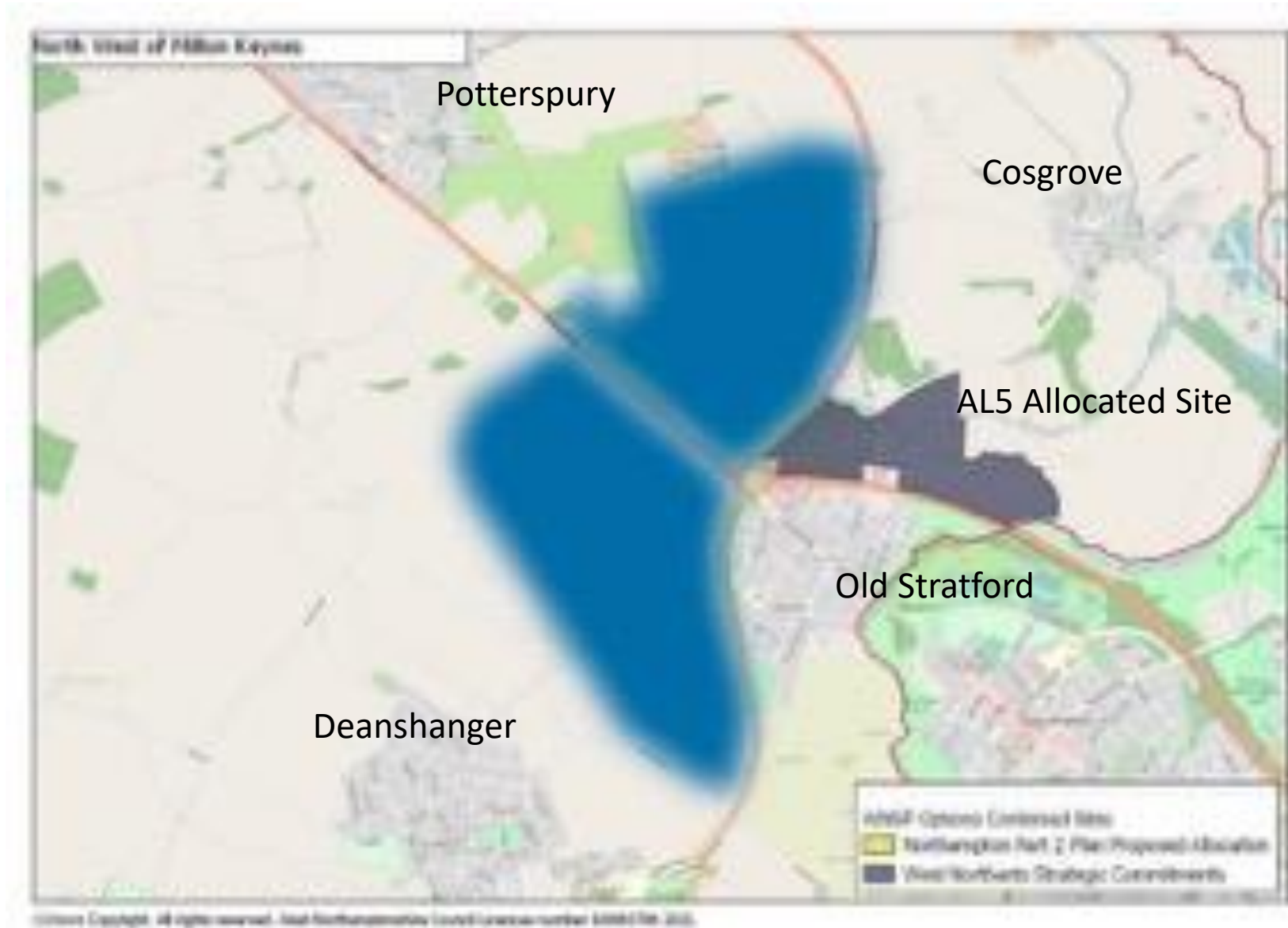
Local Options

- 4,500 houses blue shaded areas
- Towcester Racecourse Grade 2 Parkland
- Towcester Relief Road?
- 2nd Towcester Extension
- Impact on A5



Local Options

- 6,000 houses blue shaded areas
- Impact on A5 / A508 / A422
- Roundabout issues
- Heritage at Furtho
- Connection to MK Mass Transit system?
- Coalescence of local villages



