What is the Joint Planning Unit?

The West Northamptonshire Joint Planning Unit (JPU) provides a strategic planning policy service covering the areas of Daventry District, Northampton Borough and South Northamptonshire Council. Through the JPU the Councils are working together to prepare a plan for the future of West Northamptonshire. The JPU is directed by the Joint Strategic Planning Committee made up of elected members from across West Northamptonshire.

What is the Joint Core Strategy?

The Joint Core Strategy (JCS) provides a planning framework for the West Northamptonshire area up to 2026. It sets out the long term vision and objectives for the whole of the area and includes strategic policies for steering and shaping development. It identifies locations for strategic new housing and employment and details the infrastructure (such as transport improvements, schools, open space and community facilities) required to support this development. It also defines where development will be limited.

What stage have we reached?

In summer 2010 we consulted on an Emergent JCS. It represented our current thinking at the time. Since then the economic landscape has changed and the JPU has had to respond to this in order that the plan we produce can be delivered within the timeframe to 2026.

All of the feedback on the Emergent JCS consultation has been used to inform the policy direction and proposed development areas detailed in this next version of the JCS, known as the ‘Pre-Submission Joint Core Strategy’. It carries forward the vision of sustainable, well designed, accessible development to serve our population, and that the need for infrastructure to be provided alongside this development is paramount. The amount of new development we are now planning for to 2026 has been significantly reduced.

Your chance to respond

The Pre-Submission JCS is published for representations to be made and is a formal stage in the progress of the plan. Responses must relate to legal compliance or ‘soundness’ of the JCS. Details of how to respond are given at the end of this guide.

This guide aims to give you an overview of the Pre-Submission JCS. If you would like to make representations please read the document in full (which is supported by background documents on specific topics). Details of how you can view the JCS and send us your representations are given at the end of this guide.

What happens next?

After all the representations to the Pre-Submission have been taken into account the JCS will be published as a ‘Submission’ version and will represent the plan we want to adopt. There will then be an examination of the plan by an independent inspector before the plan is adopted in 2012.
What does the Pre-Submission Joint Core Strategy say?

The Joint Core Strategy sets out a vision for the West Northamptonshire area in 2026. It is accompanied by 15 objectives which set how we will meet the vision. Our vision is to embrace new development and the benefits it can bring for regeneration, whilst retaining and improving what is good about the area.

The Spatial Strategy

The Spatial Strategy outlines the hierarchy of towns and centres and the distribution of the development between these places. This includes maximising the use of land and buildings within the existing urban areas of the towns and by developing new Sustainable Urban Extensions (SUEs).

Sustainable Development

The overall aim of the JCS is to deliver sustainable development. Sustainable development ensures that the economic, social and environmental needs of the area are delivered in a balanced way. New development will impact on the environment, however measures such as improving accessibility by public transport, walking and cycling, maximising water efficiency, generating energy from low carbon sources (such as solar power) using sustainably resourced materials and maximising recycling can all mitigate against environmental impacts.

Infrastructure

A major concern of local communities is to ensure that facilities and services are provided to meet future growth. A key requirement of the JCS is to secure appropriate levels of funding to ensure that supporting infrastructure (such as highway improvements, public transport provision, schools, healthcare facilities, local shops, leisure facilities and green spaces) is provided at an appropriate level and in a timescale where it is able to support development from the outset.

In order to secure the required key infrastructure an Infrastructure Delivery Plan (IDP) has been produced as part of the JCS. It will seek to maximise all opportunities to secure funding, both through public and private means.

Housing

The JCS has to cover the period 2001-2026. The amount of new houses to be built in this period has been reduced to 50,150. This is a substantial reduction from the Regional Spatial Strategy requirement of 62,125. This amount of new housing development will provide for the housing needs of the existing population (the natural increase in the population) and is the amount that can realistically be built by 2026.

Many of these homes have already been built (or accounted for by urban capacity, or have planning consent and are waiting to be built). The JCS has to identify land for the remaining requirement of 21,400 new homes across West Northamptonshire.
The responses to the Emergent JCS gave strong support for new development being around existing towns and the protection of rural areas. The JCS approach to locating new development therefore continues the concept of **Sustainable Urban Extensions (SUEs)**. These are located around Northampton, Daventry, Towcester and Brackley and will accommodate the housing needs of each area.

**Employment**

The JPU has looked closely at the number of new jobs required to ensure a good balance of homes and jobs. If we have too many job opportunities in-commuting will be high, putting pressure on transport infrastructure into our urban areas, if there are too few jobs out-commuting will drain the local economy and new investment.

With no provision for population growth beyond its own natural increase, the population profile shows an ageing population with an increasingly high percentage of elderly people beyond working age as we approach 2026. We do not, therefore, the need to plan for significant jobs increase but do need to ensure there are sufficient jobs for local people.

The JSC makes provision for **16,000 new jobs**. Existing employment sites will be protected and the town centres of Northampton and Daventry will be the focus of regeneration, renewal and jobs growth. The strategic role of Daventry International Rail Freight Terminal (DIRFT) and Silverstone Circuit is recognised in the plan. SUEs in all four of the West Northamptonshire towns will provide for local employment opportunities.

