



**West
Northamptonshire
Council**

Draft West Northamptonshire Local Plan

NCALC briefing

10 February 2026



Steps in Plan Preparation – what has happened so far?

Issues Consultation (2019)

- Scope and Issues

Options Consultation (2021)

- Vision and Objectives
- Identified potential locations for housing (30k) and economic development (48ha) across West Northants

Generated lots of interest - 11,000 comments (not all negative)

Regulation 18 Consultation (2024)

- c40,000 homes
- Employment land including a c60ha allocation
- Development management policies
- Policies in development – including those for the rural area
- Responses available on the website and previously reported to committee
- Over 700 received along with 150 call for sites and over 100 LGS nominations

Local Plan

	Existing	Emerging
Plans	4	1
Pages	935	376
Policies	217	122

Recent Member engagement

Meetings with cabinet members on Vision and Objectives (July 2025)

Workshops for all members (August & September 2025)

- Spatial strategy
- Rural areas

Informal Planning Policy Committee workshops on emerging policies from September to November 2025.

Discussions with Cabinet members (six weekly)

Recent Member engagement

Planning Policy Committee

- November 2024 – Report on consultation responses to Regulation 18 Consultation
- October 2025 - Report on updated Statement of Community Involvement
- December 2025 – Report on updated Local Development Scheme

Overview and Scrutiny

- January 2024 – Reports on Local Plan Progress and Comms Plan
- August 2025 – Report on local plan comms and engagement
- January 2026 – Report on local plan comms and engagement

Proposed Chapters

1. Introduction
2. Spatial Portrait, Vision and Objectives
3. Spatial Strategy
4. Placemaking
5. Making Great Places – Northampton
6. Making Great Places – Daventry
7. Making Great Places – Brackley
8. Making Great Places – Towcester
9. Growth at Long Buckby Station
10. Making Great Places – Rural
11. Homes
12. Economic Growth
13. Built and Natural Environment
14. Transport
15. Infrastructure
16. Implementation

1. Introduction

- Overview of the planning context to the plan.
- Notes that this a further Regulation 18 stage.
- The Plan is still being prepared, evidence is still being gathered and options are still being considered.
- The Plan contains fully developed policies.

2. Spatial Portrait, Vision, Objectives

- Context in respect of population, housing, economy, transport, arts, culture and sports and the wider built and natural environment.
- Profile of the area's main settlements
- Spatial Vision for how the Council envisages the area to be in 2043
- 17 Spatial Objectives
- The objectives have been informed by the One West Northamptonshire Plan, its guiding principles and priorities.

3. Spatial Strategy

- Provides a framework for the policies and site allocations
- Outlines the hierarchy of places and the principles for the distribution of development.
- Key focus is on the regeneration of the central areas of existing towns maximising the use of previously developed land and vacant or underutilised buildings.
- c1,200 additional homes on brownfield land whilst ensuring where necessary sites allocated in previous Local Plans are brought forward across the area.
- New allocations for growth on the edge of the Principal Urban Area of Northampton and to a lesser extent at Daventry, Brackley and Towcester.
- Strategy also includes growth at Long Buckby Station
- Growth is also proposed for the rural areas

4. Placemaking

Sets out key policies that development will need to take account of to create excellent places. The chapter focuses on four main areas / themes:

1. Supporting the transition to net zero by 2050 (Gov. policy)
2. Creating excellent places
3. Health and wellbeing
4. Community and sports facilities and open spaces

53 new Local Green Space designations (across West Northamptonshire) assessed as meeting the test from the 85 spaces nominated through the 2024 local plan consultation.

5. Making Great Places - Northampton

- Principal Urban Area in West Northamptonshire
- Over-arching spatial strategy for Northampton - supported and enhanced through growth and regeneration including
 - Greyfriars
 - Horizon House
- Central Areas Assessment, has considered known as well as new sites and in some cases identified additional capacity to sites that were allocated in the Northampton Part 2 Plan along with new opportunities for development in the Central Area.

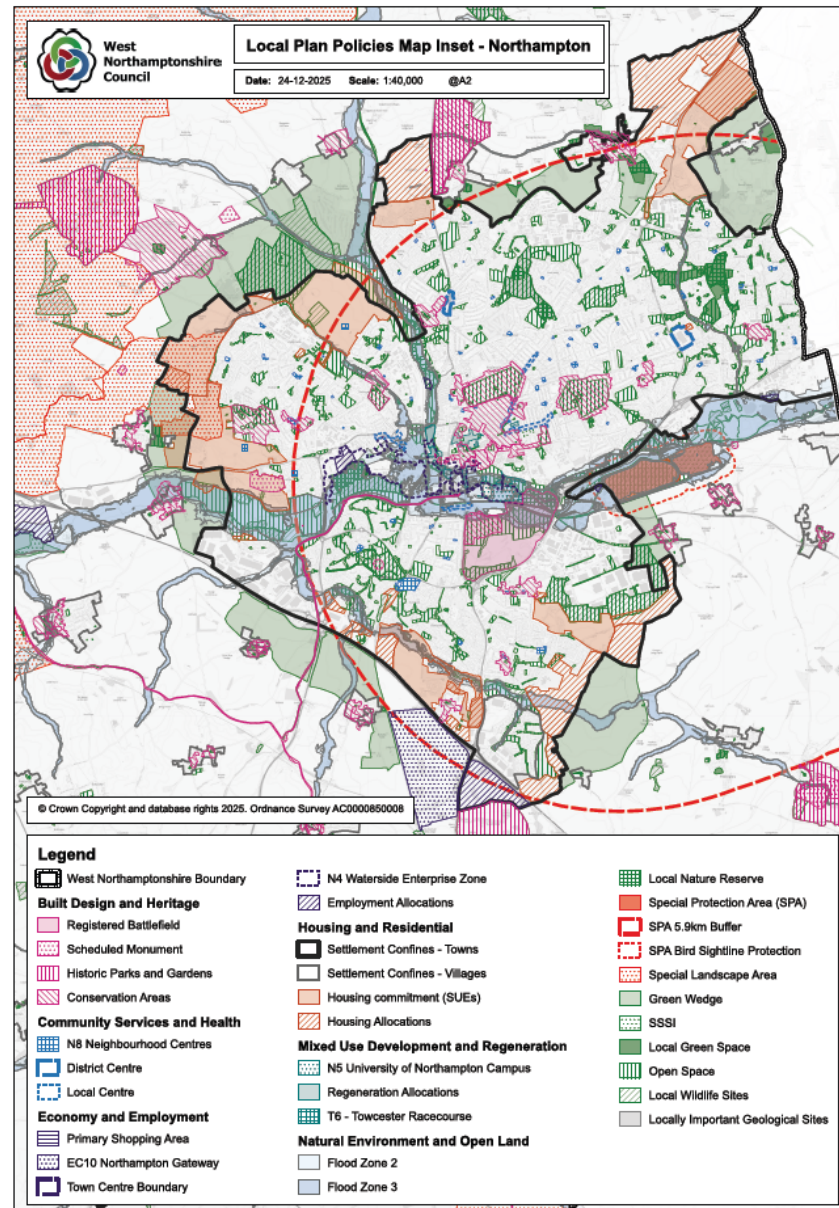
5. Making Great Places - Northampton

- New homes will be provided within the town confines and through the remaining development on allocations of the WNJCS and Part 2 Local Plan, and
- 4 new allocations
 - Collingtree Golf Course
 - North of Buckton Fields
 - Land off Harlestone Road
 - South of Grange Park
- 3 allocations rolled forward from the previous Regulation 18 Plan
 - Land South of Wooldale Road and North of Newport Pagnell Road (previously identified as a single allocation 'East of Wootton Fields')
 - Land west of the A43 – it is proposed that this be extended northwards
- 2 allocations included in the WNJCS which do not yet have planning permission
 - East of A43 (identified as Northampton North in the WNJCS, it is proposed to extend this northwards)
 - Northampton West (remaining)

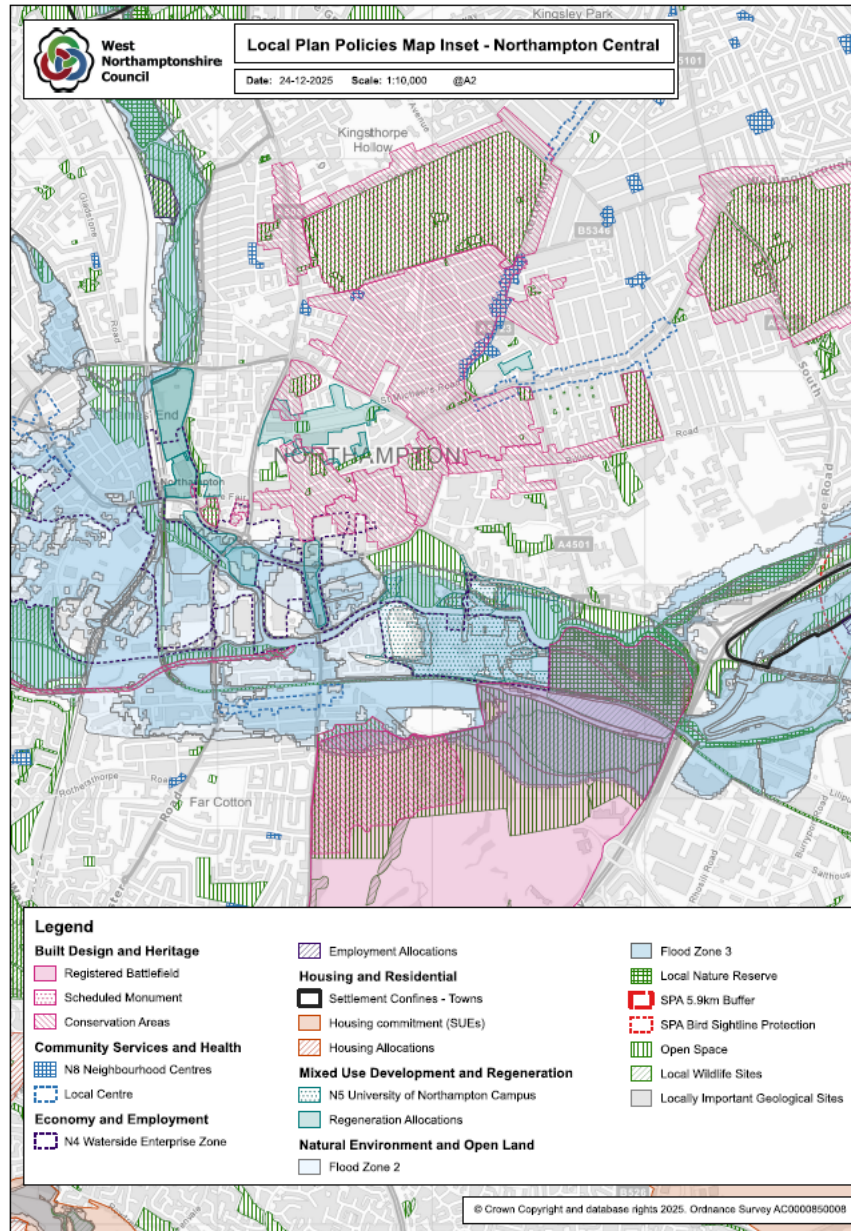
5. Making Great Places - Northampton

- Policies for job creation and employment allocations, including new allocation at J15 M1 (rolled forward from previous Regulation 18 plan)
- Support for job creation in the Enterprise Zone
- Support for university
- Town confines – Variations from current NRDA boundary e.g. excludes Great Houghton (proposed to be in rural settlement hierarchy), includes Moulton.
- Local Green Space proposed

