West Northamptonshire Council

Regulation 19 Draft West Northamptonshire Local Plan

NCALC

21 October 2026



West Northamptonshire Council

NCALC

1. Introduction inc Government Direction
2. Proposed Chapters
3. Regulation 19 Plan
4. How to respond
5. Next Steps

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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 Regulation 19 stage
- Identifies that there will be an opportunity to make representations on the plan before it is submitted for independent examination.

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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.

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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.
- c1,000 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

117 new Local Green Space designations across West Northamptonshire.

4. Placemaking

Main Changes

- Rationalisation and reorganisation of Policies PL1 – PL4
- Expansion of Policy PL5 (Flooding) in consultation with the Lead Local Flood Authority to address consultation feedback from the Environment Agency
- Addition of a further 63 Local Green Spaces from 159 submissions.
- Removal of Pineham Locks LGS (Northampton)

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
- 3 allocations included in the second Regulation 18 plan
  - North of Buckton Fields
  - Land off Harlestone Road
  - South of Grange Park
- 3 allocations included in first and second Regulation 18 Plans
  - Land East of Wooldale Road and North of Newport Pagnell Road (previously identified as a single allocation 'East of Wootton Fields')
  - Land west of the A43

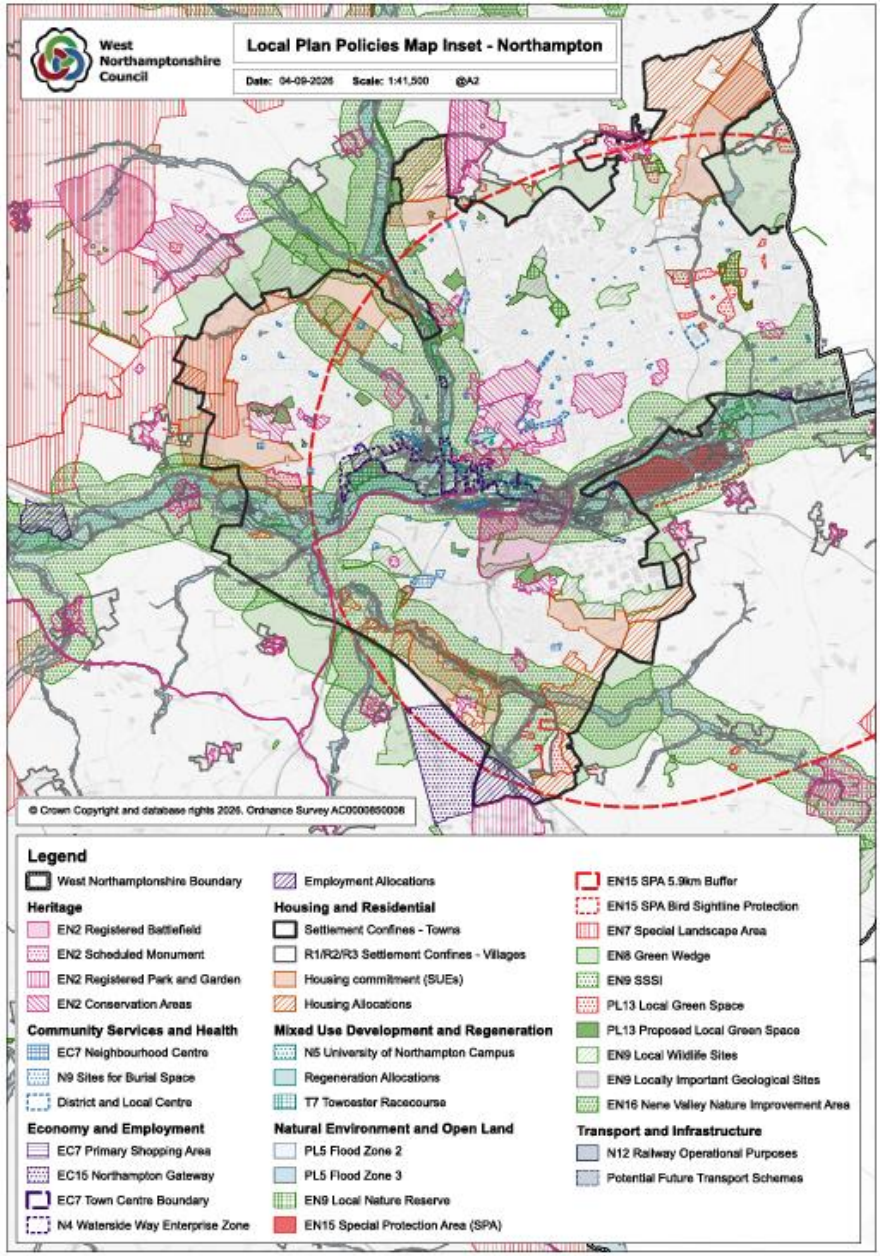
- 2 allocations included in the WNJCS which do not yet have planning permission
  - East of A43 (identified as Northampton North in the WNJCS, it is proposed to extend this northwards)
  - Northampton West (remaining)

5. Making Great Places - Northampton

- Policies for job creation and employment allocations, including new allocation at J15 M1 (included in 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

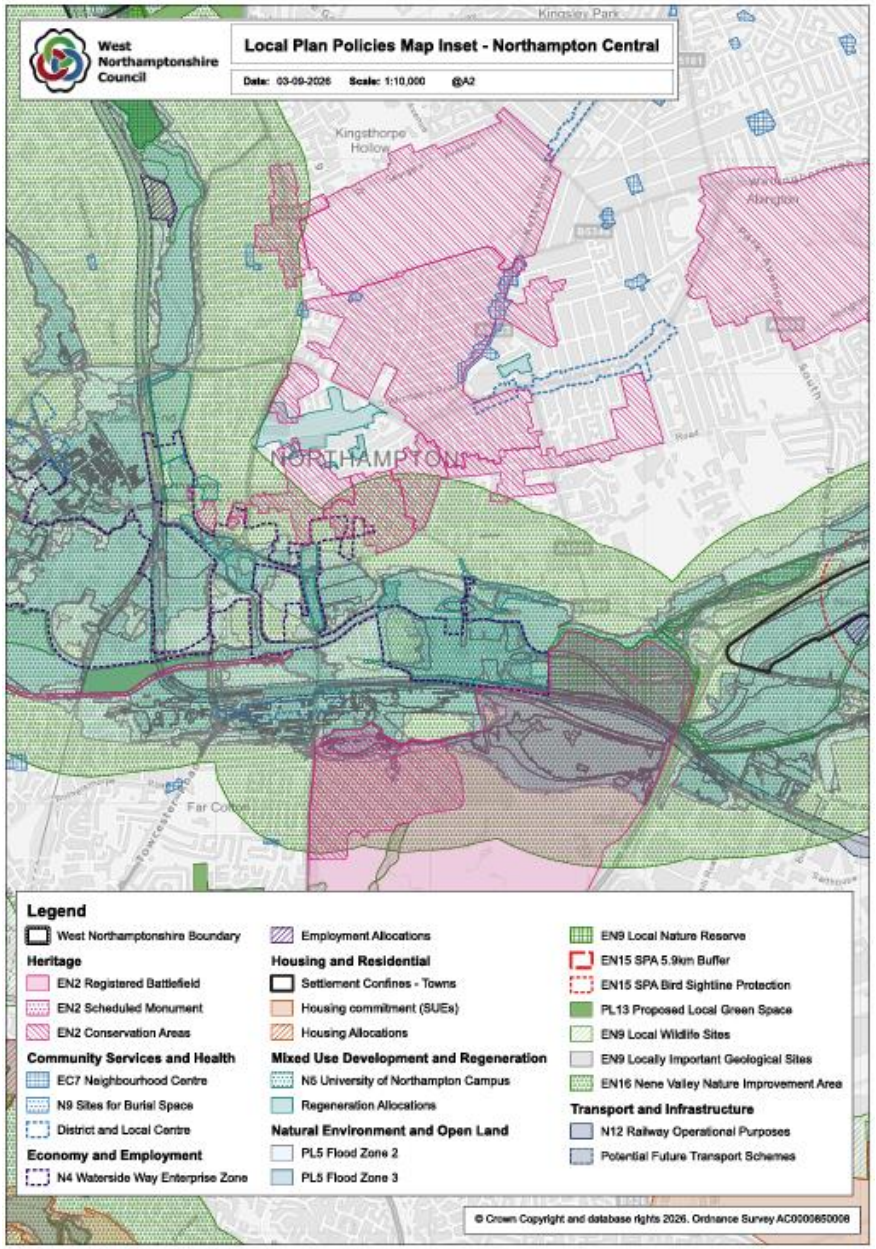
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Policies Map - Northampton

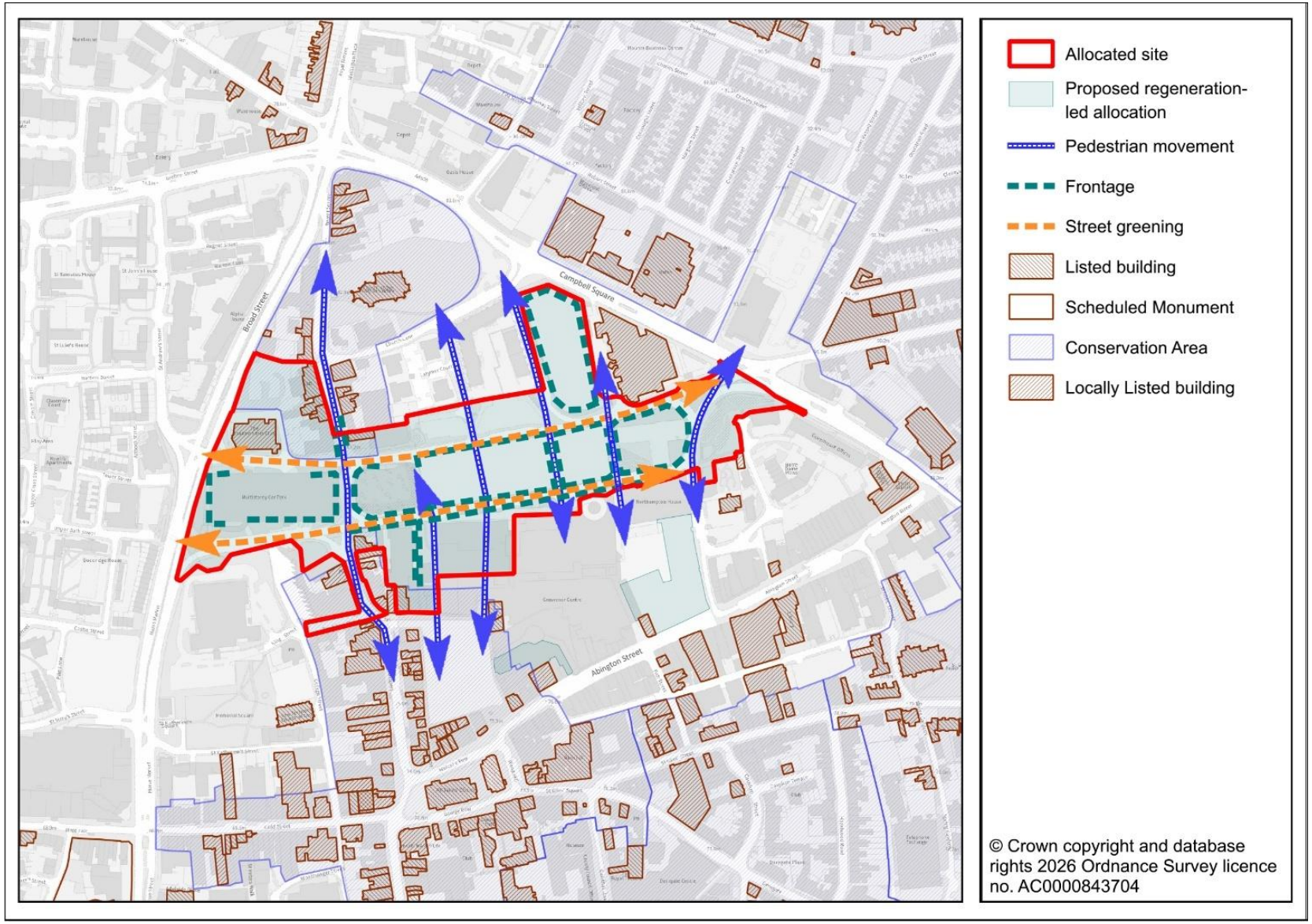


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Policies Map – Northampton Centre



