

1. WELCOME

TEMPORARY ACCOMMODATION PROJECT BIRDS HILL WALK, 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 Birds Hill Walk, Weston Favell (former Lings Upper School site).

What is proposed?

A total of 38 (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

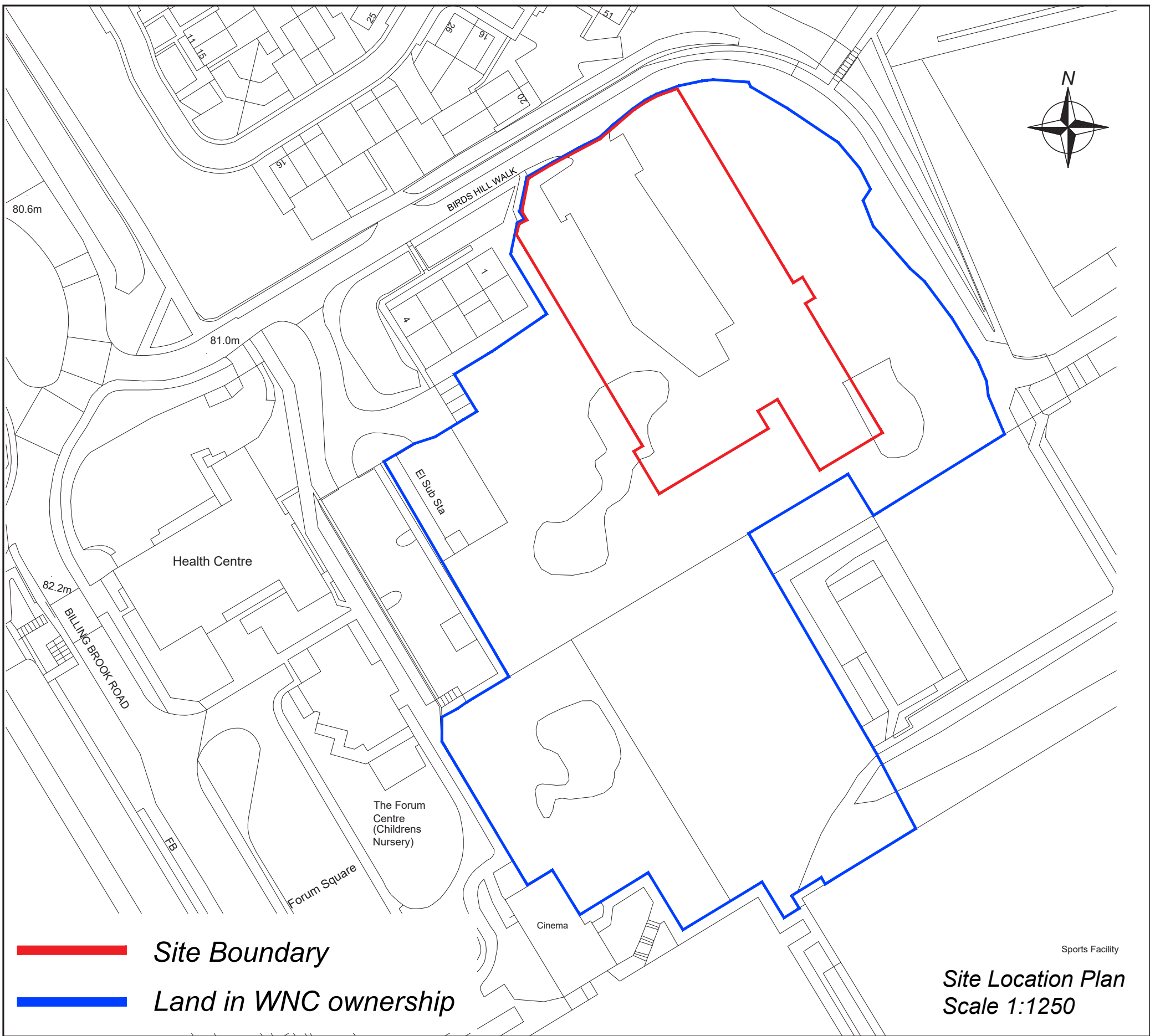
The exhibition provides an opportunity for you to understand the background behind the emerging proposals, details of the proposed scheme and to provide feedback. By sharing your comments you can help shape the proposed scheme.

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 BIRDS HILL WALK, 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.

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.

