

# 1. WELCOME

## TEMPORARY ACCOMMODATION PROJECT EDGAR MOBBS WAY, NORTHAMPTON

Thank you for taking the time to attend this public consultation event.

The exhibition details proposals by West Northamptonshire Council for relocatable temporary accommodation on land in its ownership off Edgar Mobbs Way, Northampton.

### What is proposed?

A total of 70 (1 and 2-bed) units are proposed on the site, plus supporting infrastructure, to help meet local housing needs within West Northamptonshire.

### Who is responsible for the proposals?

West Northamptonshire Council Housing Services.

### Your views count

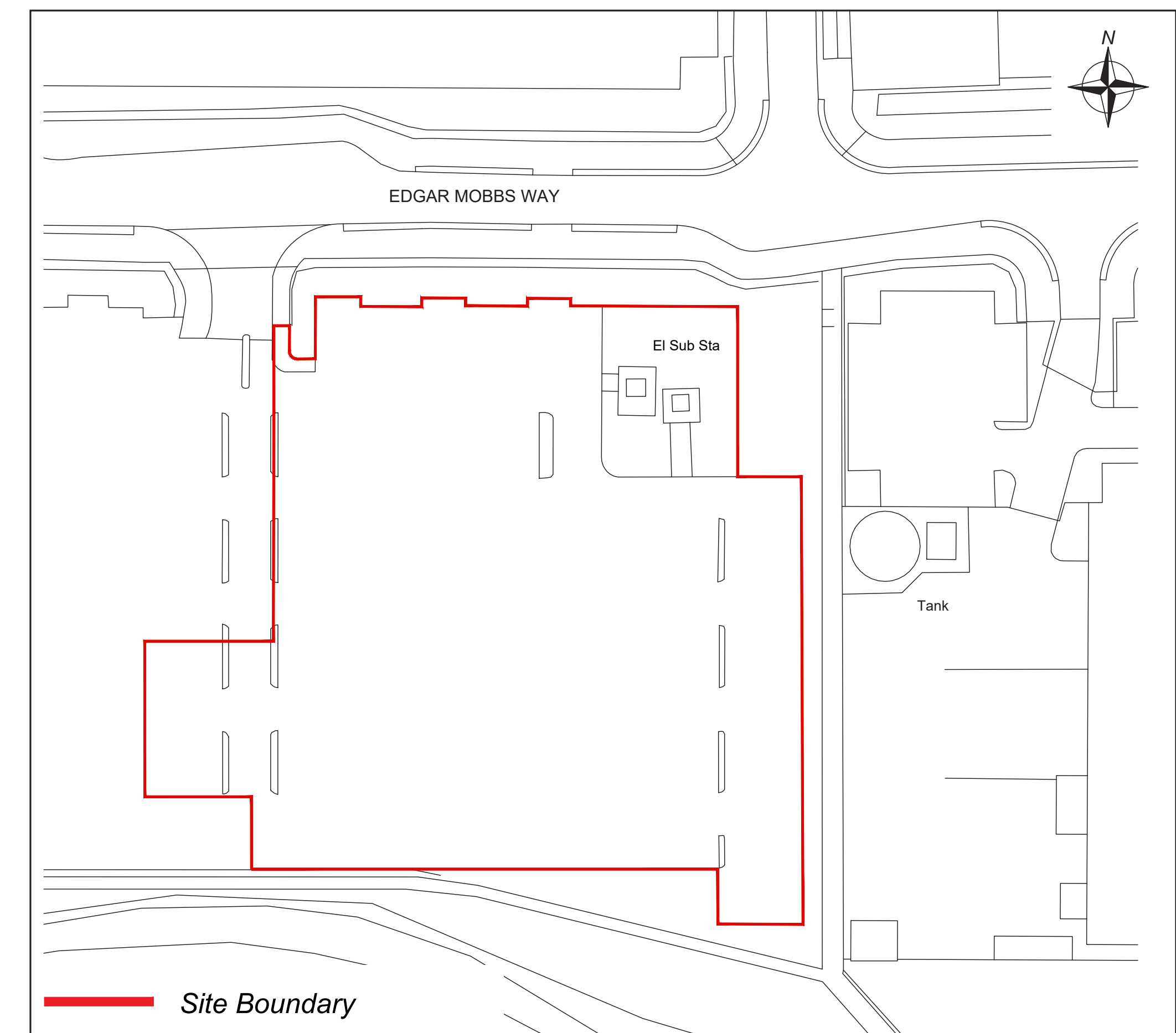
The exhibition provides an opportunity for you to understand the background behind the emerging proposals, details of the proposed scheme and to provide feedback. By sharing your comments you can help shape the proposed scheme.

Please take the time to read through the exhibition material and complete the feedback form. Further details on providing feedback on the proposals is set out on the final exhibition panel 'Feedback and Next Steps'.

Members of our project team are also on hand today to answer any questions you may have and to listen to your views.

All feedback received will be given careful consideration before the proposals are finalised and submitted later this year to West Northamptonshire Council in the form of a planning application.

*We hope you find the exhibition interesting and informative.*





# 2. BACKGROUND TO THE PROPOSALS

## TEMPORARY ACCOMMODATION PROJECT EDGAR MOBBS WAY, NORTHAMPTON

### What is temporary accommodation?

Temporary Accommodation (TA) is a broad term that describes temporary housing for people who are homeless or face a risk of homelessness. In the context of this project, homelessness refers to persons who can be placed in temporary accommodation by West Northamptonshire Council (WNC) under the Housing Act 1996, providing they fit the criteria of being in priority need. This is often families with children, pregnant women, elderly people, and individuals who are particularly vulnerable. Asylum seeker accommodation is provided by the Home Office, and not West Northamptonshire Council.

