

**WEST
NORTHAMPTONSHIRE
LOCAL PLAN -
LONG BUCKBY**

MEETING AGENDA: KEY TOPICS

- Introductions
- Understanding the Local Plan
- Sites Considered and Assessment Process
- Village and Site Outcomes
- Daventry and Long Buckby Proposals
- Grounds for Objection
- How to Respond to the Consultation
- The Local Plan Process and Final Information

— INTRODUCTION



MEETING CONTEXT

Who Am I?

Daniel Lister, Ward Councillor for Long Buckby
Chairman, Long Buckby Parish Council

Presentation based on official Council consultation
documents

My interpretation and views - you are free to form your
own

Meeting Purpose

Regulation 18 Draft stage - early consultation where
changes are still possible

Focus on Long Buckby proposals and community
feedback

Important

You must respond to the consultation individually



CONSULTATION DETAILS

Presentation Structure

Introduction and context

Proposal explanation

Grounds for objection

How to respond

Community Engagement Invitation

Wed 4 March: Community Centre from 3pm to 7.30pm

Consultation Deadline

Official consultation closes 23:59 Friday 27 March 2026

Timely responses are critical

Response Instructions

Clear guidance provided at the end for submitting individual responses

— UNDERSTANDING THE LOCAL PLAN



WHAT IS A LOCAL PLAN?

Purpose of Local Plan

The Local Plan guides land use decisions for the next 18 years and is the key reference for planning applications.

Strategic Development Goals

The plan allocates land for homes, jobs, schools, green spaces, and infrastructure emphasising balanced future growth.

Legal and Compliance Importance

Councils must maintain up-to-date plans to meet government housing targets and avoid penalties effectively.

Public Consultation Window

Stakeholders have until 27 March 2026 to provide input, after which making changes will be difficult.

PLAN FACTS AND OVERVIEW

| WHAT | DETAIL |
|----------------|--|
| Plan period | 2025–2043 (18 years) |
| Homes required | 47,037 across West Northamptonshire |
| Per year | 2,503/year (increased Dec 2024 from 2,173) |
| Employment | ~600 hectares |
| Population | 425,725 residents |

— **SITES
CONSIDERED AND
ASSESSMENT**



SITES CONSIDERED AND ASSESSMENT STAGES

Site Submission Timeline

The Call for Sites occurred in three waves: 2019, 2021, and 2024–25 with over 661 sites submitted.

Spatial Environmental Check

Stage 2 involved assessing 46 environmental datasets including flood risk, ecology, agriculture, heritage, and transport.

Sustainability Appraisal

Stage 3 applied 17 sustainability objectives to ensure only suitable sites progressed further in the assessment.

Council Decision Process

The council used a step-by-step approach to evaluate sites and decide based on spatial and sustainability evidence.

GROWTH STRATEGIES AND SITE NUMBERS

| OPTION | DESCRIPTION | OUTCOME |
|-----------------------------|--|-------------------------|
| Northampton Focus | Regeneration + M1 employment | ✓ CHOSEN |
| Northampton Fringes | Northern Relief Road growth | Not taken forward |
| Urban Regeneration | Brownfield only | ✓ CHOSEN |
| Towns & Villages | Spread to primary villages | Not taken forward |
| New Settlement | Rugby Parkway/Harrington/Old Stratford/Long Buckby | LB element incorporated |
| Transport Corridors | A43 bus corridor | Not taken forward |
| Wider Dispersal | Towns + secondary villages | Not taken forward |
| Employment-Led | Major employment sites | Not taken forward |




SITES ACROSS THE AREA

| CATEGORY | NUMBER | NOTES |
|------------------------|--------|--|
| TOTAL SUBMITTED | 661 | Three call for sites rounds |
| Allocated | 80+ | Across towns and strategic locations |
| Rejected | 580+ | Failed constraints or sustainability tests |

- Not consistent with spatial strategy (too isolated from towns/transport)
- Environmental constraints - flood, heritage, Special Landscape Areas, ecology
- Best and Most Versatile agricultural land (Grade 1/2/3a) - no justification for loss
- Risk of coalescence - merging villages into continuous built area
- Not available or achievable (no developer/landowner)
- Inadequate road access - local roads cannot handle traffic

