West Northamptonshire Council

A New Local Plan for West Northamptonshire - Rural Area

NCALC

2nd June 2026



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Consultation Activity Reg 18 2026

- Parish and member briefings
- NCALC briefing
- Youth Forum
- Local Plan exhibitions
- Comms Activity

- 6200 responses received
- 689 through the portal

- 200 call for sites (140 new)
- 150 nominations for Local Green Space

Spatial Strategy

- The Plan sets a spatial strategy for West Northamptonshire which flows from the Spatial Portrait, Vision and Objectives and provides a framework for the policies and site allocations in this Local Plan.
- The spatial strategy outlines the hierarchy of places and the principles for the distribution of development between these places.

Spatial Strategy/ Settlement Hierachy

47,307 homes to 2043 with c32,000 jobs

- Principal Urban Area – Northampton
- Sub Regional Centre – Daventry
- Rural Service Centres – Brackley and Towcester
- Primary Service Villages
- Secondary Service Village
- Other Villages
- Small Settlements

- Motorway Junctions

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Spatial Strategy

Area	WNLP 2026	Existing	Total
Northampton	9,720	18,249	27,969
Daventry	900	5,315	6,215
Brackley	1,300	465	1,765
Towcester	1,400	1,698	3,098
Long Buckby	1,000	-	1,000
Primary Service Villages (8)	1,296	-	1,296
Secondary Service Village (49)	2,536	-	2,536
Rural	(3,832)	770	770
Windfall (Towns)	5,280	-	5,280
Total	23,432	26,497	49,929

The Rural Area

- Rural area currently holds approximately 30% of the district's population and housing stock.
- Over 150 rural parishes and over 200 settlements.
- Ranges from Brixworth with a population of c5,700 to parishes such as Althorp and Warkworth with a handful of dwellings.
- 11% of the housing growth in the JCS was proposed for the rural areas.
- The rural area had seen quicker delivery since the start of the JCS plan period.
- NPPF - Within the overall housing requirement strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.

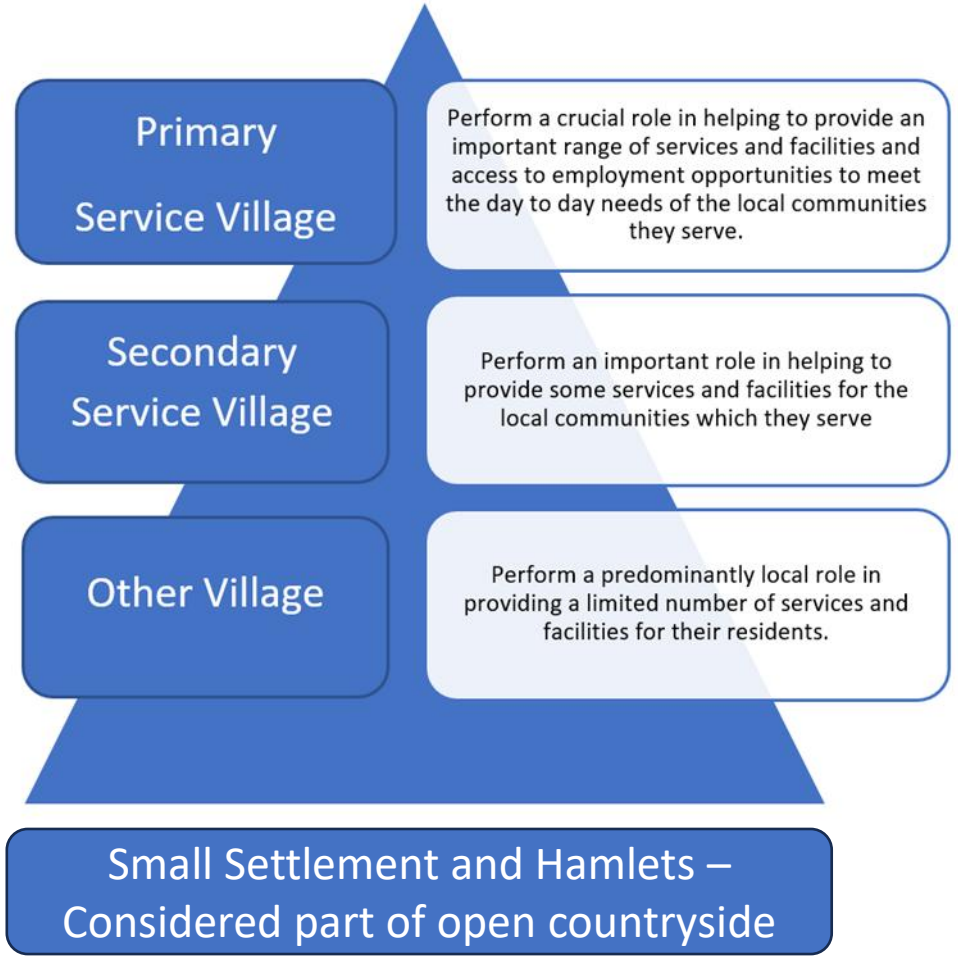
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Rural Growth