5. Making Great Places - Northampton

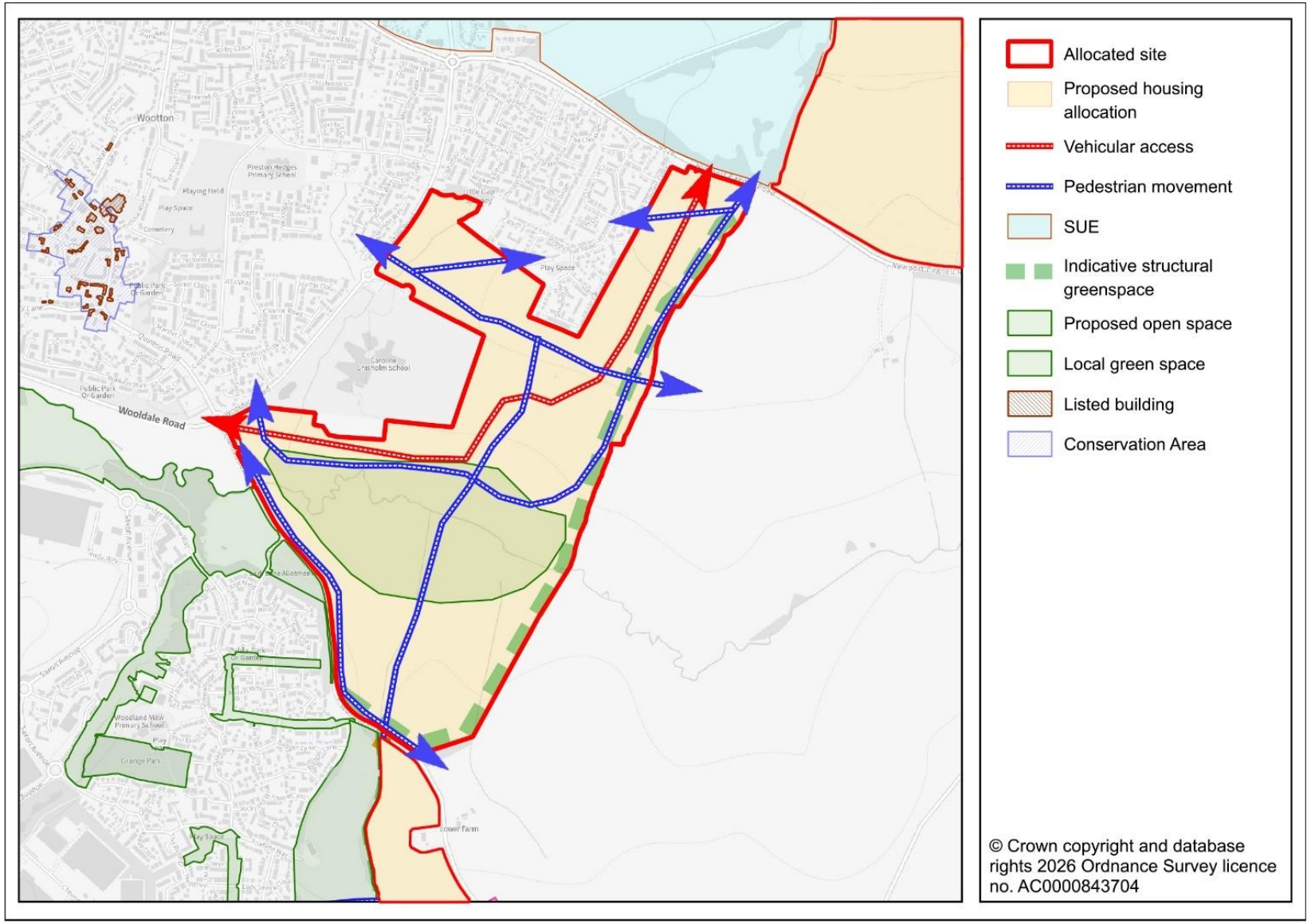


Policy N10 – Greyfriars

- Mixed use development
- 1,000 residential units



5. Making Great Places - Northampton

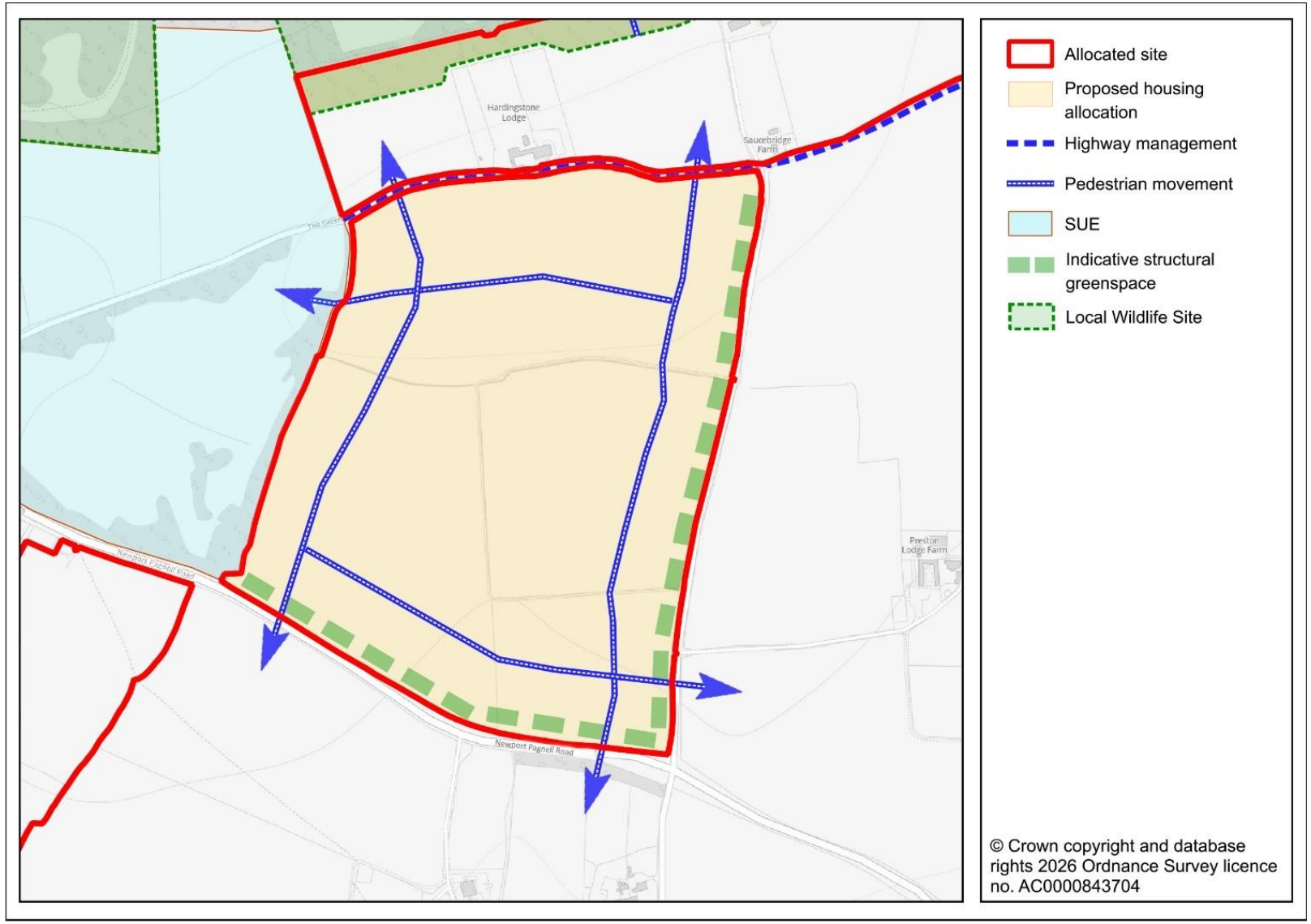


Policy N13 - Land east of Wooldale Road

1,700 residential units



5. Making Great Places - Northampton

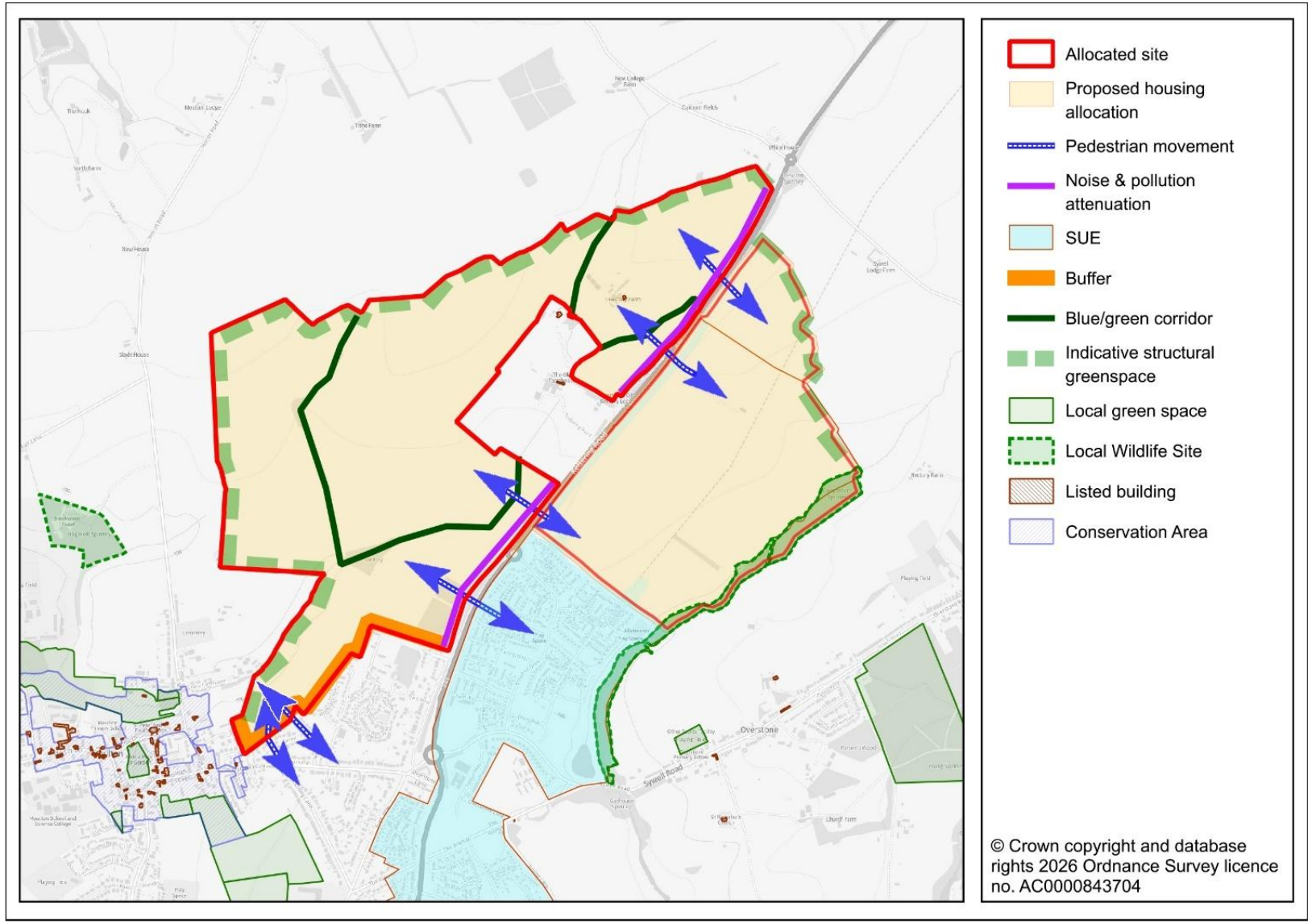


Policy N14 - Land north of Newport Pagnell Road

1,000 residential units



5. Making Great Places - Northampton



- **Policy N15 - Land west of the A43**

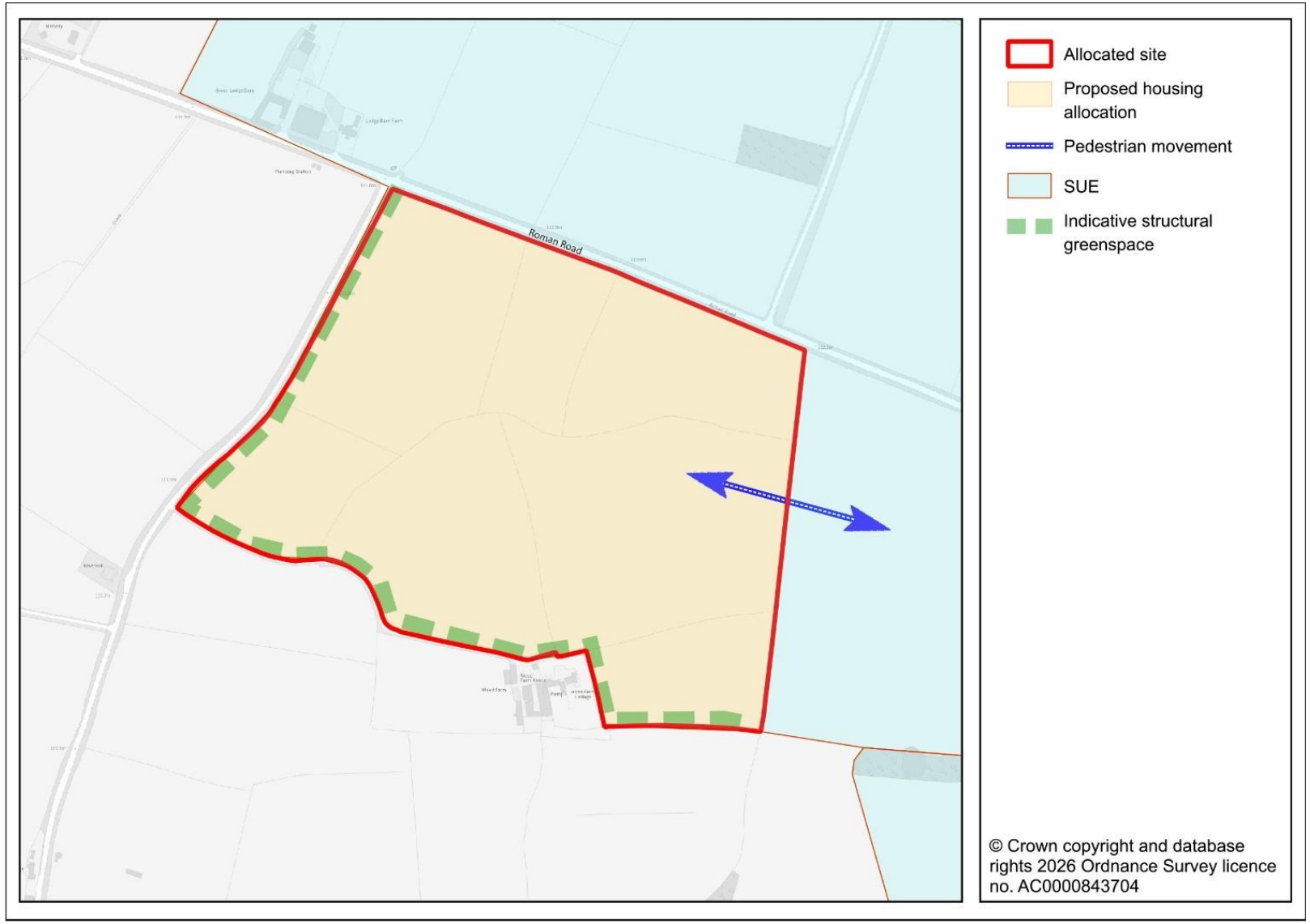
2,900 residential units

- **Policy N16 – Land East of the A43**

1,950 residential units



5. Making Great Places - Northampton

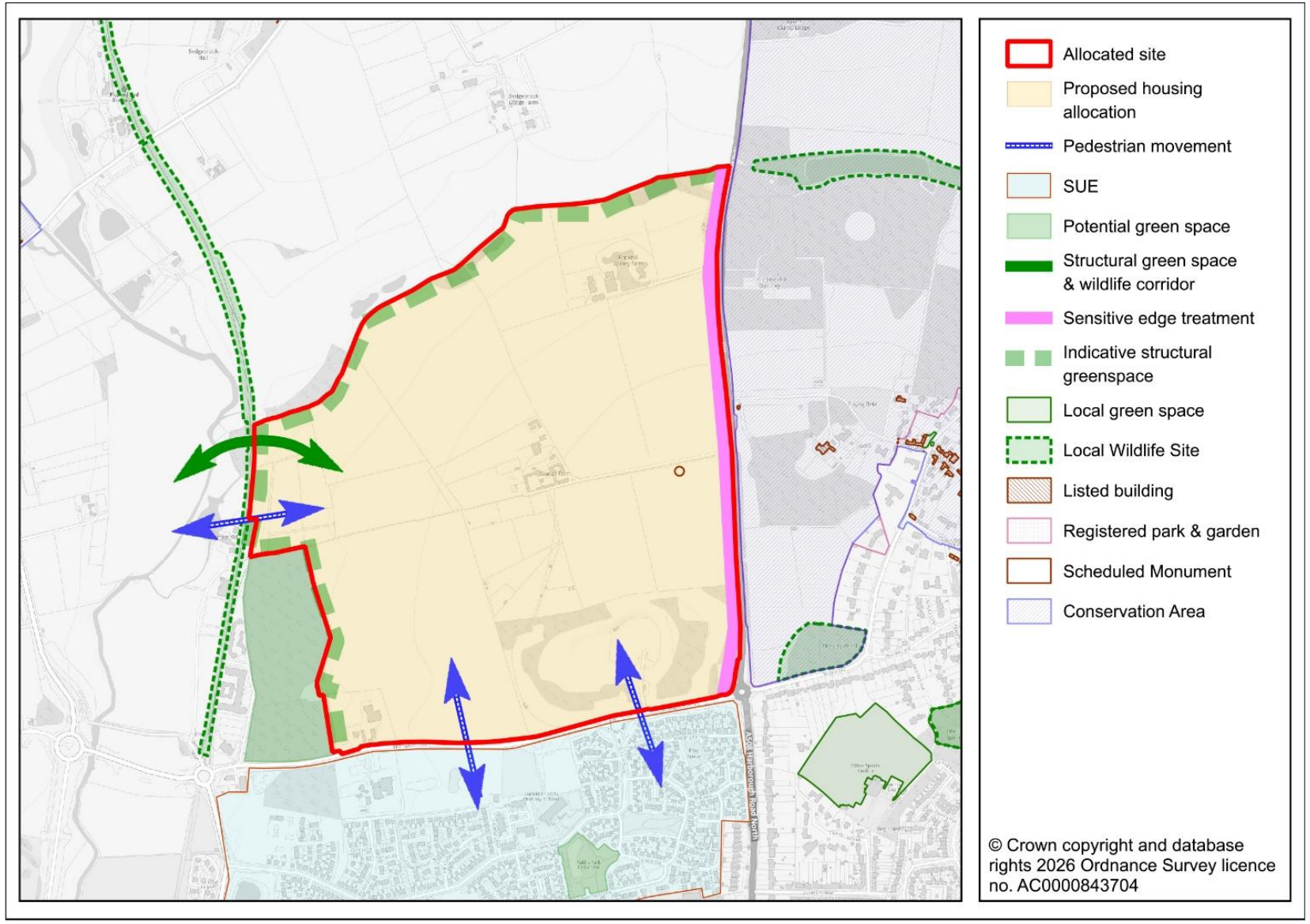


Policy N17 - Northampton West (remaining)

