West Northampton

STRATEGIC DEVELOPMENT FRAMEWORK
This document has been produced in consultation with the following groups:

> Northampton Borough Council (NBC)
> South Northamptonshire Council (SNC)
> Daventry District Council (DDC)
> West Northamptonshire Joint Planning Unit (WNJPU)
> Northamptonshire County Council (NCC)
> Barwood Homes
> Bloor Homes (South Midlands Division)
> Homes + Communities Agency (HCA)
> David Wilson Homes
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INTRODUCTION

Northamptonshire is subject to significant growth, with a large proportion of future housing allocations located on the western edge of Northampton, comprising three Sustainable Urban Extensions (SUE’s) the subject of this study. This will provide an important part of the future growth of Northampton and new communities for West Northamptonshire, bringing with it a significant opportunity to provide positive, attractive and sustainable development within the region.

The West Northamptonshire Joint Core Strategy (WNJCS) sets out the importance of ‘strategic planning’, emphasising that development should not be the result of un-coordinated, planning application led development. It provides a key document for growth in West Northamptonshire to ensure that places are shaped and made in a way which meets the needs of the people of today, whilst ensuring the needs of future generations are safeguarded.

This document sets out a Strategic Development Framework for West Northampton Sustainable Urban Extensions (SUE’s). Whilst it does not form policy, it is consistent with the WNJCS strategic policy framework providing a ‘plan-led’ approach to guide development of the SUE’s. It has been prepared in consultation with South Northamptonshire Council (SNC), Northampton Borough Council (NBC) and Daventry District Council (DDC), Northamptonshire County Council (NCC), Bloor Homes, the Homes and Communities Agency (HCA), Barwood Homes and David Wilson Homes. The document sets out the:

- background to the SDF;
- overview of planning policy context;
- analysis and key drivers for development of the SUE’s;
- the Strategic Development Framework (with high level components).

“...sustainable development is about positive growth – making economic, environmental and social progress for this and future generations”

(Ministerial Foreword, NPPF).
BACKGROUND

1.1 BACKGROUND
1.2 A FRAMEWORK FOR WEST NORTHAMPTON SUE’S
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1.0 BACKGROUND

1.1 BACKGROUND

Three Sustainable Urban Extensions (SUE’s) located to the west of Northampton will provide approximately 7,000 future homes for the region. The policy context and vision for these allocations is set out in the West Northamptonshire Joint Core Strategy (WNJCS). SUE allocations include:

- Northampton Upton Park SUE (JCS Policy N9)
  *Granted outline permission in 2015
- Northampton Norwood Farm/Upton Lodge SUE (JCS Policy N9a)
- Northampton West SUE (JCS Policy N4)

Comprehensive development within the JCS allocations (above) will deliver a significant proportion of housing supply and growth for Northamptonshire to the western edge of Northampton. It will also deliver strategic green infrastructure for the town with a new Country Park, major transport infrastructure and delivery of the Sandy Lane Relief Road link, new primary and secondary education, key sports and community facilities.

1.2 A FRAMEWORK FOR WEST NORTHAMPTON SUE’S

Varying levels of assessment and planning have been carried out for this area, largely at high level, establishing broad principles in relation to site specific allocations in the JCS. There is a need for a strategic and co-ordinated design approach across the wider context to:

- Provide synergy between the studies/master-planning to ensure that development of sites is consistent and does not undermine longer term sustainable patterns of development;
- Provide comfort and certainty to all landowners/interested parties that development can be delivered in a logical and coherent fashion (across all sites), and
- Encourage land owners to allocate investment in taking forward sites through the planning application process.

A strategic and coordinated approach requires use of an appropriate level ‘design tool’ to guide and inform the future development of the SUE’s. A Strategic Development Framework is considered to be the most useful and appropriate tool to inform the spatial planning, development and delivery of West Northampton SUE’s, in that it will emphasise connections and relationships over what happens on collective sites, and set out themes and development drivers to assist the planning application process.

A strategic framework is a spatial plan… “prepared as a prelude to a masterplan or as a tool to guide future development. It sets out the structure, the aspirations and the limits within which more detailed work on planning, design and delivery can take place. It is a ‘framework’ – a structure that supports something else – because it emphasises connections and relationships over what happens in detail on particular sites…and it is ‘strategic’ because it only needs to show priorities, not detail. It deals with themes and principles rather than being prescriptive about outputs, which can be fixed later in the process” (A Guide to Large Scale Urban Design, CABE, 2010).
The production of an SDF for West Northampton SUE’s was informally agreed by South Northamptonshire Council, Daventry District Council and Northampton Borough Council in 2015.

The project aim: to prepare a ‘strategic development framework’ to inform the spatial planning, development and delivery of circa. 7,000 homes for West Northampton Sustainable Urban Extensions (SUE’s) in partnership with Daventry District, South Northamptonshire Council and Northampton Borough Council. The intended use of the document and its content is that it will be used to inform master-planning, not for the determination of individual applications.

The SDF process has involved data and mapping collation for the wider SUE area, focussed design meetings with Developers and their design teams, liaison with Northamptonshire County Council (highways and education) and ‘visioning workshops’ (with key stakeholders) to identify key parameters and drivers for the development of the SUE’s. The SDF product was a collation of this information with it’s narrative to present high level development and design principles. The report provides a summary of the SDF process and key findings.

“A strategic framework is a spatial plan that is prepared as a prelude to a masterplan or as a tool to guide future development…”

1.0 BACKGROUND