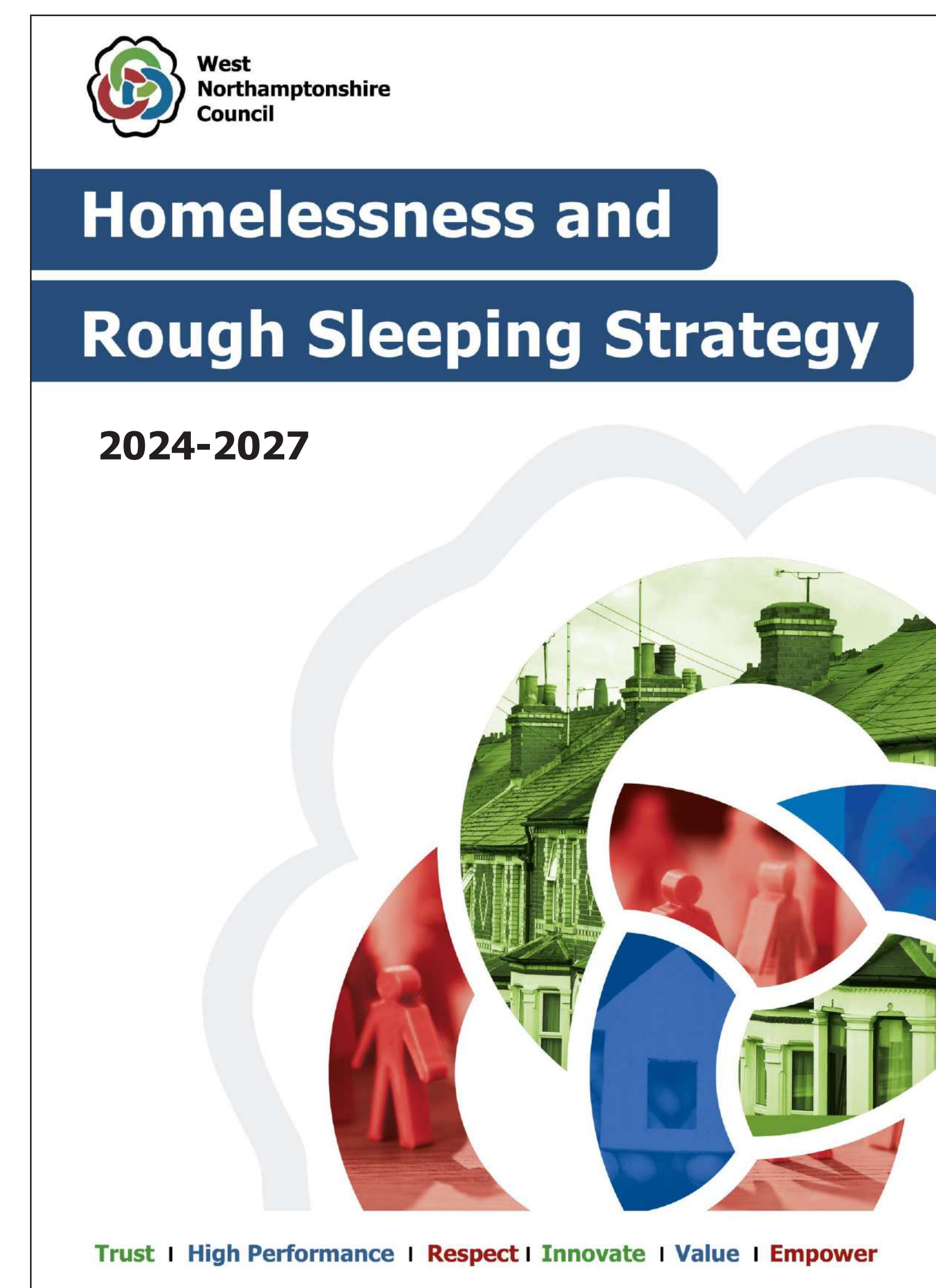
While the number of households needing TA fluctuates, at the start of June 2025, the Council was providing temporary accommodation for approximately 780 households.

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.