350 residential units



5. Making Great Places - Northampton

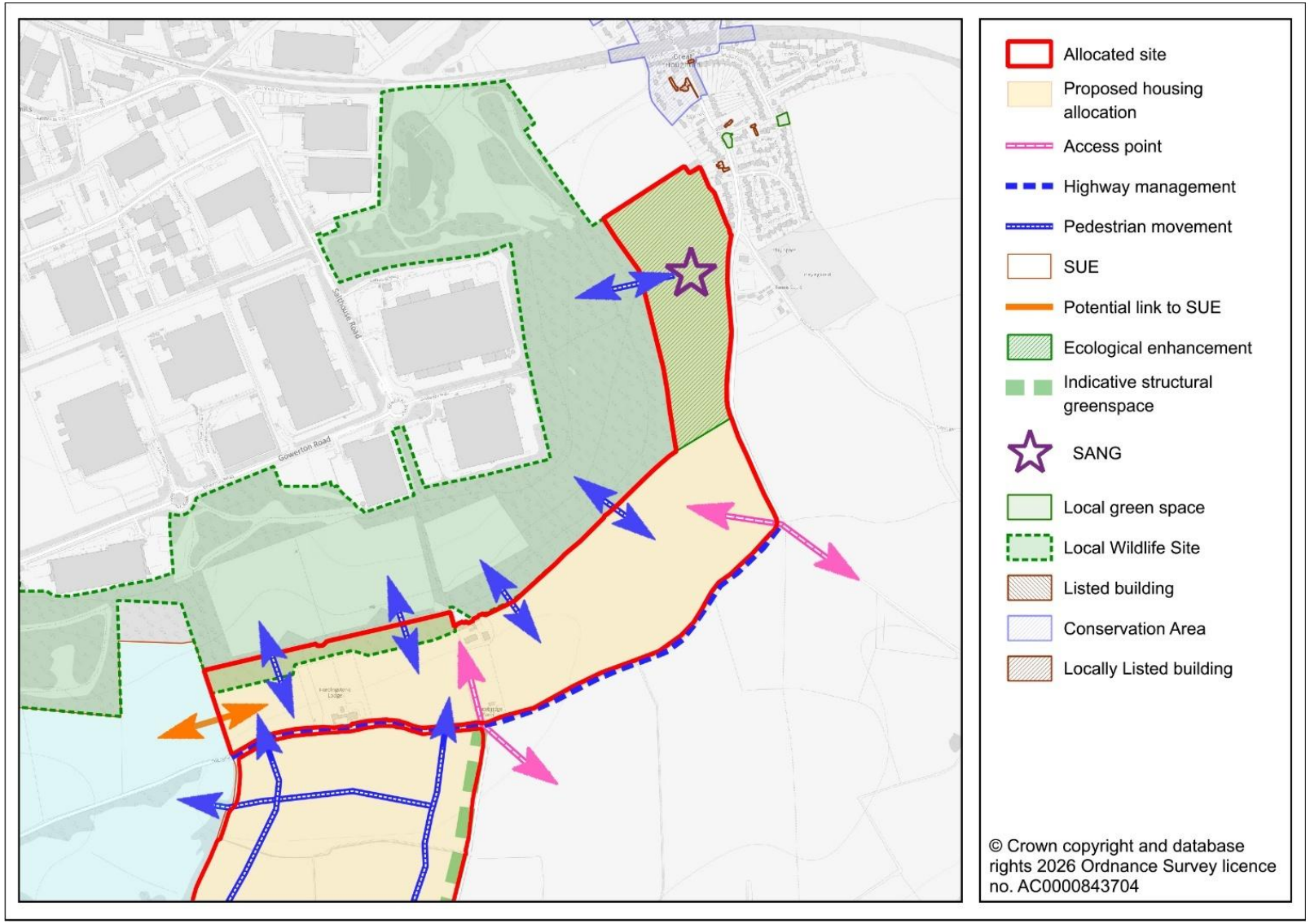


Policy N18 – North of Buckton Fields

1,500 residential dwellings



5. Making Great Places - Northampton

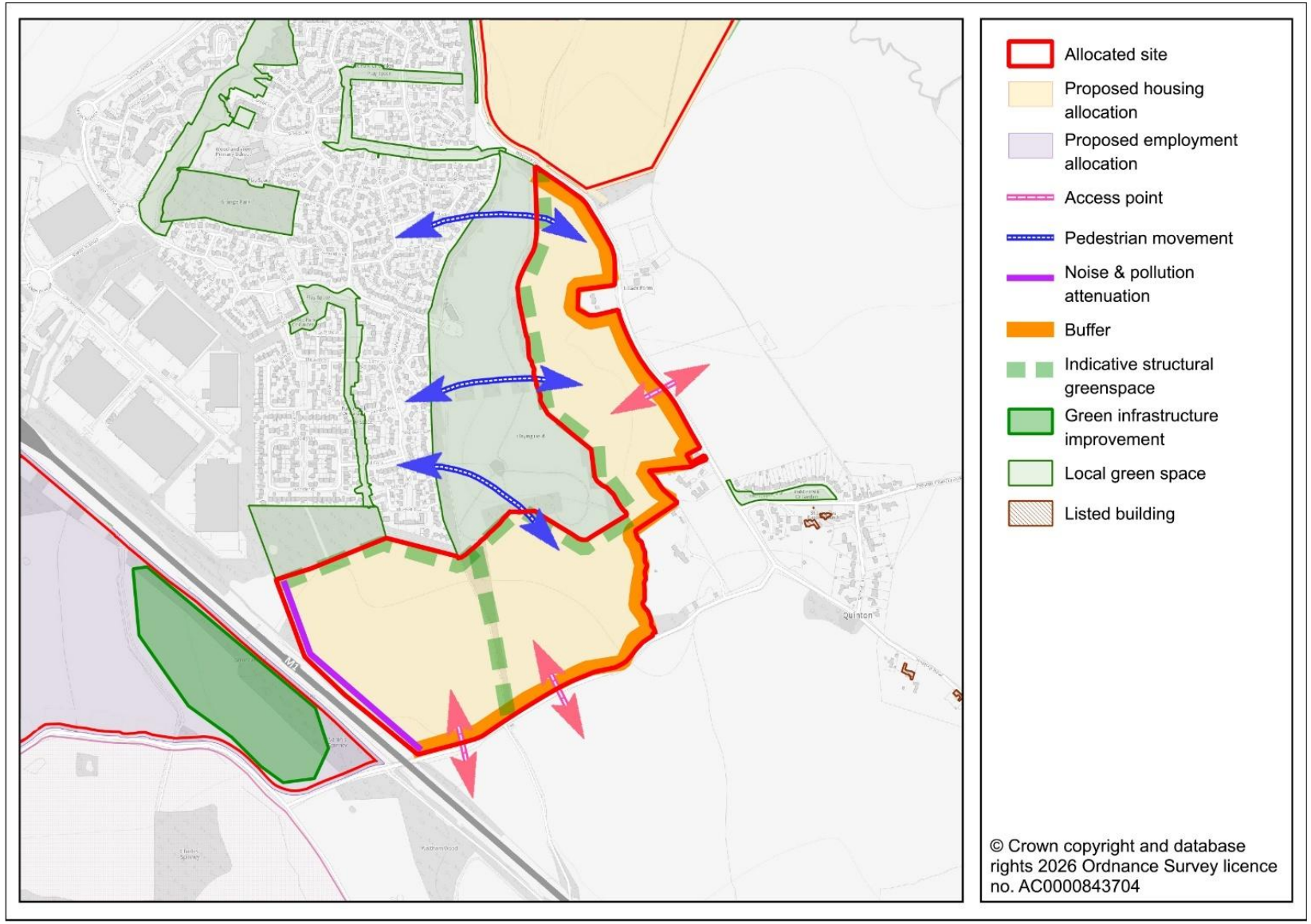


Policy N19 – The Green, Great Houghton

650 residential dwellings



5. Making Great Places - Northampton

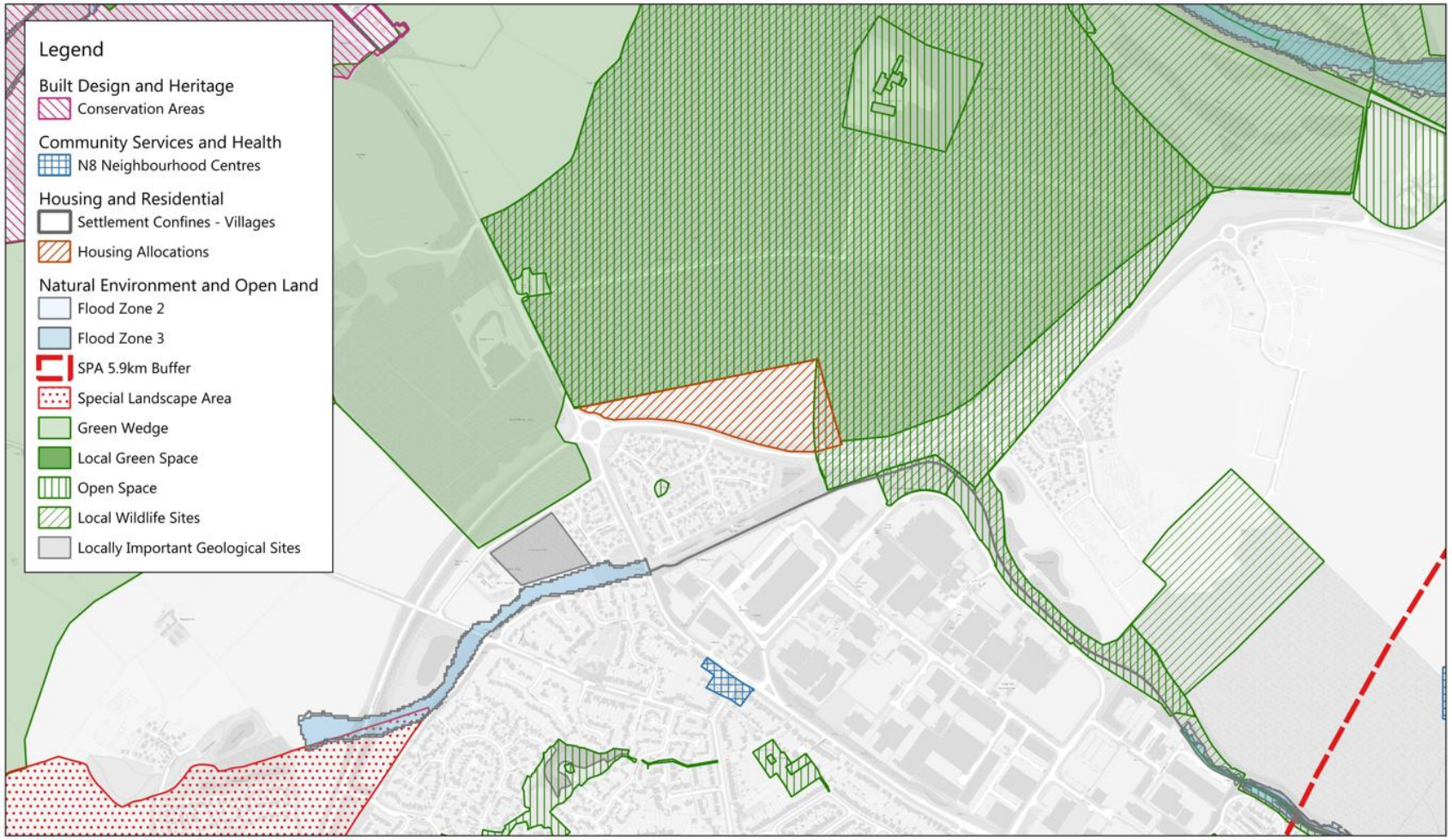


Policy N20 South of Grange Park

850 residential units



5. Making Great Places - Northampton



West Northamptonshire Council

Title: Harlestone Housing Allocation

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Date: 07-01-2026

Scale: 1:7,500 @A3

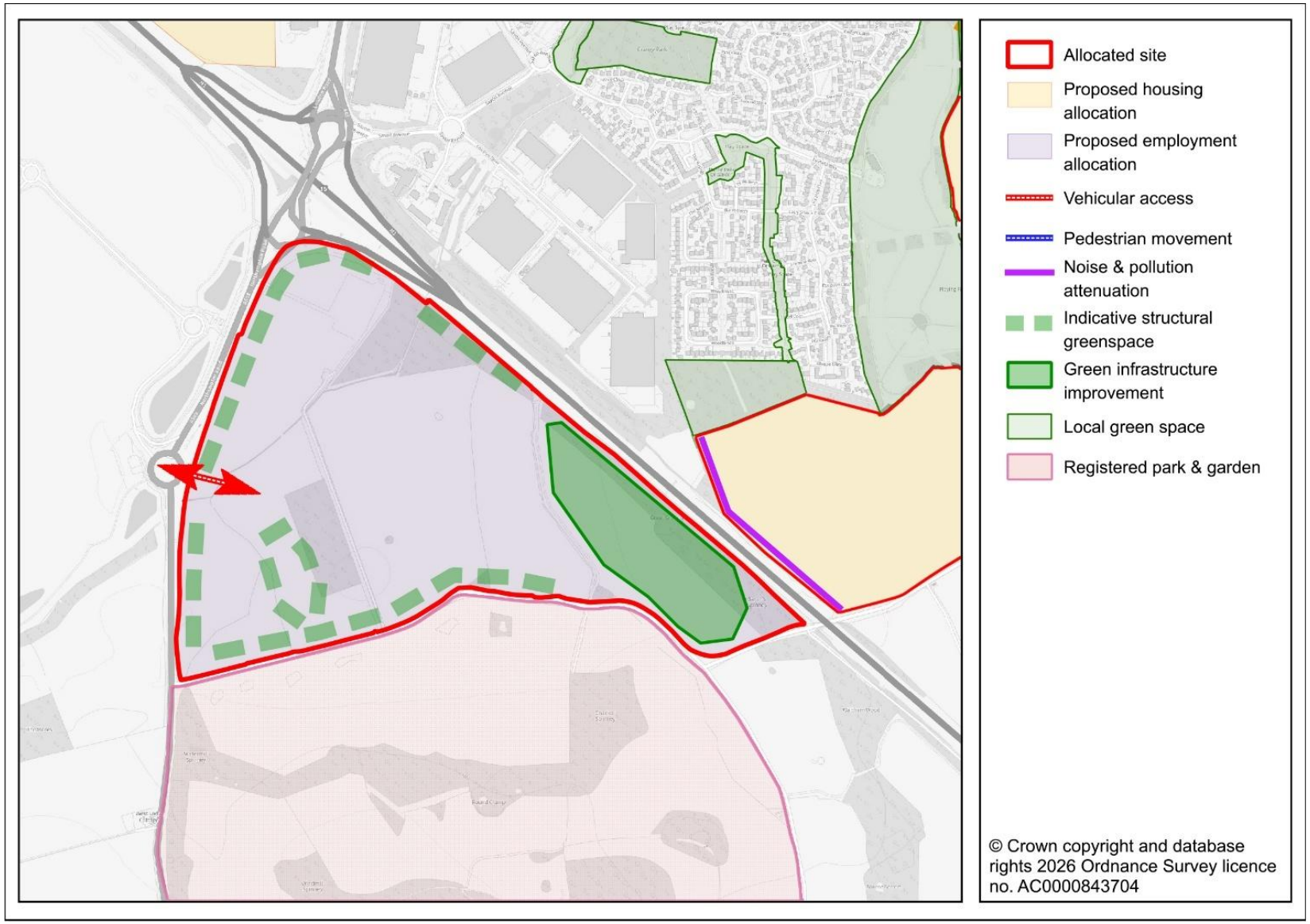
Drawn: ----------

Policy N6 (xxvii) - Land off Harlestone Road

100 residential units



