

Annual Monitoring Report

2004/05

Published December 2005



NORTHAMPTON
BOROUGH COUNCIL

REGENERATION & GROWTH

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EXECUTIVE SUMMARY

Growth Agenda

Northampton, part of the Milton Keynes South Midlands sub-region, has been selected as one of the four growth areas which will see increased provision for housing, employment and associated infrastructure over the period 2001-2031. The West Northamptonshire Development Corporation (WNDC) was the chosen local delivery vehicle to assist in delivering this growth. Joint and partnership working between the WNDC, Northamptonshire County Council, Northampton Borough, Daventry District and South Northamptonshire Councils will seek to ensure that the vision and growth requirements are met in a sustainable manner.

This Annual Monitoring Report covers the period 1st April 2004 to 31st December 2005.

Monitoring Framework

Northampton Borough Council has, for the past few years, been publishing Annual Monitoring Reports for housing and employment land. The reports cover the administrative boundary of Northampton Borough together with the adjoining Grange Park development in South Northamptonshire. Some monitoring of retail development is undertaken. No monitoring is carried out on any other uses.

Consultants who have been appointed to carry out the employment land assessment for the Borough have been asked to consider how the employment monitoring methodology and report can be improved.

Key Findings

Local Development Framework

The Council's Local Development Scheme (LDS) was approved within the deadline set by Government, which was 6 months from the date of the Planning & Compulsory Purchase Act 2004 regulations and was brought into effect in May this year.

The Pre-submission and submission draft versions of the Statement of Community Involvement were completed within the timescale outlined in the LDS.

Commencement of the preparation of the Joint Core Strategy, the Sixfields Development Area Action Plan, Central Area Action Plan, Development Control and Site Specific Allocations Development Plan Documents (DPDs) have all met the timescales. Consultation on the Preferred Options for all DPDs has been delayed partly due to the enormity of work for the initial research and preparation combined with limited staff resources (2 Principal Planning Officers and 2 Senior Planning Officer/Planning Officer). Working jointly with the chosen local delivery vehicle (the West Northamptonshire Development Corporation) and associated local authorities also bring their own challenges.

Housing Trajectory

This trajectory is projected to 2021. The annual growth rates outlined in RSS8 have been used in this trajectory rather than the GOSE's suggestion to use a calculated annualised growth rate.

In summary, the trajectory shows that Northampton was able to meet the annual growth rate requirements for the period 2001-2005. The projected completions show that Northampton is more than likely to meet some of its annual growth rate requirements. It will also meet the RSS requirement to 2021 as long as the existing sustainable urban extensions come forward before 2021. However, there needs to be an additional urban extension within this timescale and the possibility of a further fourth to accommodate growth requirements to 2031.

Summary of Actions

Local Development Framework

The LDS will be reviewed in the New Year. It is perceived that the new timescale will take into account, amongst others, the additional time required to deliberate issues and find common objectives particularly within 3 local authorities with different physical characteristics, opportunities and constraints, and varying levels of growth expectations.

Consultants employed to carry out employment and open space assessments would have completed their work either at the end of this calendar year or soon after the start of 2006. These will supply the evidence required to formulate policies which will deliver the Borough's vision to 2031. Work can therefore begin on preparing the Issues and Options report to some of the LDDs in the New Year.

Human Resources

Northampton Borough Council has appointed a new member of staff to assist with the monitoring requirements set out by Guidance. Although this appointment ends in March 2007, there is a possibility for extension.

Joint Working

Northampton Borough Council and its joint working partners have set up the Joint Local Development Document Steering Group comprising representatives from Northamptonshire County Council, Daventry District Council, South Northamptonshire Council and Northampton Borough Council. GOEM and WNDC are invited to these meetings. This group meets every month. It is a useful forum for bringing together the various ideas and options and addressing joint issues.

1. **INTRODUCTION**

- 1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 requires every Local Planning Authority (LPA) to make an annual report to the Secretary of State containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies set out in Local Development Documents (LDD) are being achieved. Regulation 48 of the Town and Country Planning (Local Development)(England) Regulations 2004 provides further details of this requirement.
- 1.2 This statutory annual monitoring report (AMR) will become the main mechanism in which the performance and effects of local development frameworks can be assessed. To achieve this, LPAs are required to take into account 4 broad principles:
- LPAs need to make the most of existing information to avoid unnecessary duplication
 - Approaches to monitoring should be consistent with those used to monitor spatial planning across England at national, regional and sub-regional levels
 - LPAs are required to apply the objectives-policies-targets-indicators approach
 - Monitoring is not just about collecting information and indicators. LPAs are required to take a more analytical and action-orientated approach which will provide the comprehensive evidence needed to prepare a local development document
- 1.3 This AMR will be the first monitoring report produced following the introduction of the new planning system in 2004. The ODPM's "Local Development Framework Monitoring (March 2005)" good practice guide sets out details of the information that should be included in the AMR. Given that the AMR covers the period before the good practice guide was published, it has not been possible to collect data on all the proposed indicators. Future AMRs will include the full range of

core output indicators set out in guidance. It includes the following information:

- the current situation with regard to the Local Development Scheme timetable
- existing baseline information
- analysis of existing "saved" policies
- data on housing and employment development

1.4 It will be structured in accordance with the following headings:

- Methodologies
- Northampton Local Development Framework
- Best Value Performance Indicators and Targets
- Links with Community Strategy 2002-2012
- Northampton Adopted Local Plan
- Core Indicators
- Developing Future Annual Monitoring Reports

2. **DATA SOURCES**

2.1 The aims of the AMR are to identify whether policies and objectives set out in the Local Development Framework (LDF) have been achieved and whether targets and milestones outlined in the Local Development Schemes have been met. This will cover the period 1st April 2004 to 31st March 2005. The following data sources have been utilised to monitor the LDF:

a. **Data Collection**

2.2 Both the Housing and Employment Monitoring reports are carried out using desktop surveys (GIS system) and on site surveys. They relate to data collected from the 1st April to the 31st March annually. Planning permissions granted during the financial year (obtained from FastPlanning) provide the basis for data collection and research.

b. Monitoring Reports

- 2.3 Northampton Borough Council has been producing annual monitoring reports for housing and employment for some years. These reports form a key part of the evidence required to analyse the effectiveness of policies.
- 2.4 The Housing Monitoring Report analyses annual conversions, sites under construction and completions of housing development on both greenfield and brownfield sites.
- 2.5 The Employment Monitoring Report had, until the last financial year, analysed employment development on greenfield sites only. This was changed last year when employment activities on both greenfield and brownfield sites were included. Changes were made following the requirements set out in Regional Spatial Strategy 8. A far more thorough data capture and monitoring framework is required. The Employment Monitoring Report for 2004/5 used the national indicators set out in RSS8 as the basis for the analysis.

c. Effectiveness of Local Plan Policies

- 2.6 A questionnaire was sent out to all officers within Development Control, Enforcement and Conservation teams of the Borough Council. The purpose of the questionnaire was to seek information from colleagues as to which policies were used the most for determining planning applications and for drafting Committee reports. 20 questionnaires were sent to Officers on the 23rd September. They were given just under 4 weeks to respond.
- 2.7 Development Control Officers and a representative from Planning Policy & Conservation met on the 17th October to discuss the questionnaire. The conclusions of the discussion confirmed the general consensus that some of the existing policies are too lengthy, not used, complicated and in some cases, duplicated. For the purpose of Development Control use, it was considered that the numbers of policies should be shortened and remaining policies should be strengthened and

made more robust. It was also pointed out that many of the policies are now out of date following new publications and guidelines. The views of Development Control officers on the Local Plan policies are included within Appendix 1.

d. LDF Evidence-base

- 2.8 A number of studies have been undertaken to support LDF policies, including:
- Urban Capacity Study 2002
 - Northampton Shopping Study Update 2004
 - Strategic Flood Risk Assessment
 - Playing Pitch Strategy
 - Northampton Housing Needs Study 2002
 - Northampton Multi-modal Study
- 2.9 The Borough Council has appointed consultants to carry out some additional technical studies to assist in policy formulation. These studies are due to be completed early in the New Year. To date, consultants have been appointed to carry out a County wildlife Sites survey, an employment land assessment, an updated housing needs assessment and an open space assessment. In addition, the Borough Council's partners are commissioning studies which will assist in LDF policy formulation. The County Council are currently undertaking a study to develop a strategic framework for green infrastructure. WNDC have appointed consultants to undertake a study to establish infrastructure requirements and develop a mechanism for capturing developer contributions.
- 2.10 It should be noted that these studies are being carried out during the autumn months of 2005 and are not therefore required to be included in this AMR. The purpose of referring to these studies is to highlight the fact that they are being carried out to ensure that robust and measurable policies can be formulated.

e. Networking

2.11 Northampton Borough Council have already established links with the adjoining local authorities of South Northamptonshire and Daventry, through the need for joint working on its Local Development Framework. This meant that Officers were able to share information and methodologies. In addition, there are established links with the rest of the local authorities within the County and with Northamptonshire County Council itself following a County wide meeting in September on progressing this AMR.

