

**A JOINT LOCAL DEVELOPMENT SCHEME FOR WEST  
NORTHAMPTONSHIRE  
OCTOBER 2018**

**Produced by:**



**Supported by:**



## **1.0 WHAT IS A LOCAL DEVELOPMENT SCHEME**

1.1 A Local Development Scheme (LDS) sets out and timetables the key planning policy documents that local planning authorities (LPAs) will prepare to plan for development in their area. Its main purpose is to ensure that local communities, businesses, developers, service and infrastructure providers and other interested organisations know when they will be able to participate. It is a requirement of the Planning and Compulsory Purchase Act 2004 (as amended by Section 111 of the Localism Act (2011)) that LPAs prepare and maintain an LDS.

1.2 The LDS must specify:

- The local development documents which are to be development plan documents;
- The subject matter and geographical area to which each development plan document is to relate;
- Which development plan documents (if any) are to be prepared jointly with one or more other local planning authorities;
- Any matter or area in respect of which the authority have agreed (or propose to agree) to the constitution of a joint committee;
- The timetable for the preparation and revision of the development plan documents; and
- Such other matters as are prescribed.

1.3 Development Plan Documents must be prepared in accordance with the LDS.

1.4 This LDS has been prepared jointly by Daventry District, Northampton Borough and South Northamptonshire Councils with support from Northamptonshire County Council and the West Northamptonshire Joint Planning Unit. It sets out the programme for the production of a Local Plan which the partner Councils have agreed to prepare jointly, namely the West Northamptonshire Strategic Plan which it is intended will review and replace the policies that address the strategic priorities of the area in the West Northamptonshire Joint Core Strategy (adopted in December 2014). The LDS also includes information about the main supporting and procedural documents that do or will accompany the Strategic Plan.

## **2. THE DEVELOPMENT PLAN CONTEXT IN WEST NORTHAMPTONSHIRE**

- 2.1 The Statutory Development Plan is a suite of documents that set out a local authority's policies and proposals for the development and use of land in their area.
- 2.2 Development Plan Documents (DPDs) must be written to be in general conformity with government guidance, in particular the National Planning Policy Framework (NPPF).

Development Plan Documents include:

- Local Plans for a council area (or for more than one council area if working together). Preparation of a local plan is a statutory requirement. A Local Plan may be a single document or a suite of documents with some covering specific policy matters or specific geographical areas. In Northamptonshire, the County Council has the responsibility for producing Minerals and Waste Local Plans.
  - Neighbourhood development plans can be produced by town or parish councils or other relevant bodies to set out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular, specified neighbourhood area. They are not prepared by the local planning authorities, but are submitted to them ahead of independent examination and referendum. Neighbourhood development plans are not legally defined as Development Plan Documents but do become part of the statutory Development Plan upon their adoption.
- 2.3 The West Northamptonshire area encompasses the entire administrative areas of Daventry District, Northampton Borough and South Northamptonshire Councils. For the purposes of Section 38 of the Planning and Compulsory Purchase Act 2004, on publication of this LDS in October 2018 the Development Plan for West Northamptonshire comprises:
    - **West Northamptonshire Joint Core Strategy Local Plan (Part 1)** – Adopted December 2014;
    - Saved policies of the **Daventry District Local Plan** – Adopted June 1997;
    - Saved policies of the **Northampton Local Plan** – Adopted June 1997;
    - **Northampton Central Area Action Plan** – Adopted January 2013;
    - Saved policies of the **South Northamptonshire Local Plan** – Adopted October 1997; and
    - **Northamptonshire Minerals and Waste Local Plan** – Adopted July 2017.

- 2.4 The Development Plan also includes all the **neighbourhood development plans** which have been formally ‘made’ by the partner Councils<sup>1</sup>

### **West Northamptonshire Joint Core Strategy Local Plan (Part 1) (JCS)**

- 2.5 The JCS sets out the long-term vision and objectives for the whole of the West Northamptonshire area for the plan period up to 2029, including strategic policies for steering and shaping development. The Plan includes overall targets for the provision of homes and jobs and identifies specific locations for new strategic housing and employment together with the transport and other infrastructure required to support development.
- 2.6 The JCS provides a strategic framework to guide the preparation of the Part 2 Local Plans for Daventry District, Northampton Borough and South Northamptonshire. These Plans will provide more detailed planning policies and site allocations for each Council area.