5. Making Great Places - Northampton



Policy N23 – South of Junction 15 M1

68ha strategic warehousing



5. Making Great Places - Northampton

Main Changes

- Deleted proposed housing allocation at Collingtree Golf Course
- Removal of specific Northampton Neighbourhood Centres policy as this is now included in the Economic Growth chapter

6. Making Great Places – Daventry

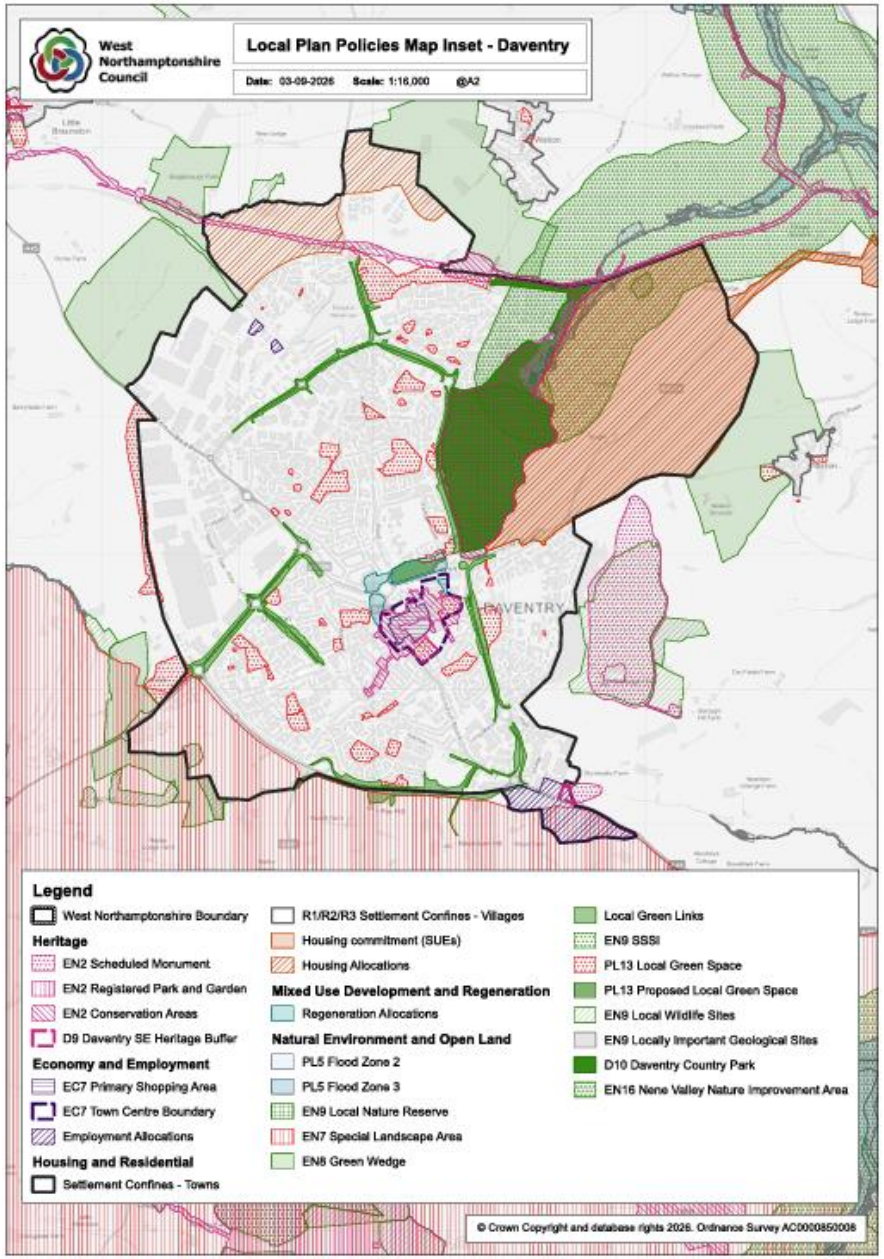
- Sub-Regional Centre
- Sets out the over-arching spatial strategy
- Enhancing the vitality and viability of the town centre including through the redevelopment of the former council offices at Lodge Road.
- New homes will be provided within the town confines and through the remaining development on 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