3. NORTHAMPTON'S LOCAL DEVELOPMENT FRAMEWORK

a. Background

3.1 The Planning and Compulsory Purchase Act 2004 introduces the new planning system of preparing Local Development Frameworks (LDFs). The LDF will consist of:

- a series of Local Development Documents or LDDs (which are subdivided in Development Plan Documents or DPDs and Supplementary Planning Documents or SPDs)
- a Statement of Community Involvement
- a Local Development Scheme
- an Annual Monitoring Report

b. Local Development Scheme

3.2 Northampton's Local Development Scheme was brought into effect in May 2005. It was first published for consultation in April 2004, for a period of 6 weeks. A further consultation exercise took place later in the year.

3.3 The adopted Northampton Borough LDS states that the following Development Plan Documents will be prepared by September 2007:

1. Joint Core Strategy for Northampton Implementation Area (Parts A & B)
2. Development Control Policies
3. Site Specific Allocations
4. Sixfields Development Area Action Plan
5. Central Area Action Plan
6. South West District Urban Extension Area Action Plan
7. Kings Heath Urban Extension Area Action Plan

3.4 The following Supplementary Planning Documents will be prepared, also by September 2007:

1. Affordable housing SPD
2. Development and Flood Risk SPD
3. Developer Contributions SPD
4. Car Parking Standards SPD
5. Planning Out Crime SPD

3.5 The key milestones relating to progress on the LDF for the financial year 2004/5 and up to the date of submission of the AMR, are shown below (see table, page 8). However, further information is given on the progress of the LDS leading up to the end of this calendar year. This will provide a clearer picture on the stage, preparation and development of the Local Development Framework.

Local Development Document	Progress (April 2004-December 2005)	LDS milestone met
Local Development Scheme	Brought into effect May 2005	N/A
Statement of Community Involvement	Draft SCI consultation – April 2004	N/A
Statement of Community Involvement	Pre-submission draft consultation – February 2005	Yes
Statement of Community Involvement	Submission and Submission consultation – June 2005	Yes
Statement of Community Involvement	Pre-examination meeting – September 2005	Not required
Statement of Community Involvement	Public Examination – November 2005	Yes – being dealt with by written representations
Joint Core Strategy	Commencement of preparation process – February 2005	Yes
Joint Core Strategy	Issues & Options consultation – June 2005	Yes
Joint Core Strategy	Consultation on Preferred Options – due December 2005	Will be delayed by 3 months.
Sixfields Development Area Action Plan	Commencement of preparation process – November 2004	Yes
Sixfields Development Area Action Plan	Issues & Options consultation – January 2005	Within required timescale
Sixfields Development Area Action Plan	Consultation on Preferred Options – due June 2005	Will be delayed by 14 months
Development Control Policies	Commencement of preparation process – May 2005	Yes
Development Control Policies	Consultation on Preferred Options – December 2005	Will be delayed by 12 months
Site Specific Allocations	Commencement of preparation process - May 2005	Yes
Site Specific Allocations	Consultation on Preferred Options – December 2005	Will be delayed by 12 months
Central Area Action Plan	Commencement of preparation process – September 2005	Yes
South West District Area Action Plan	Commencement of preparation process – November 2005	Yes, consultants report completed April 2004. Timetable to be reviewed in the revised LDS

c. Development Plan Documents

i. Joint Core Strategy

3.6 Preparation for the Joint Core Strategy Issues and Options report complied with the timescale set out in the LDS. The Core Strategy Issues and Options Report was published on 20 June 2005 for a six week public consultation exercise. It contained 2 Parts. Part A was prepared jointly by Northampton Borough Council, Daventry District Council and South Northamptonshire Council. Part B relates solely to Northampton. 111 individuals and organisations made 917 separate comments to the Issues and Options Core Strategy.

3.7 Consultation on the Preferred Options has, however, been delayed because of a variety of reasons. The requirement to incorporate Sustainability Appraisal within the LDF process has proven to be more complicated than was initially envisaged. The creation of the West Northamptonshire Development Corporation (WNDC) as the Local Delivery Vehicle for accelerating growth has had and will continue to have impacts on the progress of the work scheduled in the LDS. The WNDC is taking an increasing interest in being involved in the development of the Core Strategy. The requirements set out in the MKSM mean that the Borough will be working closely with South Northamptonshire and Daventry Councils. This in itself raises challenges as each Local Authority is different and there is a need to identify common objectives to meet Central Government goals. Co-ordinating the process of Core Strategy production with three local authorities increases the potential for delays.

ii. Sixfields Area Action Plan

3.8 Preparation began on the Area Action Plan in November 2005, in accordance with the LDS, with the appointment of consultants Urban Practitioners. Their work took into account the Council's public consultation exercise carried out in October 2003 on the proposal to designate Sixfields as a District

Centre. Urban Practitioners, on behalf of Northampton Borough Council, held a stakeholder workshop in January 2005, on the Issues and Options for Sixfields.