### **Saved Policies from the 1997 Local Plans**

- 2.7 As the JCS is a high level strategy many of the saved policies from the Local Plans adopted in 1997<sup>2</sup> continue to apply. However some of the policies in these plans are of a more strategic nature and are no longer relevant following the adoption of the JCS. They have therefore been formally replaced by JCS policies.<sup>3</sup> Eventually all of the saved policies in the 1997 Local Plans will be replaced by the new Part 2 Local Plans which are being prepared by each of the partner Councils.

### **Northampton Central Area Action Plan (CAAP)**

- 2.8 The CAAP was adopted in January 2013 and provides specific planning policy and guidance for Northampton town centre and adjoining areas where significant regeneration or investment is proposed in the period up to 2026. The continuing regeneration and growth of Northampton’s Central Area, coupled with planning reforms, such as the prior notification system for changes of use from business to residential, means that it is necessary to review the CAAP’s policies and proposals. The Northampton Local Plan Part 2 will include those policies which remain up to date and any CAAP policies which need updating. Once adopted, the Part 2 Local Plan will replace the CAAP.

### **Northamptonshire Minerals and Waste Local Plan**

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<sup>1</sup> Further details are available in the individual Local Development Schemes published by each of the partner Councils.

<sup>2</sup> Daventry District Council: Adopted Daventry District Local Plan (June 1997) and Saved Policies (Sept 2007); Northampton Borough Council: Adopted Northampton Local Plan (June 1997) and Saved Policies (Sept 2007); and South Northamptonshire Council

<sup>3</sup> See Appendix 5 of the adopted JCS for a list of Saved Local Plan Policies replaced by JCS Policies.

- 2.9 Northamptonshire County Council is responsible for the preparation of the Minerals and Waste Plan which sets out the strategy, policy and locations for minerals and waste development. The Minerals and Waste Plan update, which concentrated on reviewing the sites and allocations in the previously adopted 2014 Local Plan, was adopted in July 2017. It provides up to date planning policies and site allocations for minerals and waste development in the whole of Northamptonshire.

### **3. THE FUTURE DEVELOPMENT PLAN**

- 3.1 This section sets out the Development Plan Documents which will be prepared over the three year period from October 2018 to October 2021.

#### **Daventry District Settlements and Countryside Local Plan Part 2**

- 3.2 The Part 2 Local Plan will set out clear local policies, standards and criteria against which all proposals for development and change of use of land and buildings in Daventry District will be assessed and to inform planning decisions in the period to 2029. This will also include establishing a settlement hierarchy and allocations of land to meet development needs identified in the JCS including policies, standards and criteria related to sites for Gypsies, Travellers and Travelling Showpeople.
- 3.3 Preparation of the Plan is well advanced with adoption programmed for July 2019. Further information about the scope of the plan and the timetable for its preparation are available in the [Daventry District Local Development Scheme 2017-19](#).

#### **Northampton Local Plan Part 2**

- 3.3 This Part 2 Local plan will cover the entire Borough of Northampton, including the Northampton Central Area and will be consistent with the JCS. The Plan will cover the period up to 2029 and its main scope will be as follows:
- Site specific allocations including residential and employment uses;
  - Detailed development management policies against which planning applications will be determined;
  - Identification, phasing and implementation of local infrastructure;
  - Boundaries of retail centres;
  - Historic conservation, open space and nature conservation policies and designations; and
  - Policies Map
- 3.4 Preparation of the Plan is progressing well with adoption anticipated in March 2020. Further information about the timetable for plan preparation is available in the [Northampton Borough Council - Local Development Scheme](#)

## **South Northamptonshire Local Plan (Part 2)**

- 3.5 The South Northamptonshire Local Plan (Part 2) will cover the whole administrative area of South Northamptonshire and the key components will include:
- Village and town confines;
  - Designation of local green space;
  - Establishing a Settlement hierarchy;
  - Provision of new and extended employment sites;
  - Historic conservation, open space, landscape and nature conservation policies and designations;
  - Day to day development management policies;
  - Urban and rural non-strategic employment allocations; and
  - Policies Map
- 3.6 The Plan has reached an advanced stage of preparation and adoption is estimated for September 2019. Further information about the timetable for plan preparation is available in the [South Northamptonshire Council - Local Development Scheme](#)