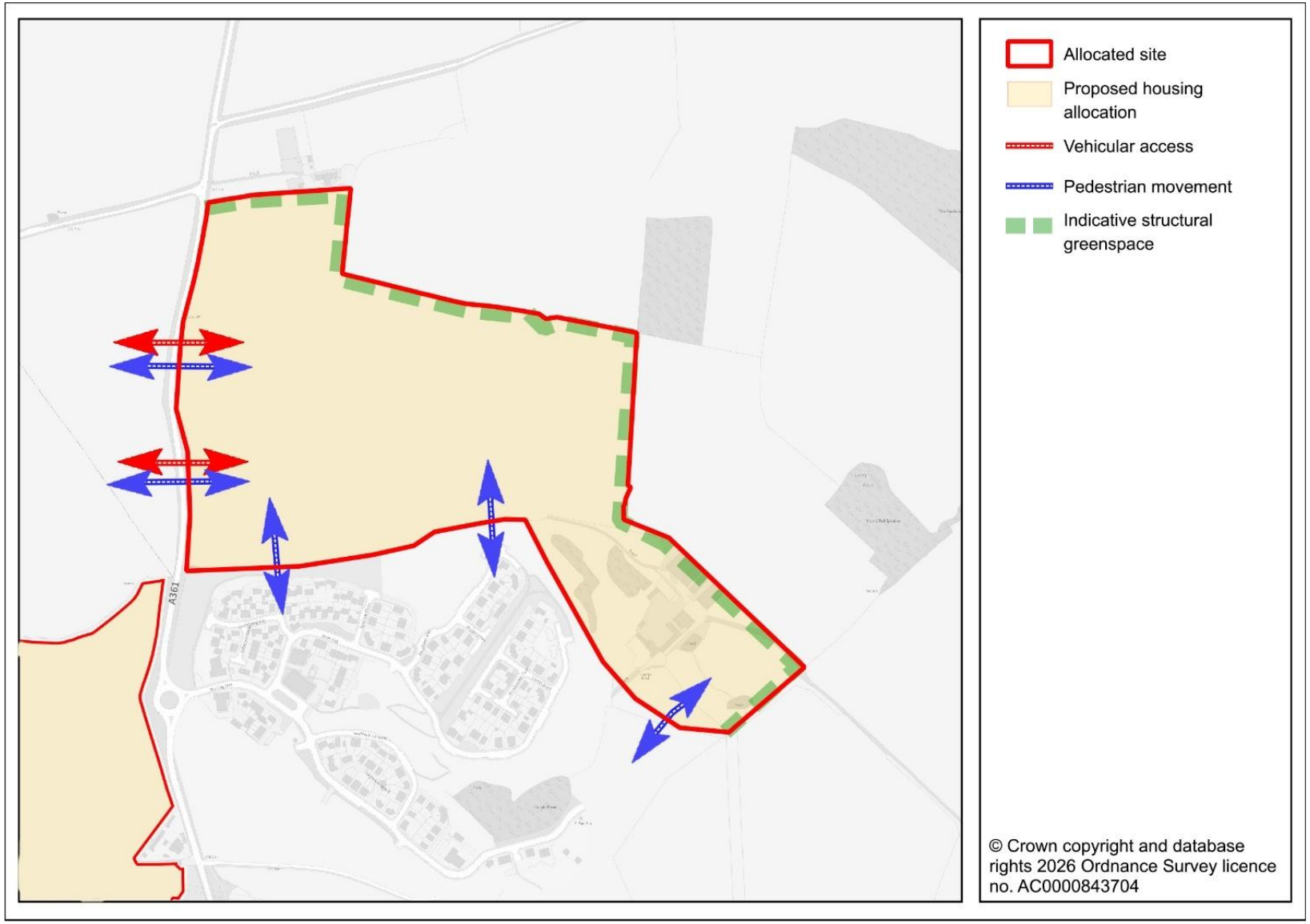
- New employment opportunities in the town centre, at land off Newnham Drive, Daventry South East Gateway, land North West of Nasmyth Road and Daventry North East.