3.9 Consultation on the Preferred Options has been delayed following a reassessment of the priorities for LDD production. In the light of soundings taken from GOEM, the WNDC and the Town Centre Partnership, it has been agreed that greater priority should be given to the Central Area Action Plan (AAP). The Council has agreed that the Sixfields AAP should not run in advance of the Central Area AAP. This accords with RSS8 which identifies the production of an LDD for the Central Area as a priority.

iii. Development Control Policies

3.10 Preparation began with the appointments of various consultants to undertake technical studies. The appointments to date are:

- Northamptonshire Wildlife Trust: County Wildlife Sites Survey
- PMP: to undertake an Open Space Survey
- Innes England/Roger Tym & Partners: Employment Land Assessment

3.11 The above will contribute towards informing Officers of the policies which will need to be formulated for development control purposes.

iv. Central Area Action Plan

3.12 Work began in September with the launch of the Town Centre Commission, which will oversee the preparation of this Area Action Plan. The Commission comprises a network of people drawn from a range of organisations including those in the voluntary, business, transport, education and public sectors. The publication of a Preferred Options document is likely to be put back until Summer 2006, partly due to the delay in the issuing of the Preferred Options Core Strategy.

South West District Area Action Plan

3.13 Consultants completed a review of the South West District and published their report in spring 2004. However, no further progress has been made on the Area Action Plan because existing resources need to be directed towards the progression of the Core Strategy, the Central Area Action Plan and the Sixfields Area Action Plan.

v. Site Specific Allocations

3.14 As with the Development Control Policies DPD, preparation commenced with the appointment of consultants to undertake technical studies. These studies will identify the need for additional land to be allocated for recreation and employment purposes, as well as identifying constraints to development of existing undeveloped sites. Work has also been undertaken on monitoring housing development which will feed into the preparation of the Allocations DPD.

d. Figures and Charts

Figure 1 shows the schedule of proposed Local Development Documents which have been planned for preparation and publication, translated into a more detailed Gant chart.

e. Future Progress

- 3.16 The LDS will need to be reviewed in the following ways:
- The timetable will need to be revised, to ensure that a more realistic and achievable timescale is programmed. It is considered that the timetable in the existing LDS is too ambitious. The new LDS will be revised in early 2006
 - There are areas of work currently programmed in the current LDS which cannot be completed and may have to be set aside, to allow for priority documents to be progressed

Figure 1

Overall Timetable for the Production of the Local Development Framework (LDF)

KEY MILESTONES (see table overleaf)	
Development Plan Documents	
1. Commencement of preparation process	
2. Consultation on preferred options	
3. Submission of Draft DPD	
4. Pre-examination meeting	
5. Public Examination	
6. Receive Inspector's Report	
7. Consider Inspector's Report	
8. Adopt document	
Supplementary Planning Documents	
1. Publication of Draft SPD	
2. Consider representations	
3. Adopt document	
Statement of Community Involvement	
1. Pre-submission consultation	
2. Submission of Draft SCI	
3. Pre-examination meeting	
4. Public Examination	
5. Receive & Consider Inspector's Report	
6. Adopt document	

4. BEST VALUE PERFORMANCE INDICATORS AND TARGETS

4.1 The following Best Value Performance Indicators will be used:

BV200a: Submission of LDS by 28th March 2005

4.2 The Council submitted the LDS on the 3rd February 2005 and it was subsequently brought into effect on the 23rd May 2005. This complies with the requirement to submit the first LDS to the Secretary of State within 6 months of the commencement of Part 2 of the Planning & Compulsory Purchase Act 2004.

4.3 The Council is intending to update the LDS in early 2006 to ensure that a more realistic timescale can be devised for the preparation and submission of relevant DPDs.

BV200b: Has the local planning authority met the milestones which the current Local development Scheme set out?

BV200c: Did the Local Planning Authority publish an annual monitoring report by December of the last year?

4.4 These are amended targets for 2005/06. Section 3 sets out the extent to which the milestones in the LDS have been met. This is the first AMR to be published.

BVP106: Percentage of all completed developments 2004/5 on previously developed land

4.5 The Council's Corporate Plan 2005-6 states that "currently, **60%** of new homes are built on previously developed land (brownfield sites). The Council will continue to maintain this level of performance. This is the level recommended by the Government. During the last financial year, 964 dwellings were built on brownfield sites. This constituted 73% of new homes being built on previously developed land.