Stick to Planning Reasons

Planning Reasons

- Highways and access A5, A43, Village Roads etc
- Lack of infrastructure
- Dependence on the MK Mass Transit system
- Flooding
- Loss of ecology – special habitats?
- Impact on heritage
- Coalescence of existing settlements
- A5/A508/A422 roundabout at capacity
- Cumulative impact with the proposed AL5 Frontier Logistics Park

Not planning reasons

- No one wants them – No demand
- Put them somewhere else
- Tell MK to
- Houses are just for non local people
- We have enough and don't need more
- Will never sell at those prices

Tips for Responses

- Use the official forms provided
- Rants on Facebook are not counted by WNC
- If you have two adults in the household sent TWO responses
- Encourage everyone to write in
- You do not need to live in Deanshanger Ward or WNC area to respond
- No requirement to answer every question
- Answer more than just Q28 on Deanshanger / Old Stratford proposal or nearest one to you
- Suggest Long Buckby is better if that is the choice
- Comment on Towcester, Brackley and Northampton
- **Answer Q29 - Comment on Rural Village proposals**

WNC RESPONSE

- <https://westnorthantsplan.inconsult.uk/WNSPOptions/consultationHome>
- 31 Questions in 8 pages on WNC Word Document

Question 8

- **Do you agree that there is potential for directing further development at Northampton, as the principal urban area, as part of the spatial strategy for West Northamptonshire?**

Yes

Northampton is more sustainable

56% of WNC population

Support the City Status bid

Needs to look and feel like a city

Increase the density and build up not out

Better road and rail connections

Better public transport

Question 13

- **Do you agree that spatial option 1e – Northampton South-East – has the potential to delivery residential development?**

No

Northampton is more sustainable

Rejected site at appeal

Impact on A508 and M1 Junction 15

Does not link well with Grange Park

Close to an area that is prone to flood

Question 23

- **Do you agree that there is potential for directing further development at Brackley and Towcester, as rural service centres, as part of the spatial strategy for West Northamptonshire?**

Yes

Limited development

Needs improved road access

A43 and A5 need careful consideration and expansion

Question 25

- **Do you agree that spatial option 4b – Towcester South and Racecourse - has the potential to deliver residential development?**

No

Racecourse Historic Listed Parkland

Will run off go to River Tove and up in Cosgrove River Great Ouse?

Effects on the A5

Towcester Relief Road splits the first and second extensions

Effects on the village of Whittlebury

A43 is congested between Tove (Tesco) and Abthorpe (McDonands) roundabouts now

Question 25

- **Do you agree that spatial option 4b – Towcester South and Racecourse - has the potential to deliver residential development?**

Towcester Relief Road will be an estate road

Towcester will need dual carriageway probably along Cowpastures Lane?

A5 will need dual carriageway from Towcester to MK

TRR will form two communities divided by the road – needs a harmonised community

Towcester lacks sufficient facilities now, buses, health, etc – cannot take more

Question 26

- **Do you agree that new settlements have a potential role in delivering growth as part of the spatial strategy for West Northamptonshire?**

Ability to plan from scratch

All infrastructure planned in

Should not merge other villages

Needs to be distinct

Roads, access etc need to go in first not come along later

All public services need to be planned for from outset

Preserve the wider good by sacrificing something

Question 27

- **Do you agree that spatial option 5a – Growth at Long Buckby – has the potential to support a new settlement?**

Yes

Close to A5 and M1

Has railway station

More sustainable than alternative at Old Stratford

Better to serve the needs of the two principle towns Northampton and Daventry

if the choice is Long Buckby or here then we think . . .

.

Question 28

- **Do you agree that spatial option 5b – Growth at Milton Keynes North West / Old Stratford – has the potential to support a new settlement?**

No

No infrastructure in place

A5 / A508 roundabout at or over capacity now

Furtho Heritage assets

Special Landscape area opposite side of A508

Exacerbate flooding issues with River Great Ouse

Question 28

- **Do you agree that spatial option 5b – Growth at Milton Keynes North West / Old Stratford – has the potential to support a new settlement?**

Ribbon Development along from Deanshanger to Canal when taken in total

Needs to have the MK Mass Transit system that is many years away

Site dissected by the A5

Where would the centre of the new village be?

Will A5 be diverted to the new edge of this new settlement?