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Policies Map - Daventry



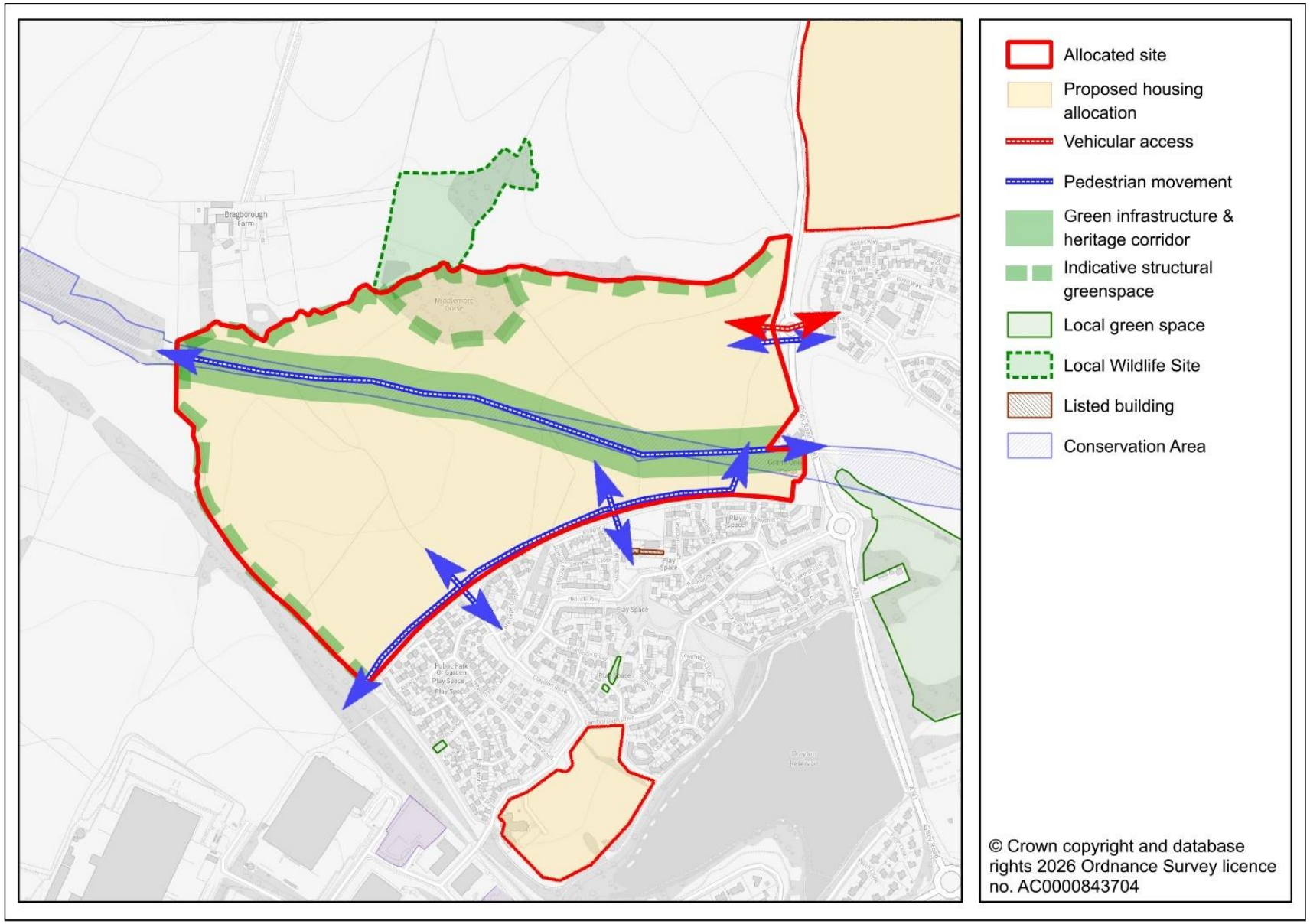
6. Making Great Places – Daventry



Policy D3 - Micklewell Park Extension

430 residential units

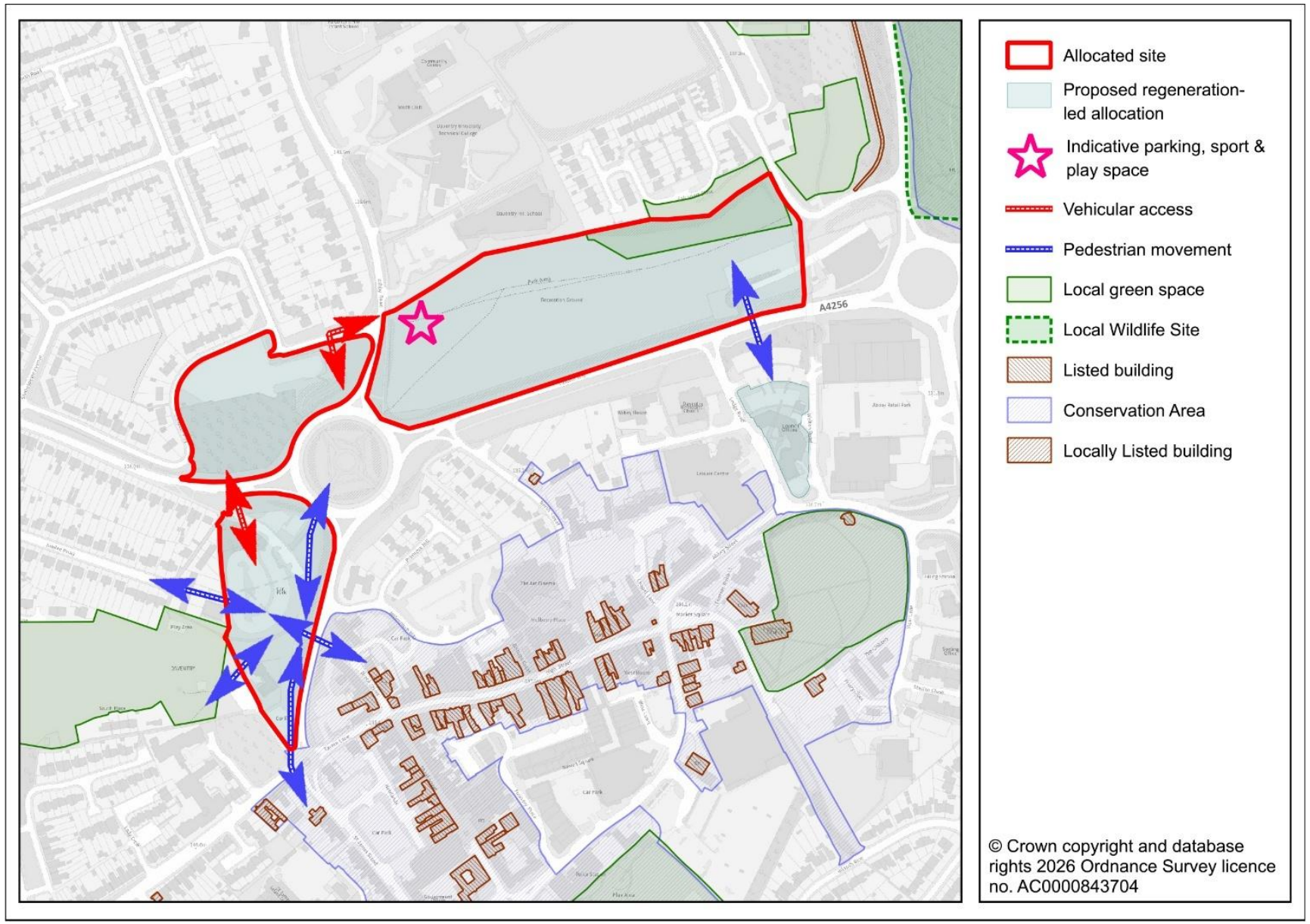
6. Making Great Places – Daventry



Policy D4 - Land north of Middlemore

720 residential units

6. Making Great Places – Daventry



Policy D6 – Land North and West of the Town Centre

Mixed use development including a Local Green Space at eastern end

6. Making Great Places – Daventry

Main Changes

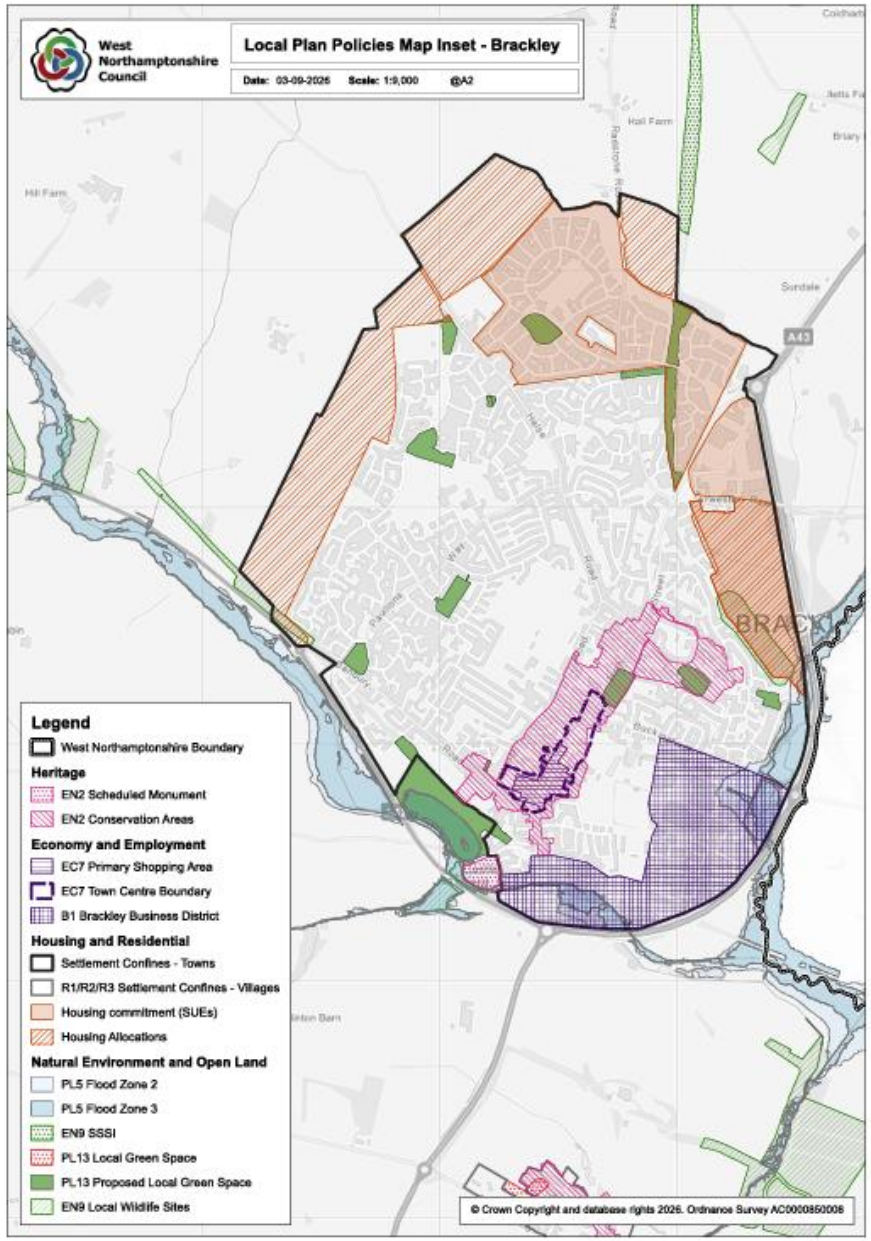
- Proposed allocation at Middlemore deleted as this now has planning permission and is under construction

7. Making Great Places – Brackley

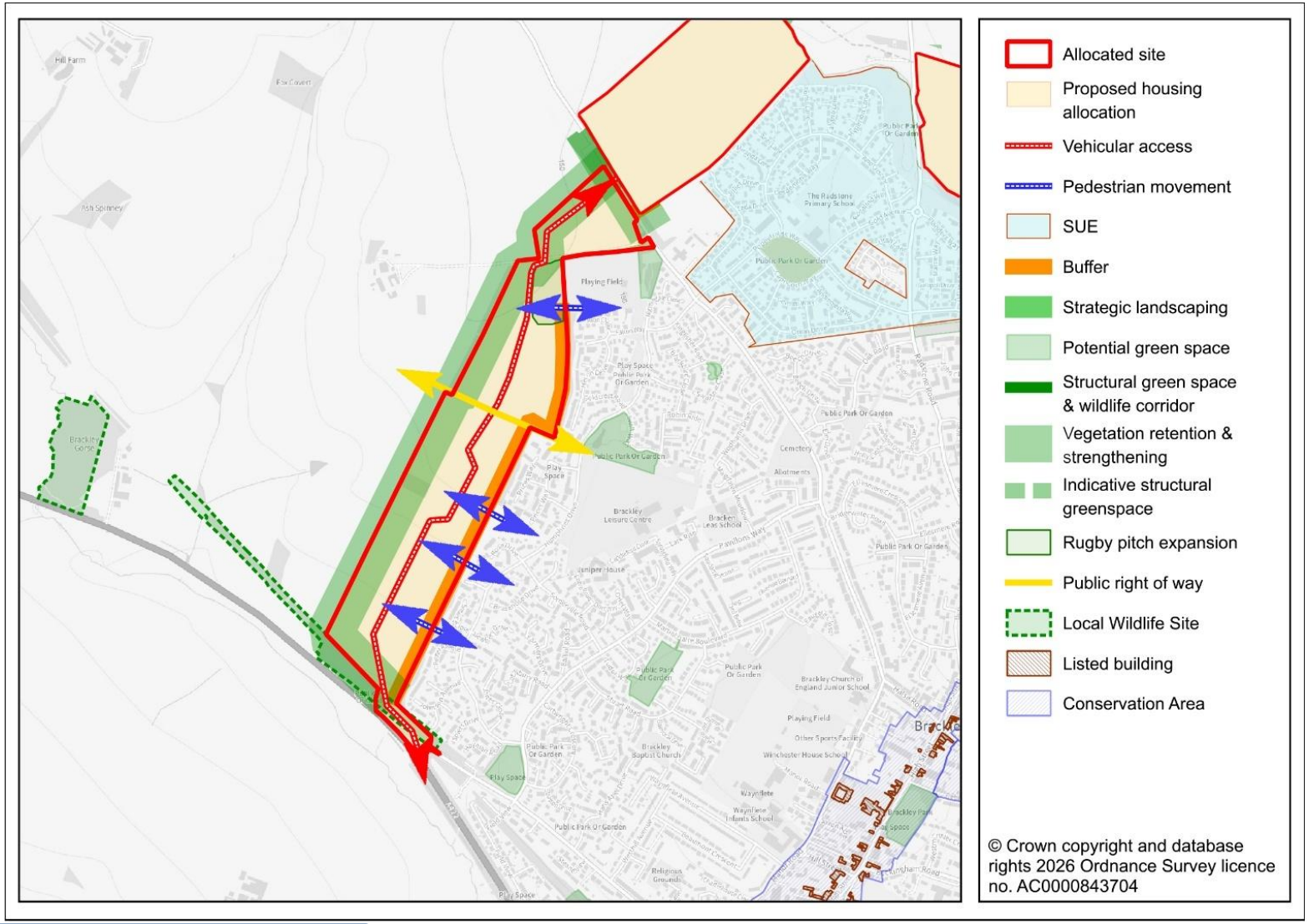
- Rural Service Centre
- Sets out the over-arching spatial strategy.
- Enhancing the vitality and viability of the town centre supporting economic investment and regeneration in employment areas including the Brackley Business District.
- New homes will be provided within the town confines and the remaining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