- Rural area has a role to play to deliver a portion of the housing growth
- Growth to be located in the most sustainable locations
- Rural settlement hierarchy is the mechanism to identifying sustainable locations.

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Proposed Settlement Hierarchy

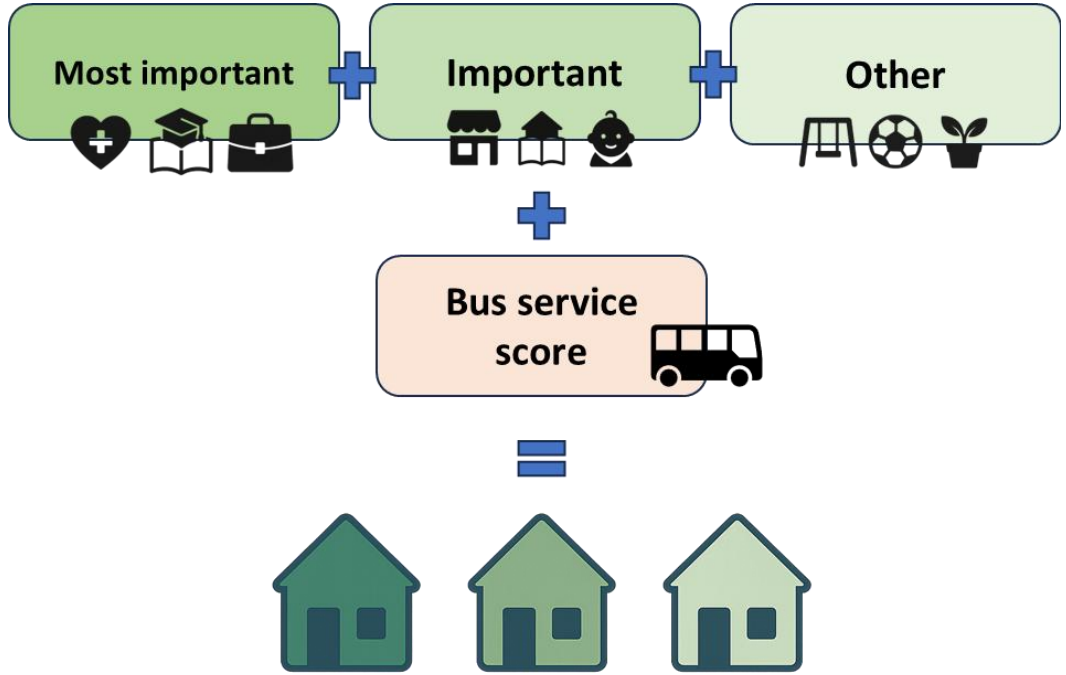


Settlement Hierarchy Methodology

Quantitative Assessment

Services and facilities are grouped into three broad categories, reflecting importance to meet needs.

- Each settlement is scored based on its **services and facilities**.
- Higher-importance services weighted more strongly in the overall score, each tier
- A **bus service** frequency and connectivity assessment is completed
- **Combined total**: Final score used to determine settlement hierarchy tier.