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

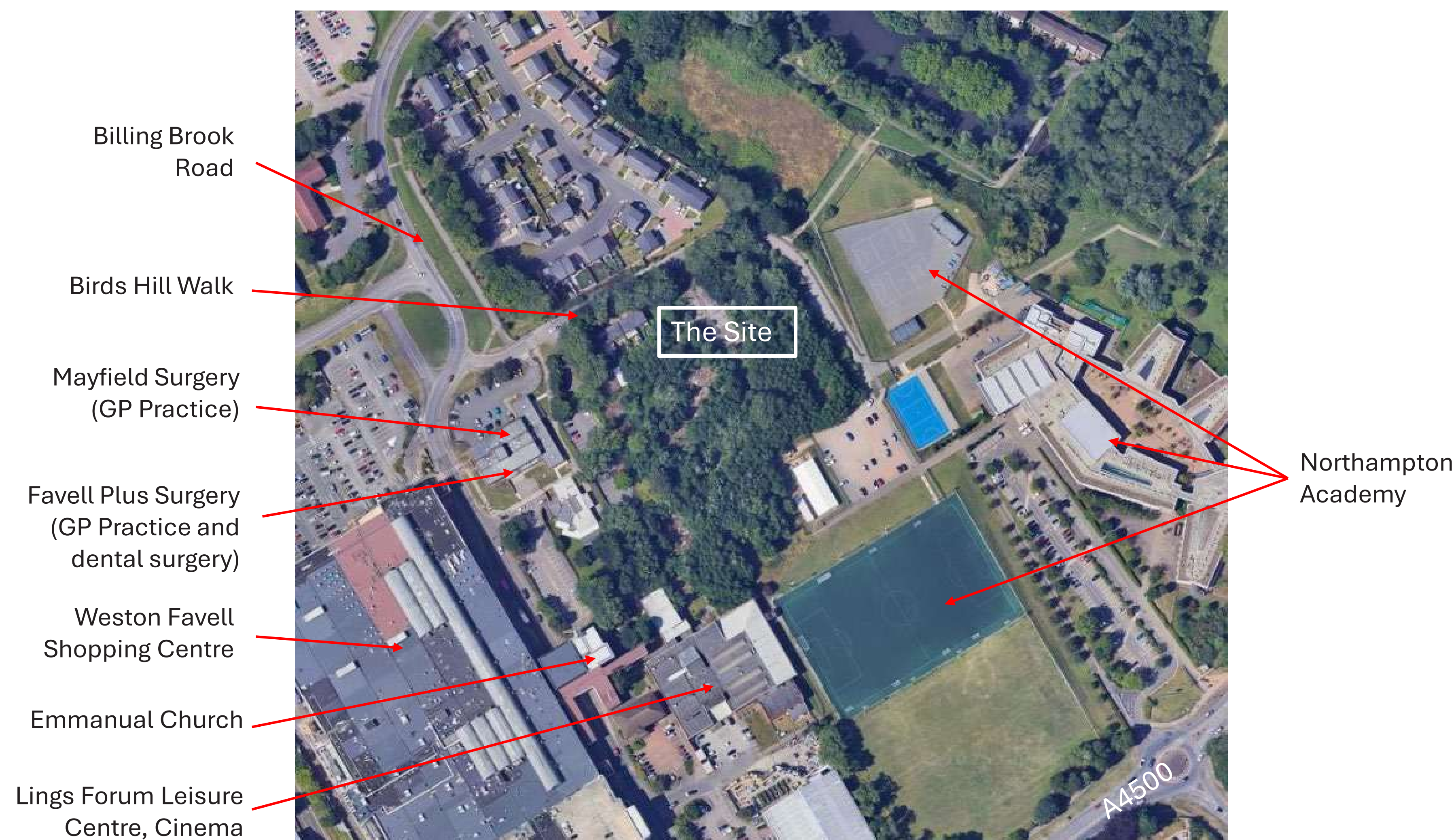
TEMPORARY ACCOMMODATION PROJECT BIRDS HILL WALK, NORTHAMPTON

The proposed development site is in the eastern area of Northampton and comprises part of the former Lings Upper School, which has now been demolished.

The site has been vacant and surplus to the requirements of the former Northampton County Council and, since 2021, those of WNC, for over 10 years. In this time the site has become overgrown in some areas with brambles and scrub trees. Boundaries are currently defined by palisade fencing.

Access is gained from Birds Hill Walk. Birds Hill Walk also acts as a service road to Northampton Academy and its staff car park located south and east of the site.

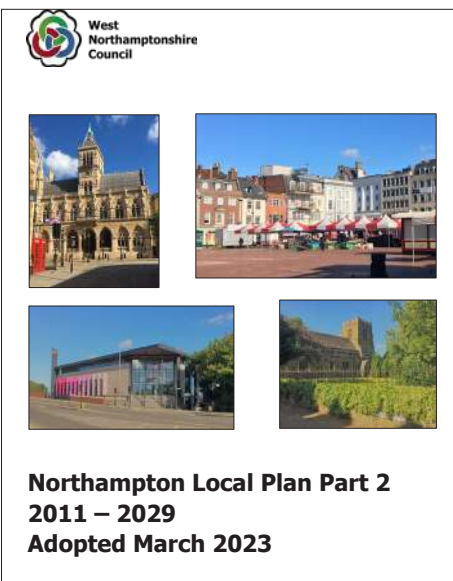
Land immediately north of the site includes a short terrace of residential dwellings, with further residential development on the opposite side of Birds Hill Walk. Immediately to the west are two GP practices and a dental practice. Beyond this is Weston Favell Shopping Centre, which contains commercial and leisure facilities, and offers access to regular bus services. To the south west lies Lings Forum Leisure Centre, Cinema and Emmanuel Church. Northampton Academy secondary school and sixth form is located to the east.



Photos from within the site

4. SITE APPRAISAL

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 HO1, the site (and wider land holding) is allocated for residential development with an indicative dwelling capacity stated as 60 dwellings.

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.

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 walking distance of a wide range of retail, welfare and community facilities plus public transport services, 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.

Ecology

There are no statutory or non-statutory designated sites for nature conservation within or adjacent to the site. In April 2025 a preliminary ecological appraisal was conducted. Whilst the appraisal did not identify the presence of protected species, the site offers potential and, therefore, additional surveys will be conducted to inform and support a future planning application. Where necessary mitigation measures to avoid any negative impacts will be incorporated.



TEMPORARY ACCOMMODATION PROJECT BIRDS HILL WALK, NORTHAMPTON

Ground Conditions

The site comprises a significant area of concrete hardstanding (historic floor slabs) that are generally in poor condition. If viable, we will look to recycle the concrete hard standing. Some limited areas of Made Ground soils have been encountered underlying the floor slabs, with locally deepened Made Ground soils (reflecting historic cut and fill activities) at the western and at the north-east corner of the site.



The site is not known to have any contaminants but testing is currently taking place and, as necessary, remediation will be conducted.

Trees and Landscape



There are no Tree Preservation Orders affecting the site. It is the intention that as many of the existing trees on site will be retained as possible, including the London Plane trees along site boundaries which serve as a landscape buffer.