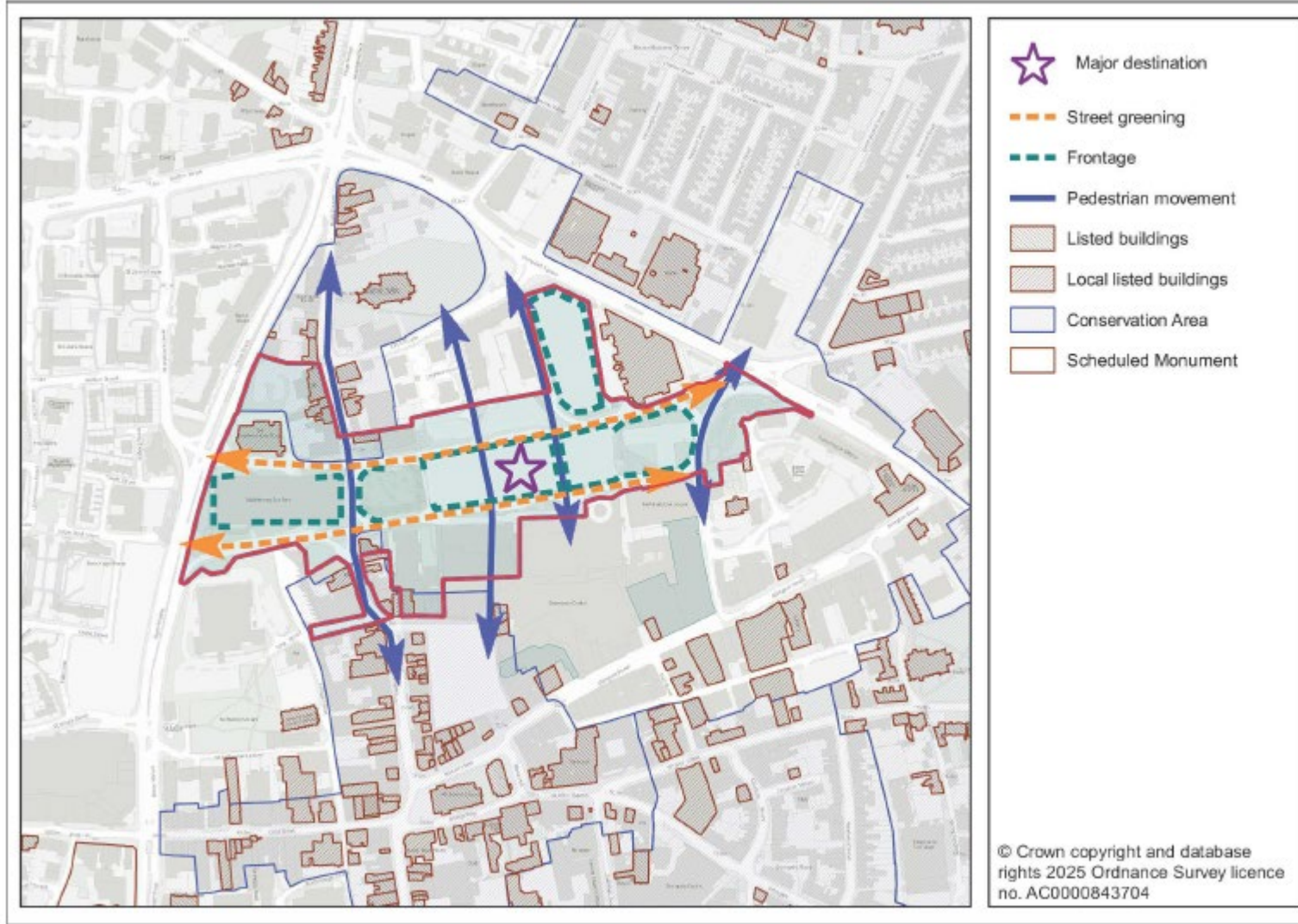
Policies Map - Northampton



Policies Map – Northampton Centre



5. Making Great Places - Northampton

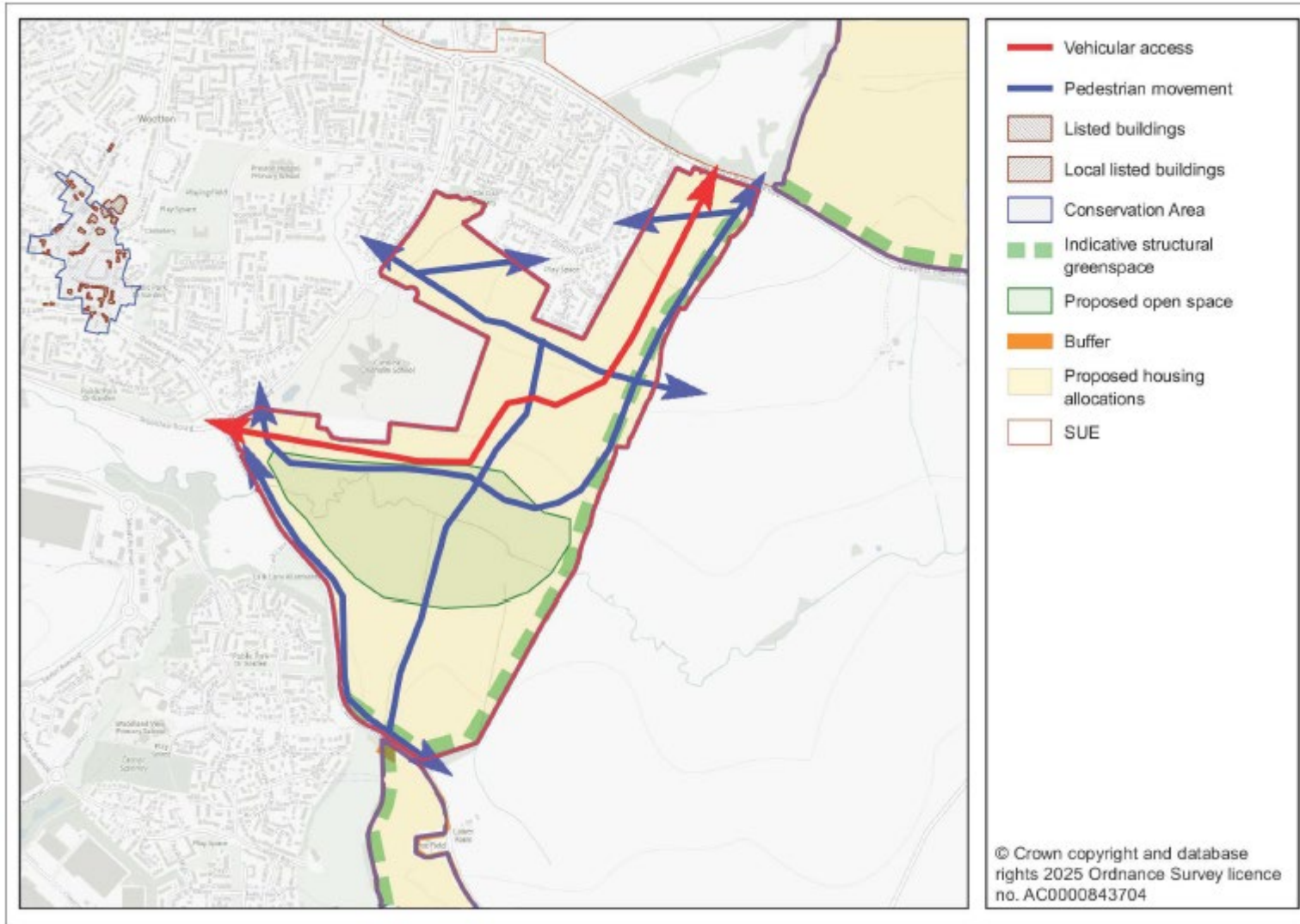


Policy N11 – Greystones

- Mixed use development
- 1,000 residential units



5. Making Great Places - Northampton

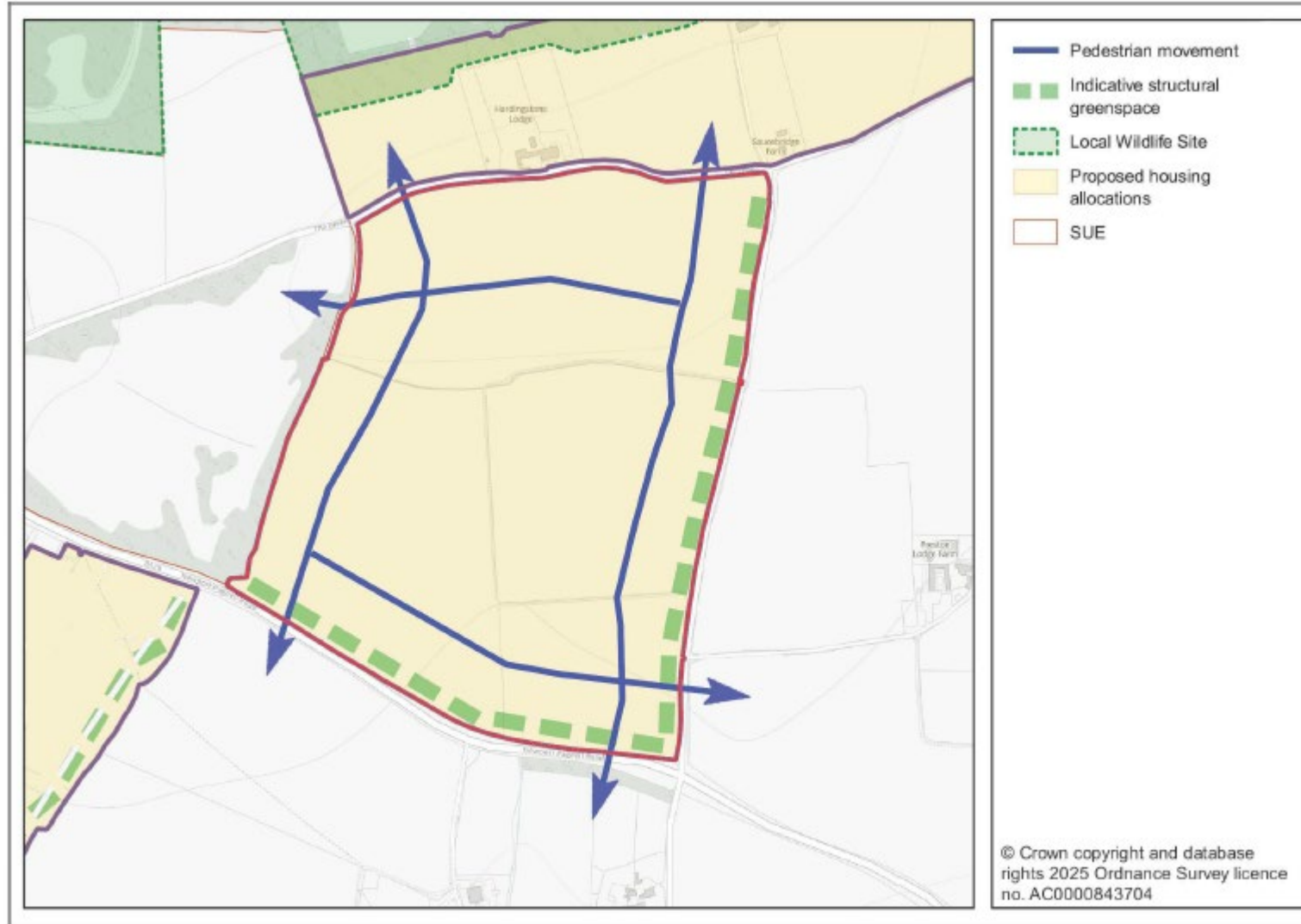


Policy N14 - Land east of Wooldale Road

1,700 residential units



5. Making Great Places - Northampton