OVERVIEW MAP OF ALLOCATIONS

West Northamptonshire Local Plan

-  Residential site allocations
-  Employment site allocations
-  West Northants boundary



© Crown copyright and database rights 2025.
© Natural England
Ordnance Survey AC0000808122

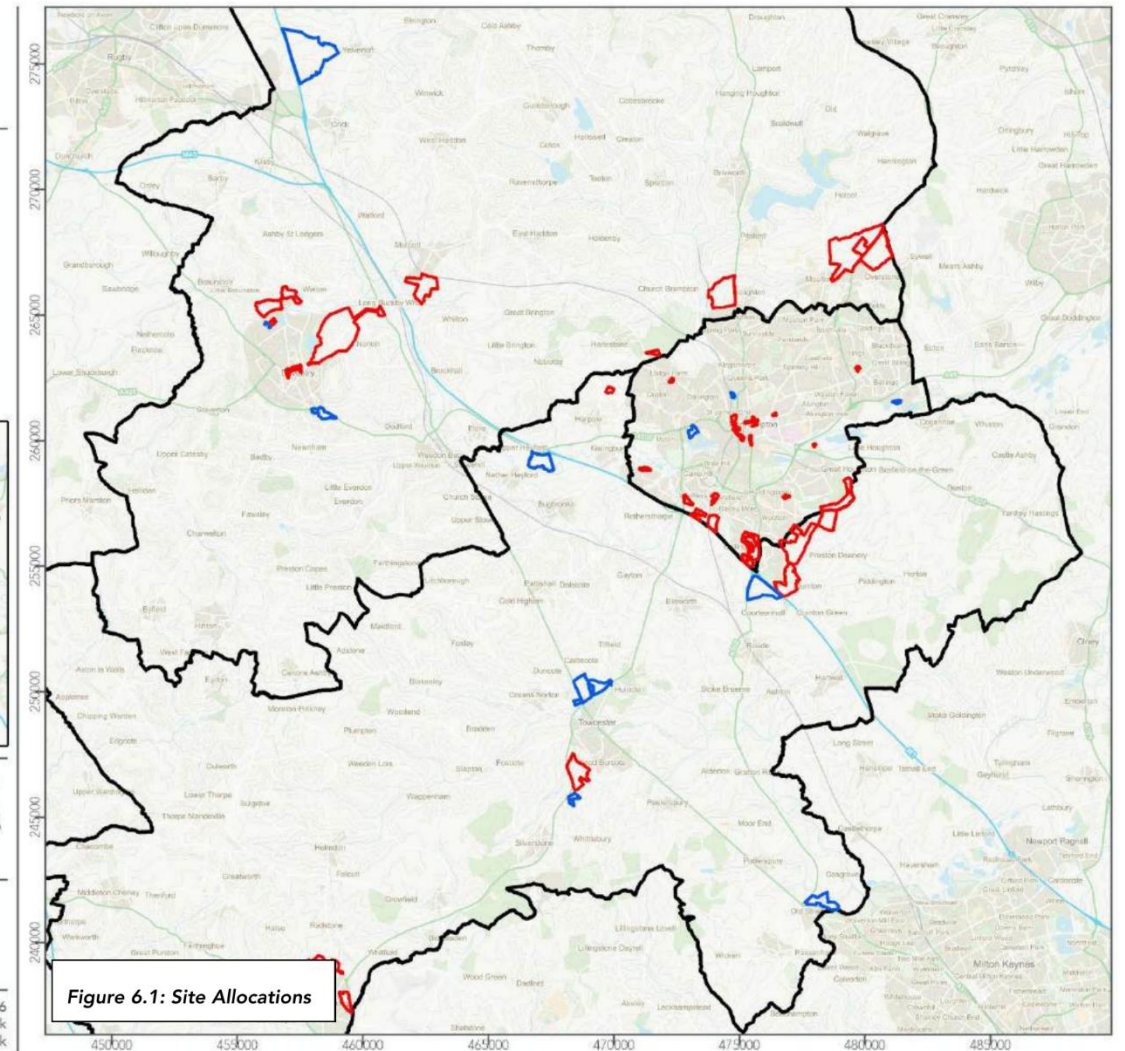
Scale (at A4): 1:220,000 Created by: EM

Date: Jan 2026 Reviewed by: NP

Drawing number:

UE0388SEA_WNHS: All allocations: 260108


 **URBAN EDGE** Tel: 01273 686 766
ENVIRONMENTAL Email: hello@ueec.co.uk
CONSULTING Web: www.ueec.co.uk





VILLAGE AND SITE OUTCOMES

VILLAGES AND SITE OUTCOMES

| VILLAGE | SITES SUBMITTED | OUTCOME | REASON |
|---------------------|----------------------------|---|---|
| Ravensthorpe | SLAA 466, 628, 702 | All rejected | Does not accord with strategy; heritage; SLA; access issues |
| East Haddon | SLAA 317 | Rejected | Does not accord with strategy; heritage; SLA; isolated |
| West Haddon | SLAA 144, 163, 164, 447 | All rejected | "Rural area – not of scale for strategic allocation" |
| Watford | SLAA 446 | Rejected | Does not accord with strategy; heritage |
| Watford Gap | SLAA 333, 334, 381 | All rejected | Heritage; Flood Zone 3 |
| Whilton | None submitted | – | No sites put forward |
| Norton | SLAA 14, 15, 347, 462, 683 | All rejected | Would alter character; extend into countryside |
| Long Buckby Station | Multiple |  LB1: ~1,000 homes | See dedicated slides |

DAVENTRY AND LONG BUCKBY PROPOSALS

DAVENTRY PROPOSALS AND MAPS

| REF | SITE | SIZE | NOTES |
|-----------|--------------------------|-----------------|---------------------------------------|
| D3 | Micklewell Park Ext | ~430 homes | Extension under construction |
| D4 | Land at Middlemore | ~120 homes | Permission lapsed |
| D5 | North of Middlemore | TBD | New allocation |
| D6 | Daventry North East | ~3,400 homes | Strategic SUE – outline pending |
| EC10/EC11 | Employment (M1/DIRFT) | 150 ha total | Strategic logistics |



WHY LONG BUCKBY?

Mixed-Use Development

Approximately 1,000 new homes and 4 hectares for employment support balanced residential and economic growth.

Rail Connectivity

Half-hourly rail services connect Long Buckby to major cities, enhancing accessibility and growth potential.

National Planning Policy Framework paragraph 115

specifically supports growth at sustainable transport locations

Government decision in November 2025

Expects councils to plan for “station-led growth”

Active Travel Link

Proposed walking and cycling routes promote sustainable transport and healthier travel options to Daventry.

Station Upgrades and Capacity

Local Transport Plan identifies platform improvements by 2030 and capacity upgrades by 2040

POLICY LB1 REQUIREMENTS AND DEVELOPMENT PRINCIPLES

- C. Development of the site will be informed by assessments and suitable mitigation related to:
- Archaeological impact
 - Heritage impact
 - Landscape and visual impact
 - Ecological impact
 - Highways and transport
 - Flood Risk and water and water recycling infrastructure: and
 - Noise and Air Quality.