### Why is this form of accommodation needed?

WNC faces a significant challenge in finding and funding short-term accommodation for individuals and families experiencing homelessness, with current demand surpassing available housing resources. Despite efforts to mitigate this issue through various strategies such as affordable housing development, and prevention initiatives, there remains a pressing need for stable and cost-effective TA. To address this, a feasibility study was undertaken into relocatable temporary accommodation on vacant sites within WNC's ownership and the Council now wishes to progress with the implementation of the project.

WNC has a statutory duty to provide temporary or interim accommodation to people who:

- appear to be homeless and in priority need;
- passed all four homelessness tests; and
- are waiting for an offer of social housing.

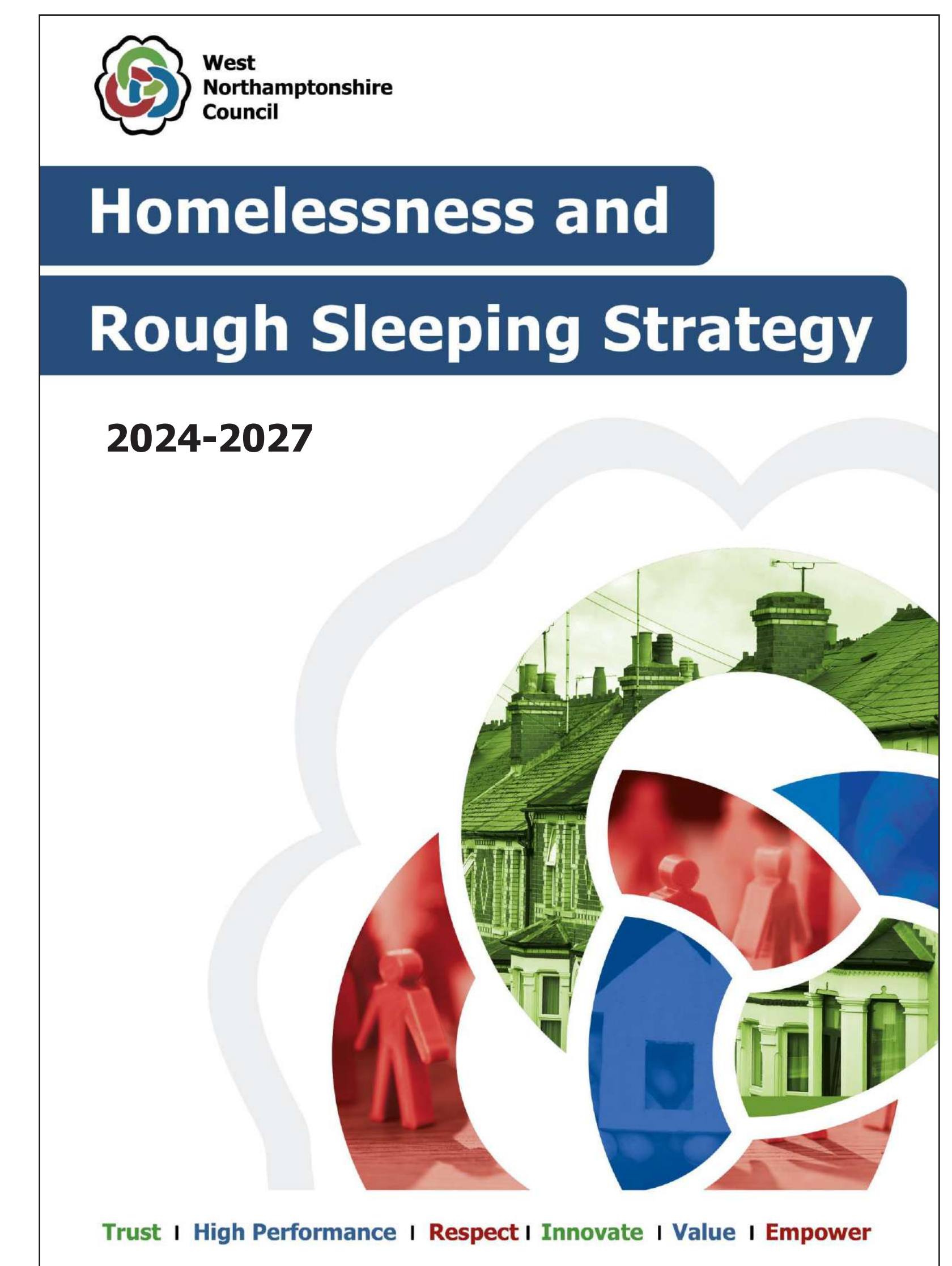
While the number of households needing TA fluctuates, at the start of June 2025, the Council was providing temporary accommodation for approximately 780 households.

Homelessness is an issue across the whole of the country with 117,450 households, including 151,630 children, in temporary accommodation as of March 2024; a new high since records began 25 years ago and problem exacerbated by 'no fault', also known as Section 21 evictions, which allows landlords in England to end a tenancy without providing a reason.

### How long is the TA planned for?

Presently it is proposed that the TA units will be available to help address homelessness for a minimum of 8 years.

The design life of each unit is a minimum of 20 years with appropriate maintenance.





# 3. THE SITE AND SURROUNDINGS

## TEMPORARY ACCOMMODATION PROJECT EDGAR MOBBS WAY, NORTHAMPTON

The proposed development site is located west of Northampton town centre on the eastern part of Claret Car Park off Edgar Mobbs Way.