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Policies Map - Brackley



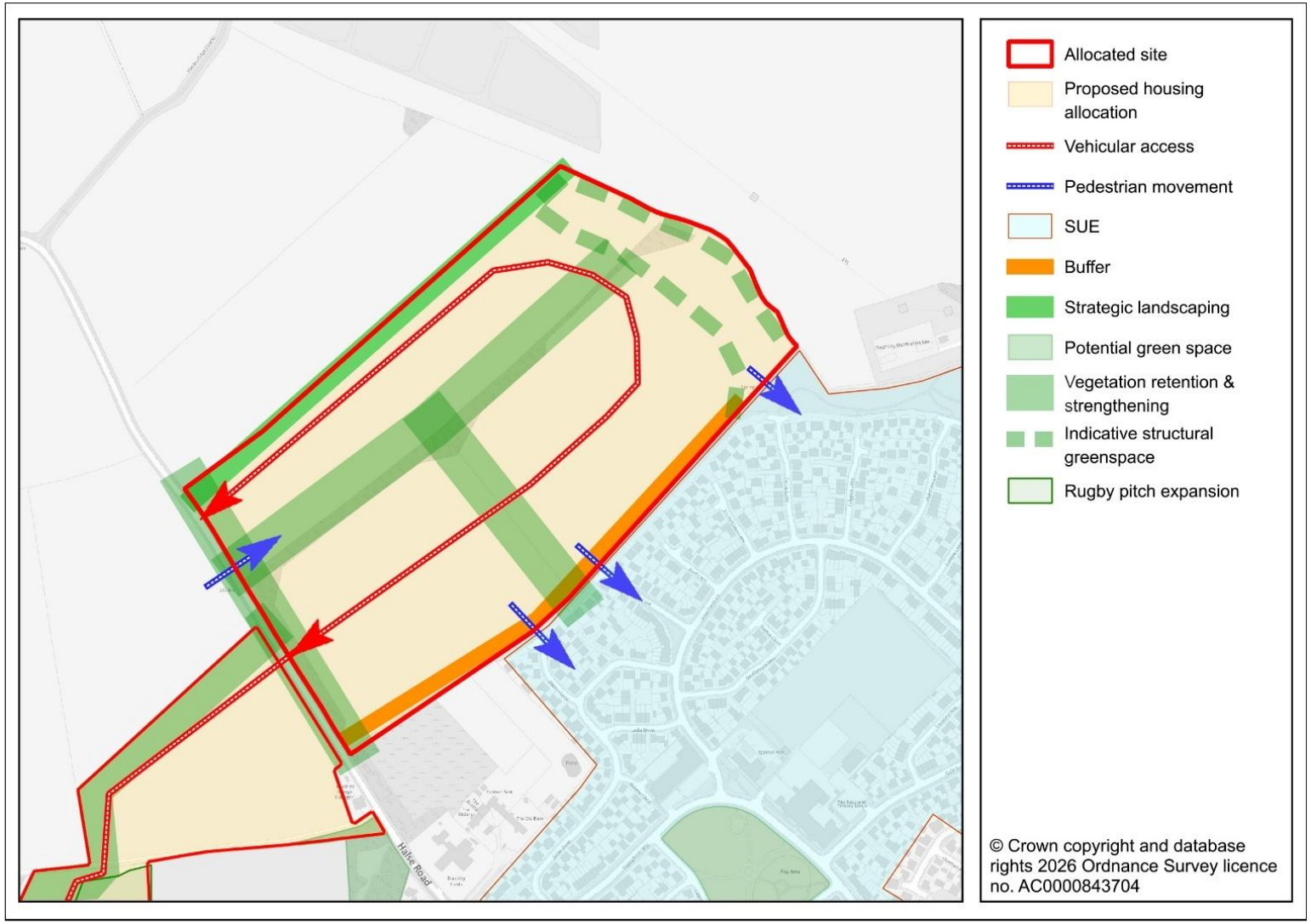
7. Making Great Places – Brackley



Policy B4 –West of Brackley

700 residential units

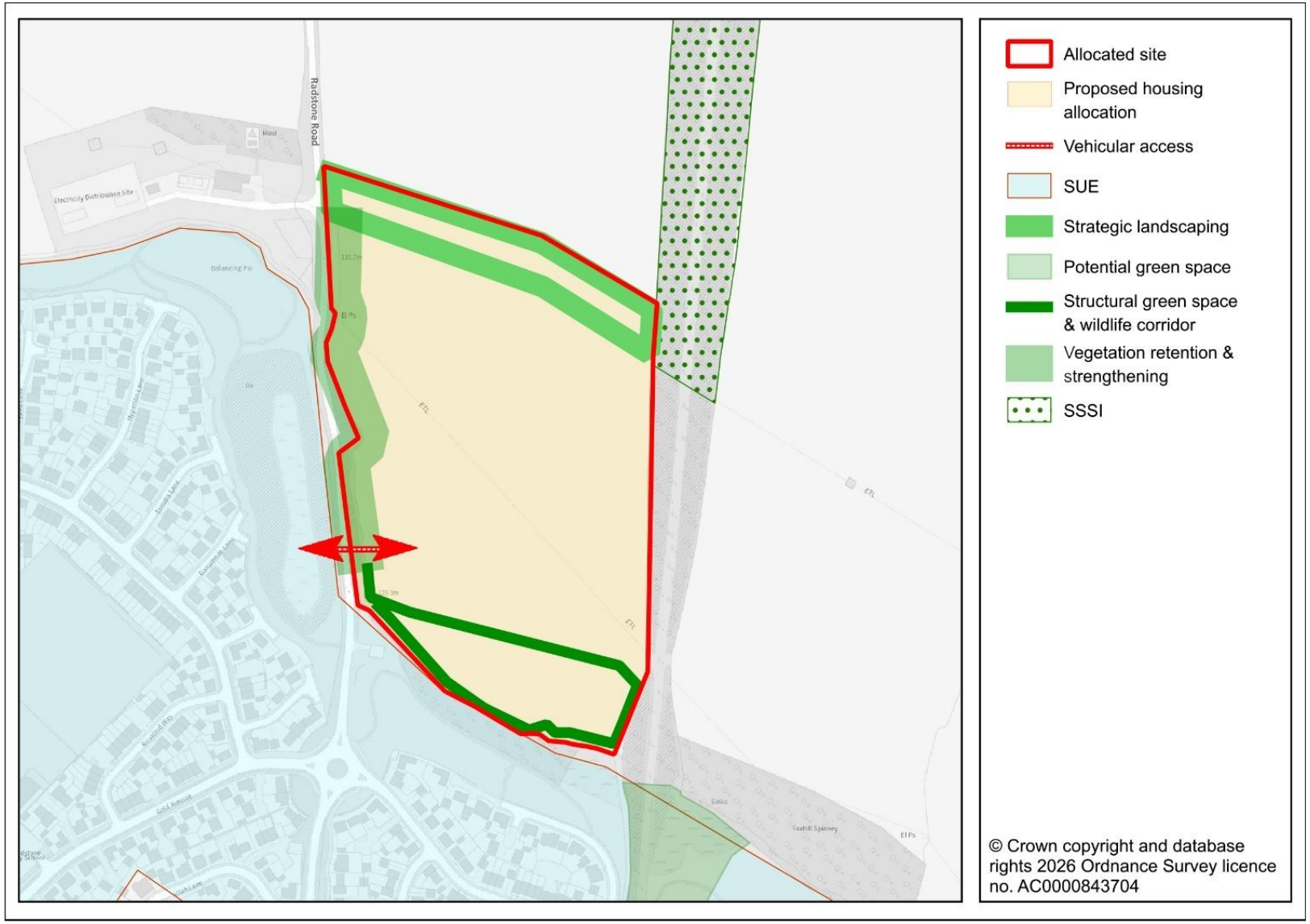
7. Making Great Places – Brackley



Policy B5 –North of Radstone Fields

450 residential units

7. Making Great Places – Brackley



Policy B6 – Brackley, East of Radstone Road

150 residential units

6. Making Great Places – Brackley

Main Changes

- No Main Changes

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 to the south of the town

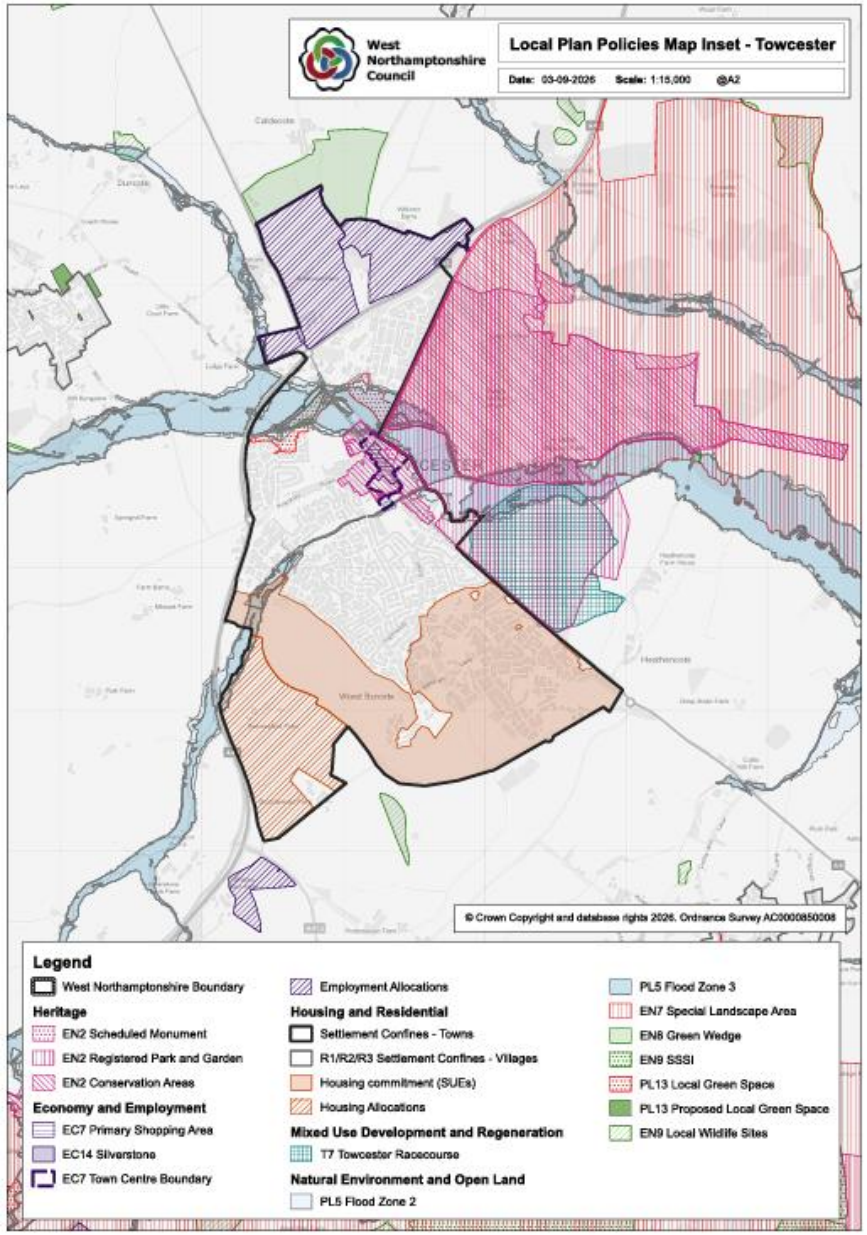
8. Making Great Places – Towcester

- Employment opportunities coming through:
  - the remaining development at Towcester South
  - the three employment allocations made in the South Northamptonshire Local Plan Part 2 at:
    - Bell Plantation,
    - Woolgrowers Field and
    - Tiffield Lane.

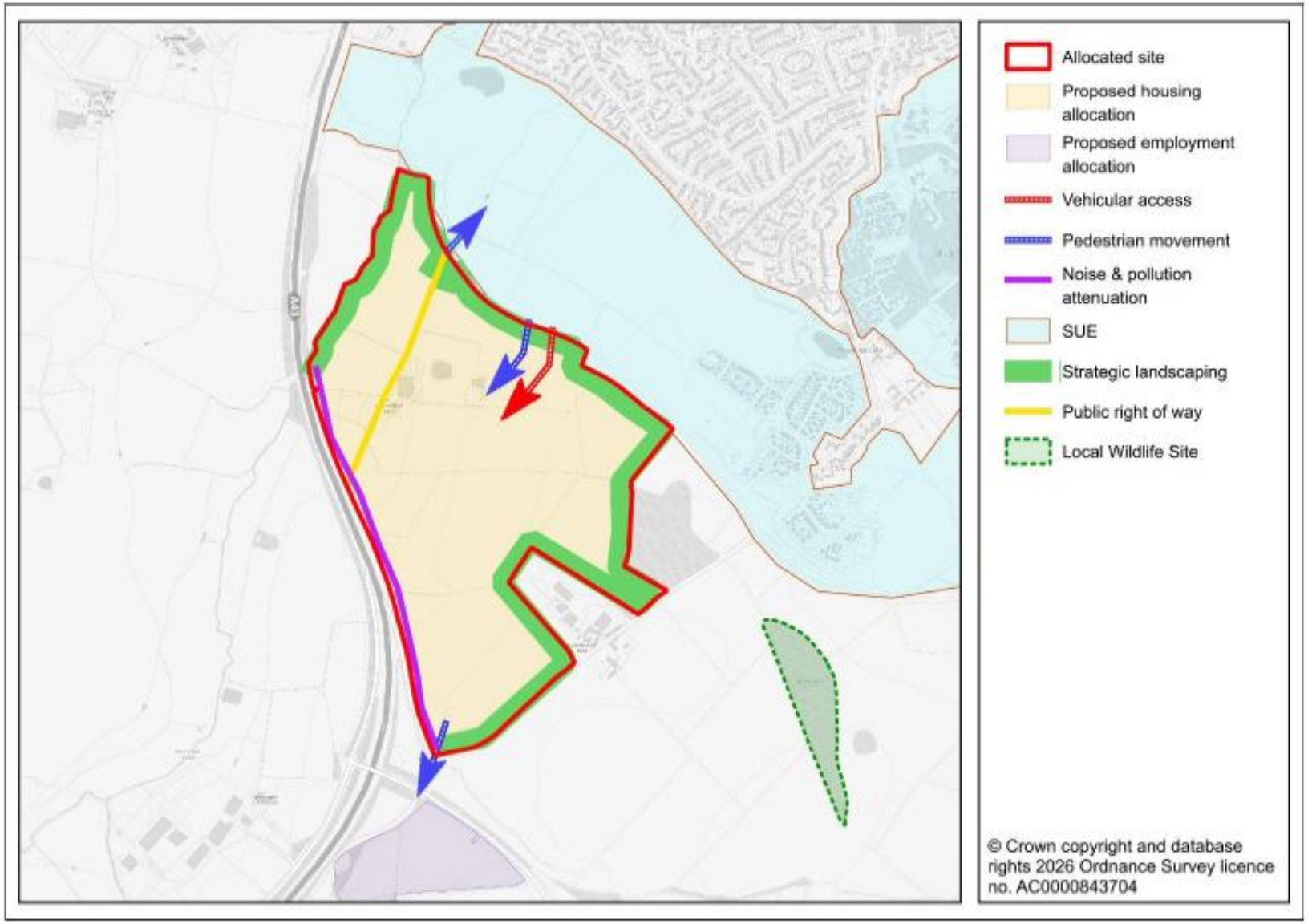
- Revised town confine incorporating Wood Burcote

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Policies Map - Towcester



8. Making Great Places – Towcester



Policy T3 –North of Burcote Road

1,400 residential units

6. Making Great Places – Towcester

Main Changes

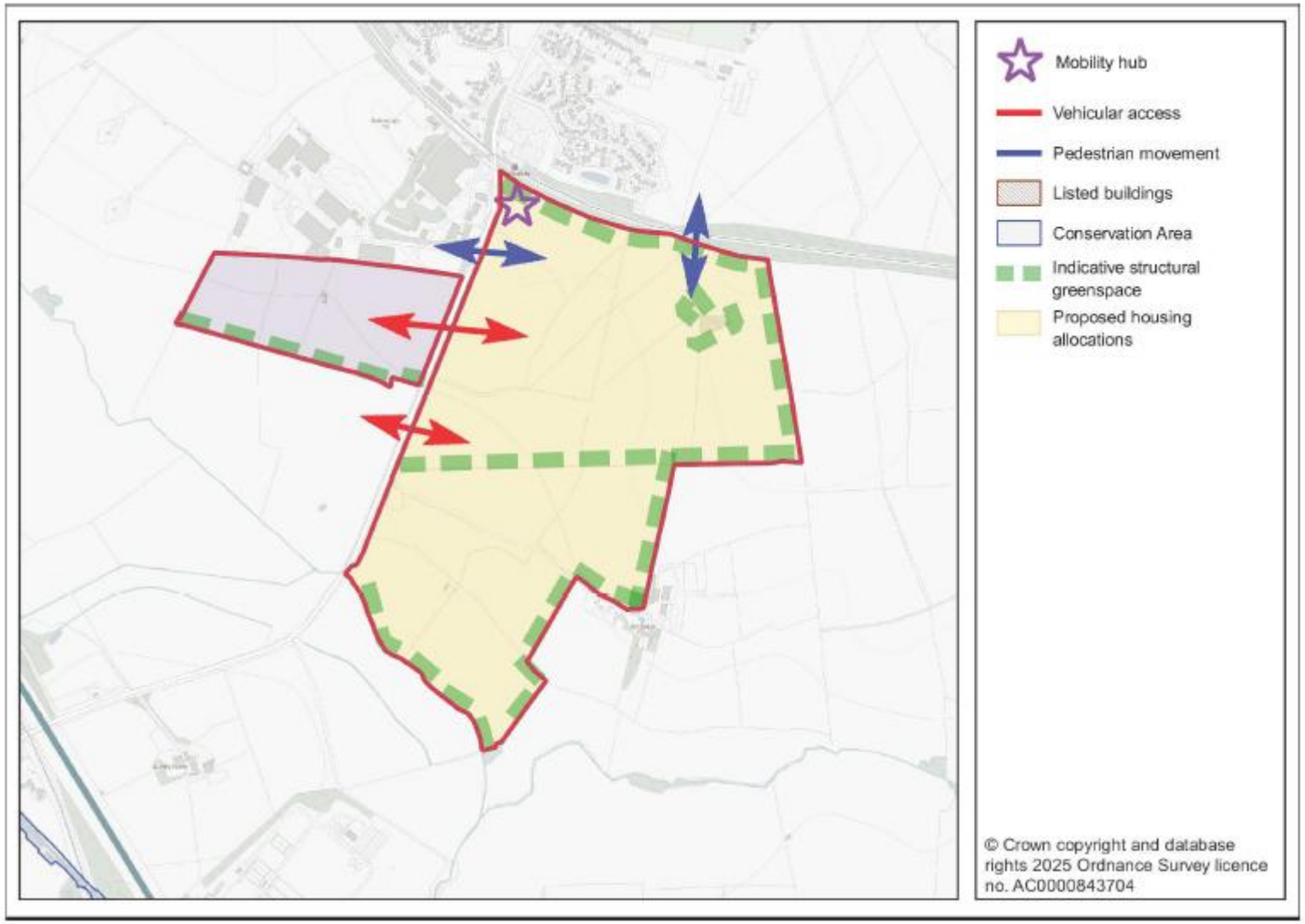
- No Main Changes

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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

9. Long Buckby Station



Policy LB1 – Growth at Long Buckby station

1,000 residential units

4 Ha employment

6. Growth at Long Buckby Station

Main Changes

- No Main Changes

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 3,200 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 2024 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.