## **West Northamptonshire Strategic Plan**

- 3.7 This Plan will be prepared jointly by Daventry District, Northampton Borough and South Northamptonshire Councils (or successor authority) and will cover the whole West Northamptonshire area. The Plan will review and where appropriate replace the policies that address the strategic priorities for the area in the adopted West Northamptonshire Joint Core strategy Local Plan (Part 1).
- 3.8 The scope of the plan will focus on strategic matters which will, as a minimum, meet the requirements of the revised NPPF for the authorities to have a plan that addresses the strategic priorities for their area. The Plan will respond to the challenges and opportunities presented by the Government's ambitious growth proposals for the Cambridge-Milton Keynes-Oxford Corridor. There will be a particular emphasis on place making for our communities to ensure that development and associated infrastructure is delivered through a plan led approach which ensures development of the right quality, in the right place and at the right time.
- 3.9 To address the key strategic priorities for the area the scope of the plan will comprise:
- **The spatial vision for West Northamptonshire** – extended up to 2050 to reflect the spatial vision for the corridor.
  - **The spatial strategy for the distribution of development** – this could include new spatial options such as new settlements (garden towns) and would need cooperation with North Northants to ensure reasonable options for expansion to the east of Northampton are considered.

- **The housing requirement** – the number of new homes to be provided across West Northamptonshire. Targets to be split by District / Borough/ Policy Area.
- **Affordable housing** – Proportion of the overall requirement that should be affordable. Guidance on the tenure split having regard to the expanded definition of affordable housing in the revised NPPF.
- **Economic growth** – An overall jobs target for West Northamptonshire and guidance on the strategic locations for new employment land.
- **Strategic infrastructure** – The key primary infrastructure projects that are required to deliver the strategy such as strategic transport schemes and utility networks.
- **Place-shaping / sustainable development** – Key principles to ensure quality development and sustainable places including the protection and enhancement of natural/built and historic assets.
- **Strategic Development Locations and Opportunities** – Key strategic sites that are crucial to the delivery of the spatial strategy will be identified in the Plan.

3.10 Whilst the spatial vision will be extended up to 2050, the statutory plan period will be 2016-2041. This is because those aspects of the Plan which have to be evidence based such as housing and jobs numbers are better suited to this shorter time horizon.

### **Stages of Plan Preparation**

3.11 The various stages of development plan document preparation, as prescribed by Regulations, are summarised below:

- **Commencement/ Early Tasks** – This stage involves gathering evidence, including the views of local communities. It also involves initial consultation on the Sustainability Appraisal Technical Report.
- **Pre-submission (Regulation 18)** – The Councils will consult on the issues to be addressed by the plan followed by a consultation on the options to address these issues. Engagement with stakeholders and the community will continue throughout the pre-submission stage and is expected to include a consultation on a full draft of the Plan.
- **Proposed Submission Consultation or Publication Stage (Regulation 19)** – This stage involves a formal consultation on the final version of the Local Plan, when the Councils will invite all interested parties to submit representations.
- **Submission (Regulation 22)** – The Councils will formally submit the Local Plan to the Secretary of State for independent examination.
- **Examination** – Interested parties can make representations to an independent Planning Inspector. Following the examination the Inspector will produce a report and may recommend changes.
- **Adoption** – This is the process whereby the Councils will adopt the Local Plan as part of the statutory Development Plan for the area.

### **Programme for Plan Preparation**

- 3.12 The programme for preparing the West Northamptonshire Strategic Plan is set out in the schedule and LDS timetable in Appendix 1 at the end of this document. The Councils are expected to progress the preparation of the Plan in accordance with the schedule and progress on meeting the programme will be reported annually in the Authorities Monitoring Report. If significant changes occur the LDS will be reviewed.