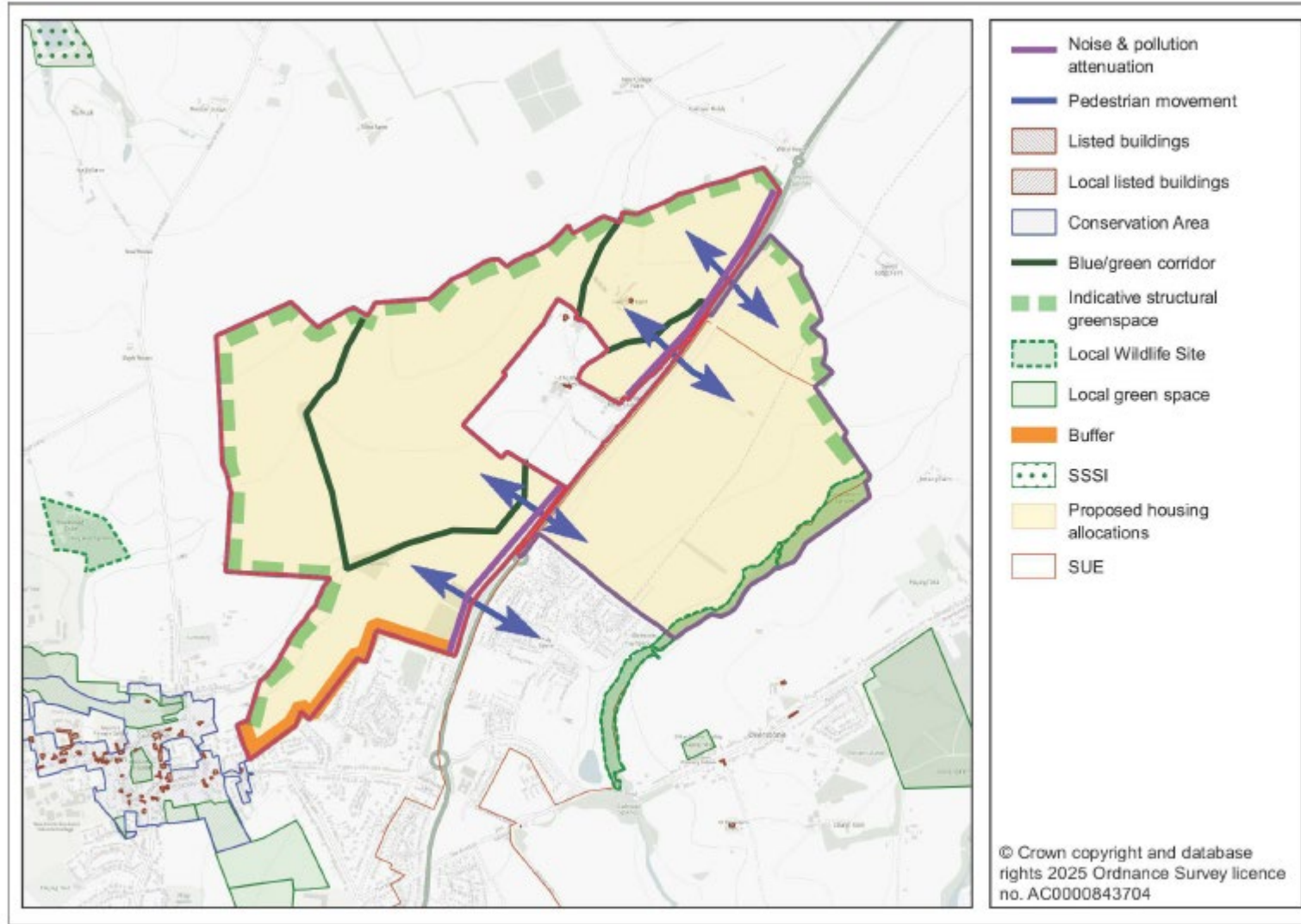


Policy N15 - Land north of Newport Pagnell Road

1,000 residential units



5. Making Great Places - Northampton



- **Policy N16 - Land west of the A43**

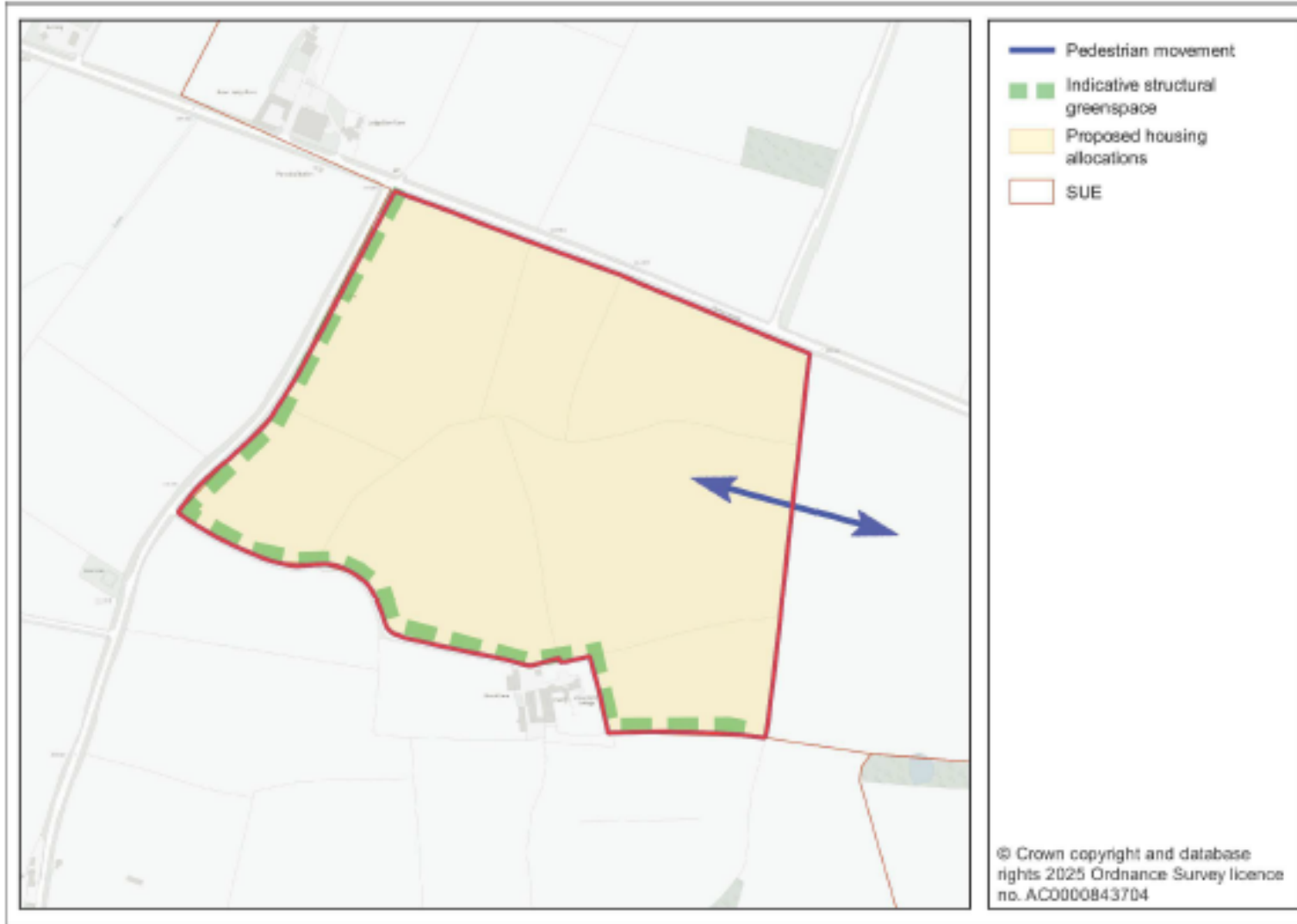
2,900 residential units

- **Policy N17 – Land East of the A43**

1,950 residential units



5. Making Great Places - Northampton

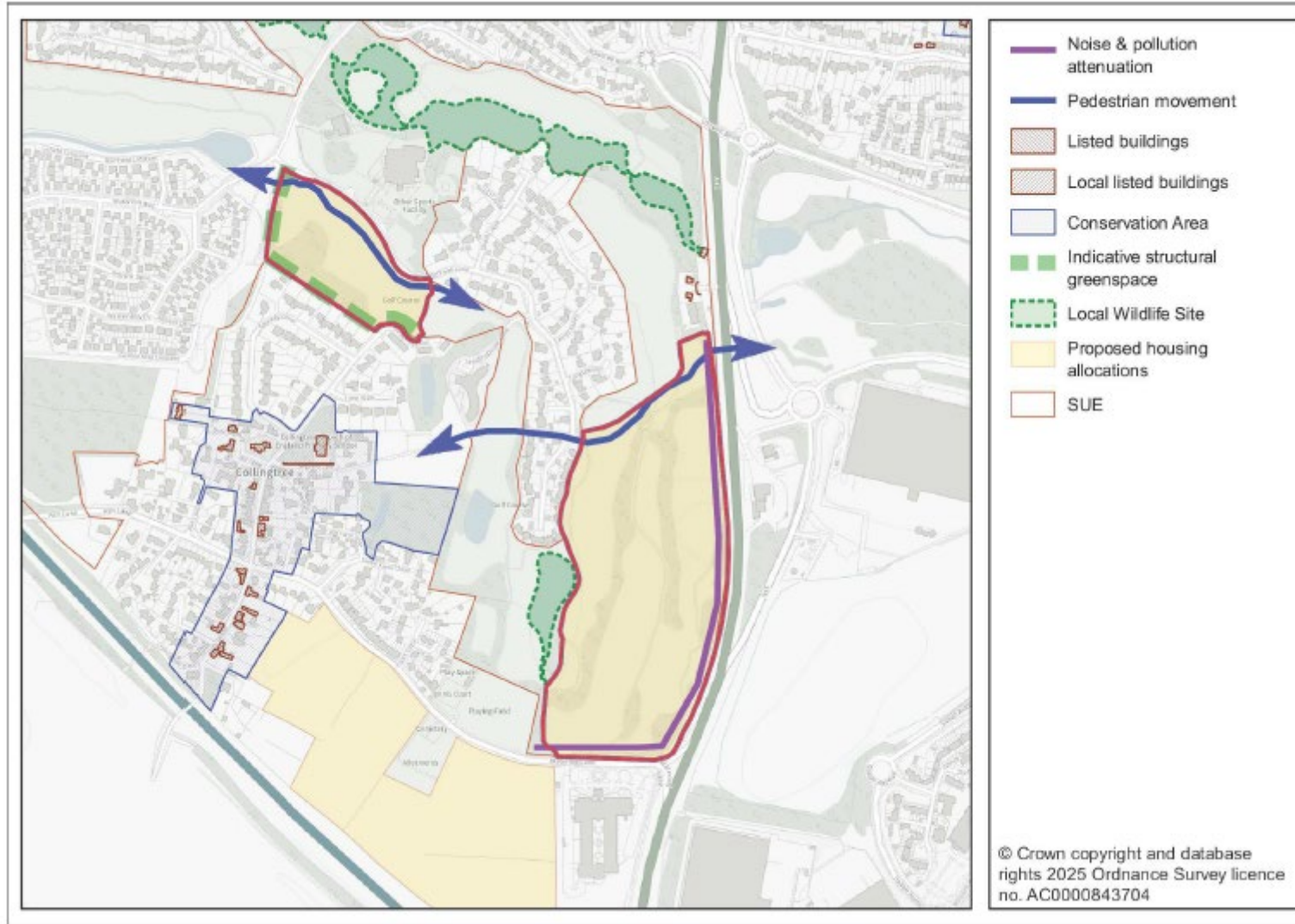


Policy N18 - Northampton West (remaining)