WNLP objectives:
1,7,9,10,12,13

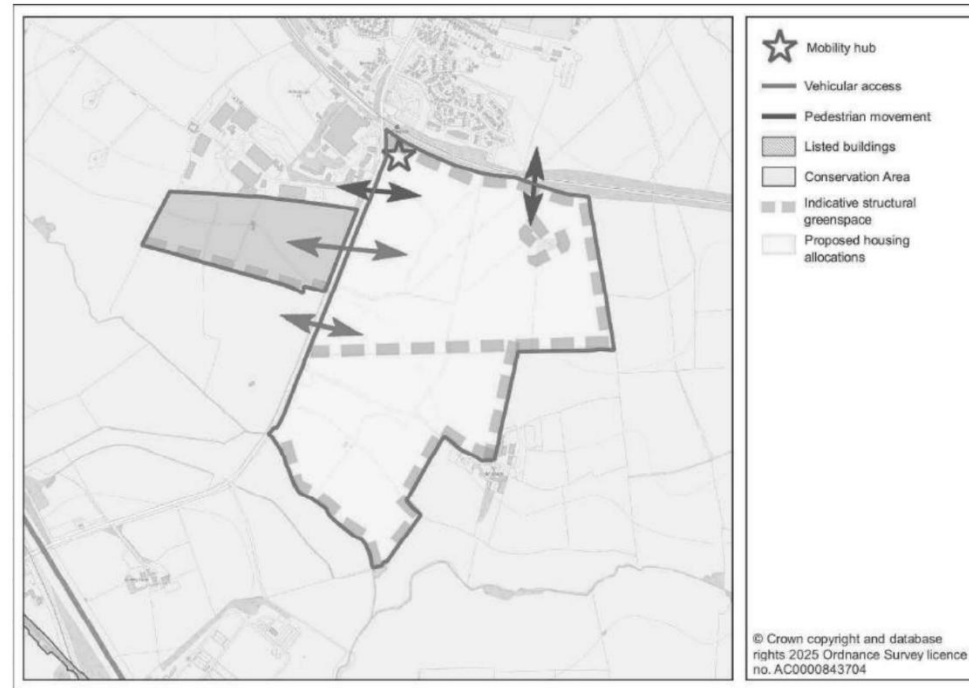


Figure 30: Development principles for Growth at Long Buckby Station



DEVELOPMENT PRINCIPLES (1)

Residential Development

Plan proposes approximately 1,000 new homes east of Three Bridges Road focusing on housing expansion.

Employment Land Allocation

Approximately 4 hectares west of Three Bridges Road designated for employment land to support local economy.

Infrastructure and Developer Contributions

Developer contributions fund essential infrastructure like roads, utilities, and community facilities for sustainable growth.



DEVELOPMENT PRINCIPLES (2)

Education Infrastructure

Plans include new primary school or contributions to educational facilities to support community growth.

Transport Improvements

Investments target station upgrades to increase platform capacity and enhance transport efficiency.

Active Travel Promotion

Walking and cycling routes to Daventry improved to encourage sustainable and healthy travel options.

Greenspace Preservation

Existing landscape features and green corridors are retained to support biodiversity and recreation.

REJECTED SITES IN LONG BUCKBY

| SLAA | LOCATION | WHY REJECTED |
|--------------|----------------------------|---|
| 132 | East of Station Rd | "Plan avoids burdening the existing village with large-scale growth." |
| 173 | Brington Rd | Too small; detached; heritage/agricultural impacts |
| 340 | Off Brington Rd | No village allocations. Not needed. |
| 435 | N of Long Buckby (Foxhill) | Too far from station; heritage/ecology/agricultural impacts |
| 319a/ b/c | South and east parcels | Constraints; assessment helped inform LB1 boundaries |
| 324 | N of Brington Rd | Good station proximity but not needed |

⚠ KEY: SLAA 132 was rejected because the plan "avoids burdening the village"

Yet LB1 proposes 1,000 homes adjacent to that same village.

— GROUNDS FOR OBJECTION

INTERNAL INCONSISTENCY: SLAA 132 VS LB1

Rejecting SLAA 132 (east of Station Road):

"No village allocations proposed within Long Buckby itself - the plan specifically avoids burdening the existing village with large-scale growth."

But Policy LB1 proposes – adjacent to that same village:

~1,000 homes + 4 ha employment directly alongside Long Buckby village.

This is an internal contradiction.

At examination, the inspector tests whether the plan is internally consistent. This is a strong planning argument.



SETTLEMENT IDENTITY & COALESCENCE (1)

Housing Development Impact

Large-scale housing in Daventry North East and Long Buckby Station reduces separation between settlements.

Risk of Settlement Coalescence

The reduction in physical and visual buffers risks merging Long Buckby with Daventry, eroding village identity.

Policy and Planning Concerns

Coalescence contradicts national policies aimed at preserving distinct settlement patterns and local character.

Community and Heritage Impact

Loss of separation may affect community cohesion and threaten local heritage and identity preservation.