The car park is in the ownership of WNC. It has previously been used as a Park and Ride for the University of Northampton, and is currently used on match days as a car park for spectators of Northampton Saints Rugby Club, who lease the site from WNC.

Access into Claret Car Park is gained directly from Edgar Mobbs Way. Edgar Mobbs Way is approximately 1 mile / 1.6 km long connecting the A5076 in the west with St James' Mill Road to the east; running eastward beyond the site Edgar Mobbs Way turns into Harvey Reeds Rd.

Immediately east of the site are commercial units forming part of the St James' Road Industrial Area. Beyond the industrial area, to the north east, is an established residential development and public open spaces including St James' Small Park. North of the site and Edgar Mobbs Way is additional car parking, sports pitches forming part of the wider Franklin's Gardens sports facilities and beyond these is a further predominantly residential area.

West of the site is an area known as Sorton's Pits, a former gravel pit, which measures nearly 22 hectares and is now a designated Local Nature Reserve. The site's southern boundary is formed by an area of public open space through which runs the River Nene and beyond that another nature reserve, Duston Mill Reservoir, around which is located a network of recreational footpath trails.



*View across the site looking southward towards mature green infrastructure associated with the River Nene corridor*



*View from Edgar Mobbs Way looking south-eastward across the site, with existing vehicular access in the foreground*



*View looking north-westward across the site towards Edgar Mobbs Way*



# 4. SITE APPRAISAL

## TEMPORARY ACCOMMODATION PROJECT EDGAR MOBBS WAY, NORTHAMPTON

A range of site surveys and investigations have been undertaken, which, together with early discussions with officers at the West Northamptonshire Council and statutory consultees, have informed our draft masterplan proposals. The draft masterplan will further evolve in response to the findings of technical work, further engagement with stakeholders and from the feedback we receive from the public.


### Planning Policy Context

In preparing development proposals for the site, regard is being given to national planning policy and the statutory ‘Development Plan’ for Northampton which consists of the West Northamptonshire Joint Core Strategy Local Plan Part 1, the Northampton Local Plan Part 2 and ‘made’ Neighbourhood Plans.


The Local Plan (Part 2) was adopted March 2023 and covers the period 2011 to 2029. Under Policy EC1, the site (and wider land holding) is located within a designated Enterprise Zone, which seeks to facilitate the creation of new jobs, attract inward investment and deliver economic prosperity.

While the intended use of the site would therefore conflict with policy, the pressing need for Temporary Accommodation for the homeless in a ‘material consideration’ to be weighed by WNC as part of the overall ‘planning balance’.

A new local plan for the whole of West Northamptonshire is in the early stages of preparation, therefore while policies in it can be a material consideration in the determination of a planning application, they can only be afforded limited weight at this stage.



West Northamptonshire Council



**Northampton Local Plan Part 2**  
**2011 – 2029**  
**Adopted March 2023**

### Traffic and Transport

Traffic generated by the proposed development will not result in any significant impact on local roads. Not all households who reside on site will have access to a car. Furthermore the site is within a short walking distance of public transport services, and lies on a shared pedestrian-cycle path route therefore reducing the need for car-borne journeys.

Car parking will be limited to one space per unit. With 5 additional spaces provided for WNC staff and visitors.

Options around the safe and efficient management of match day parking on the remainder of the Claret Car Park are currently being investigated with WNC Highways team.



### Ecology

In May 2025 a preliminary ecological appraisal of the Site was conducted. All habitats recorded were common and widespread within the local area and no rare or notable plants were identified. Habitats across the Site exhibit low ecological value based on the species they potentially support.

One Local Nature Reserve (LNR) and six Local Wildlife Sites (LWS) are situated within 1km of the Site. These sites are considered sufficiently distant that the proposed scheme will have no adverse impact on their conservation status.



Duston Mill Reservoir



# 4. continued SITE APPRAISAL

## TEMPORARY ACCOMMODATION PROJECT EDGAR MOBBS WAY, NORTHAMPTON

### Flood Risk and Drainage

The site is not in an area at risk of flooding. The existing surface water drainage strategy on the car park is not proposed to be changed. The car park surface is permeable, so that rainwater currently infiltrates into the ground before draining to the River Nene. Rainwater diffusers will be incorporated on all accommodation units to allow rainwater to be infiltrated into the porous sub-base.

### Trees and Landscaping

There is limited existing landscaping on the site. What is present will, where possible, be retained and enhanced or supplemented with new planting.

There are No Tree Preservation Orders which affect the site.

Existing mature woodland features on the boundaries of the site will not be impacted by the proposed development.



### Ground Conditions

Historically the site and wider area was used for landfill (inert trade and commercial wastes, plus spoil and building rubble). The landfills were closed in the late 1980s / early 1990s, and following wide-scale remediation was redeveloped into car parks. As remediation works included a capping layer, if this is left in situ, together with surface block paving, risk to end users is considered to be low.

The prefabricated cabins will be placed on spreader pads and will not have any foundations ensuring the existing car park surface is not disturbed.



### Noise and Air Quality

As the site is located adjacent to an established industrial area, a noise survey has been undertaken and the data assessed against Local Authority criteria to determine its suitability to accommodate the development.

The report concludes that appropriate glazing within each TA unit, acceptable internal ambient noise levels can be achieved that meet Government design guidance standards.

There are no known sources of air pollution which would negatively impact the proposed development and its future occupants residents.

### Services / Renewable Energy

The development will be served by electricity; there will be no gas connections.

Renewable energy sources such as solar panels and battery energy storage units will be incorporated to reduce electricity demand and supplement the grid import connection. Under the right conditions renewable energy may be able to be exported back to the wider network.