Qualitative Assessment

- Assessed against 10 criteria and to sense check quantitative assessment

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Settlement Hierarchy: Greens Norton

Category of Service & Facility	Services & Facilities	Total Number of Services and Facilities	Score
Very Important Service and Facility **(Score 10 for each)** **Min 3/9**	Primary school GP Surgery General Store Post Office Community Centre Public House	6	60
Important Service and Facility **(Score 5 for each)** **Min of 2/4**	Local employment Pre school	2	10
Other **(Score 1 for each)** **3/3**	Play area Sports ground Allotments	3	3
Bus Service	87 bus service	4/10	4
		TOTAL SCORE	**77**

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Response to Jan 2026 Consultation

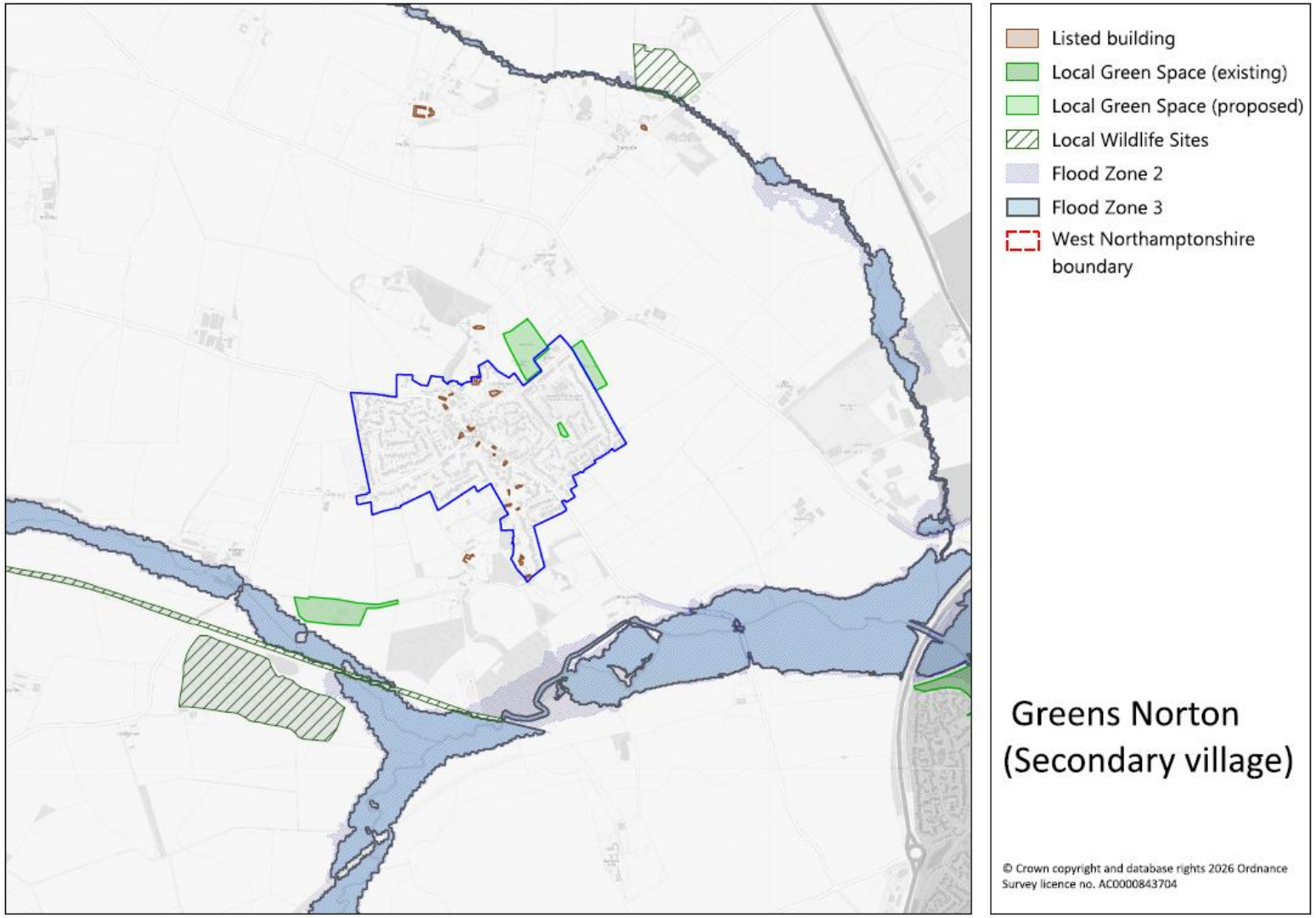
- First time parishes sight of tier, rural housing figure and R policies
- Large number of respondents – high response rate parishes
- Clarification of approach to Hierarchy and /or housing numbers
- Objections to tier and rural housing numbers (Some primary, majority secondary)
- Cumulative impact of rural housing numbers on nearby villages
- Impact of growth on settlements (Infrastructure, schools, health provision)
- Developers seeking allocations in rural area to give certainty to delivery
- Concerns from Developers re Neighbourhood Plans / DPD and delivery of sites
- Suggested amendments to village Confines