Flood Risk and Drainage

The site is not in an area at risk of flooding. Surface water run-off will be managed so that it does not increase the risk of flooding on surrounding land and will be attenuated on-site as part of sustainable drainage strategy before being discharged via the local sewer network.

Noise and Air Quality

The site is not located adjacent to any significant sources of noise or air pollution, and noise generated by the proposed development will not significantly disrupt or negatively impact the surrounding area or its residents.

Services / Renewable Energy

The development will be served by electricity; there will 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 BIRDS HILL WALK, NORTHAMPTON

Emerging Masterplan

The proposed development site measures 0.4 hectares (redline boundary) and sits within a wider landholding measuring 1.49ha under the ownership of West Northamptonshire Council. Currently there is no intention to develop on the wider landholding, which will be fenced off and managed by WNC.

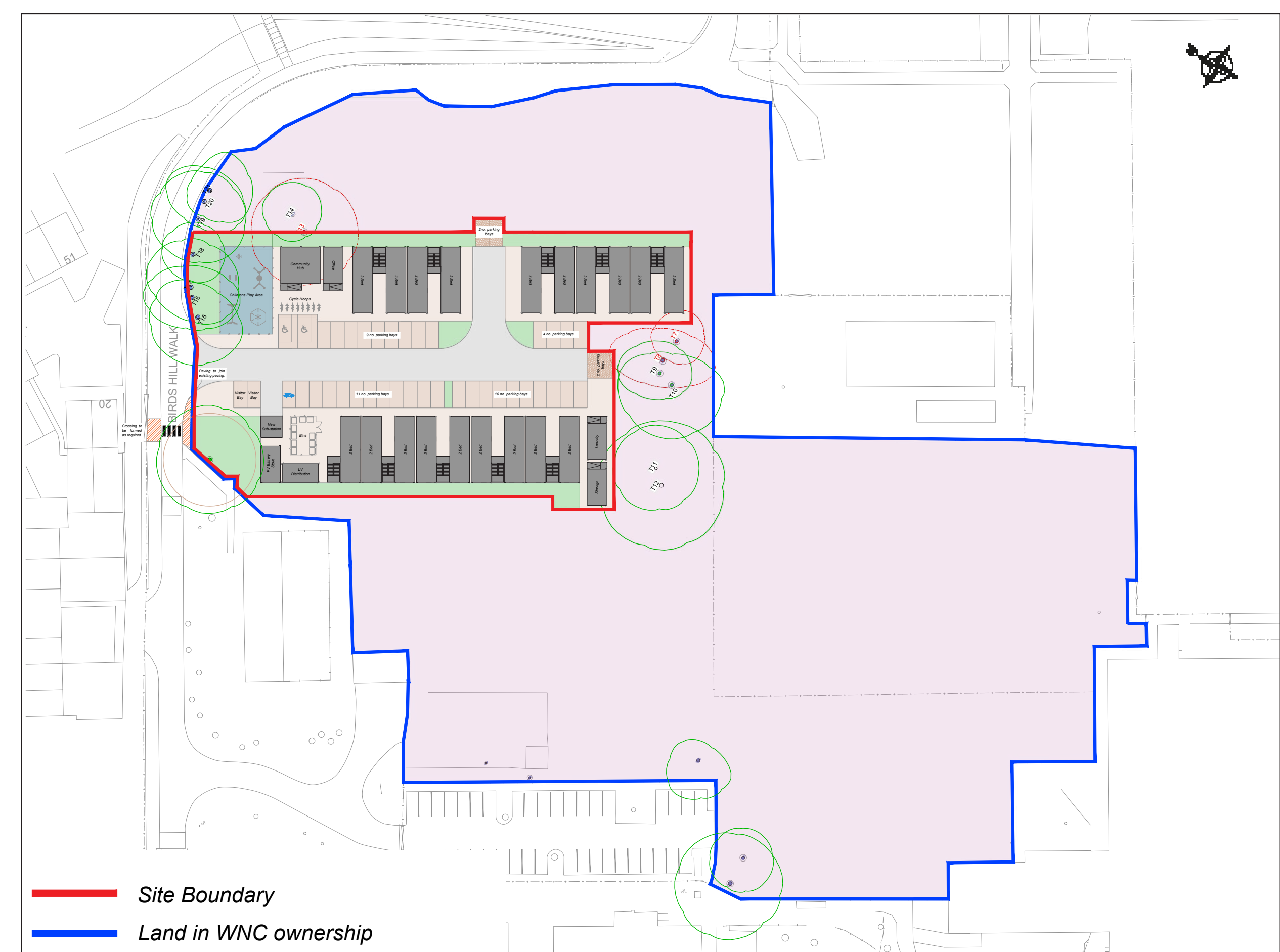
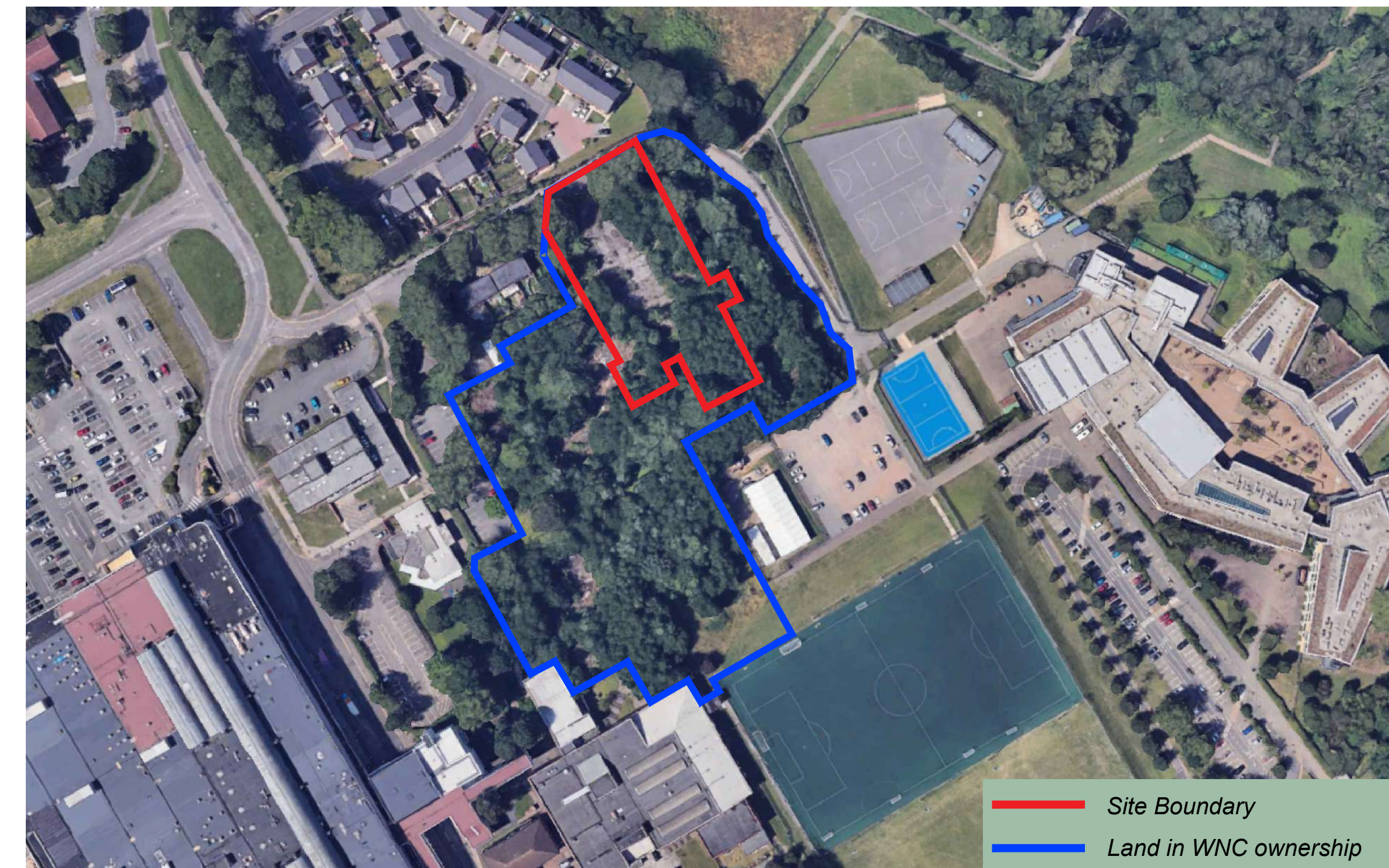
In preparing the Draft Masterplan consideration has been given to:

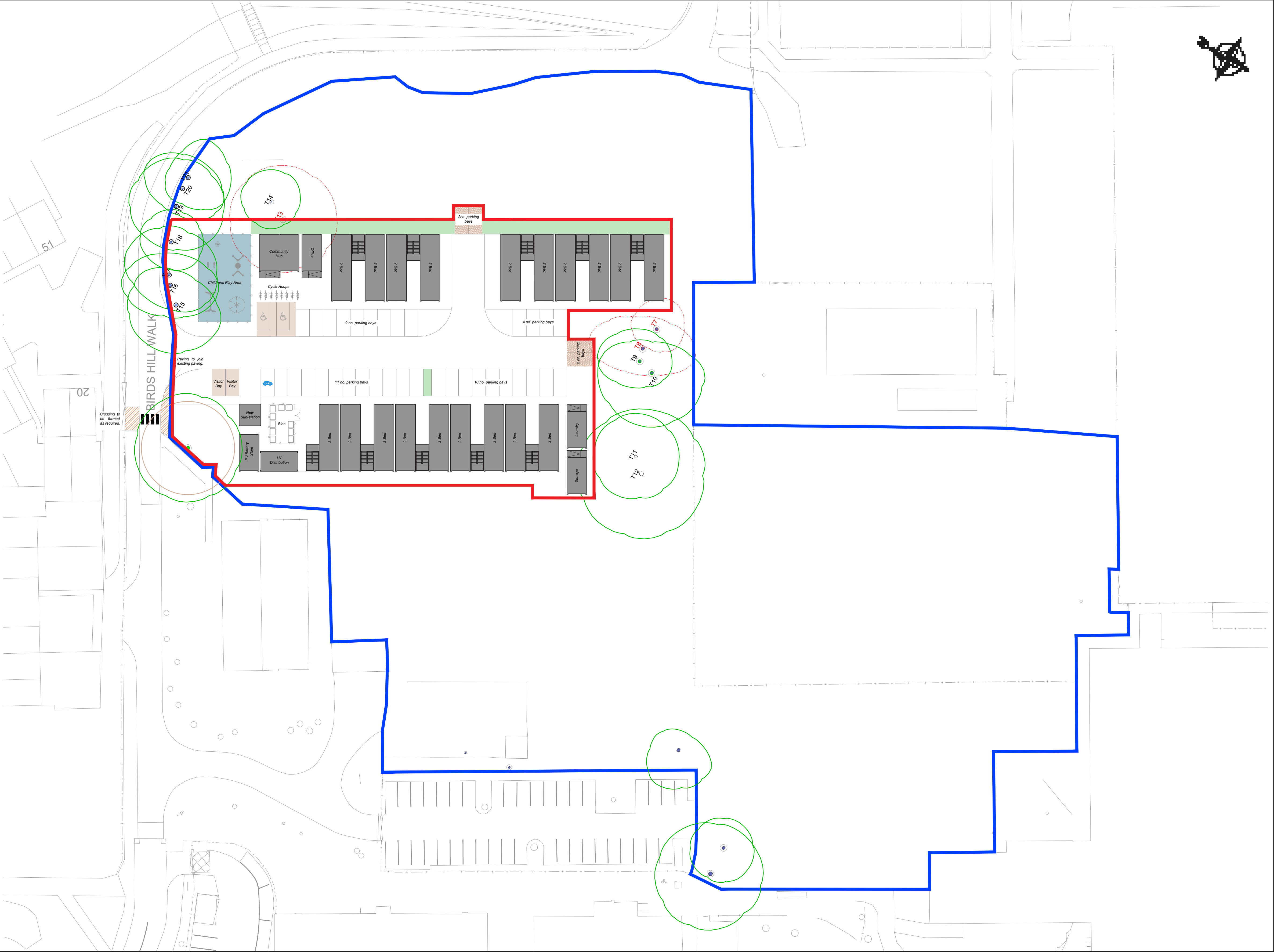
- creating an attractive scheme with a strong sense of place for future residents;
- retaining existing mature landscape features, notably along site boundaries to help reduce visual impacts but also to provide a Green Infrastructure framework for the scheme;
- minimising land take, habitat loss and biodiversity impacts;
- 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; and
- incorporating an on-site office for WNC staff plus other measures for site management and security purposes.