#### **4. SUPPORTING DOCUMENTS**

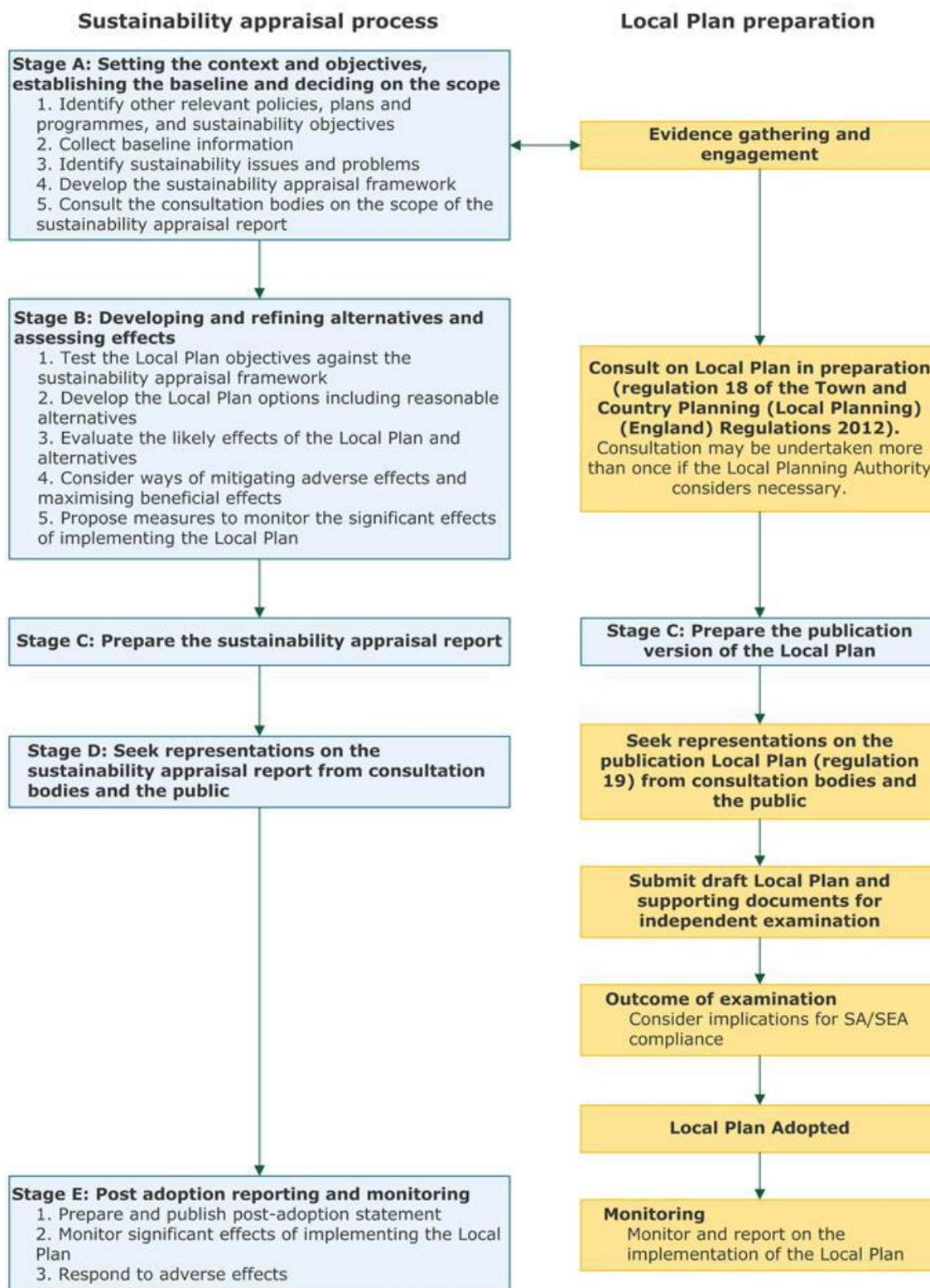
- 4.1 This section outlines the range of supporting documents which will sit alongside the proposed West Northamptonshire Strategic Plan.

##### *Sustainability Appraisal and Habitats Regulation Assessment*

- 4.2 Under the Planning and Compulsory Purchase Act 2004 the sustainability appraisal of development plans is mandatory. For the development plan it is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment Directive (European Directive 2001/42/EC). Therefore, it is a legal requirement for Local Plans to be subject to SA and SEA throughout its preparation. The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process. The aim of the process is to appraise the social, environmental and economic effects of plan strategies and policies and ensure that they accord with the objectives of sustainable development.
- 4.3 The SA, incorporating the SEA, is being undertaken as an integral part of preparing the Local Plan and will help arrangements for monitoring and implementation. The SA process has the following five stages:
- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
  - Stage B: Developing and refining alternatives and assessing effects
  - Stage C: Prepare the sustainability appraisal report
  - Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public
  - Stage E: Post adoption reporting and monitoring
- 4.4 Under the Conservation of Habitats and Species Regulations 2010 (as amended) a Habitats Regulations Assessment (HRA) is required for any proposed plan or project which may have a significant effect on one or more European sites and which is not necessary for the management of those sites. The purpose of the HRA is to determine whether or not significant effects are likely and to suggest ways in which they could be

avoided. The first stage is to carry out a Screening process to establish if the Local Plan might have any Likely Significant Effects on any European site and therefore to determine whether a full HRA would be required for the Plan. The Screening will be undertaken at the same time as the Issues and Options stage (Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) of the Plan's preparation.