SETTLEMENT IDENTITY & COALESCENCE (2)

The Risk

Policy D6 (Daventry North East) = 3,400 homes

Policy LB1 (Long Buckby Station) = 1,000 homes

COMBINED = significantly reduced separation between village and town

The Numbers

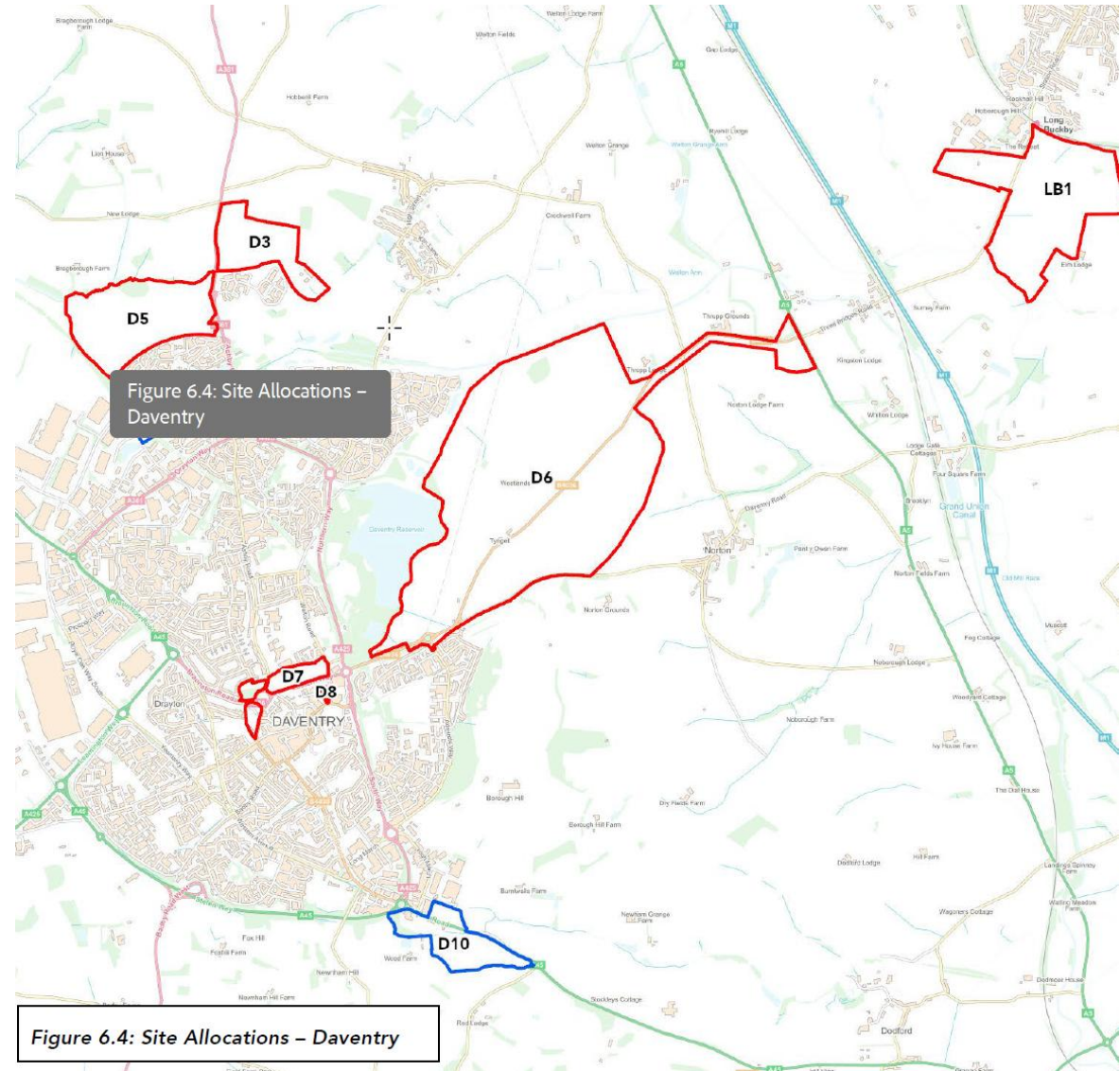
Long Buckby currently: ~1,900 dwellings

LB1 proposes: 1,000 new homes

Growth rate: 52% – more than HALF the existing village

This is town-scale growth being imposed on a village-scale settlement.