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.





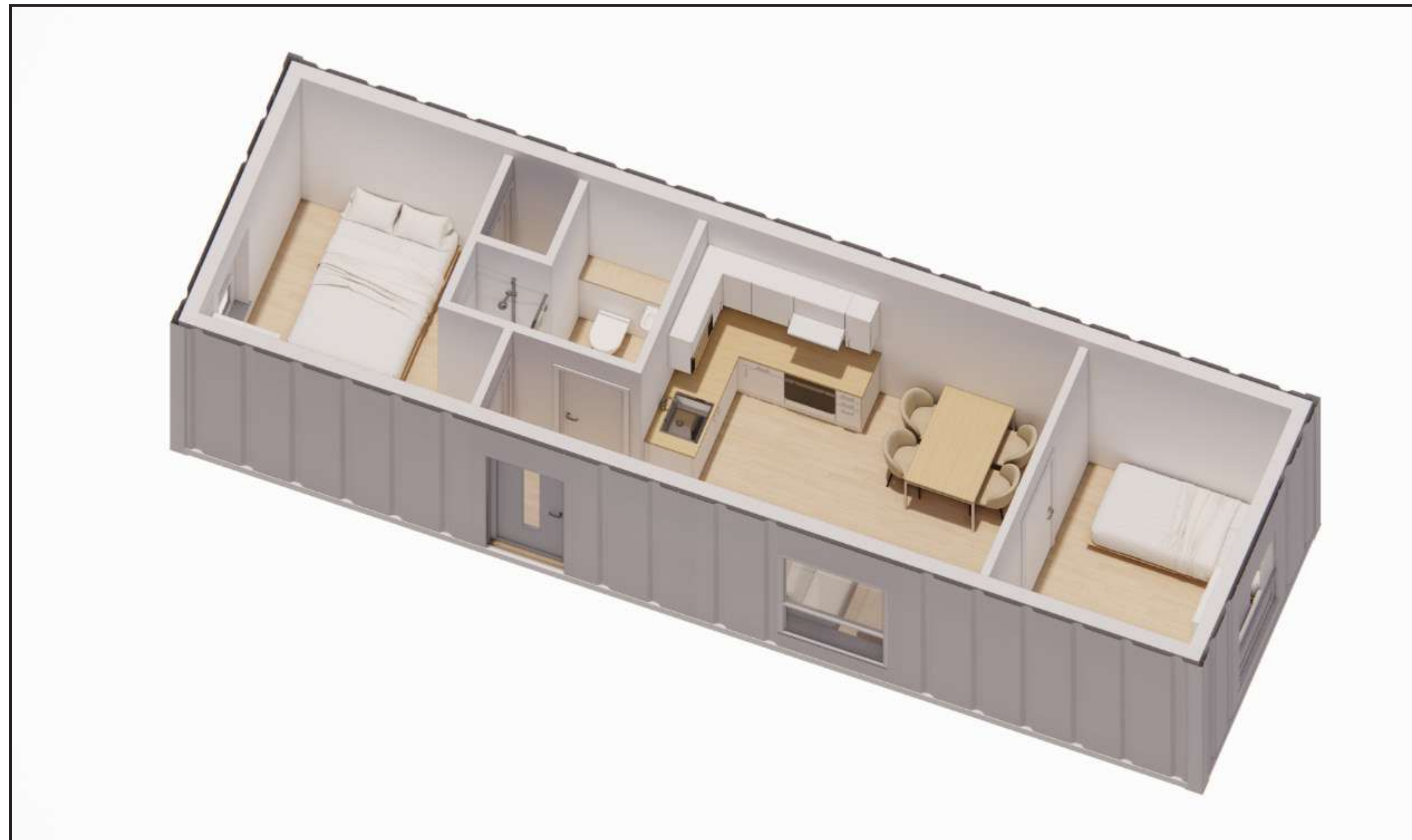
Schedule of Accommodation	
Item	No. of Units / Area (m ²)
Two Bed Dwellings	38 Units
Site Office	1 Unit
Laundry Facilities	1 Unit
Community Hub	1 Unit
Play Area	157.5m ²
Bin Store	1 Location
Residential Storage	1 Unit
Resident Parking	38 Total (1 Per Unit)
Visitor Parking 5 Total	2 Spaces
	2 Accessible Spaces
	1 EV Charging Space
Cycle Storage	8 Spaces
Alternative Power Source Items	
New Sub-Station	1 Unit
PV Battery Store	1 Unit
Low Voltage Distrib.	1 Unit