Monitoring year 2004/5	Greenfield	Brownfield	TOTAL
Dwellings completed	374	964	1338

Source: Annual Housing Monitoring Report 2004/5

4.6 Data captured over the last 5 years has shown that Northampton Borough has consistently met the Government's target of 60%.

Year	% Brownfield
2000/2001	78
2001/2002	74
2002/2003	73
2003/2004	80
2004/2005	73

Source: Annual Housing Monitoring Report 2004/5

4.7 This means that Northampton Borough Council has consistently, over the last 5 years, met its own target of securing at least 60% of all housing developments on brownfield land.

BVPI204: Number of appeals allowed against the authority's decision to refuse planning applications.

4.8 The Council's performance has fallen from 27% in 2003 to 41% in 2004/2005. The target figure set by the ODPM is 40%. The lack of an up-to-date development plan is likely to be a contributory factor in the percentage of appeals allowed.

BVPI219a: The total number of conservation areas in the local authority area.

4.9 There are currently 17 conservation areas in the Borough. It is proposed to add two more conservation areas between 2005-2008.

BVPI219b: Percentage of conservation areas in the local authority area with an up-to-date character appraisal.

BVPI219c: Percentage of conservation areas in the local authority area with an up-to-date management plan.

4.10 The Council has commenced a programme of appraisals and management plans for each of the conservation areas currently designated. The target for 2005/06 is 25%.

5. LINKS WITH NORTHAMPTON COMMUNITY STRATEGY 2002-2012

- 5.1 This was developed by the Local Strategic Partnership during the early months of 2002 and was launched in August of that same year. It was subsequently updated in 2004.
- 5.2 The relevant targets below have been chosen on the basis that there is some information within the planning framework which can be applied. They are:

LINKS WITH NORTHAMPTON COMMUNITY STRATEGY 2002-2012			
NCS Targets	NCS Progress	Adopted Plan policy	Adopted plan policy analysis
To achieve at least 60% of new housing built between 2000 and 2008 on brownfield land and to seek to maintain that proportion to 2012	Document states that over the past 3 years, over 70% of dwellings built each year have been on brownfield sites	Policy H6 promotes housing development in allocated areas. Some of these sites are brownfield.	Policy designed to maximise development opportunities in urban areas, to meet MKSM requirements needed. Need to equally address the issue of phasing.
To achieve a 5% vacancy rate in shop units in the town centre by 2012 (2001=8%)	In order to develop a prosperous, vibrant, safe and attractive town centre, the Town Centre Partnership has published a new Vision with 6 objectives, 3 year ongoing Action Plan and 11 key performance indicators for measuring effectiveness/progress	Policy R1 promotes shopping development and change of use to shops in recognised shopping areas. Policies R4 and R5 currently allows for change of use from shops to alternative uses.	Central Area Action Plan will include policies and proposals designed to enhance the vitality and viability of the town centre. Reducing vacancy rates, particularly in the town centre, will contribute towards the regeneration and renaissance of Northampton Town Centre
To complete the redevelopment of the Southbridge area by 2007	Building works continuing	Policy H6 promotes housing schemes on existing residential areas.	Policy H6 is being met.
To complete the redevelopment of the Grosvenor Centre and Bus Station by the end of 2008	Negotiations proceeding	The town centre is referred to in various retail policies. Policy R1 supports the complete redevelopment of the Grosvenor Centre and Bus Station	This area needs to be considered as part of the overall preparation for Site Allocations DPD

6. NORTHAMPTON'S ADOPTED LOCAL PLAN 1997

- 6.1 The Northampton Local Plan was adopted in June 1997. Planning Policy Statement 12 outlines the guidelines for local development frameworks. PPS12 states that adopted local plans will retain development plan status and will become 'saved' plans for a period of 3 years from commencement of the Planning & Compulsory Purchase Act.
- 6.2 The current adopted Northampton Local Plan will have development plan status until September 2007. The Local Development Scheme states that all the policies of the Northampton Local Plan will be saved. It also identifies the policies from the adopted plan that are to be saved and relates them to the LDD by which they will be replaced. This means that the policies contained in the adopted plan will still be used to determine planning applications. This will be the case until the adopted plan is replaced by LDDs or if the timescale of 3 years passes. The effectiveness of the policies contained in the saved document will be analysed and its outcome reported.
- 6.3 Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 require AMRs to identify any policies (including saved policies) which are not implemented, reasons why and steps to ensure that they will be implemented. The AMR should also state whether the local planning authority intends to prepare any DPDs or revisions to the DPDs.
- 6.4 Appendix 1 summarises the saved policies, and outlines their usefulness for Development Control purposes. This is one way in which these saved policies can be monitored.