Work we're undertaking

- Mapping of Planning constraints on settlements
- SLAA Sites
- Updating of S&F and Bus services – take 1st April 2026 as the baseline for buses
- Qualitative assessment for every Primary, Secondary and Other Service Village
- Sense check Comparison of villages in each tier
- Understanding the relationship between settlement tier and rural housing number

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Settlement Hierarchy Example



Settlement Confines

- Harmonised methodology for confines
- Every primary, secondary and other village now have defined settlement confines
- Purpose to identify where different policies apply. New allocations, prescribed circumstances and exceptions sites will need to adjoin the confines
- Exception sites remain outside the confines
- Northampton Boundary amendments
- Number of responses from Parishes during consultation with suggested amendments to the confines

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Delivery of Growth in Rural Area

- Rural 'R' Policies
- Rural Housing Figure Calculation
- Delivery of Growth

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Rural Policies R1 – R6

- Policies R1 – R4 relate to the 4 settlement tiers and policy approach to each

- Policies R1 – R3 – Primary, Secondary and Other Villages
  - Part A directs development to within the confines
  - Part B sets out the prescribed circumstances that would allow development outside the confines
  - Part C sets out criteria all development must meet

- Policy R4 and R5 – Small Settlements and Open countryside

- Policy R6 – Rural Area housing requirement for Primary and Secondary Service villages

Delivery of Growth in Rural Area

Policy R6 – Rural areas housing requirements

Housing sites will be identified to provide for the parish housing requirements set out below. Suitable sites, within or immediately adjoining the confines of the villages referenced, will be identified either through neighbourhood development plans or through a development plan document.

If draft neighbourhood development plans making provision for at least the minimum housing numbers of the relevant area have not made demonstrable progress within two years of the adoption of the Plan the Council will allocate sites for development within a development plan document in order to meet the requirements of this Local Plan. Progress thereafter will be reviewed on an annual basis.

Minimum housing figure by Parish

Delivery of Growth in Rural Area

- Two components to R6 need figures:

1) The Standard Method (Local Housing Need)

- West Northamptonshire – 2,503 Home per Annum
- Every home in the district contributes to this overall housing need
- 80% reduction for villages

2) Windfall allowance

  - Windfall sites: Sites not specifically identified in the development plan.
  - Rural windfall is 1913
  - Divided amongst the Parishes in the same proportion as their LHN contributes to the overall rural requirement.

Delivery of Growth – Greens Norton

Area	Homes	Standard Method 0.8%	Affordability Adjustment	Per annum need
West Northamptonshire	184,166	1,473	1.699	2,503 (1,473 x 1.699)
Greens Norton Parish	732	6	1.699	10 (6 x 1.699)

Greens Norton Parish	Per annum need (100%)	Per annum need (20%)	Need for plan period (18 years)	Notes
LHN	10	1.9	37	10 = 1.9% of rural LHN
Windfall	-	-	37	1.9% of rural windfall (1913)
Total	-	-	74	

Neighbourhood Plan and Development Plan Documents

- Delivery via Neighbourhood Plans
- Potential to have Joint Neighbourhood Plan (e.g. across more than one parish)
- Work with Parishes who do not wish or unable to prepare own Neighbourhood Plan
- Or No demonstrable progress within 2 years of adoption of Local Plan – A Development Plan Document will be produced to allocate sites in the rural area.
- Single issue document
- Form part of the Development Plan

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Local Green Space

- Approximately 150 nominations for Local Green Space
- Currently being mapped and assessed against the criteria set out in NPPF Para 107
- If meets the test will be consulted on again in Reg 19 Plan

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Next steps

- Review all responses to consultation
- Update settlement hierarchy, include factual factors and rerun it
- Confirmation of relationship between Settlement hierarchy, rural housing figure and policy approach (allocations and or R policies)
- Reg 19 Local Plan Consultation Autumn 2026

WNLP Timetable

- Regulation 19 Plan - Planning Policy Committee / Council (September 2026)
- Regulation 19 consultation – October / November 2026 (6 weeks)
- Submission – December 2026

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- Any questions?
- Slides will be circulated shortly.