350 residential units



5. Making Great Places - Northampton

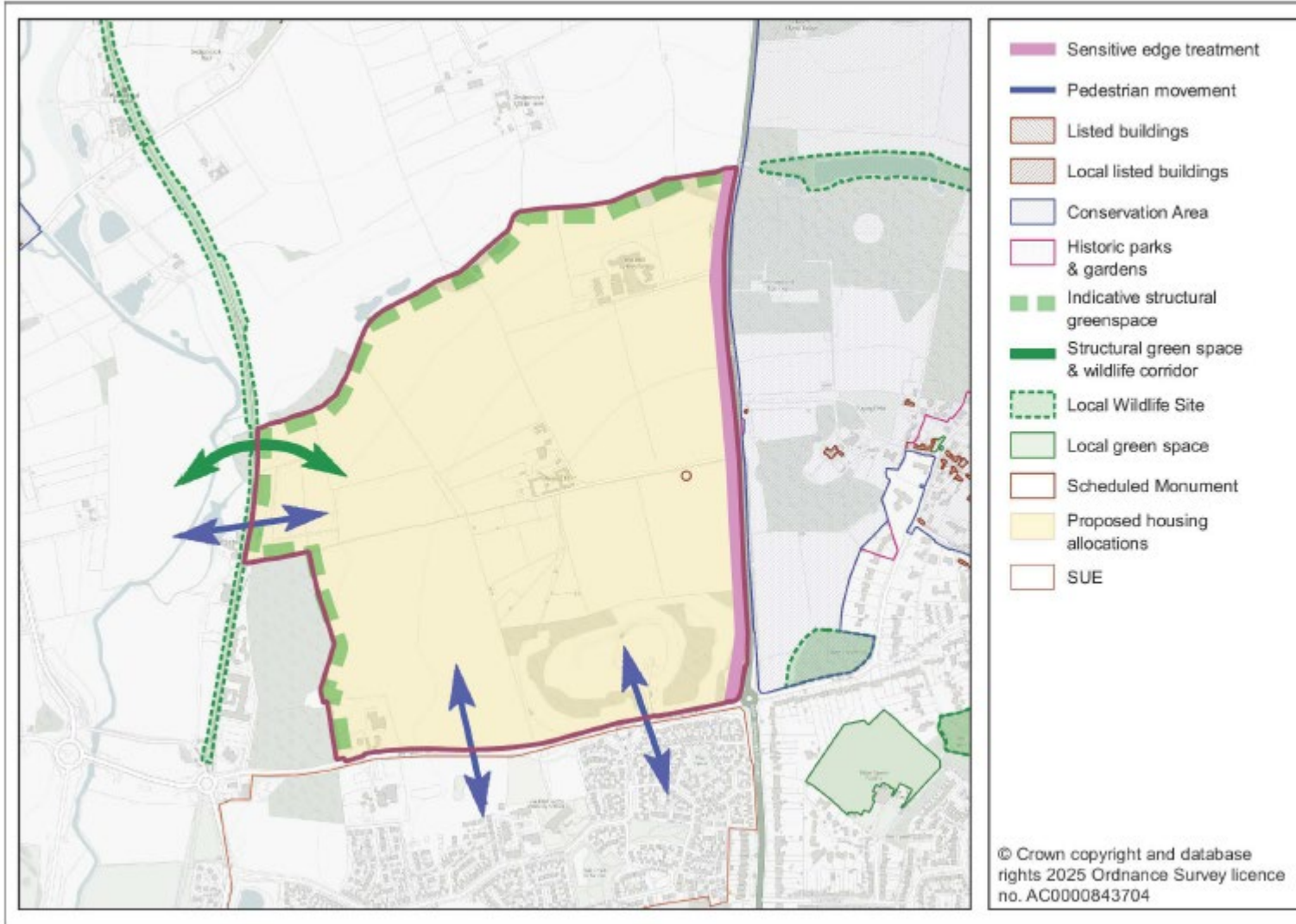


Policy N19 Collingtree Golf Course

300 residential dwellings



5. Making Great Places - Northampton

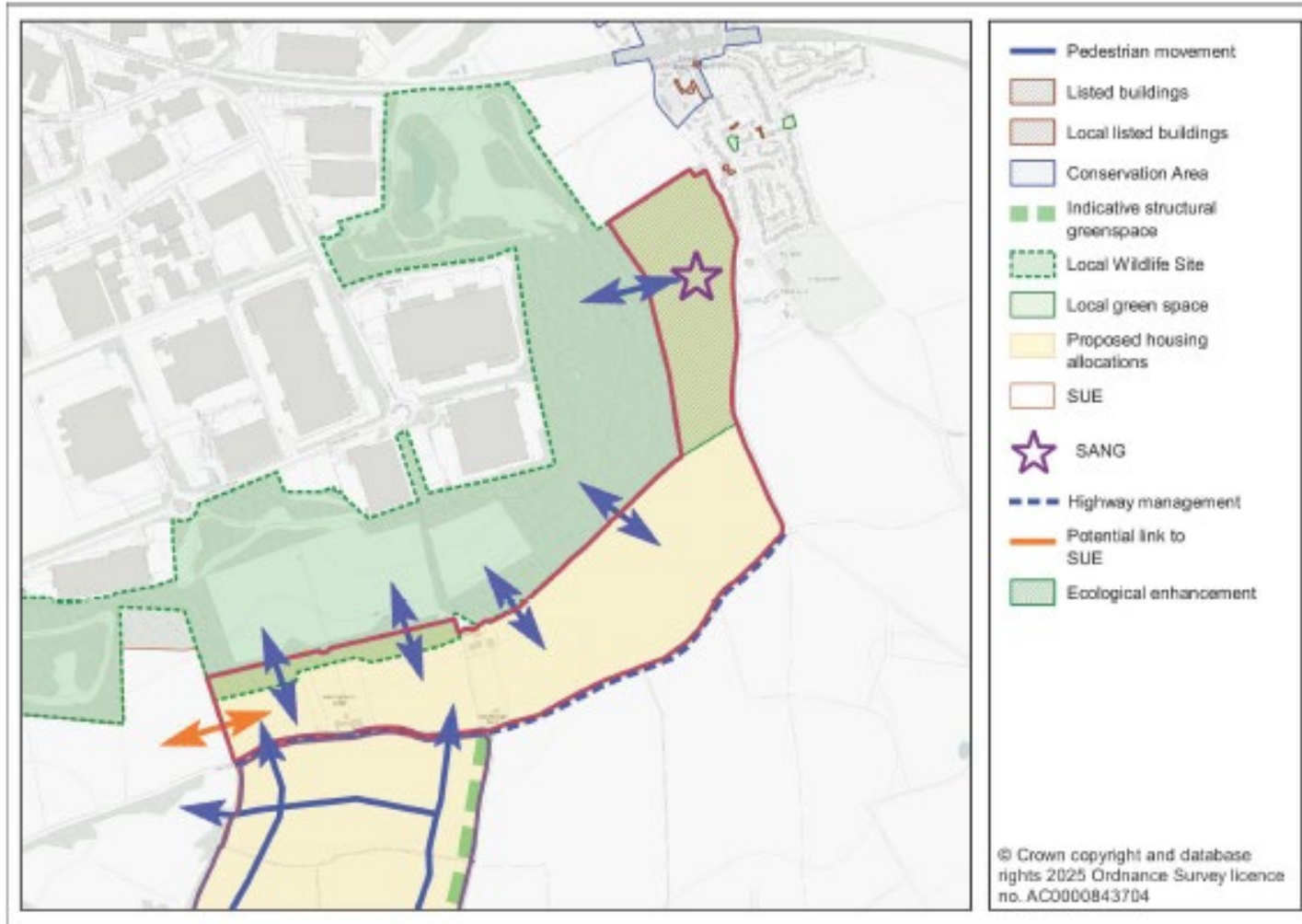


Policy N20 – North of Buckton Fields

1,500 residential dwellings



5. Making Great Places - Northampton

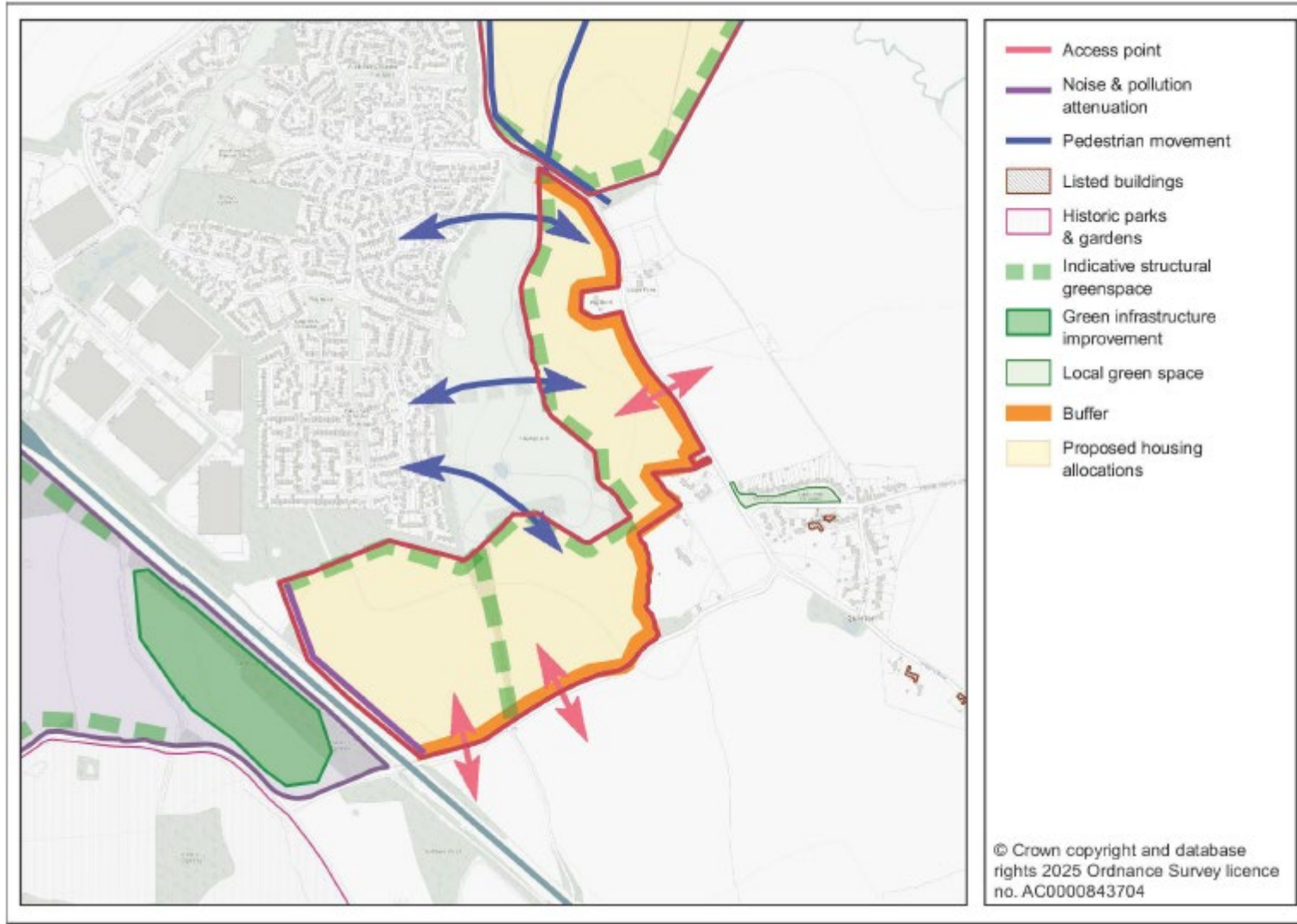


Policy N21 – The Green, Great Houghton

650 residential dwellings



5. Making Great Places - Northampton

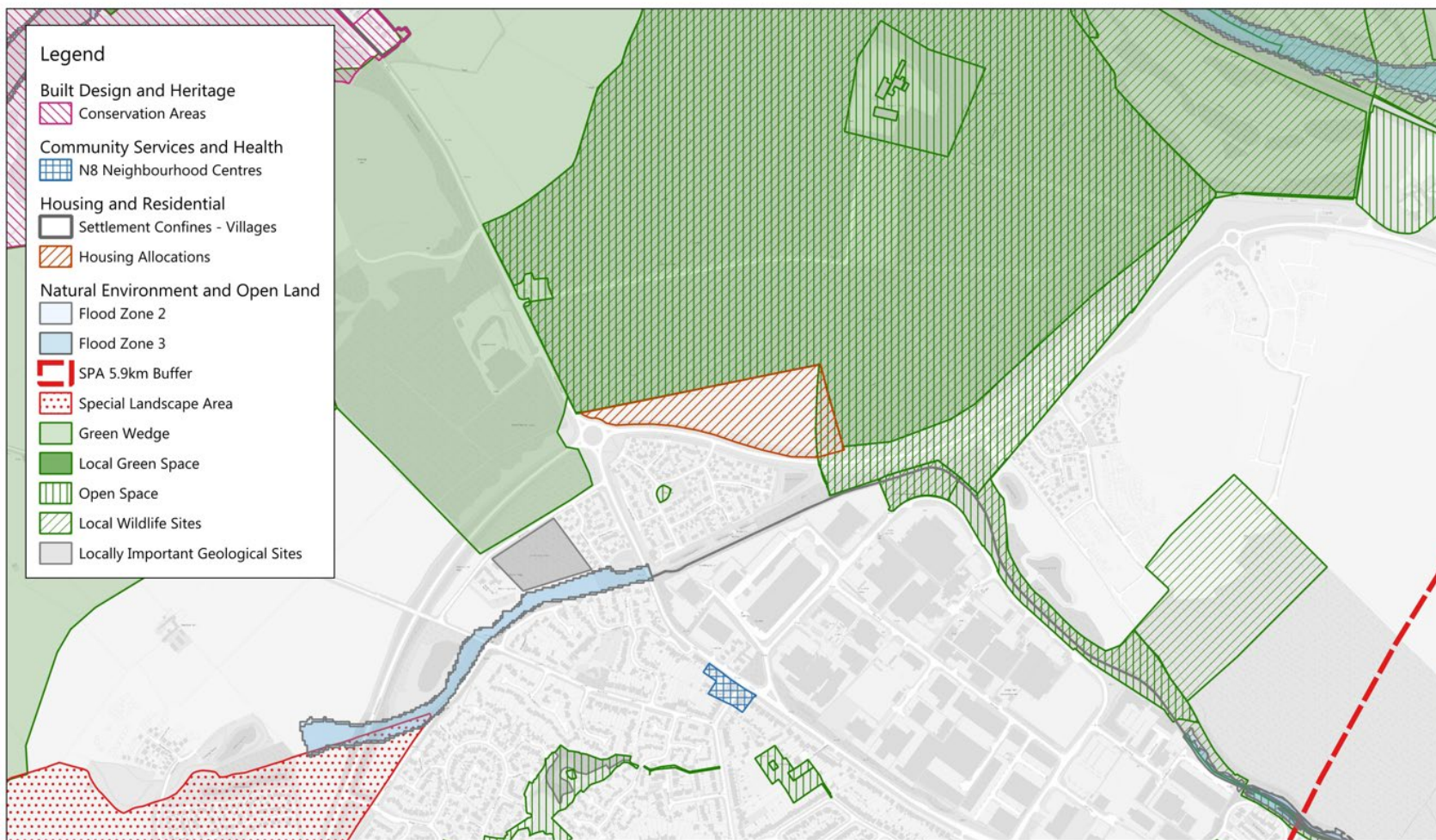


Policy N22 South of Grange Park

850 residential units



5. Making Great Places - Northampton

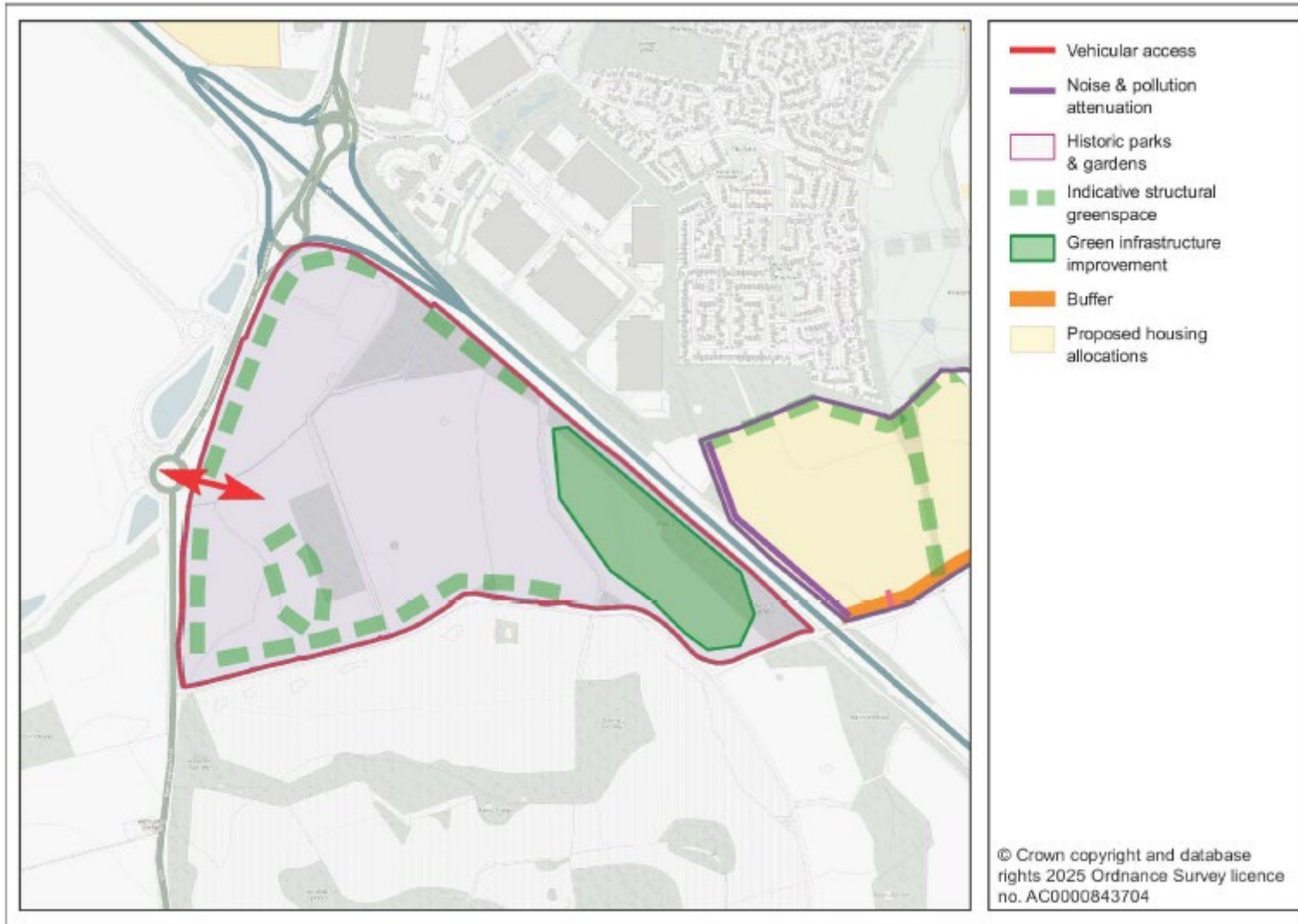


Policy N6 (xxvii) - Land off Harlestone Road

100 residential units



5. Making Great Places - Northampton



Policy N25 – South of Junction 15 M1

68ha strategic warehousing



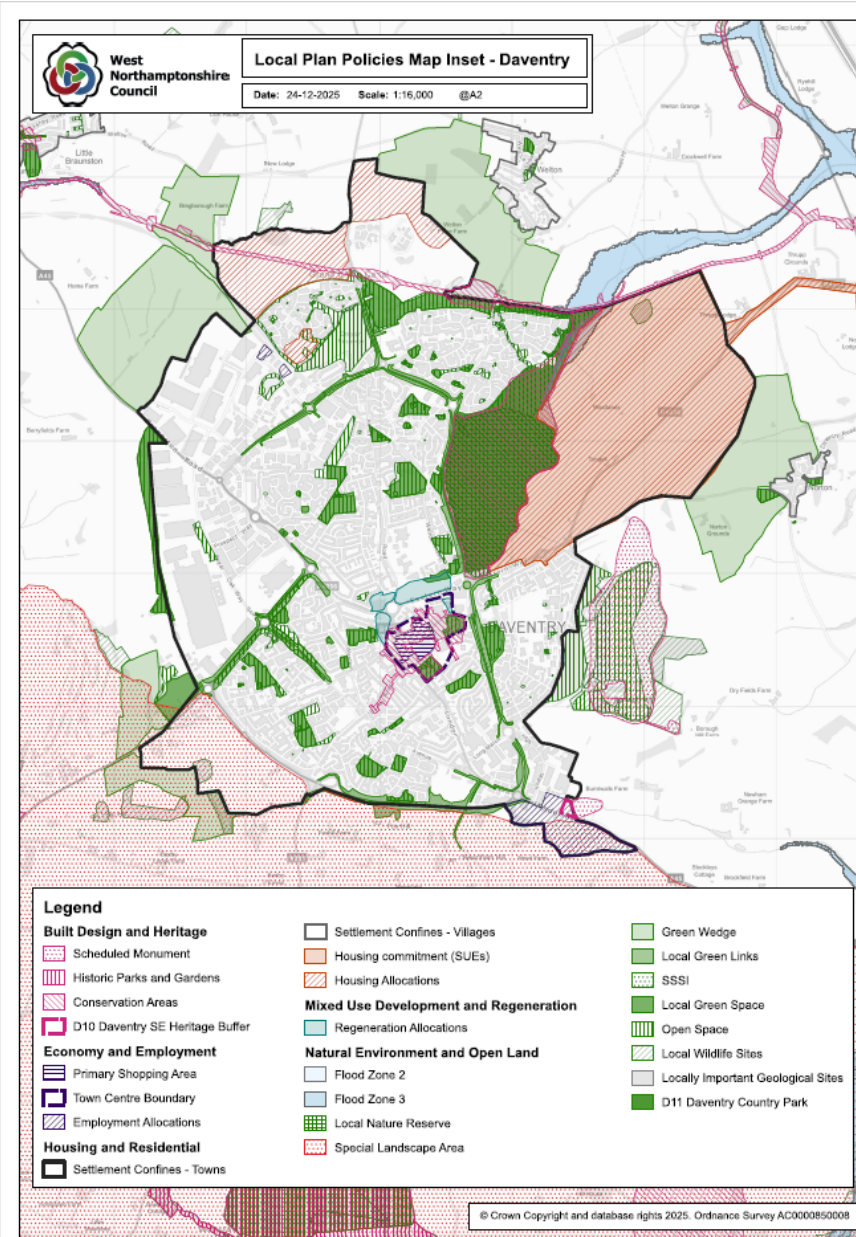