6.5 According to the ODPM, wherever possible, targets should be set which are

- S:** specific - target should consist of one element and be clearly related to a specified policy objective
- M:** measurable – so progress can be assessed
- A:** achievable – within specified time period and resources and delivery programme available
- R:** realistic – based on an assessment of what is realistic in the context of regional circumstances
- T:** time bound – each target should specify the date by which it will be achieved

6.6 In preparing future policies in the new LDF, it is intended that the Government's **SMART** policy targets will be applied. The number of policies will also be significantly reduced to avoid vague statements, repetitions, and duplications.

7. CORE INDICATORS

7.1 In structuring this AMR, guidelines contained in the Government's publication "LDF Monitoring: A good practice guide" were applied where possible. These are explained further:

- a. contextual indicators – these establish the baseline position of the wider social, environmental and economic circumstances. Majority of the information given has been taken from Census 2001 or from information collected by Northamptonshire Observatory.
- b. core output indicators – these are aimed at measuring quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. At the time of gathering information for the AMR, some data on only 3 of the recommended key policy themes can be obtained. Housing trajectories have been used to show past and estimated future performance in the delivery of housing
- c. significant effects indicators – these should be linked to sustainability appraisal objectives and indicators

a. CONTEXTUAL INDICATORS

- i. Key Statistics for Northampton Borough:
Census 2001

Population

	1991	2001	Difference	Change
Total Resident Population	180,567	194,458	+13,891	+7.7%
Population in households	98.42%	98.08%		
Population in communal establishments	1.58%	1.92%		
Area in hectares	8,080	8,080		
Population density (persons per hectare)	22.3	24.1		

Age Structure

Age Group	1991 (%)	2001 (%)
0 – 4 years	7.6	6.3
5 – 9 years	6.7	6.5
10 – 14 years	6.3	6.8
15 – 19 years	6.5	6.6
20 – 44 years	39.2	38.0
45 – 59 years	14.9	18.1
60 – 64 years	4.3	4.1
65 years +	14.4	13.1

Ethnic Group

	1991 (%)	2001 (%)
White	94.0	91.59
Mixed (new category in 2001)	Not available	1.73
Black Caribbean	1.5	1.45
Black African	0.2	0.70
Indian	1.4	1.71
Pakistani	0.3	0.41
Bangladeshi	0.7	0.91
Chinese	0.4	0.66
Other	1.5	0.83

Households

	1991	2001
Total number of households	71,187	80,822
Average household size (persons per household)	2.5	2.36
Lone parent households	3,072	5,690
Households with no car	31.16%	25.22%
Households without central heating	13.85%	6.46%
Households without sole use of bath	1.00%	0.39%
Owner occupied	70.35%	71.9%
Privately rented	5.09%	7.01%
Rented from Council/Housing association	23.51%	18.15%
Other rented	0.99%	2.94%
Non-permanent	0.05%	0.09%

Dwelling Type

	1991 (%)	2001 (%)
Detached	18.29	22.56
Semi-detached	27.58	29.15
Terraced	40.97	34.40
Flat or shared	13.16	13.81

Economic Activity *

	% of 16-74 year olds
Population aged 16-74	140,981
Employed part-time	12.2%
Employed full-time	46.6%
Self-employed	6.7%
Economically active full-time students	3.3%
Retired	11.0%
Economically inactive students	4.5%
Looking after family and home	5.6%
Permanently sick or disabled	4.4%
Economically inactive (other)	2.6%
Unemployed claimant count – December 2003	2.2%

Industry

	Male (%)	Female (%)	Total (%)
Agriculture, forestry & fishing	0.74	0.25	0.50
Mining & energy supply	0.70	0.18	0.46
Manufacturing & construction	33.66	11.55	23.41
Retail	19.73	19.21	19.49
Hotel & catering	3.33	5.21	4.20
Transport & communication	10.54	4.40	7.70
Finance/real estate/business	17.00	20.47	18.61
Public admin, defence, education	6.89	15.36	10.82
Health & social work	3.94	18.45	10.67
Other	3.48	4.92	4.15

Occupation

	Male (%)	Female (%)	Total
Managers & professional	40.77	32.19	36.79
Admin & secretarial	5.54	24.21	14.19
Skilled trades	18.68	2.14	11.02
Personal service	1.91	12.07	6.62
Sales & customer service	4.37	11.94	7.88
Plant & machine operatives	13.97	3.71	9.21
Elementary occupations	14.76	13.75	14.29
Average weekly hours worked	42.24 hrs	31.52 hrs	