- 4.5 Further details of how the SA and HRA processes relate to the Local Plan preparation stages are set out in the diagram below:



*Policies Map*

4.2 A comprehensive West Northamptonshire Policies and Proposals Map will geographically express the adopted Local Plan Policies for West Northamptonshire as a whole. In accordance with Regulation 9(1) of

the Regulations, a Submission Policies and Proposals Map will accompany the West Northamptonshire Joint Core Strategy Local Plan and other Local Plans to illustrate the geographical application of their policies. The adopted Policies and Proposals map will be revised as each new Local Plan is adopted, to ensure that it always reflects the up-to-date Local Plan Policies for the West Northamptonshire area.

#### *Authorities Monitoring Report*

- 4.3 Following its approval, the Local Development Scheme will be monitored on an annual basis in the West Northamptonshire Joint Authorities Monitoring Report (AMR). The AMR is produced annually by the Joint Planning Unit, and reports on the progress of plan preparation across West Northamptonshire as set out in the Councils' Local Development Schemes.

#### *Statements of Community Involvement*

- 4.4 Statements of Community Involvement (SCI) set out how the Councils will engage communities and stakeholders in the preparation of planning documents and the determination of planning applications. Daventry District, Northampton Borough and South Northamptonshire Councils have all produced SCIs.<sup>4</sup> The consultation and engagement to be undertaken in the preparation of the West Northamptonshire Strategic Plan will accord with the SCIs of the partner Councils.

#### *Community Infrastructure Levy Charging Schedules*

- 4.5 The Community Infrastructure Levy (CIL) is a statutory way of collecting developer contributions to help fund infrastructure projects such as transport schemes and community facilities, to support new development in the area. Under the CIL arrangements local authorities can charge a locally set rate per square metre on many types of new development. The West Northamptonshire partner Councils have worked together on the proposals for CIL across the partnership, but each Borough and District Council retains its individual identity as a charging and collecting authority and retains control over the spending of CIL receipts. The Joint Planning Unit has supported the partner authorities in the consideration of CIL and in compiling the supporting evidence base to support a CIL rate or rates.
- 4.6 During 2015 each of the partner Councils approved CIL charging schedules and CIL charges have been operative across the whole of the West Northamptonshire area since April 2016. The partner Councils will consider whether a review of the CIL charging schedules is necessary

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<sup>4</sup> [Daventry District Council - Statement of Community Involvement](#) ; [Northampton Statement of Community Involvement](#) ; and [South Northamptonshire Council - Statement of Community Involvement](#)

having regard to the evidence base produced for the West Northamptonshire Strategic Plan.

## **5. GOVERNANCE, PROJECT MANAGEMENT AND RESOURCES**

### **Governance and Project Management**

- 5.1 The preparation of the Plan will be overseen by the Joint Planning and Infrastructure Board comprised of senior member from each of the partner Councils. Detailed project management will be the responsibility of a Programme Board. Key decisions on the Plan such as publication, submission and, of course, adoption will be taken by the individual Councils (or successor authority) through the relevant committee process.
- 5.2 It is important to acknowledge the proposals for local government reorganisation in Northamptonshire. Whilst these proposals are not yet finalised it is anticipated that the existing two tier system comprised of the County Council and seven District/Borough Councils will be replaced by two new unitary councils. One of the unitary councils is expected to cover the West Northamptonshire area and would be the successor authority to the three District/Borough Councils. The new unitary Council could be in place by May 2020 and as such the preparation of the Strategic Plan would pass to the new Council. The LDS has been prepared with this in mind and it is anticipated that the new Unitary Council would be responsible for all stages of plan preparation from Regulation 19 onwards.

### **Resources**

- 5.3 The partner Councils intend to re-staff a Joint Planning Unit/ Project Team through new appointments, secondments or a combination thereof. It is expected that the resourcing of the later stages of plan preparation will be through a new unitary Council.
- 5.4 The West Northamptonshire area falls within the wider Oxford-Milton Keynes- Cambridge Corridor within which the Government is seeking a major increase in housing growth and economic output. The partner Councils are negotiating a Growth Deal with Government, which is expected to secure additional resources to support the preparation of the Strategic Plan.