# 5. DRAFT MASTERPLAN

## TEMPORARY ACCOMMODATION PROJECT EDGAR MOBBS WAY, NORTHAMPTON

### Emerging Masterplan

The proposed development site measures 0.68 hectares (redline boundary) and sits within a wider landholding measuring approximately 2 hectares under the ownership of West Northamptonshire Council. There is no intention to develop temporary accommodation on the wider landholding, which will be fenced off and continue to operate as a car park managed by WNC.

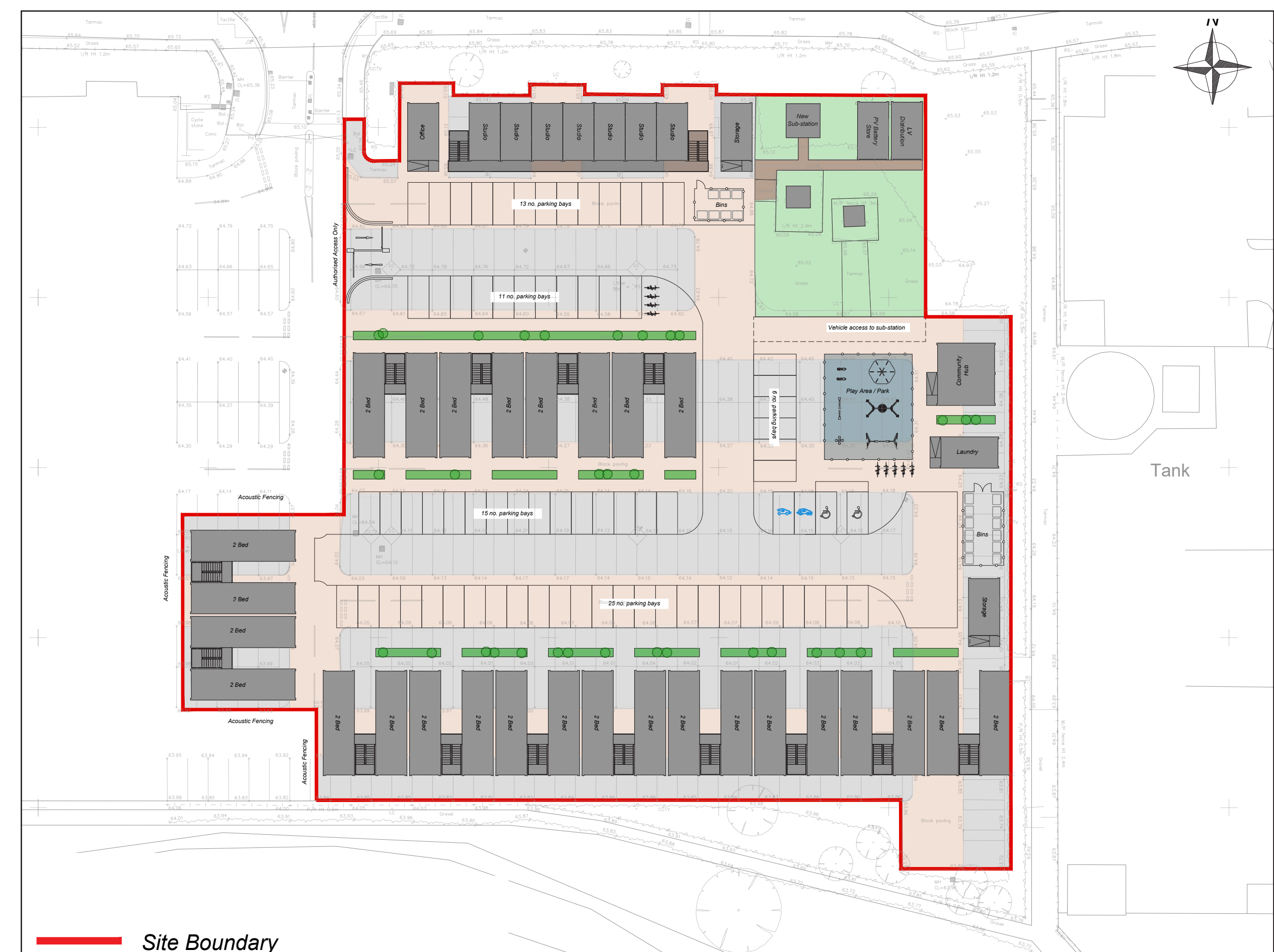
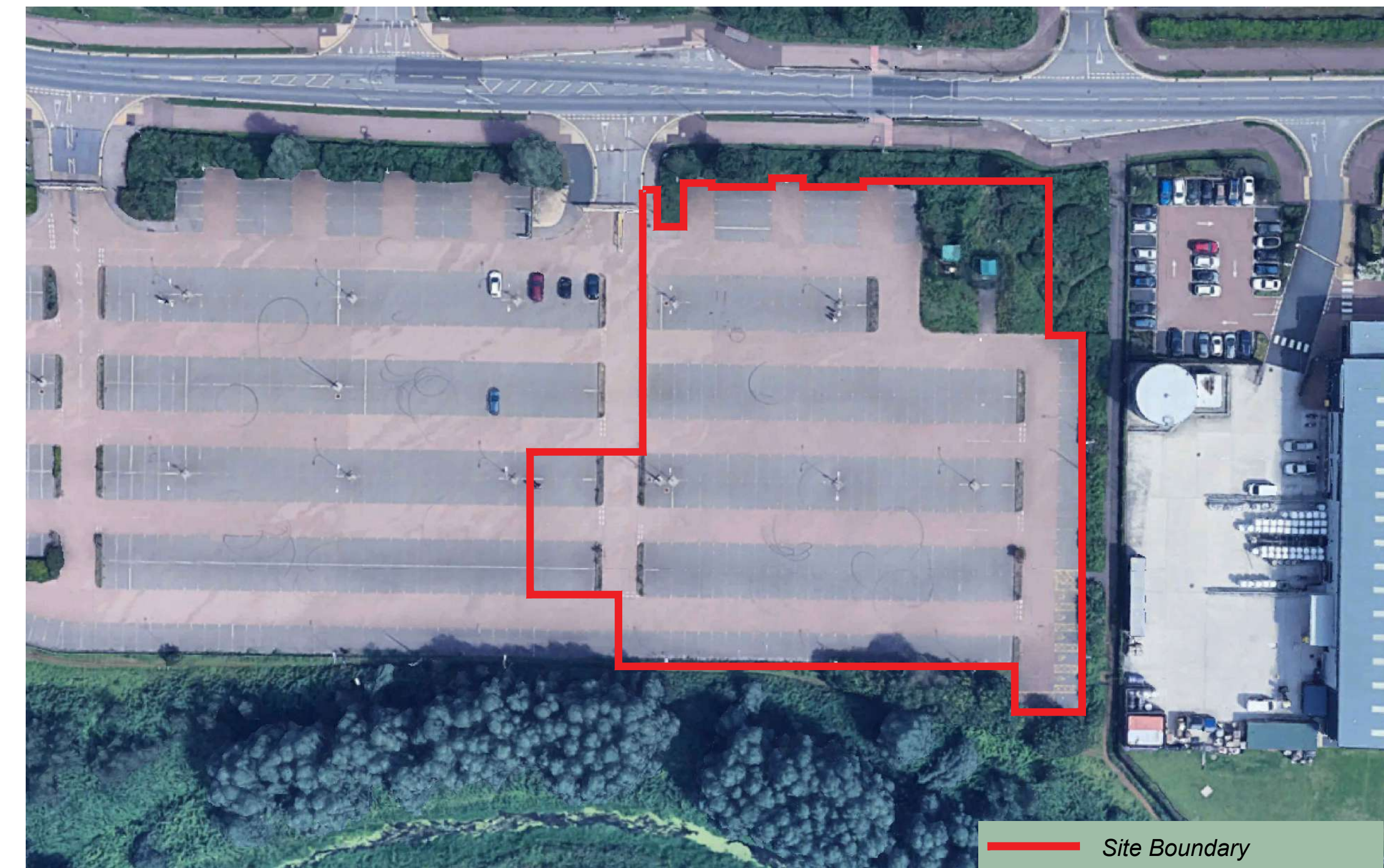
In preparing the Draft Masterplan consideration has been given to:

- creating an attractive scheme with a strong sense of place for future residents;
- co-locating community uses (Community Hub building, on-site laundry and equipped children's play area) and placing them away from residential units to ensure the amenity of occupants is not negatively impacted.
- incorporating an on-site office for WNC staff plus other measures for site management and security purposes, including CCTV.
- retaining and enhancing edge of site landscape features, and providing new green infrastructure within the scheme to create an attractive streetscape and opportunities for local biodiversity; and
- minimising land take/ loss of car parking spaces (options to mitigate the loss of car parking spaces on Saints RFC match days is currently being investigated by the rugby club and WNC)

### Proposed Accommodation

The accommodation units are being manufactured by an award-winning modular building specialist, and will comply with Building Regulations with insulating fabric elements common in all new dwellings.

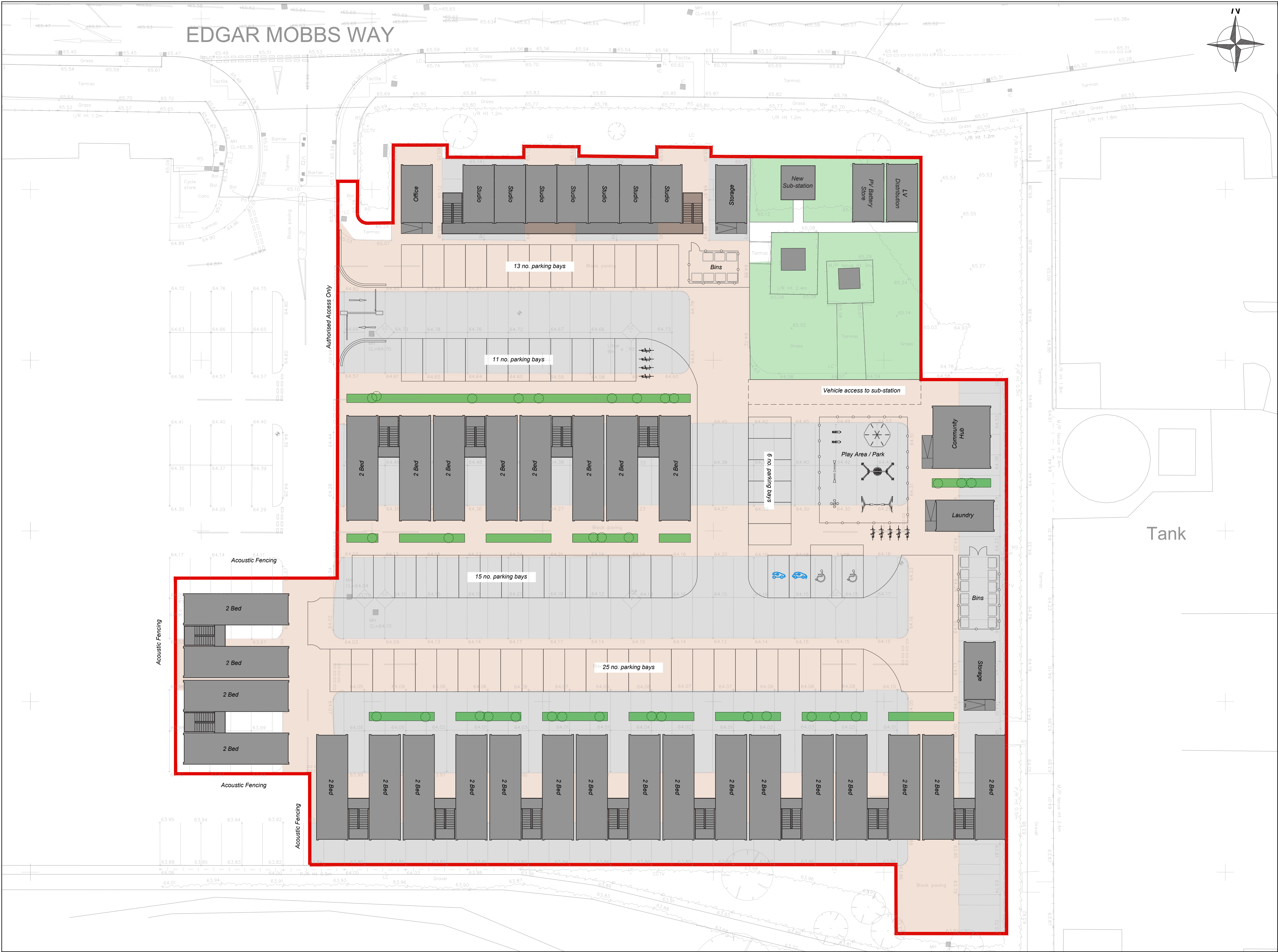
Each TA unit will be constructed off-site and will be fully self-contained, providing sleeping, cooking, washing and lounging facilities within a single, factory finished modular style unit. The steel outer shell provides a rigid, robust diaphragm well suited for repeat re-siting and transportation. The shells' stability also allows it to be stacked, optimising available space on site. All kitchens, bath/shower rooms, plumbing and electrical systems are all fully factory fitted and tested before they are transported to site.





DRAFT MASTERPLAN

TEMPORARY ACCOMMODATION PROJECT  
EDGAR MOBBS WAY, NORTHAMPTON



Schedule of Accommodation	
Item	No. of Units / Area (m <sup>2</sup> )
Two Bed Dwellings	56 Units
Studio Dwellings	14 Units
Site Office	1 Unit
Laundry Facilities	1 Unit
Community Hub	1 Unit
Play Area	128.2 m <sup>2</sup>
Bin Store	2 Locations
Residential Storage	2 Units
Resident Parking	70 Total (1 Per Unit)
Visitor Parking 4 Total	2 Accessible Spaces
	2 EV Charging Spaces
Cycle Storage	5 Spaces
Alternative Power Source Items	
New Sub-Station	1 Unit
PV Battery Store	1 Unit
Low Voltage Distrib.	1 Unit