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10. Making Great Places – Rural

Parish	Settlements for Neighbourhood Plan Allocations	Housing Figure
Badby	Badby	26
Barby	Barby	51
Blakesley	Blakesley	21
Blisworth	Blisworth	77
Boddington	Upper Boddington	28
Boughton	Boughton	0
Brafield on the Green	Brafield on the Green	27
Braunston	Braunston	74
Brixworth	Brixworth	211
Bugbrooke	Bugbrooke	110
Byfield	Byfield	52
Chacombe	Chacombe	25
Chipping Warden and Edgecote	Chipping Warden	27
Cogenhoe and Whiston	Cogenhoe	58
Creaton	Creaton	19
Crick	Crick	85
Croughton	Croughton	38
Culworth	Culworth	18
Deanshanger	Deanshanger	147
Denton	Denton	30
East Haddon	East Haddon	29
Farthinghoe	Farthinghoe	17
Flore	Flore	57
Greatworth and Halse	Greatworth	35
Greens Norton	Greens Norton	65
Guilsborough	Guilsborough	28
Hackleton	Hackleton	0
Harpole	Harpole	0
Hartwell	Hartwell	73
Kilsby	Kilsby	55
Kings Sutton	Kings Sutton	92
Kislingbury	Kislingbury	55

Policy R6 – Rural areas housing requirement (in part)

10. Making Great Places – Rural

Main Changes:

- Further quantitative and qualitative review of the settlement hierarchy
- Some reclassification of villages
- A reduction in R6 numbers at Primary and Secondary villages.
- Removal of R6 requirement for those villages with a housing allocation
- Confines proposed for all settlements in the hierarchy have been reviewed
- Single plot self build sites have been added as a prescribed circumstance at Primary, Secondary and Other villages
- Addition of a Policy on RAF Croughton

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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.
- 2,512 dwellings per annum + 5%
- 44,839 new homes 2026-2043.
- 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.
- Single Self Build plots adjoining villages may come forward where there is a local connection
- 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

11. Homes

Main Changes:

- Affordable Housing provision – percentages set based on viability
- Self-Build and Custom Build Housing – single plots
- Houses in Multiple Occupation

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

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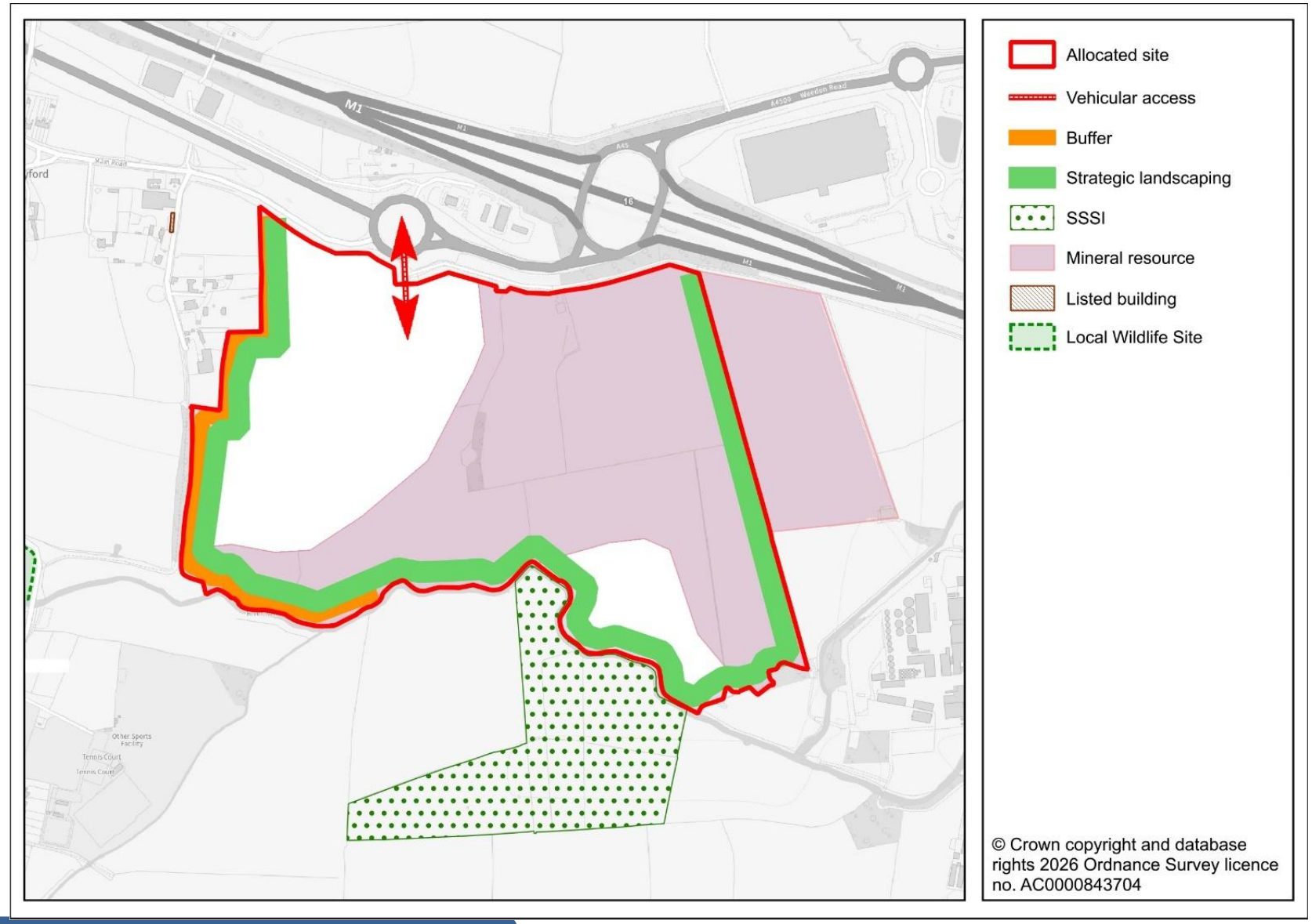
12. Economic Growth

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

- carries forward allocations at Shacks Barn, Whittlebury and

- proposes further allocations at:
  - Junction 16 of the M1 and
  - land to the east of the M1 as an expansion of DIRFT

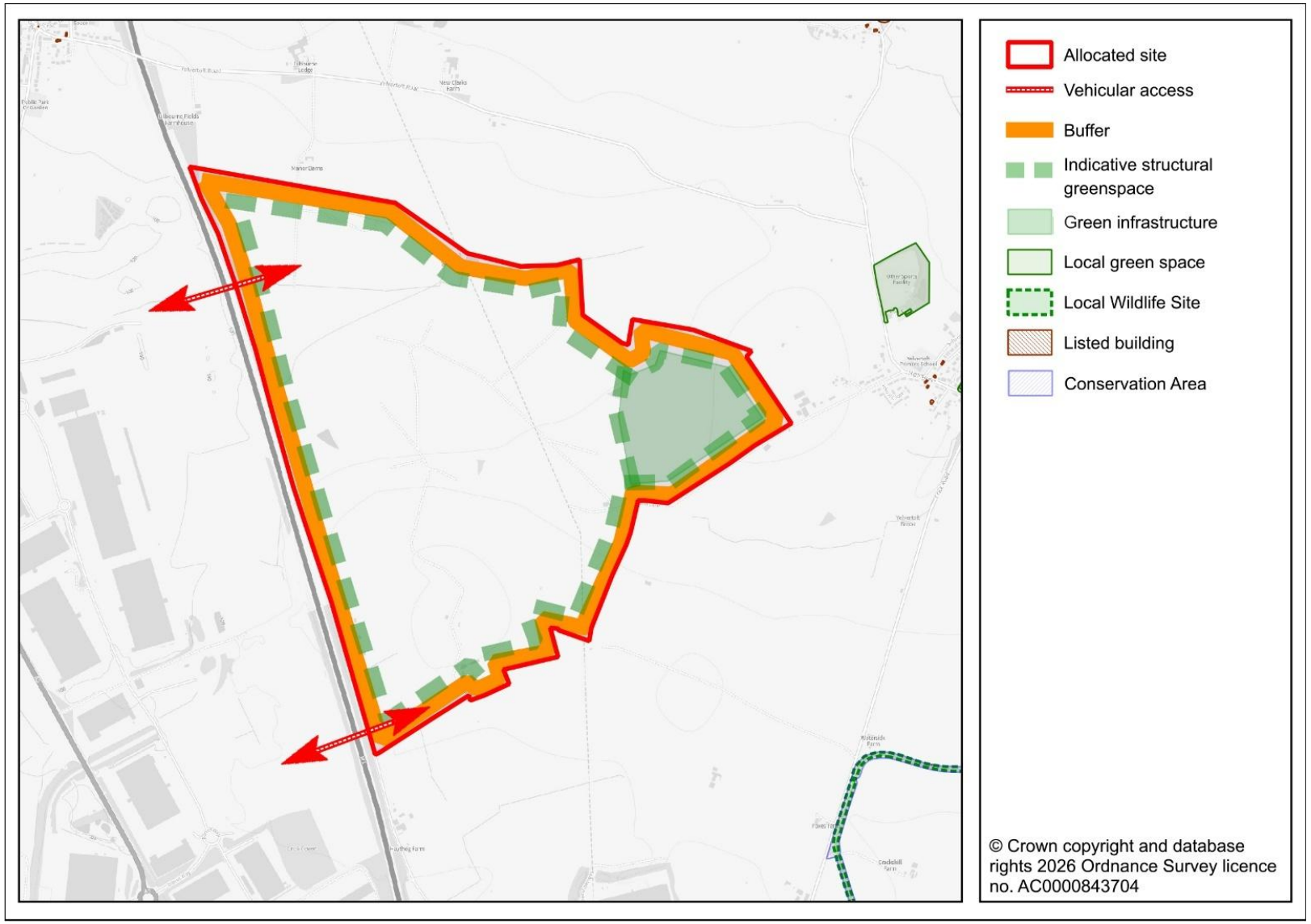
12. Economic Growth



Policy EC11 - land south of Junction 16 M1

50ha strategic warehousing

12. Economic Growth



Policy EC12 - Land east of M1 (extension of Daventry International Rail Freight Terminal - DIRFT)

12. Economic Growth

Main Changes:

- Removal of Furtho Pit as a result of changing circumstances at the site
- Addition of Canal related policies
- Addition of Neighbourhood Centres Policy for the whole of West Northamptonshire

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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

13. Built and Natural Environment

Main Changes

No main changes

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

14. Transport

Main Changes

- Removal of policies in respect of canals which are now found in the homes and economic growth chapters

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

15. Infrastructure

Main Changes

- No main changes to the chapter
- Updated IDP

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

16. Implementation

Main Changes

- A monitoring framework has been included in the plan

Regulation 19 Consultation

- Consultation 05 October – 16 November 2026
- The Planning and Compulsory Purchase Act 2004, as amended states that purpose of the examination is to consider whether the plan complies with the relevant legal requirements and is sound. The Inspector will consider all representations on the plan that are made within the period set by the LPA.
- Examined against the 2024 National Planning Policy Framework

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Legal Compliance

- The plan should be included in the current Local Development Scheme
- The process of community involvement for the plan in question should be in general accordance with the LPA's Statement of Community Involvement (SCI).
- The LPA is required to provide a Sustainability Appraisal (SA) report when it publishes a plan. This should identify the process by which SA has been carried out, and the baseline information used to inform the process and the outcomes of that process. SA is a tool for assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- The plan should comply with all other relevant requirements of the Planning, and Compulsory Purchase Act (PCPA 2004), and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended (the Regulations).

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Soundness

The tests of soundness are set out in paragraph 36 of the National Planning Policy Framework (2024). Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;

- **Effective** - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred; and

- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

West Northamptonshire Council

Soundness

If you think the content of the plan is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy?

- Is the issue with which you are concerned already covered by another policy in this plan?

- If the policy is not covered elsewhere, in what way is the plan unsound without the policy?

- If the plan is unsound without the policy, what should the policy say and why?

West Northamptonshire Council

Representations

- Your representation should be supported by evidence wherever possible. It will be helpful if you also say precisely how you think the plan should be modified.

- Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s).

- Only representors who are seeking a change to the Plan have a right to be heard at the hearing session(s), if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.

West Northamptonshire Council

Next Steps

- Consultation closes 16th November – Planningpolicyconsultation@westnorthants.gov.uk
- Submission by 31st December
- Examination 2027
- Late responses cannot be accepted