SETTLEMENT IDENTITY & COALESCENCE (3)





SETTLEMENT HIERARCHY MISMATCH

Disproportionate Growth

Long Buckby's housing is set to increase by 52%, adding 1,000 homes and changing its village character significantly.

Sustainability Concerns

The Council's Sustainability Appraisal flags this concentrated development as unsustainable for a village of this size.

Settlement Hierarchy Conflict

Long Buckby is classified as a village but is being treated like a strategic new settlement, conflicting with planning principles.

Impact on Community and Infrastructure

Such growth may strain local infrastructure and alter community identity, affecting the rural character of Long Buckby.

TRANSPORT, INFRASTRUCTURE, AND OTHER KEY OBJECTION GROUNDS

Transport Infrastructure Challenges

Three Bridges Road is narrow with limited capacity and lacks a required Transport Assessment under Policy LB1.

Agricultural Land Concerns

Development threatens loss of best and most versatile agricultural land contrary to national policy favouring poorer quality land use.

Heritage and Village Character Risks

Large-scale development risks harming Long Buckby Conservation Area and listed buildings; mitigation insufficiently demonstrated.

Infrastructure and Sustainability Gaps

Critical infrastructure like school places, GP capacity, and drainage lack secured delivery impacting sustainability and plan soundness.

⚠ THE COUNCIL'S OWN SUSTAINABILITY APPRAISAL Scores Long Buckby as having "moderate adverse effects" for increasing travel by private vehicle and congestion.



ADDITIONAL PLANNING GROUNDS (1)

GROUND

ARGUMENT

BMV
Agricultural
Land

SA states "loss of best and most versatile agricultural land." NPPF requires using poorer land first

Heritage &
Character

Conservation Area and listed buildings.
Development could affect setting of heritage assets

Water Stress &
Sewage

West Northants is water-stressed. Plan fails to demonstrate sewage treatment capacity

Biodiversity Net
Gain

If high-value habitat, 10% BNG on-site may be impossible.



ADDITIONAL PLANNING GROUNDS (2)

GROUND

ARGUMENT

Flood Risk

Building reduces natural soakaway.
Sequential test not properly applied.

Tranquility

Loss of tranquillity and rural character –
protected in SA

Housing Mix

Plan doesn't guarantee affordable homes for
local young people

Brownfield
First

Too much burden on rural greenfield vs
Northampton brownfield.

WHAT THE PLAN DOESN'T TELL YOU (1)

THE PLAN STATES (Page 93, Paragraph 9.3.4):

"Given the sustainability of this location, there may be opportunities to **EXTEND** this growth location in future local plans."

WHAT THIS MEANS:

X 1,000 homes is NOT a limit

- ✓ 1,000 homes is Phase 1
- ✓ Long Buckby Station is designated as an ongoing growth location
- ✓ More allocations expected in next Local Plan (2043-2060+)