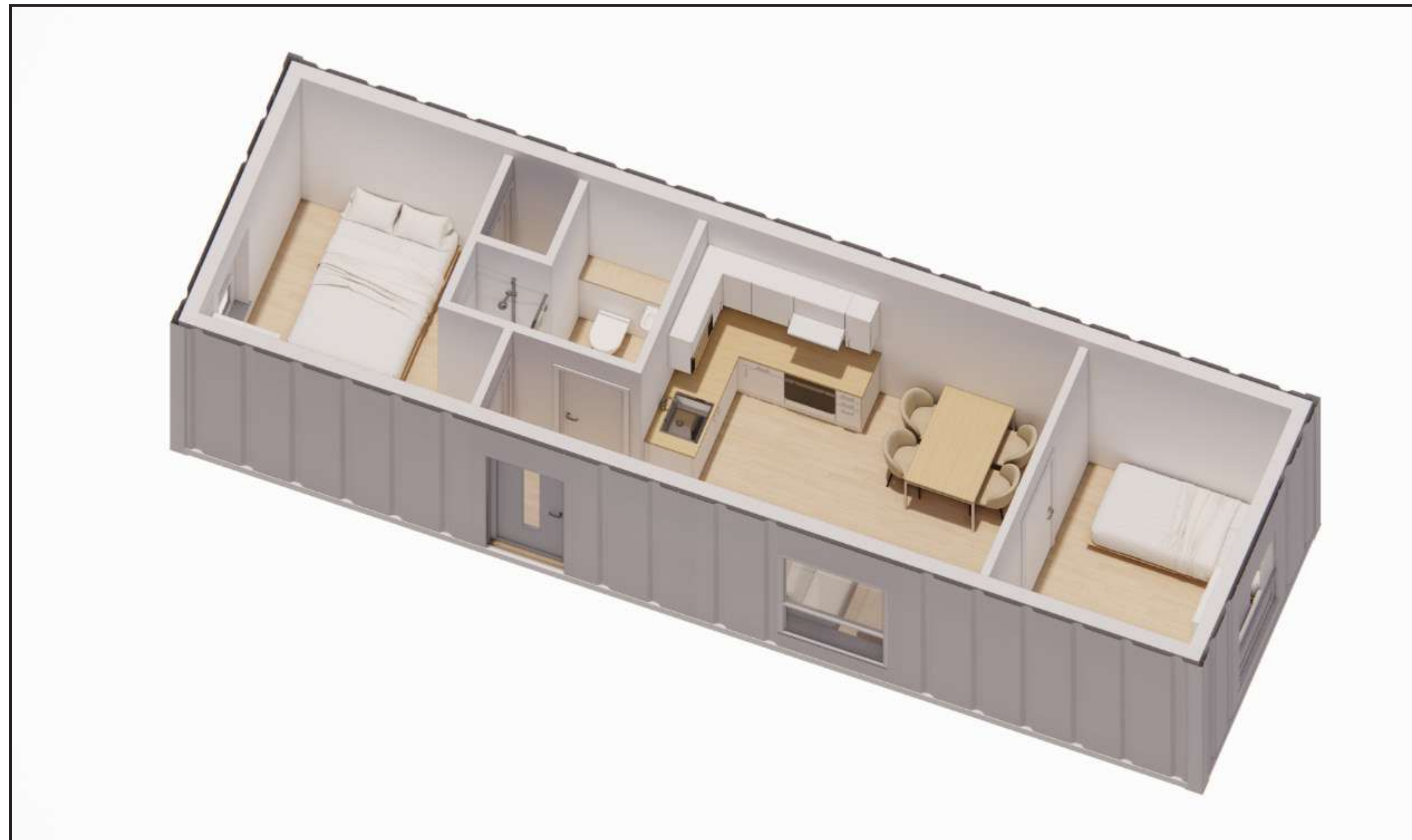
Site Boundary



# 6. HOW IT WILL LOOK

## TEMPORARY ACCOMMODATION PROJECT EDGAR MOBBS WAY, NORTHAMPTON

Based on the latest scheme proposals, the following images are a visualisation of how the proposed units might look once constructed.