- Site Boundary
- Land in WNC ownership

6. HOW IT WILL LOOK

TEMPORARY ACCOMMODATION PROJECT BIRDS HILL WALK, 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



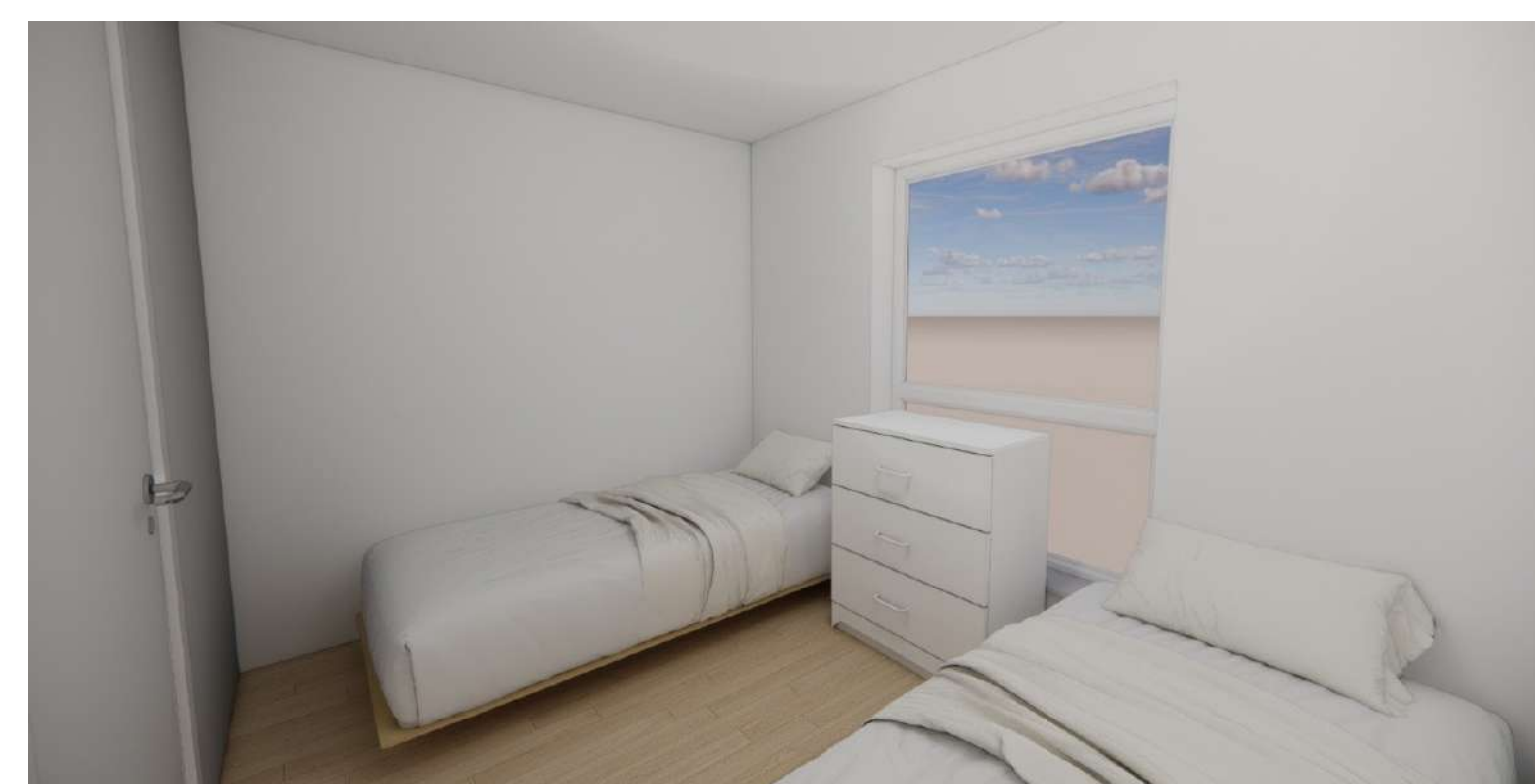
Street view



Street view



Living Space



Second Bedroom



View from first floor access landing

6. continued HOW IT WILL LOOK

TEMPORARY ACCOMMODATION PROJECT BIRDS HILL WALK, NORTHAMPTON



Aerial view



Street entry view

7. FEEDBACK AND NEXT STEPS

TEMPORARY ACCOMMODATION PROJECT BIRDS HILL WALK, NORTHAMPTON

What happens next?

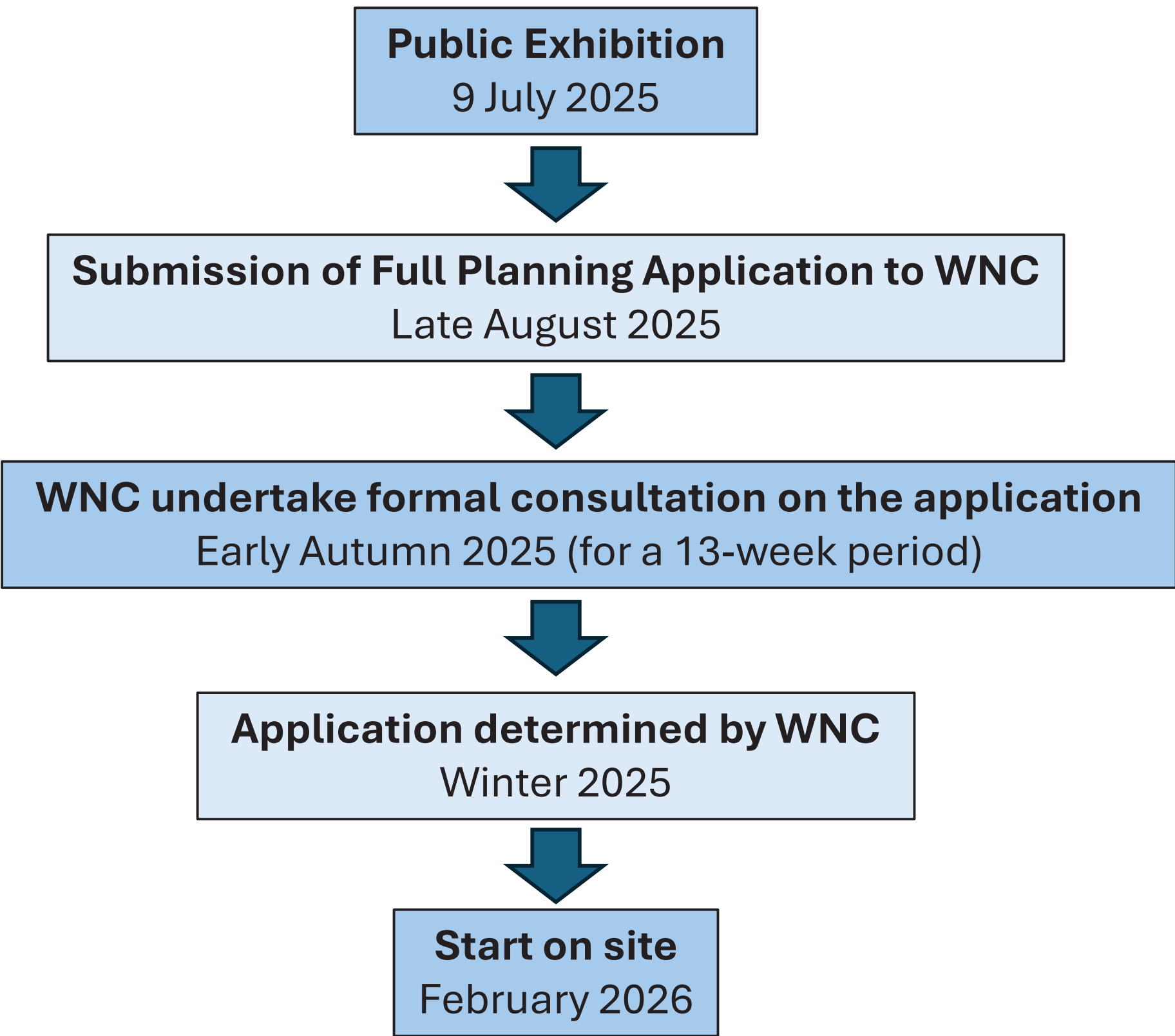
Following detailed consideration of consultation responses to this exhibition and the conclusion of ongoing discussions with West Northamptonshire Council and other statutory consultees

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 which can be accessed via the QR code below.
- by email at 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 23rd July 2025**

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

