



South Northamptonshire Local Plan Part 2

Employment Allocations

Supplementary Planning Document

Frequently Asked Questions

What is a Local Plan?

A Local Plan sets out how an area should be developed. They contain policies which Council's use when making decisions on planning applications and also set targets in relation to future housing and jobs growth. Local Plans can also make 'allocations' and identify land for particular types of development.

Why does the Local Plan make employment allocations?

The South Northamptonshire Local Plan Part 2 allocates additional employment land and by facilitating more local employment growth it aims to attract new investment and provide more jobs to match the skills of local people, thereby balancing the ratio of in and out commuting. It is also recognised that the district is delivering high levels of housing growth and that there is a need to seek to ensure that this is complemented by additional provision of employment land and jobs.

The Local Plan makes five employment allocations which are intended to:

- Meet local demand and strengthen the rural economy;
- Provide the ability to strengthen local supply chains;
- Provide local flexibility and choice of locations;
- Meet the demand for small and medium sized units; and
- Contribute to reducing the level of out commuting.

Where are the employment allocations?

The five employment allocations made in the Part 2 Plan are:

AL1 – Land at Bell Plantation, Towcester.

AL2 – Land at Woolgrowers Field, Towcester
AL3 – Land at Tiffield Lane, Towcester
AL4 – Land at Shacks Barn, Whittlebury
AL5 – Land at Furtho Pit, Old Stratford/Cosgrove

Please visit <https://www.southnorthants.gov.uk/downloads/download/698/local-plan-part-2-adoption-documents> for further details.

What is a Supplementary Planning Document?

Supplementary Planning Documents (SPDs) build upon and provide more detailed advice or guidance on policies in an adopted local plan. They do not however form part of the development plan and they cannot introduce new planning policies. They are however a material consideration in decision-making and an important tool in helping deliver the policies of the development plan.

What is the purpose of the Employment Allocations SPD?

The SPD has been drafted to guide and support the future development of four of the five employment allocations AL1, AL2, AL4 and AL5.

The purpose of it is to:

- Improve the planning and development process by reducing uncertainty and providing landowners, developers and the wider community with clear guidance on what is expected from future developments;
- Provide a robust and clear development framework with clear, specific development principles to inform the preparation and determination of planning applications.
- Provide guidance ensuring that the evidenced land uses are appropriate to the wider context; and
- Raise design standards and the overall quality of development to create sustainable, exemplary places which are functional and respond to their surroundings.

The SPD will be a material consideration in decision making and provide more detailed advice and guidance in line with the adopted policies in the development plan.

Any planning applications for the sites will continue to be determined against the relevant policies of the development plan together with any other material considerations.

Can the SPD reverse the decisions of the Local Plan?

No, the SPD does not form part of the development plan and cannot introduce new planning policies nor can it delete/amend existing planning policies.

What does the draft SPD do?

The draft SPD provides an analysis of the existing planning policy and the socio-economic context against which the employment allocations should be considered before providing an assessment of both the allocated sites themselves and the wider area in which they are located. It concludes by setting out a number of overarching design principles and provides a development framework for four of the allocated sites. It is against these principles and frameworks that the future proposals for the sites will be considered.

Why has the Tiffield Lane Allocation (AL3) not been considered in the SPD?

A planning application in respect of development at Tiffield Lane, Towcester (Allocation AL3) was considered at the Council's Strategic Planning Committee in January 2022. Permission has now been granted for:

Outline application with all matters reserved for an employment park comprising B1a, B1b, B1c, B2 and/or B8 uses, including ancillary offices (B1a), Sui Generis (selling and/or displaying motor vehicles, showrooms and petrol filling station), and/or A1 and A3 uses, service yards and HGV parking, plant, vehicular and cycle parking, earthworks and landscaping. Full planning application for a new roundabout access from the A43, internal spine road, substation, lighting infrastructure, engineering operations including foul pumping station, earthworks (including creation of development plot plateaus), pedestrian and cycle infrastructure and strategic landscaping including drainage infrastructure. (reference S/2020/1644/EIA).

Due to this recent approval, the draft SPD does not consider or make recommendations in respect of Policy AL3. Any revised applications for AL3 will however have to comply with the parameters set out in the consented application.

What can I comment on?

You can comment on any aspect of the SPD although the Council is particularly keen to receive your comments in respect of the overarching design principles that the document outlines along with your views on the constraints and opportunities it identifies for each of the sites and the proposed site development frameworks.

How do I make comments?

Online: <https://westnorthants.citizenspace.com>

By email: localplanconsultation.snc@westnorthants.gov.uk

By letter:

Planning Policy Team

West Northamptonshire Council
The Forum
Moat Lane
Towcester
NN12 6AD

Your representation must reach us by **midnight on 18 August 2022**.

What will happen to my comments once the consultation has finished?

Following the consultation, all comments will be carefully considered and where appropriate amendments will be made to the SPD. A summary of all comments and the Council's response will be clearly detailed within a Statement of Consultation. The Council's Planning Policy Committee will then be asked to consider the SPD and the consultation responses and whether it wishes to formally adopt it as a supplementary planning document.