## APPENDIX 1 – Schedule for the West Northamptonshire Strategic Plan

| Title                                 | West Northamptonshire Strategic Plan  |
|---------------------------------------|---|
| <b>Purpose</b>                        | <p>To address the key strategic priorities for the area including:</p> <ul style="list-style-type: none"> <li>• <b>The spatial vision for West Northamptonshire</b> – extended up to 2050 to reflect the spatial vision for the corridor.</li> <li>• <b>The spatial strategy for the distribution of development</b> – this could include new spatial options such as new settlements (garden towns) and would need cooperation with North Northants to ensure reasonable options for expansion to the east of Northampton are considered.</li> <li>• <b>The housing requirement</b> – the number of new homes to be provided across West Northamptonshire. Targets to be split by District / Borough/ Policy Area.</li> <li>• <b>Affordable housing</b> – Proportion of the overall requirement that should be affordable. Guidance on the tenure split having regard to the expanded definition of affordable housing in the revised NPPF.</li> <li>• <b>Economic growth</b> – An overall jobs target for West Northamptonshire and guidance on the strategic locations for new employment land. Could also include town centres / retail (JCS evidence / policy is out of date)</li> <li>• <b>Strategic infrastructure</b> – The key primary infrastructure projects that are required to deliver the strategy such as strategic transport schemes and utility networks.</li> <li>• <b>Place-shaping / sustainable development</b> – Key principles to ensure quality development and sustainable places including the protection and enhancement of natural/built and historic assets.</li> </ul> |
| <b>Status</b>                         | Development Plan Document (Local Plan)  |
| <b>Geographical Coverage</b>          | The whole of West Northamptonshire  |
| <b>Chain of Conformity</b>            | The Plan must be in conformity with the National Planning Policy Framework.   |
| <b>Duty to Cooperate implications</b> | Will require cooperation between the partner Councils, all adjoining Local Authorities and other key stakeholders listed in the Town and Country Planning (Local Planning) (England) Regulations  |

| <b>Title</b>  | <b>West Northamptonshire Strategic Plan</b>   |
|---|---|
|   | 2012. This will include (but not exclusively) the following; <ul style="list-style-type: none"> <li>• Aylesbury Vale District Council</li> <li>• Buckinghamshire County Council</li> <li>• Cherwell District Council</li> <li>• Daventry District Council</li> <li>• Milton Keynes Council</li> <li>• Northampton Borough Council</li> <li>• Northamptonshire County Council</li> <li>• The North Northamptonshire Joint Planning unit and its partner local authorities</li> <li>• Oxfordshire County Council</li> <li>• South Northamptonshire Council</li> <li>• Stratford-on- Avon District Council</li> <li>• Warwickshire County Council</li> </ul> |
| <b>Timetable for Production and Conformity with Appropriate Regulations</b> |   |
| <b>Commencement of Preparation / Evidence Gathering and Scoping</b>         | October 2018 – June 2019  |
| <b>Issues Consultation (Regulation 18)</b>                                  | April 2019  |
| <b>Options Consultation (Regulation 18)</b>                                 | September 2019  |
| <b>Consultation on Draft Document (Regulation 18)</b>                       | June 2020   |
| <b>Proposed Submission Consultation (Regulation 19)</b>                     | December 2020   |
| <b>Submission to Secretary of State (Regulation 22)</b>                     | April 2021  |
| <b>Commencement of Examination (Regulation 24)</b>                          | September 2021  |
| <b>Adoption of DPD (Regulation 26)</b>                                      | January 2022  |
| <b>Local Plan (s) to be replaced</b>  | When adopted the plan will replace strategic policies in the West Northamptonshire Joint Core Strategy Local Plan (Part 1)  |
| <b>Management Arrangements</b>  | Overseen by Joint Planning and Infrastructure Board with project management by an officer Programme Board. Key decisions to be agreed by  |

|                       |  |
|-----------------------|--|
| <b>Title</b>          | <b>West Northamptonshire Strategic Plan</b>                          |
|                       | each of the partner Councils through the relevant committee process. |
| <b>Main Resources</b> | Joint Planning Unit / Project Team                                   |