6. Making Great Places – Daventry

- Sub-Regional Centre
- Sets out the over-arching spatial strategy
- Enhancing the vitality and viability of the town centre including through the redevelopment of the former council offices at Lodge Road.
- New homes will be provided within the town confines and through the remaining development on an allocation in the Part 2 Local Plan, and
 - 1 new allocation
 - North of Middlemore
 - 2 allocations included in the WNJCS and part 2 plan which do not yet have planning permission
 - Micklewell Park Extension to be further extended
 - Daventry North East

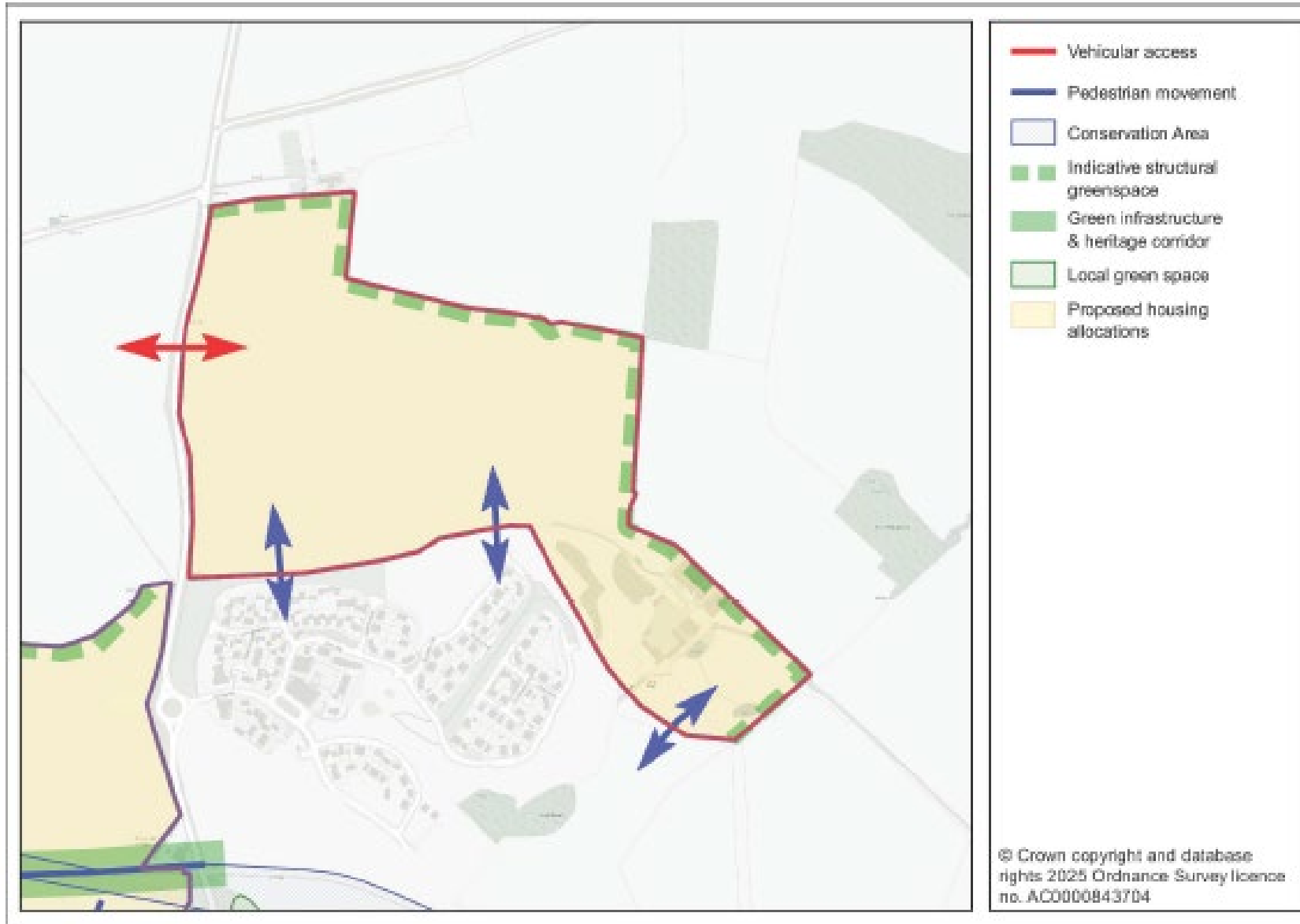
6. Making Great Places – Daventry

- New employment opportunities in the town centre, at land off Newnham Drive, Daventry South East Gateway, land North West of Nasmyth Road and Daventry North East.
- Local Green Space proposed (Eastern Way)