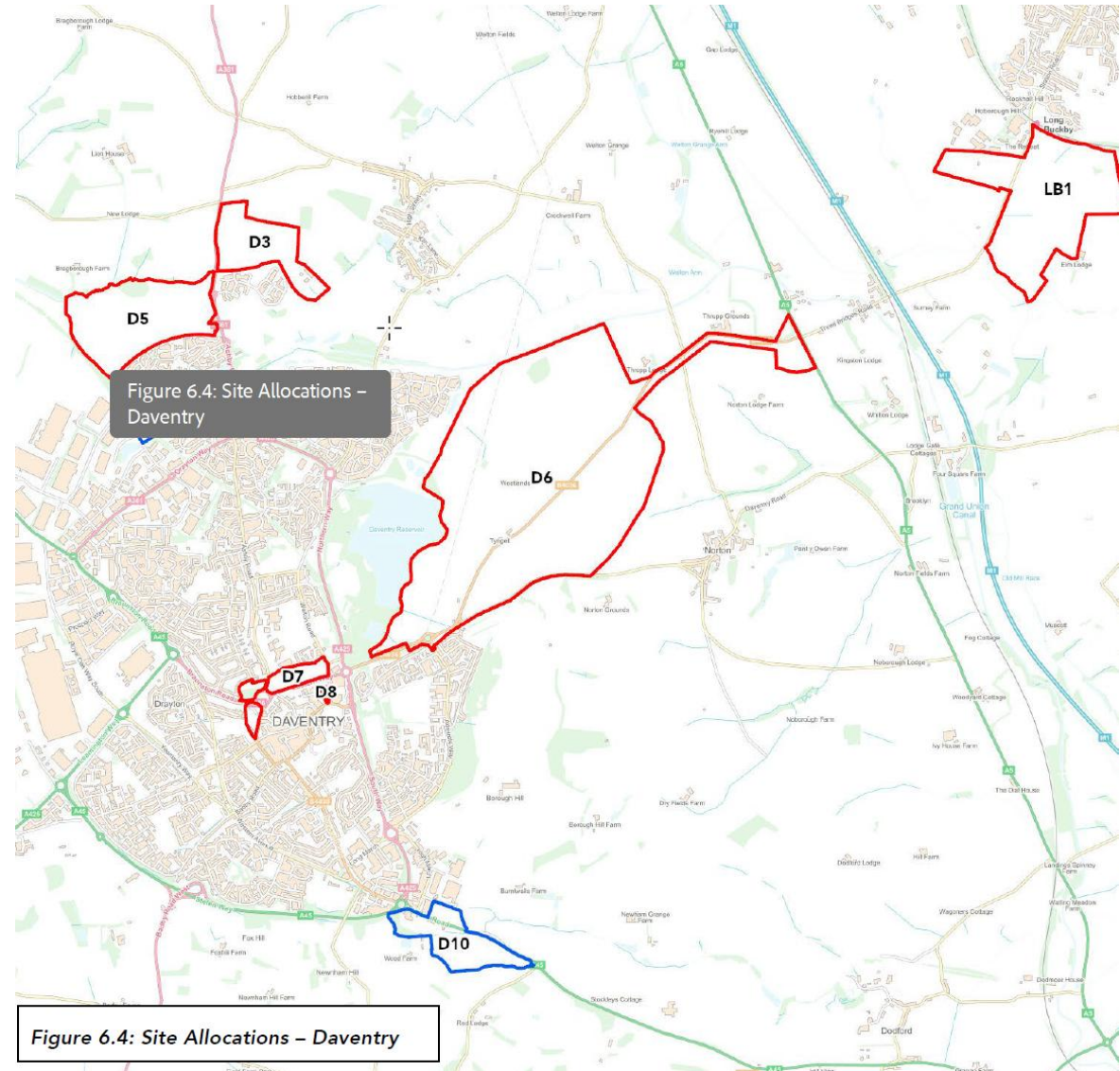
WHAT THE PLAN DOESN'T TELL YOU (2)

⚠ THE PRECEDENT EFFECT: Once designated "sustainable location":

Next Local Plan (2043+) = strategic allocations likely
 Windfall applications = developers will argue proximity
 Exception sites = easier to justify
 Incremental expansion = "already got 1,000 homes there"

| ⚠ NOT ASSESSED | ⚠ INFRASTRUCTURE UNDERSIZED | ⚠ NOT DISCLOSED |
|---|---|---|
| Sustainability Appraisal only assesses 1,000 homes | Schools planned for 1,000 homes | Residents think it's 1,000 homes total |
| Transport Assessment only considers 1,000 homes | Roads planned for 1,000 homes | Plan reveals it's just the beginning |
| Cumulative impact not evaluated | GP / drainage planned for 1,000 homes | Long-term vision not explained in consultation |
| | Not sized for eventual scale (2,000+?) | |

SETTLEMENT IDENTITY & COALESCENCE (AGAIN)



— HOW TO RESPOND TO THE CONSULTATION



HOW TO SUBMIT YOUR RESPONSE

Response Importance

Your response to the Council is crucial and significantly impacts decision-making outcomes.