**Location of Sustainable Urban Extensions (SUEs)**

The JCS focuses new development in and around the existing towns: Northampton, Daventry, Towcester and Brackley, through urban regeneration, the re-use of already developed land, and by greenfield development at Sustainable Urban Extensions. The SUEs provide the opportunity to secure exemplary standards of design, renewable or low carbon energy generation and through the location of development to reduce the need to travel. They all include a range of services and facilities including local employment opportunities, local shops and healthcare, recreational and structural green space, either primary and secondary school provision, on site, or financial contribution towards off site provision and highway improvements. The SUEs include:

**Northampton Sustainable Urban Extensions**

- **Northampton North** – 2,000 homes, 7 ha Technology Park and park and ride. (Policy N3).
- **Northampton West** – 1,500 homes and local employment opportunities. (Policy N4).
- **Northampton South** (also known as Collingtree) – 1,000 homes and local employment opportunities. (Policy N5).
- **Northampton South of Brackmills** (also known as North of Hardingstone) – 1,000 homes and local employment opportunities. (Policy N6).
- **Northampton Kings Heath** (also known as Dallington Grange) – 3,500 homes, 10 ha employment land and park and ride. (Policy N7).
• **Northampton North of Whitehills** (also known as Buckton Fields) – 1,000 homes, local employment opportunities, and park and ride. (Policy N8).

• **Northampton Upton Park** – 1,000 homes, local employment and green space. (Policy N9).

**Daventry Sustainable Urban Extension**

• **Daventry North East** (also known as Churchfields) – 2,500 homes (to 2026 with a further 1,500 homes after 2026) and local employment opportunities. (Policy D3).

**Towcester Sustainable Urban Extension**

• **Towcester South** (also known as Towcester Vale) – 1,500 homes (to 2026 with a further 1,800 homes after 2026) local employment opportunities. (Policy T3).

**Brackley Sustainable Urban Extensions**

• **Brackley East** – 380 homes and local employment opportunities. (Policy B2).

• **Brackley North** (also known as Radstone Fields) – 1,380 homes and local employment opportunities. (Policy B3).

**Town Centres**

The town centres are the focus of regeneration and economic activity. They all have important historic cores that give the centres their sense of place and individuality.

**Northampton** - The detailed planning for Northampton Town Centre is given in the Northampton Central Area Action Plan (NCAAP) produced by Northampton Borough Council. The JCS and the NCAAP are complementary with the JCS providing the strategic overview and directing major retail, leisure and office development to the central area. Some 3,500 new homes are also to be provided in Northampton’s central area. The NCAAP identifies specific sites for the delivery of these developments. A key town centre proposal is the redevelopment of the Grosvenor Centre and bus station to provide a high quality modern retail and leisure facility and a new bus interchange. Redevelopment will bring vitality, quality and a sense of place back to the town.

**Daventry** - There are equally inspiring plans for Daventry town centre. Again, the JCS provides the strategic overview with Daventry District Council developing the detailed delivery through the Daventry Masterplan. Daventry’s central area will accommodate new retail development together with new housing and an impressive townscape complete with water basins linked to the Grand Union Canal.

**Towcester and Brackley** - These town centres play a rural service centre role. They will develop their niche retailing and support the development of services and facilities for the wider rural areas they serve.
The Rural Areas

Much of West Northamptonshire is rural in nature with a dispersed network of almost 190 villages and hamlets. The rural communities account for approximately one-third of West Northamptonshire’s population. In Daventry and South Northamptonshire districts the percentage of people living in rural communities is as high as 75%.

For rural areas, accessibility to services and facilities and affordable housing are key issues. The JCS recognises that there is a need for development in the rural area, but aims to ensure that the scale of this development is consistent with the objective of meeting local needs and supporting local services. The JCS places particular emphasis on the role of local communities and their ability to meet their own needs.

Where to view the Joint Core Strategy

On-line

- View and download a full copy of the Pre-Submission Joint Core Strategy at: ldfconsultation.westnorthamptonshirejpu.org

Libraries

- Copies are available for viewing in all the local public libraries across West Northamptonshire area and in adjoining areas. Locations and opening times are available on our website: www.westnorthamptonshirejpu.org/

Council Offices

- Visit the Council Offices and West Northamptonshire Development Corporation (WNDC) at:
  - Daventry District Council, Lodge Road, Daventry NN11 4FP
  - Northampton Borough Council, Cliftonville House, Northampton NN4 7NR
  - Northamptonshire County Council, County Hall, Northampton NN1 1AS
  - South Northamptonshire Council, Springfields, Towcester NN12 6AE
  - WNDC, Franklin’s Gardens, Northampton NN5 5WU

When and how to make your representations

This is a formal period of 6 weeks for representations. The representation period is:

Thursday 17 February 2011 to Thursday 31 March 2011

Representations should only relate to matters of legal compliance or soundness and should specify what changes should be made in order to make the plan legally compliant/sound. All representations should be made using the Representations Form. The forms and guidance notes on how to make a representation are available on our website and at the places where the JCS can be viewed. Representations can be made on-line at: http://ldfconsultation.westnorthamptonshirejpu.org or in writing.

Should you require any help please contact us by:

- Email: westnorthantsjpu@northampton.gov.uk
- Tel: 01604 837838
- Post: West Northamptonshire JPU, PO Box 1022, Northampton, NN1 9EA
- Fax: 01604 838543