Policies Map - Daventry



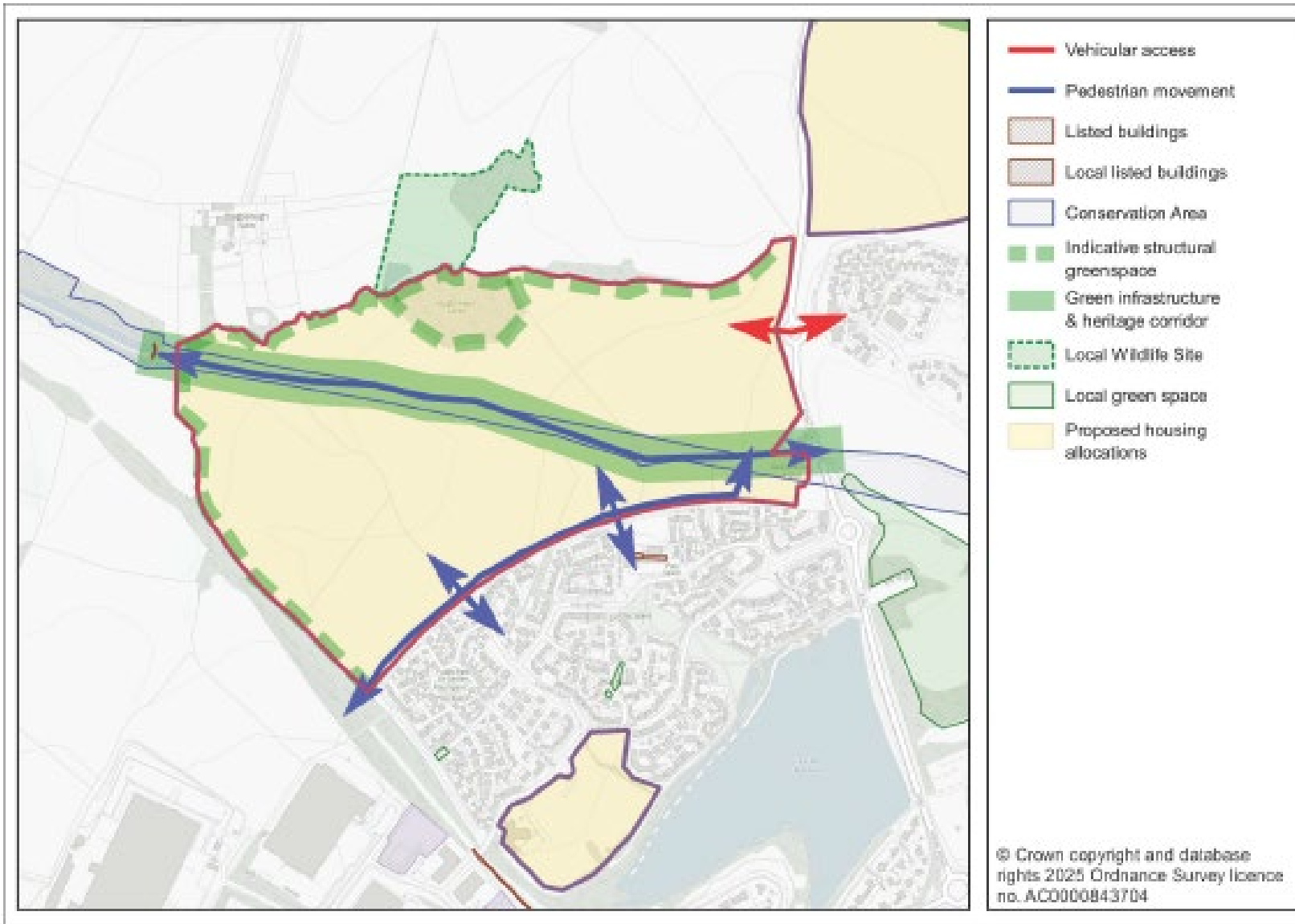
6. Making Great Places – Daventry



Policy D3 - Micklewell Park Extension

430 residential units

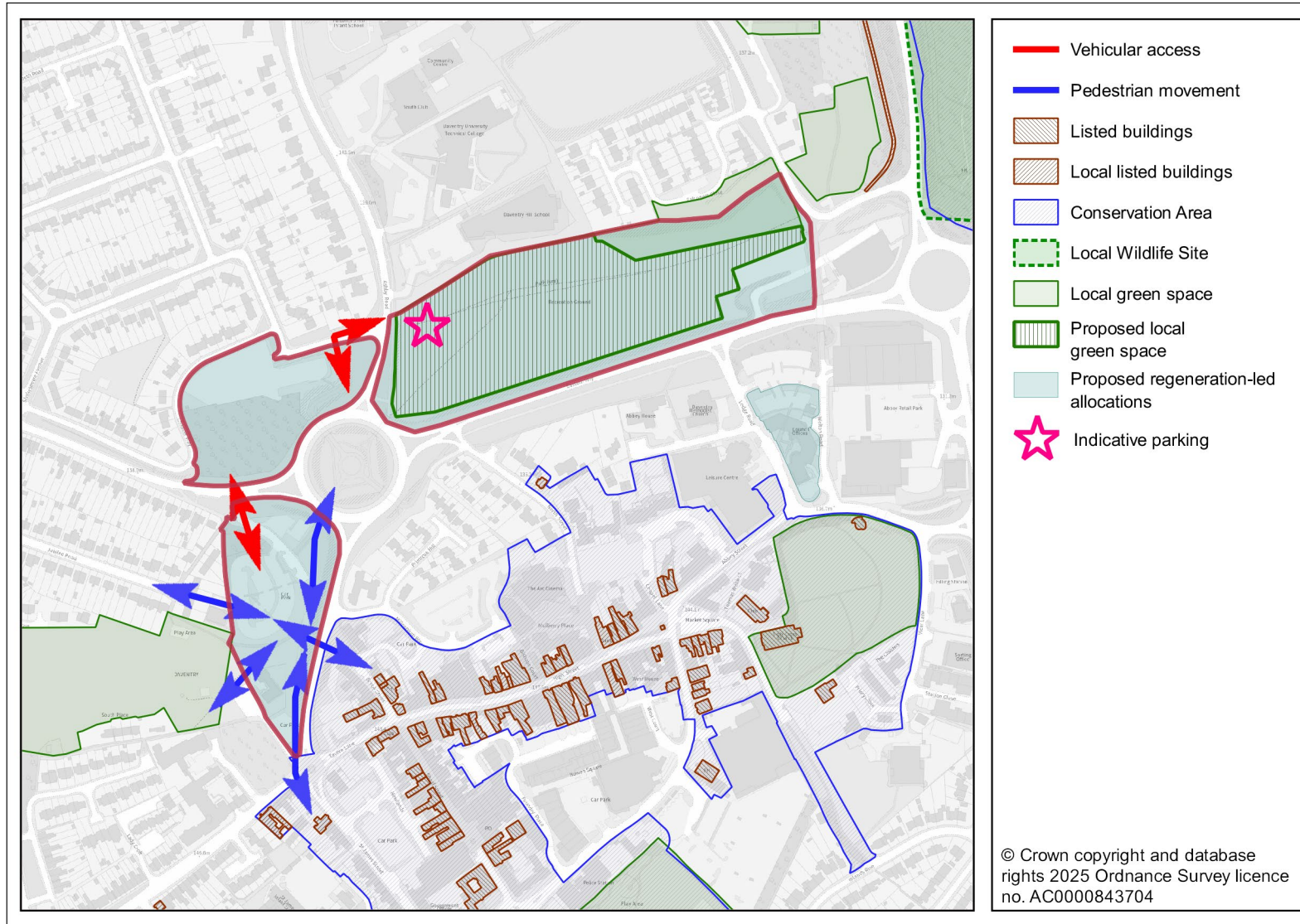
6. Making Great Places – Daventry



Policy D5 - Land north of Middlemore

720 residential units

6. Making Great Places – Daventry



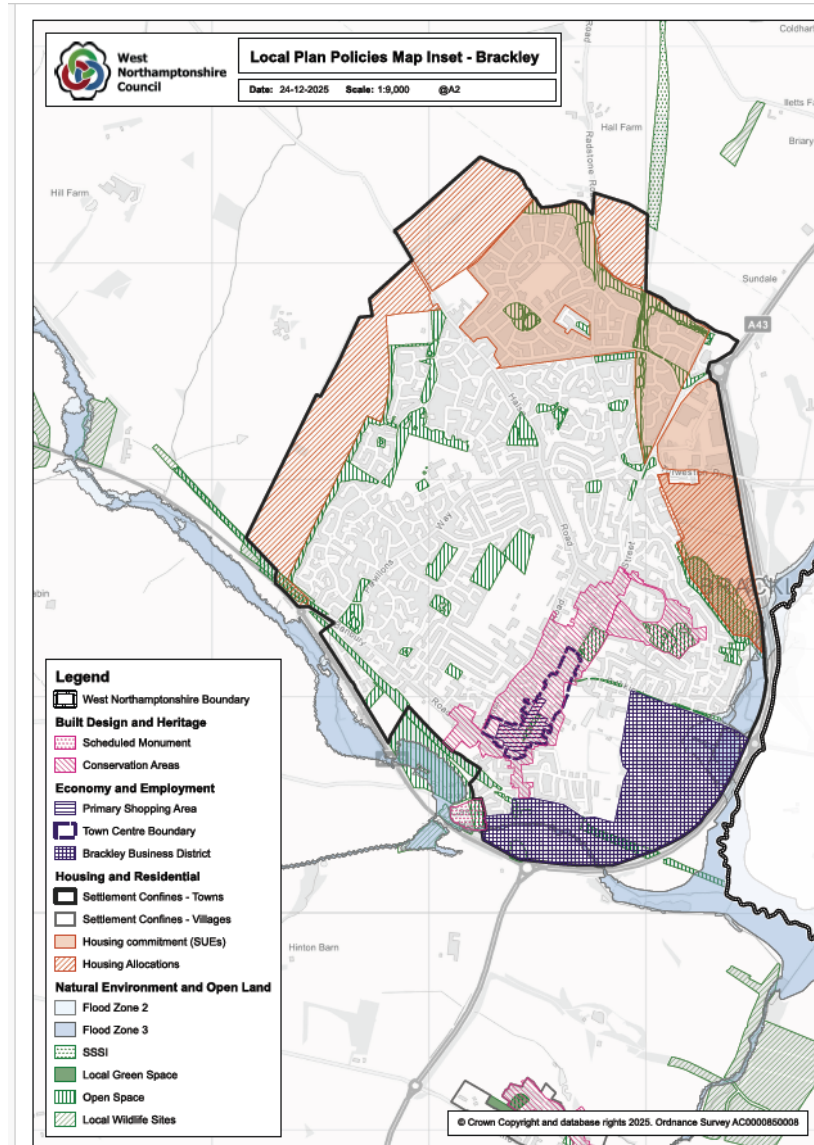
Policy D7 – Land North and West of the Town Centre

Mixed use development including a Local Green Space at eastern end

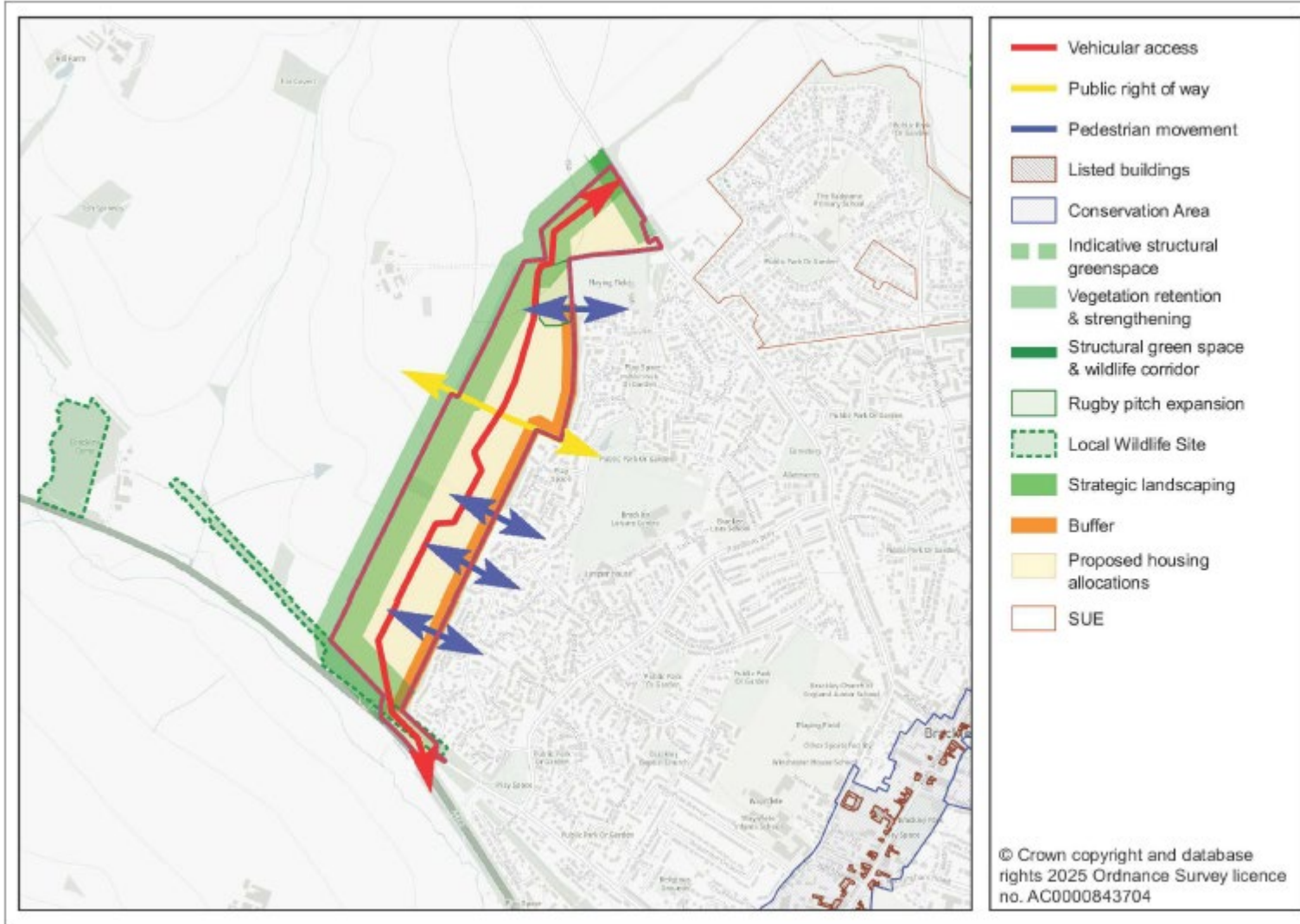
7. Making Great Places – Brackley

- Rural Service Centre
- Sets out the over-arching spatial strategy.
- Enhancing the vitality and viability of the town centre supporting economic investment and regeneration in employment areas including the Brackley Business District.
- New homes will be provided within the town confines and the remaining development at the Brackley East SUE as allocated in the WNJCS.
- Three new residential allocations on the periphery of the town
- Revised town confine