A5 has issues at peak hours now

Question 28

- **Do you agree that spatial option 5b – Growth at Milton Keynes North West / Old Stratford – has the potential to support a new settlement?**

If combined with the Towcester proposals needs to be reviewed and total cumulative impact assessed

A508 to M1 is at capacity now

A5 & A508 have problems when issues arise on M1

National Highways in discussion to de-trunk the A5 would need massive increased capacity not downgrading

Cumulative effect of the Frontier Development OS / Cosgrove / A508 (750k sq ft warehouses)

Historic houses in Grafton Regis will suffer from increased traffic

Question 28

- **Do you agree that spatial option 5b – Growth at Milton Keynes North West / Old Stratford – has the potential to support a new settlement?**

Site is dormitory housing for MK serving their needs and not that of WNC


Question 29

- **What approach do you think WNSP should take to development in the rural areas, in particular the level of growth that may be appropriate and where that growth could be best accommodated?**
- Allow all villages and parishes a small amount of growth?
- Preserve in aspic?
- Work from 2011 baseline
- Those that have take substantial growth should have lesser target?

RESPONSES

- Close date **24th December 12:00 hrs – note changed**
- Email: strategicplan@westnorthants.gov.uk
- Post: Strategic Plan, West Northamptonshire Council, The Guildhall, St Giles Square, Northampton. NN1 1DE
- Online:
- <https://westnorthantsplan.inconsult.uk/WNSPOptions/consultationHome>

AL5 – Distribution Warehouses & Country Park

- This is not YET a planning application
 - Screening opinion was asked for recently
 - WNS/2021/1628/SCR
 - <https://snc.planning-register.co.uk/plandisp.aspx?recno=111919>
 - Question – when we submit the planning application do we need to have an Environmental Impact Assessment with it?
Yes / No?
 - Answer – **YES**
- 



Screenshot

Indicative Layout

- 40 Ha site approx. 50/50 split for warehousing and park
- 9 Buildings
- 761,471 sq ft total warehousing space
- 61 Lorry Loading Bays
- 89 Lorry Parking Spaces
- 682 car parking spaces



The survey information shown on this drawing is based on a topographical survey prepared by a third party and Broadway Malayan Limited accept no responsibility for the accuracy or completeness of the survey.



The Quarries
(Scouts Camping Ground)



Revision	Date	Description
A	20/02/21	Issue new

BroadwayMalayan^{BM}

Intelligence Place
151-155 Edmund Street
Birmingham
B3 2TA
T: +44 (0)121 218 2000
F: +44 (0)121 257 2000
E: info@broadwaymalayan.com
www.broadwaymalayan.com

Client
Frontier Estates
Project
**Frontier Park
Milton Keynes**

Mast (Telecommunication)

All of HMSO
 Database right 2005
 All rights reserved
 All other rights reserved
 All other rights reserved

All other rights reserved
 All other rights reserved
 All other rights reserved
 All other rights reserved



Revision	Date	Description
A	20.03.21	Initial issue

BroadwayMalyan^{BM}
 Interchange Place
 151-153 Edmund Street
 Birmingham
 B3 2TA
 T: +44 (0)121 236 2000
 F: +44 (0)121 237 2988
 E: info@broadwaymalyan.com
www.broadwaymalyan.com

Client:
Frontier Estates
 Project:

	CAR PARK	LOADING BAYS	LORRY PARK
ONE	325	33	37
TWO	58	6	9
THREE	56	4	5
FOUR	58	4	10
FIVE	84	1	8
SIX		4	7
SEVEN	34	3	4
EIGHT	35	3	5
NINE	27	3	4
OTHER	5		
TOTAL	682	61	89

Traffic Movements

Loading Bays

- 60% occupancy
- 1 hr to load / unload
- $24 \text{ hrs} \times 61 \times 60\% = 878 \text{ movements}$

Lorry Parking Bays

- 50% Occupancy
- 6hrs parked up
- $24\text{hrs} / 6 \times 89 \times 50\% = 178 \text{ movements}$
- **TOTAL TRUCK MOVEMENTS – 1,056**

Traffic Movements

- Assume ONE TWO and THREE are 24 hr per day operations
- 3 x 8 hrs shifts
- 439 spaces x 50% occupancy x 3 times per day x 2 (arrive & depart) = 1,318 movements

Assume FOUR FIVE SIX SEVEN EIGHT NINE are 12 hr per day operations

- 238 spaces x 50% occupancy x 2 times per day = 238 movements

TOTAL CAR MOVEMENTS - 1,556

Policy

- Site adopted in SNC Local Plan Part 2 July 2020
- <https://www.southnorthants.gov.uk/downloads/download/698/local-plan-part-2-adoption-documents>
- Page 133 - 136
- Previous consents for relocation of ACE Plant Hire
 - S/2010/0923/MAO and S/2015/0674/MAR