*Two Bed dwelling axonometric*



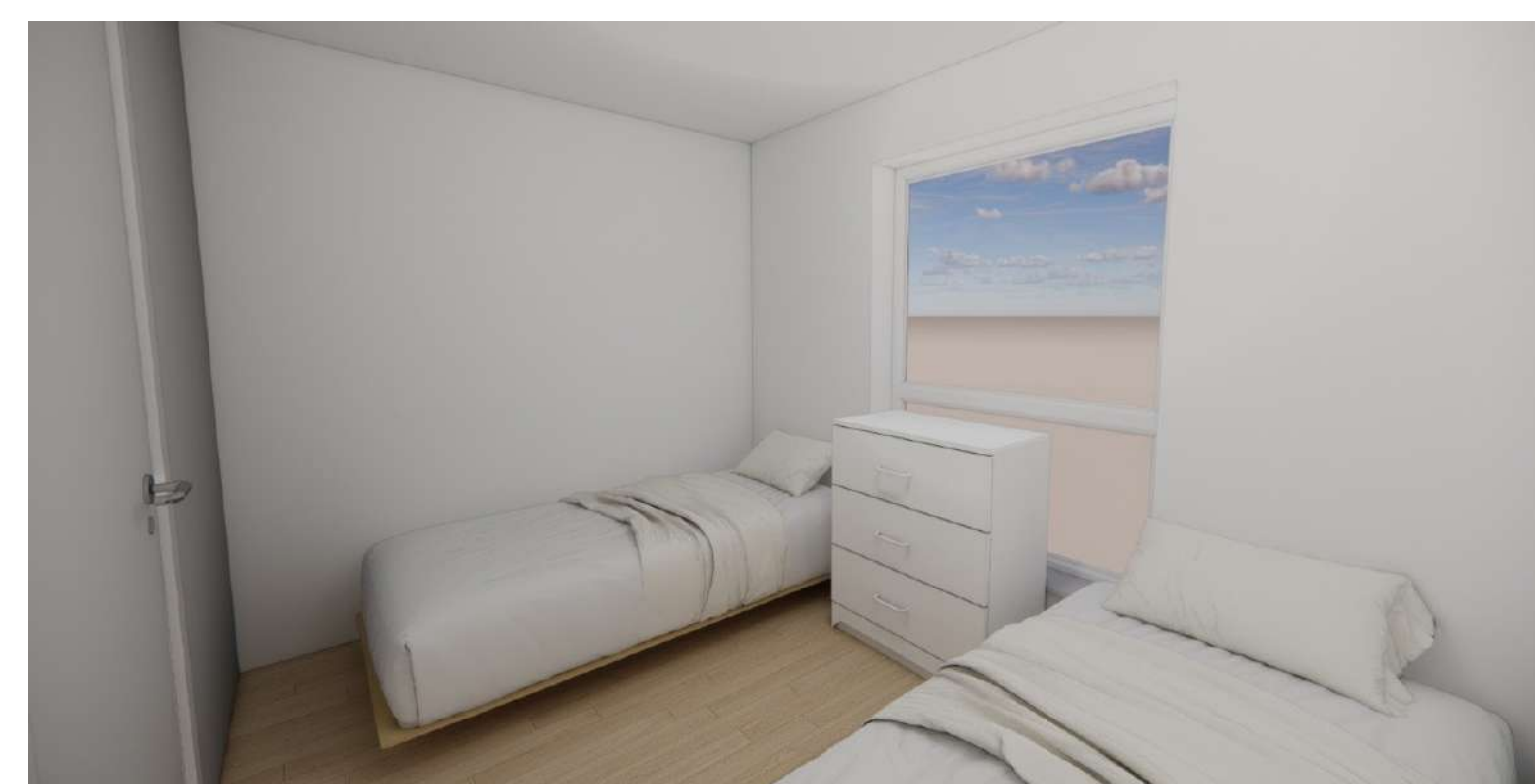
*View from Edgar Mobbs Way*



*View from first floor access landing*



*Living Space*



*Second Bedroom*



*Street view*



# 6. continued HOW IT WILL LOOK

## TEMPORARY ACCOMMODATION PROJECT EDGAR MOBBS WAY, NORTHAMPTON



Aerial view



Street view



Play Area view



# 7. FEEDBACK AND NEXT STEPS

## TEMPORARY ACCOMMODATION PROJECT EDGAR MOBBS WAY, NORTHAMPTON

### What happens next?

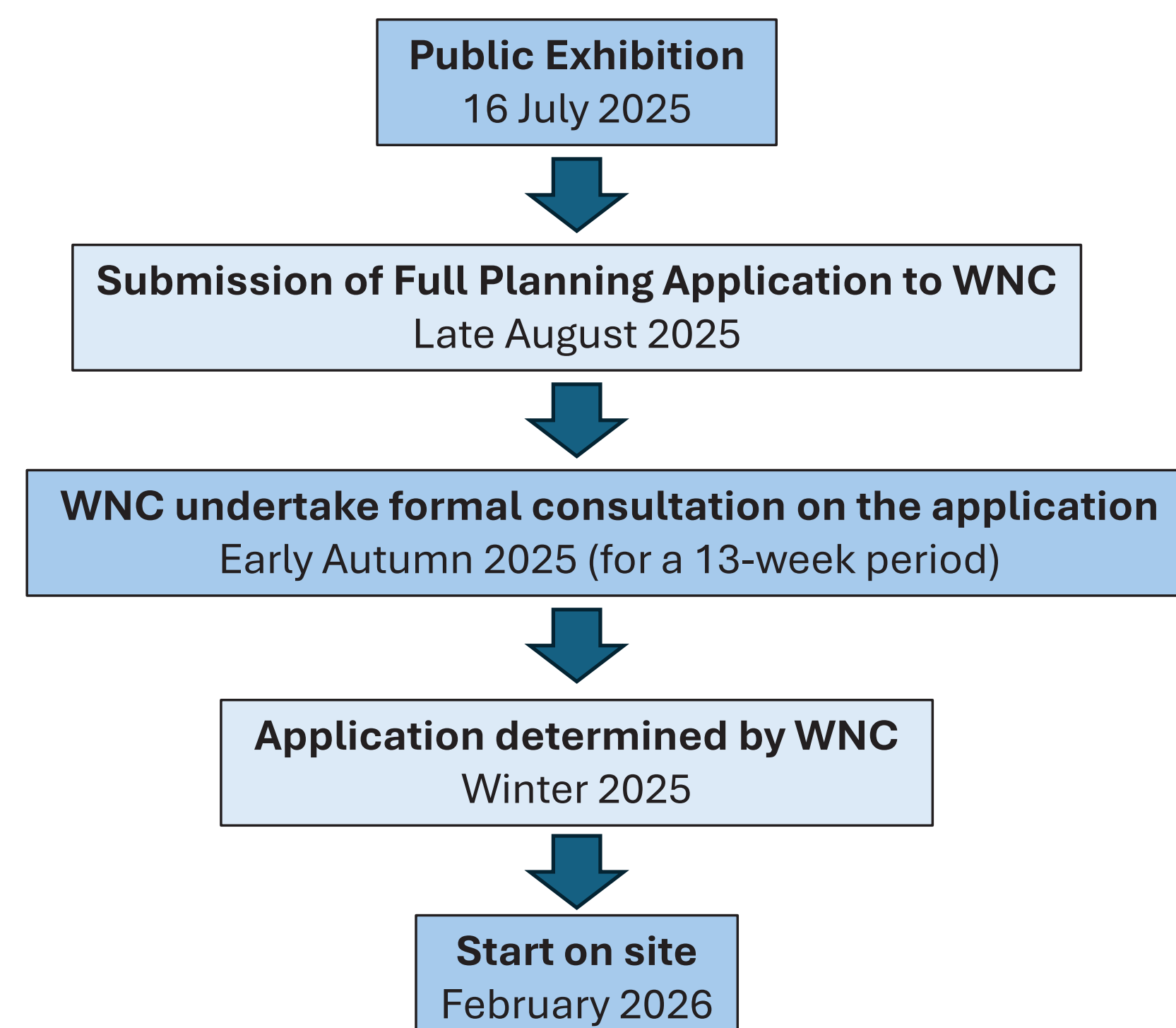
Following detailed consideration of consultation responses to this exhibition and, the conclusion of ongoing discussions with West Northamptonshire Council and other statutory consultees, we will consider any necessary amendments to the proposals that might be required to ensure that the scheme is appropriate before it is finalised and a planning application is submitted to WNC.

### What will the Planning Application include?

The planning application will be supported by a suite of technical reports which will demonstrate how the proposals meet the planning policy requirements set out in the Local Plan and relevant Supplementary Planning Documents issued by the Council. These reports collectively assess the environmental, socio-economic and technical effects of the development.

### Indicative Timeline

The anticipated program for the submission of the applications, its determination and start on site is shown here:



### Let us know what you think?

Having taken time to view this exhibition, we are keen to hear your views and would be grateful if you would provide feedback either by:

- filling in one of the comment forms provided at the exhibition; or
- online via our website [www.framptons-planning.com/consultations](http://www.framptons-planning.com/consultations) which can be accessed via the QR code below.
- by email at [enquiries@framptons-planning.com](mailto:enquiries@framptons-planning.com)

If you would like to submit your comments by post, please send your completed form to:

Frampton Town Planning Ltd  
42 North Bar  
Banbury  
Oxfordshire  
OX16 0TH

The closing date for completed comment forms to be received is **Wednesday 30th July 2025**

*Thank you for taking time to attend this public consultation event.*