Policies Map - Brackley



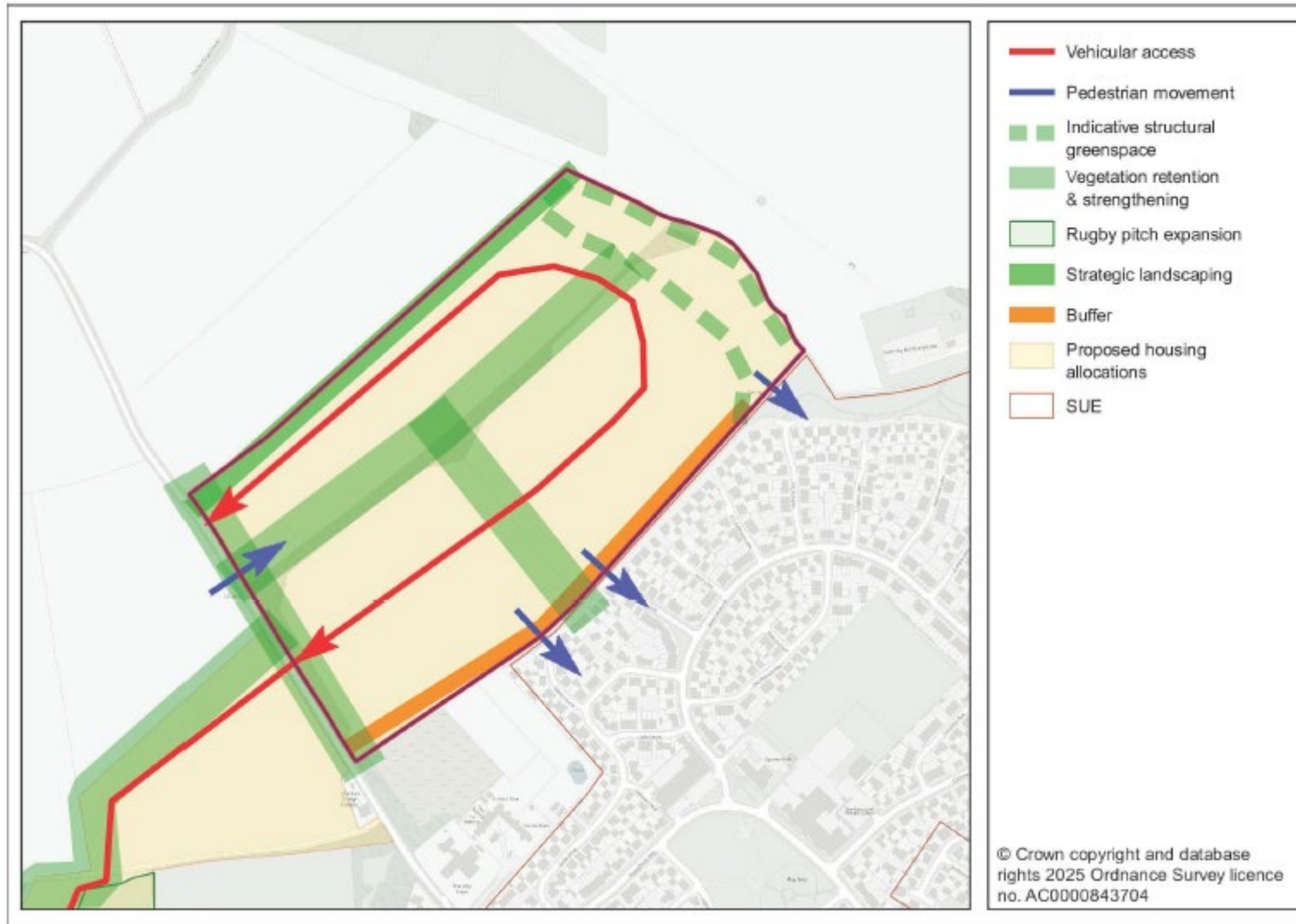
7. Making Great Places – Brackley



Policy B4 –West of Brackley

700 residential units

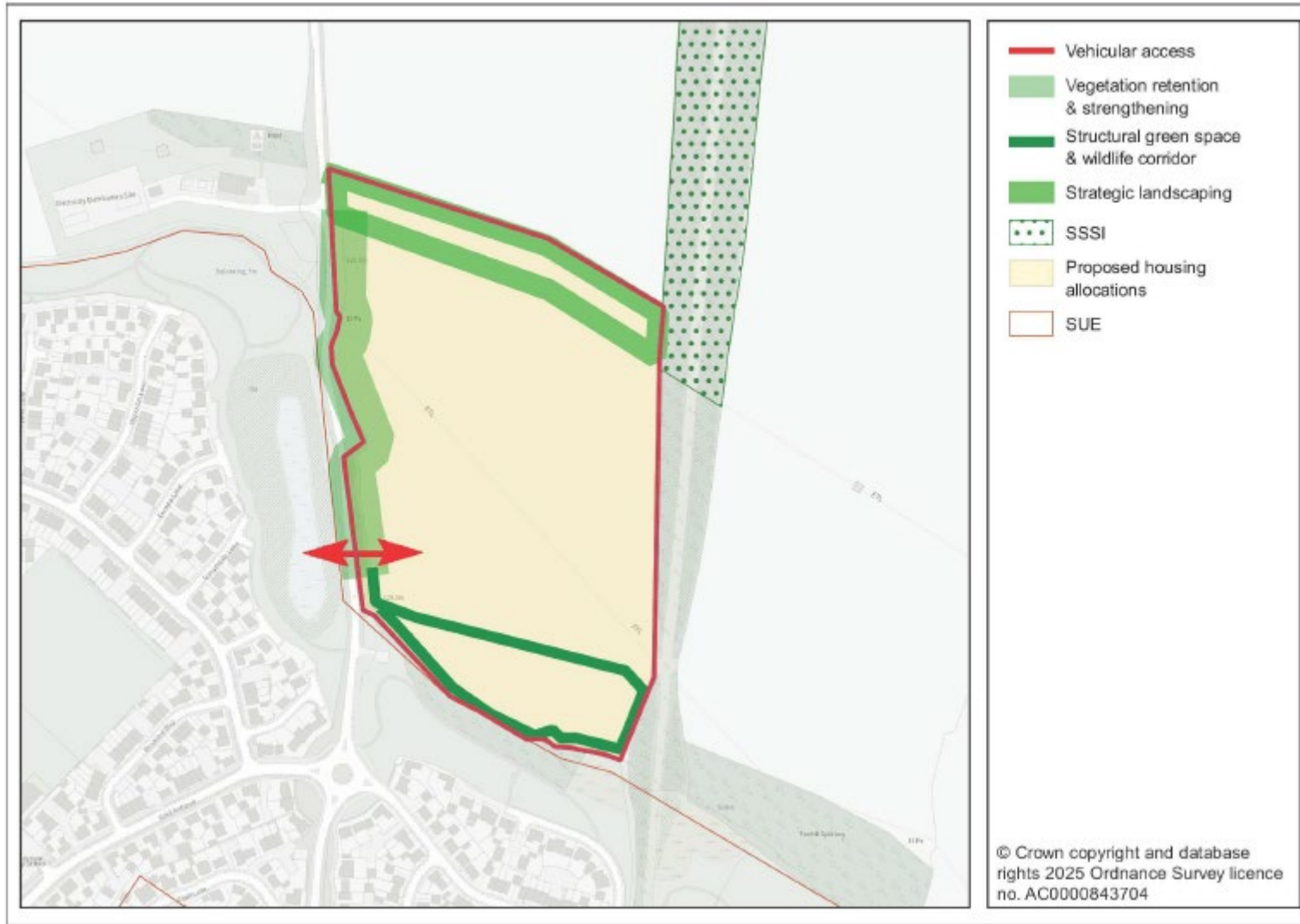
7. Making Great Places – Brackley



Policy B5 –North of Radstone Fields

450 residential units

7. Making Great Places – Brackley



Policy B6 – Brackley, East of Radstone Road

150 residential units

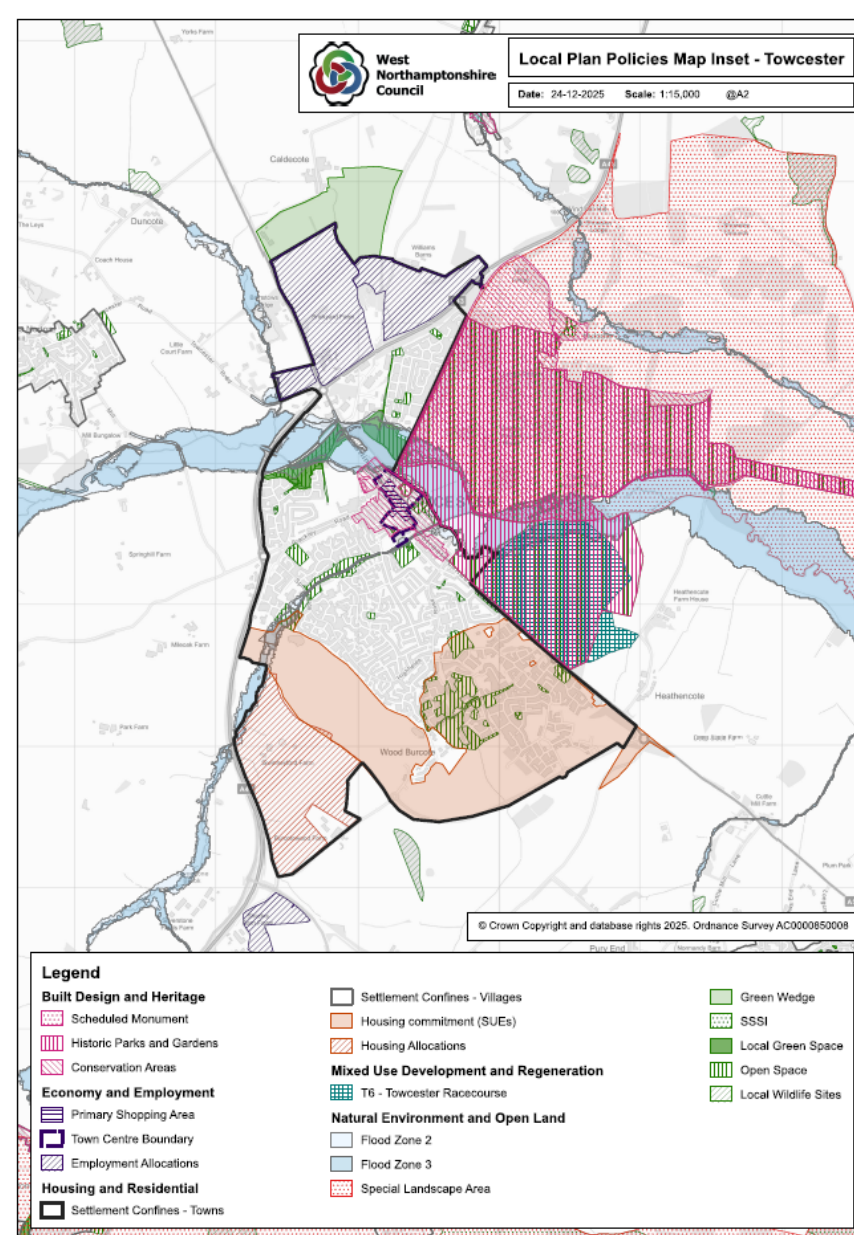
8. Making Great Places – Towcester

- Rural Service Centre
- Over-arching spatial strategy
- Enhancing the vitality and viability of the town centre
- Policy for leisure, tourism and exhibition facilities at Towcester Racecourse and developing and enhancing the green infrastructure network including the Watermeadows
- New homes within the town confines and at the Towcester South SUE.
- A new residential allocation on the periphery of the town

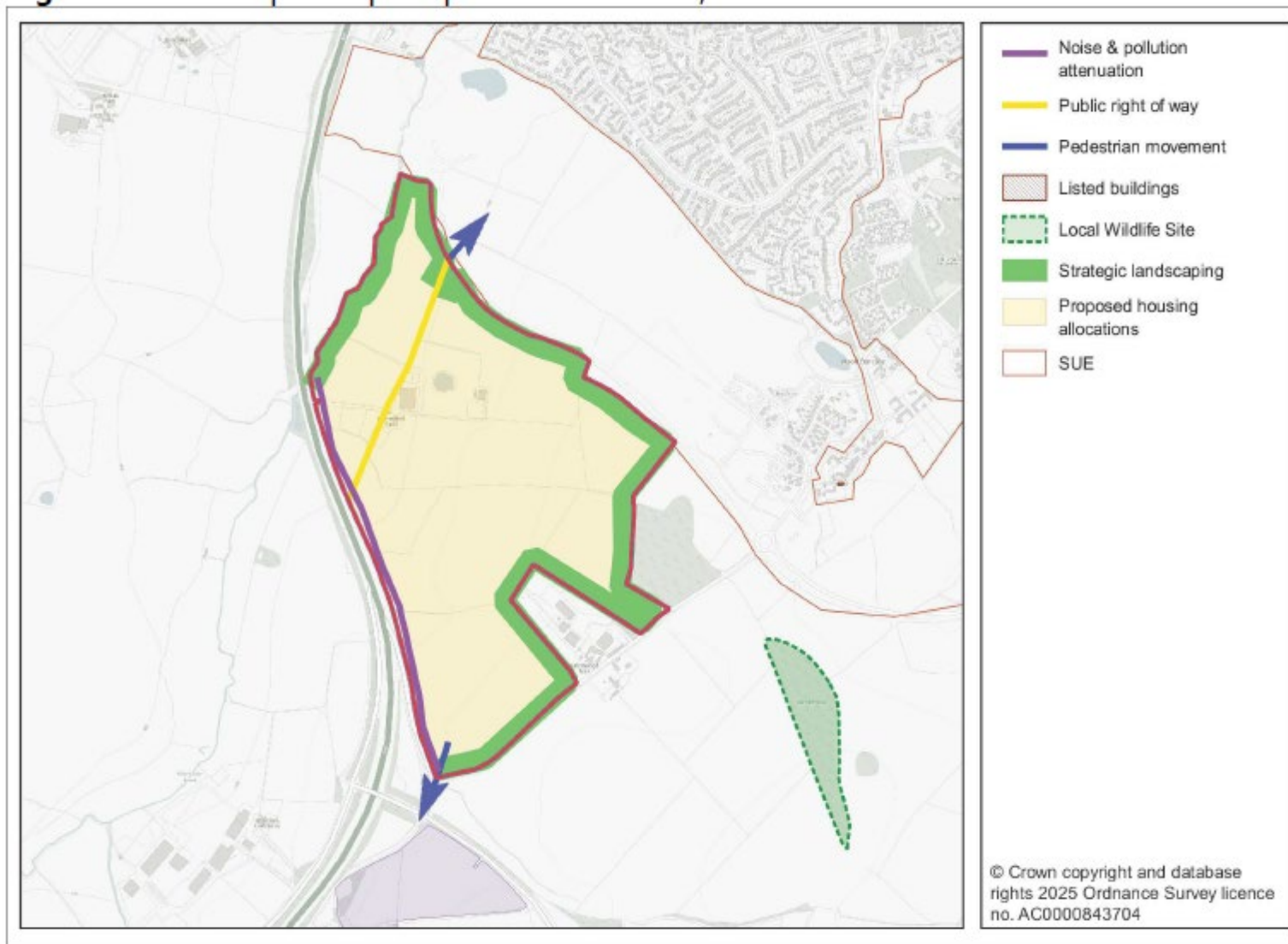
8. Making Great Places – Towcester

- Employment opportunities coming through the remaining development at Towcester South in addition to the three employment allocations made in the South Northamptonshire Local Plan Part 2 at Bell Plantation, Woolgrowers Field and Tiffield Lane.
- Revised town confine incorporating Wood Burcote

Policies Map - Towcester



8. Making Great Places – Towcester



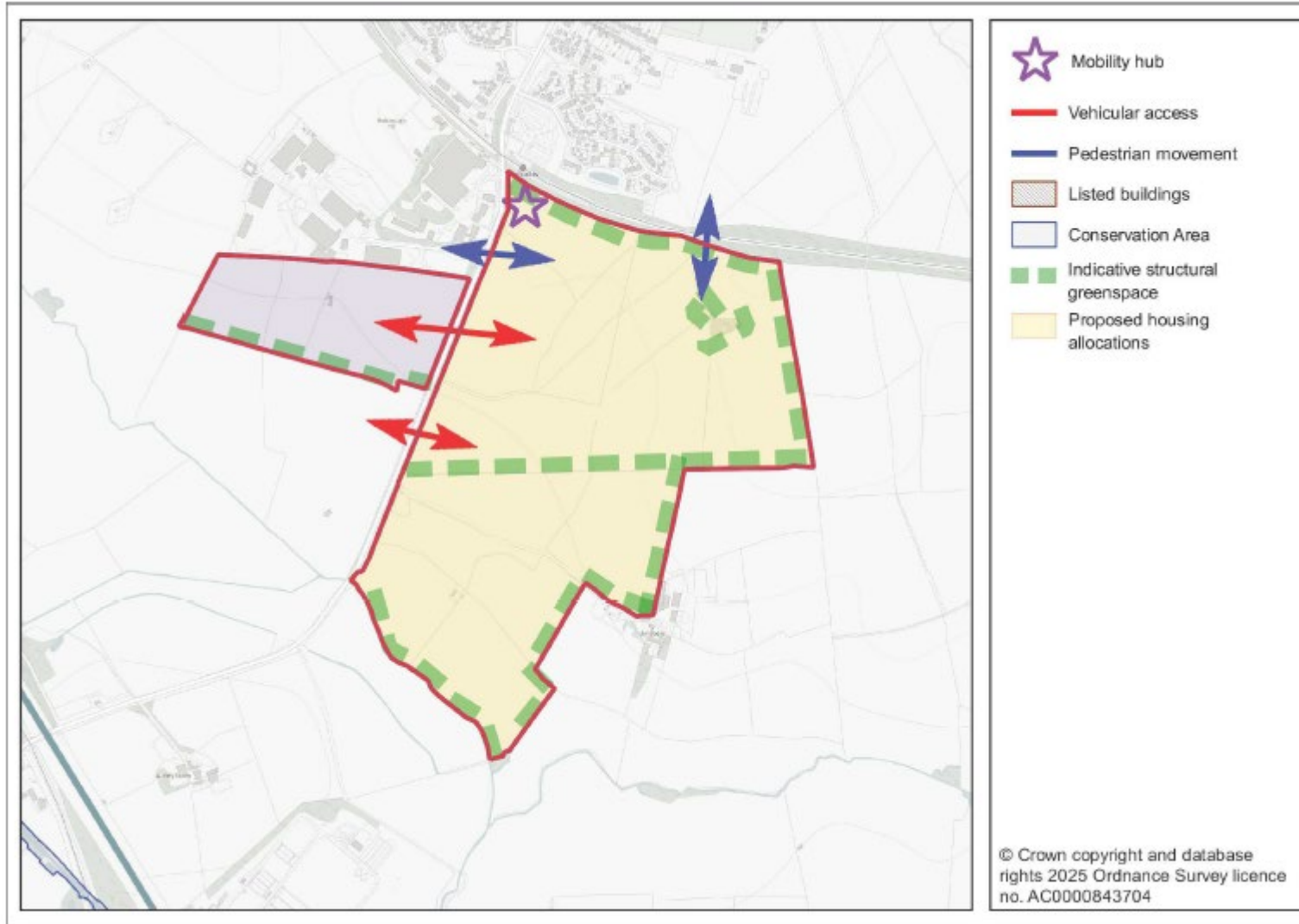
Policy T3 –North of Burcote Road

1,400 residential units

9. Growth at Long Buckby Station

- The Options consultation published in 2021 considered a new settlement at Long Buckby with a capacity of between 1,280 and 5,000 homes.
- With the increased housing need outlined elsewhere in the plan, additional sustainable locations have been identified to meet the need, including Long Buckby Station
- Growth in this location provides an opportunity to provide homes in a sustainable location, increase patronage at this station and provide funding to contribute to the improvements needed at this station
- Government policy supports proposals of this type. In November 2025 the Government announced its intentions to promote housebuilding around railway stations

9. Long Buckby Station



Policy LB1 – Growth at Long Buckby station

1,000 residential units

4 Ha employment

10. Making Great Places – Rural

- Sets out a specific rural context and provides a standalone open countryside policy addressing how the intrinsic character, beauty and tranquillity of the open countryside will be recognised and setting out the type of developments that will only be supported in the countryside.
- Settlement hierarchy categorising the c200 rural settlements across the district in relation to their sustainability and provides policy against which future development will be assessed.
- Confines are drawn for settlements in the first three tiers of the hierarchy.