Car Ownership

	1991 (%)	2001 (%)
Percentage of households with no car	31.16	25.22
Percentage of households with 1 car	45.39	44.30
Percentage of households with 2 cars	19.94	24.98
Percentage of households with 3 cars or more	3.51	5.50
Number of cars	62,208	90,910

Travel to Work

	%
Travel to work by car or van (driver)	61.16
Travel to work by car or van (passenger)	8.19
Travel to work by motor cycle, scooter or moped	0.73
Travel to work by public transport (train or bus)	8.42
Travel to work on foot	10.28
Travel to work by bicycle	2.85
Travel to work – other	0.92
Work mainly from home	7.45

Education

	Number	%
Number of full time students Aged 16-17	3,696	
Aged 18-74	6,987	
16-74 year olds with no formal qualifications		29.0
16-74 year olds educated to degree level or higher		16.7

Health

	% of population
People with limiting long term illness	15.9
People with “not good” general health	7.8
People providing unpaid care	8.9

Religion

	% of population
Christian	68.29
Buddhist	0.34
Hindu	1.15
Jewish	0.17
Muslim	2.07
Sikh	0.38
Other religions	0.34
No religion or not stated	27.27

Source: Census 2001

(*) : Northamptonshire Economic and Labour Market Assessment 2004

ii. Baseline Data and Corporate Objectives

7.2 These provide a backdrop against which to consider the effects of policies and inform the interpretation of output and significant effects indicators. The targets and objectives included below are taken from various publications including baseline data from the Northamptonshire Observatory and the West Northamptonshire Urban Development Corporation Baseline Scoping Report.

Indicator	Target/Objective	Analysis
Population size	Population growth should take place in a “like for like” manner with employment growth and new infrastructure development	See Housing Trajectory. Outcome of employment land assessment will determine how this could take place
Economic diversity	Develop a balanced economy which does not have a high dependence on a particular sector or cluster	Employment land assessment will inform policy formulation
Skilled workforce	Increase the number of well-trained workers through: <ol style="list-style-type: none"> a. Linkages between universities, research & development and science centres, and the business community b. Educational attainment and participation in higher and further education 	University of Northampton will contribute towards achieving this aim
Crime Rates	Reduce crime rates: <ul style="list-style-type: none"> • domestic burglaries by 50% by the end of March 2008 • violent crimes by 15% by end of March 2008 • vehicle crimes by 45% by end of March 2008 • target and reduce people with Anti-social behaviours orders granted by Courts • support and develop CASPAR projects 	Indices of Deprivation 2004 crime domain covers theft, burglary, violence and criminal damage. Highest concentration of crime in West Northamptonshire is in Northampton, in super output areas near the town centre, to the west of the Borough. 40% of the borough is in the top 20% worst for crime in England
Natural Environment (key assets)		River Nene Local Nature Reserves - 6 County Wildlife Sites
Cultural Assets		500 listed buildings and structures 17 conservation areas 7 scheduled ancient monuments 5 areas of acknowledged archaeological value
Leisure and Recreation		3 Council owned recreation centres Private facilities
House prices	Urgent need for more affordable housing	House prices by 64% since 2000 – greater demand for cheaper housing

Indicator	Target/Objective	Analysis
Transport accessibility	New and existing development sites need to provide public transport links to Northampton train station. Seek to redevelop the area around and including the railway station	Need to capitalise on maximising the potential of the existing public transport nodes and securing effective linkages
Indices of Multiple Deprivation 2004	<p>Northampton has 4 super output areas in the top 10% most deprived nationally and 19 in the 20% most deprived</p> <p>2 Priority Intervention Areas:</p> <ul style="list-style-type: none"> • Castle & Spencer wards and parts of St James ward • Lumbertubs, Thorplands, Eastfield wards, and parts of Billing ward 	
Health	<p>Narrowing inequalities in poor health</p> <p>Reduce teenage conception by half, by 2010, from 46.3 per 1000 to 23.1 per 1000. Target of 10% reduction to 41.3 by 2004.</p> <p>8 Super Output Areas with rates of health deprivation within the 20% most deprived nationally (2004)</p>	A reduction of 2.2% occurred between 1988 and 2002