Submission Deadline

All responses must be submitted by 23:59, Friday 27 March 2026 to meet the deadline.

Preferred Submission Method

Online submissions via the council website ensure formal recording and easy access.

Contact Information

Contact details include email, phone, and two office addresses for planning queries.

TIPS FOR AN EFFECTIVE RESPONSE

✓ DO INCLUDE:

Be specific – state "Policy LB1" clearly

Explain WHY with planning reasons (soundness, evidence, deliverability)

Use planning language: "unsound," "unjustified," "not effective," "not consistent with NPPF"

Reference specific evidence – Transport Assessment not done; SA shows "moderate adverse"; BMV land

Suggest what should happen instead (remove policy, reduce scale, more assessment)

Cite the Council's own documents against them (SA, Infrastructure Delivery Plan)

Request to be notified of all further stages; request right to speak at Examination

Submit by 23:59 on 27 March 2026

✗ AVOID:

General "I object to the Local Plan" with no policy reference

Just "I don't want this" or "I disagree"

Emotional language without planning substance

Vague claims with no evidence

Repeating objection with no alternative offered

Ignoring the evidence base published

Missing the chance to stay involved

Missing the deadline



THE FOUR TESTS OF SOUNDNESS

Positively Prepared

Ensures the plan addresses objectively assessed needs relevant for the area or subject.

Justified Strategy

Confirms the plan is the most suitable option, backed by proportionate and clear evidence.

Effective Deliverability

Examines whether infrastructure and resources can be provided within the plan period for implementation.

Policy Consistency

Checks plan alignment with national policy frameworks to ensure compliance with wider objectives.



COORDINATING COMMUNITY RESPONSES

Personalised Objection Letters

Encourage unique, personal stories in letters to avoid identical responses being treated as petitions.

Selecting Diverse Objection Grounds

Advise choosing different objection reasons to present varied arguments across community responses.

Statutory Consultee Importance

Parish Council objections hold greater weight as statutory consultee responses influencing planning decisions.

Individual Response Submission

Submitting separate responses ensures formal records and increases impact of the collective objections.

WHAT NOT TO INCLUDE IN YOUR RESPONSE

| ⚠ DON'T INCLUDE | ✗ AVOID: |
|---|---|
| Loss of property value | Planners cannot legally care about this. It's not a planning ground. You're wasting words. |
| Loss of a private view | You don't "own" the view over the field behind your house. It's not a material consideration in planning law. |
| Developer's/ landowner's character | Whether the developer is trustworthy, greedy, or dishonest is completely irrelevant to planning law. |
| Personal disputes with the landowner | Not relevant to the planning assessment. |
| General opposition to all development | Planning law requires councils to allocate land for homes. |
| Party politics | "This is a terrible Reform idea". Is not a planning ground! |

⚠ If you include these in representation, you WEAKEN your case.



STICK TO PLANNING GROUNDS

**Soundness
Evidence (or lack of it)
Deliverability
Consistency with national policy
Heritage impacts
Ecological impacts
Infrastructure capacity
Scale and proportion
Settlement identity**

**These are what the Planning Inspector will assess.
Focus on them.**

— **THE LOCAL PLAN
PROCESS AND
FINAL
INFORMATION**

THE LOCAL PLAN JOURNEY: KEY STAGES

| STAGE | WHEN | WHAT HAPPENS |
|----------------------------|------------------------|---|
| Step 1 ★ NOW Reg 18 | Jan–Mar 2026 | Draft consultation. Changes still possible. Respond by 27 March. |
| Step 2 Review | Spring– Summer 2026 | Council analyses responses. Strong objections can result in revision/removal. |
| Step 3 Reg 19 | Autumn 2026 | Final pre-submission plan. You can still object but must show "unsound." |
| Step 4 Submission | Late 2026 | Plan submitted to Planning Inspectorate. |
| Step 5 Examination | 2027 | Independent Inspector tests soundness. Objectors may be invited to speak. |
| Step 6 Adoption | 2027–2028 | Once adopted, becomes planning law. Very difficult to challenge. |



QUESTIONS