10. Making Great Places – Rural

- Rural housing requirement for parishes that have either Primary or Secondary Service Villages within their boundaries.
- Approximately 3,800 homes proposed
- Proportionate growth will contribute to meeting the housing need for the plan period and ensure that the rural area and its villages remain sustainable and vibrant,
- Provide choice and further opportunities for those presently unable to access the housing market or affordable housing and for those whose housing needs have changed over time,
- Delivered through Neighbourhood Plans, produced by local communities
- Delivered on small and medium sized sites contributing to meeting the requirements set out in paragraph 73 of the NPPF,
- Needs figures based upon the Government's standard method for calculating local housing need when considered in the context of the proposed spatial strategy for West Northamptonshire.

10. Making Great Places – Rural

Parish	Settlements for Neighbourhood Plan Allocations	Housing Figure
Badby	Badby	29
Barby	Barby	58
Blakesley	Blakesley	23
Blisworth	Blisworth	88
Boddington	Upper Boddington	31
Boughton	Boughton	42
Brafield on the Green	Brafield on the Green	31
Braunston	Braunston	85
Brixworth	Brixworth	242
Bugbrooke	Bugbrooke	126
Byfield	Byfield	60
Chacombe	Chacombe	28
Chipping Warden and Edgecote	Chipping Warden	31
Cogenhoe and Whiston	Cogenhoe	67
Creton	Creton	22
Crick	Crick	98
Croughton	Croughton	43
Culworth	Culworth	20
Deanshanger	Deanshanger	168
Denton	Denton	34
East Haddon	East Haddon	32
Farthinghoe	Farthinghoe	19
Flore	Flore	64
Greatworth and Halse	Greatworth	40
Greens Norton	Greens Norton	74
Guilsborough	Guilsborough	31
Hackleton	Hackleton	81
Harpole	Harpole	110
Hartwell	Hartwell	83
Kilsby	Kilsby	62
Kings Sutton	Kings Sutton	105

Policy R6 – Rural areas housing requirement (in part)

11. Homes

- Delivering new homes in a way that maximises the opportunities to renew and regenerate existing towns, minimises the need for development on greenfield land and sustains existing communities.
- 2,503 dwellings per annum + 5%
- 47,307 new homes 2025-2043.
- Policies on affordable housing, residential canal moorings, houses in multiple occupation, rural workers dwellings and housing type and mix.
- Requirement to provide homes which meet the national space standard, enhanced accessibility and water efficiency.
- Self-build and custom-build housing policy requires 5% on sites of more than 100 dwellings
- Approach to rural housing exception sites and sites meeting local needs (adjacent to confines)
- Gypsies, Travellers and Travelling Showpeople – 83 pitches, 44 in next 5 years. call for sites

12. Economic Growth

- Housing and Economic Needs Assessment (2025)- forecasts employment growth of between 30,800 and 32,200 jobs in West Northamptonshire over the plan period
- Provision will be made to accommodate the employment land and floorspace requirements identified in the HENA which include:
 - 15.8 ha of Office and Research and Development floorspace with a minimum of:
 - 10 ha of dedicated office space;
 - 104 Ha of local industrial and warehousing (units under 9,300 sq m)
 - Approximately 484 ha to 601 ha of strategic industrial and warehousing (units over 9,300 sq m)
- Much of the identified need has already been met through existing allocations or consented planning applications.

12. Economic Growth

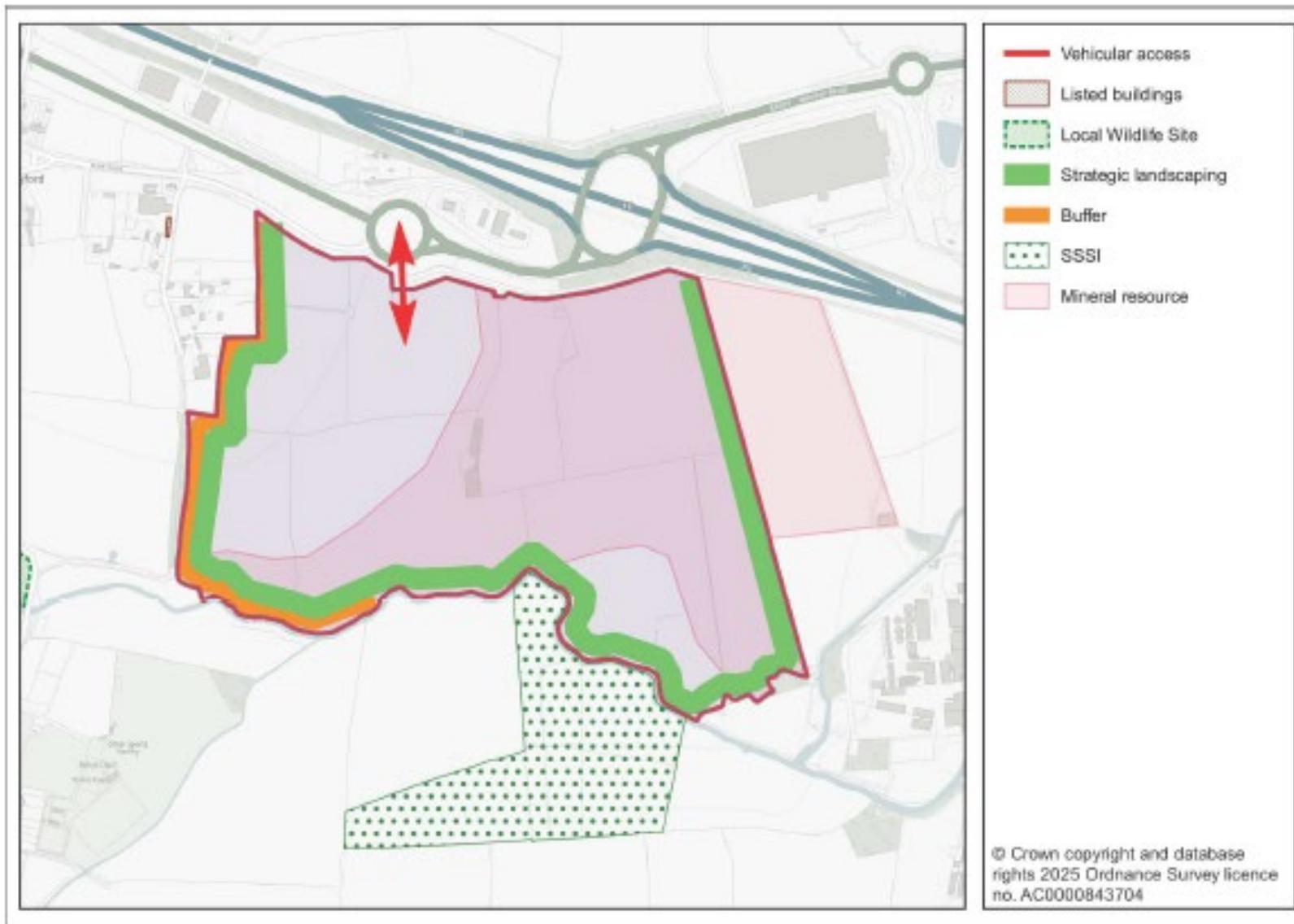
- Policies to safeguard existing employment sites, rural and visitor economies
- Policy on education, skills and training
- Policy requiring retail assessments for retail and other main town centre uses over 280sqm
- Development principles for Northampton Gateway and Silverstone Circuit

12. Economic Growth

In addition to allocations made in the Making Great Places chapter the Economic Growth chapter:

- carries forward allocations at Shacks Barn, Whittlebury and Furtho Pit, Old Stratford/Cosgrove and
- proposes further allocations at:
 - Junction 16 of the M1 and
 - land to the east of the M1 as an expansion of DIRFT

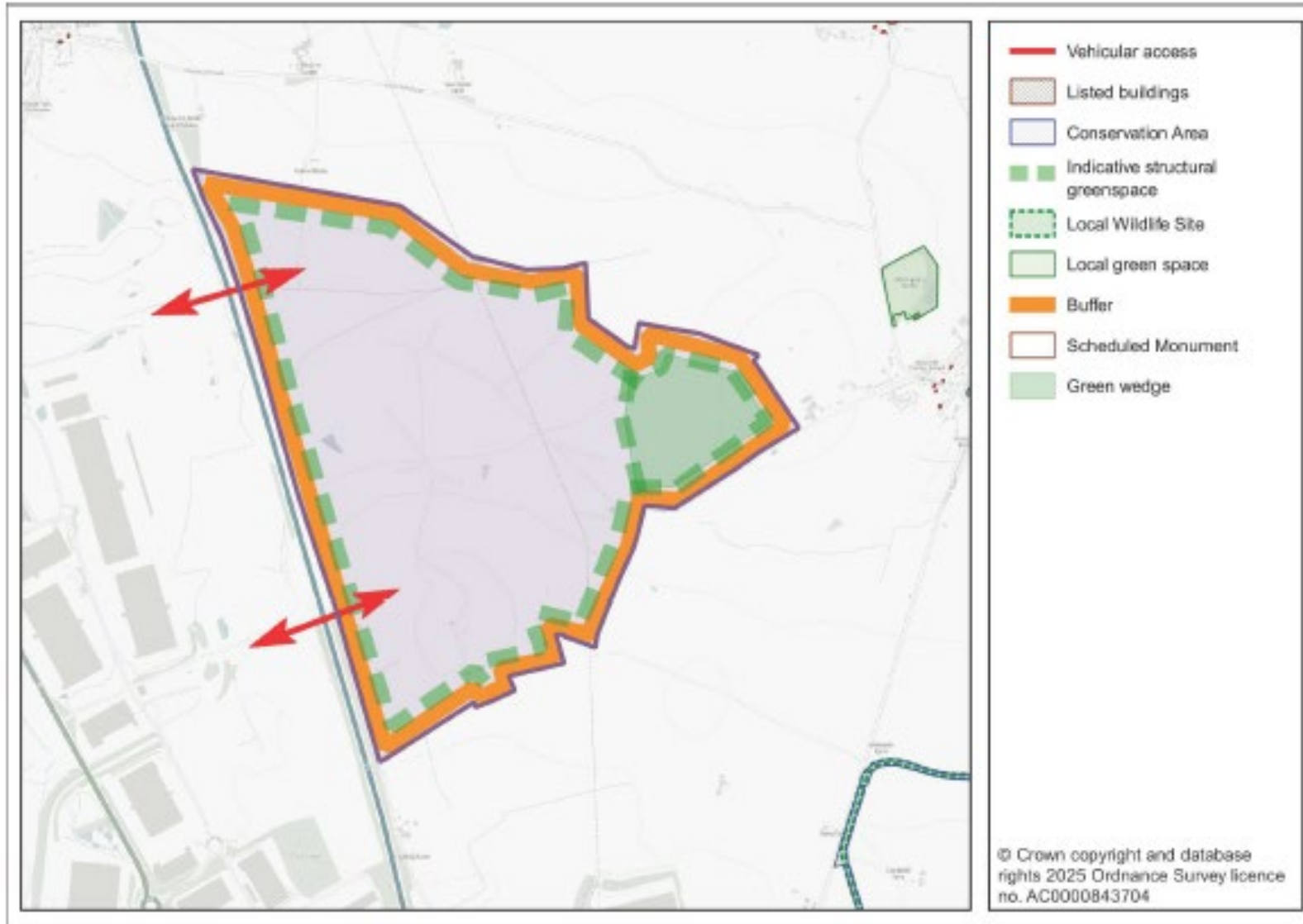
12. Economic Growth



Policy EC10 - land south of Junction 16 M1

50ha strategic warehousing

12. Economic Growth



Policy EC11 - Land east of M1 (extension of Daventry International Rail Freight Terminal - DIRFT)

13. Built and Natural Environment

- Built environment policies
- Designated and non-designated heritage assets and their settings.
- Heritage in regeneration
- Landscape and Special Landscape areas
- Green Wedge policy and designations
- Green and Blue Infrastructure, nature conservation and the mitigation hierarchy
- Biodiversity Net Gain – links to Nature Recovery Strategy
- Upper Nene Gravel Pits Special Protection Area (SPA) and a new requirement for applications comprising a net gain in residential units within 5.9km of the SPA to make an Access Management and Monitoring contribution

14. Transport

- Prioritisation of pedestrian, wheeler, cyclist and public transport users ahead of car users
- Retain and enhance West Northamptonshire's strategic connections for economic advantage. Council will work in partnership with relevant transport providers to deliver a number of initiatives
- Future transport schemes are also considered with policies identifying schemes that may be investigated for future transport use
- Policies on canals and overnight lorry parks

15. Infrastructure

- Infrastructure will need to be delivered alongside homes and jobs in a timely manner
- The Council will work in partnership with developers, neighbouring authorities, central government and other stakeholders to deliver this infrastructure

16. Implementation

- Monitoring framework is required to measure how the West Northamptonshire Local Plan is delivering its objectives. If found necessary, such monitoring will allow actions or interventions to be put in place to mitigate against any potential adverse impacts
- This chapter will be fully developed when the policies are in a settled form for the Submission version of the plan

Next Steps

- Public engagement – January 29th – March 27th (8 weeks)
- Alongside the consultation on the plan, a Call for Sites will be re-opened, this will include a call for sites that can be used for gypsies and travellers accommodation. Local Green Space.
- Review of consultation responses and member engagement - April - August
- Publication of Submission version of the plan for consultation October 2026.
- Submission by 31st December 2026.

Next Steps

Date	Time	Location	Venue
02 February	13:30 - 16:30	Moulton	Community Centre, NN3 7AX
06 February	12:00 – 17:00	Towcester	The Forum, NN12 6AF
10 February	14:00 – 19:30	Wootton	Community Centre, NN4 6ED
11 February	12:00 – 16:30	Middleton Cheney	Village Hall, OX17 2LT
12 February	15:00 – 18:30	Daventry	Mercure Hotel, NN11 0SG
19 February	12:30 – 16:30	Northampton	Grosvenor Centre, NN1 2EW
04 March	15:00 – 19:30	Long Buckby	Community Centre, NN6 7QB
11 March	12:30 – 18:00	Brackley	Town Hall, NN13 7AB