*Source: West Northamptonshire's draft baseline issues scoping report
June 2005*

b. CORE OUTPUT INDICATORS

7.3 These indicators measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies.

i. Local Development Framework Core Output Indicators

Business Development (in Northampton Implementation Area)		
1a	Amount of land developed for employment by type	4.48ha
1b	Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework	No development or regeneration areas currently defined in the LDF
1c	Percentage of 1a, by type, which is on previously developed land	Not available
1d	Employment land supply by type	218.73ha
1e	Losses of employment land in (i) development/regeneration areas and (ii) local authority area	(i) No development or regeneration areas currently defined in the LDF (ii) Not available
1f	Amount of employment land lost to residential development	Not available

Explanatory Notes:

1a: includes those under construction

1c: includes those with planning permissions but construction have not begun or they have started but not completed

Housing			
2a		Housing trajectory showing:	
	(i)	Net additional dwellings over the previous 5 year period or since the start of the relevant development plan document period, whichever is the longer	4,241
	(ii)	Net additional dwellings for the current year	1,353
	(iii)	Projected net dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer	To be determined
	(iv)	The annual net additional dwelling requirement; and	To be determined
	(v)	Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances	To be determined
2b		Percentage of new and converted dwellings on previously developed land	73
2c		Percentage of new dwellings completed at:	
	(i)	Less than 30 dwellings per hectare	Not available
	(ii)	Between 30 and 50 dwellings per hectare; and	Not available
	(iii)	Above 50 dwellings per hectare	Not available
2d		Affordable housing completions	147

Transport		
3a	Percentage of completed non-residential development complying with car parking standards set out in the local development framework	No development or regeneration areas currently defined in the LDF
3b	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre	Not available

Local Services		
4a	Amount of completed retail, office and leisure development	Not available
4b	Percentage of completed retail, office and leisure development in town centres	Not available
4c	Percentage of eligible open spaces managed to green flag award standard	1%

Flood Protection and Water Quality		
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	None

Biodiversity		
8	Change in areas and populations of biodiversity importance, including:	
	(i) Change in priority habitats and species (by type) and	Not available
	(ii) Change in areas designated for their intrinsic environmental value including sites of international, regional or sub-regional significance	Not available

Renewable energy		
9	Renewable energy capacity installed by type	Not available

Source: 1) FastPlanning (Development Control)
2) Community Environmental Services

ii. Local Output Indicators

7.4 No information on local output indicators is available at the time of drafting. However, the technical studies which are currently being carried out will eventually provide some of the information required within local output indicators including, for example, the percentage of residents satisfied with quantity/quality of open space in the local area. Local output indicators will be developed as part of the preparation of the Preferred Options Core Strategy and will be taken from other sources such as the Local transport Plan.

iii. Housing Trajectory

7.5 This forms one of the key LDF core output indicators. Local planning authorities are required to monitor housing delivery. Regulation 48(7) and paragraph 4.48 of Planning Policy Statement 12 “Local Development Frameworks” require LDFs to include information on housing policy and performance.

7.6 Housing trajectories should consider past rates of housing completions and conversions and projected completions and conversions to the end of the specified period or 10 years from the adoption of the relevant development plan document, whichever is the longer.

7.7 Figures 2 and 3 outline the Council’s full trajectory to 2021.

7.8 The annualised growth rate used in Northampton’s housing trajectory is taken from the Regional Spatial Strategy 8. Northampton forms part of the Government’s four growth areas and in the RSS, MKSM Northamptonshire Policy 2 outlines the annual increases expected within the Northampton Implementation Area. Projected timescales were based on large strategic sites of 50 dwellings or more with planning permissions (or approved in principle), approved planning briefs or development briefs, approved/imminent masterplans and proposed urban extensions.

7.9 The trajectory shows:

- Based on the completion rates, Northampton has kept up with its annualised growth requirements between 2001/2 and 2004/5. The number of housing developments have successfully been completed above the annual figure stated in the Regional Spatial Strategy.
- Future annualised projections are based on a number of assumptions. For example, it is assumed that regeneration sites, including those with massive constraints, such as Castle Station, will be developed. Further work will need to be undertaken to test the robustness of these assumptions.
- To meet the required annualised growth rates and the housing requirement set for Northampton, development on brownfield sites, existing sustainable urban extensions at Dallington Grange and the South West District and greenfield sites will need to come forward within the trajectory period to 2021. This includes maximising the housing development opportunities in Grange Park, which is within the South Northamptonshire administrative boundary (approximately 123 dwellings left to be accommodated).
- New housing allocations will need to be identified in the Allocations LDD. However, these sites will not reach planning permission stage until the Allocations LDD has been through the examination process. Therefore, it is anticipated that new housing allocations will come forward from 2011/12 onwards, as existing commitments are built out. A third urban extension will need to be identified if the full 30,000 houses are to be built by 2021.

FIGURE 2: HOUSING TRAJECTORY: TABLE

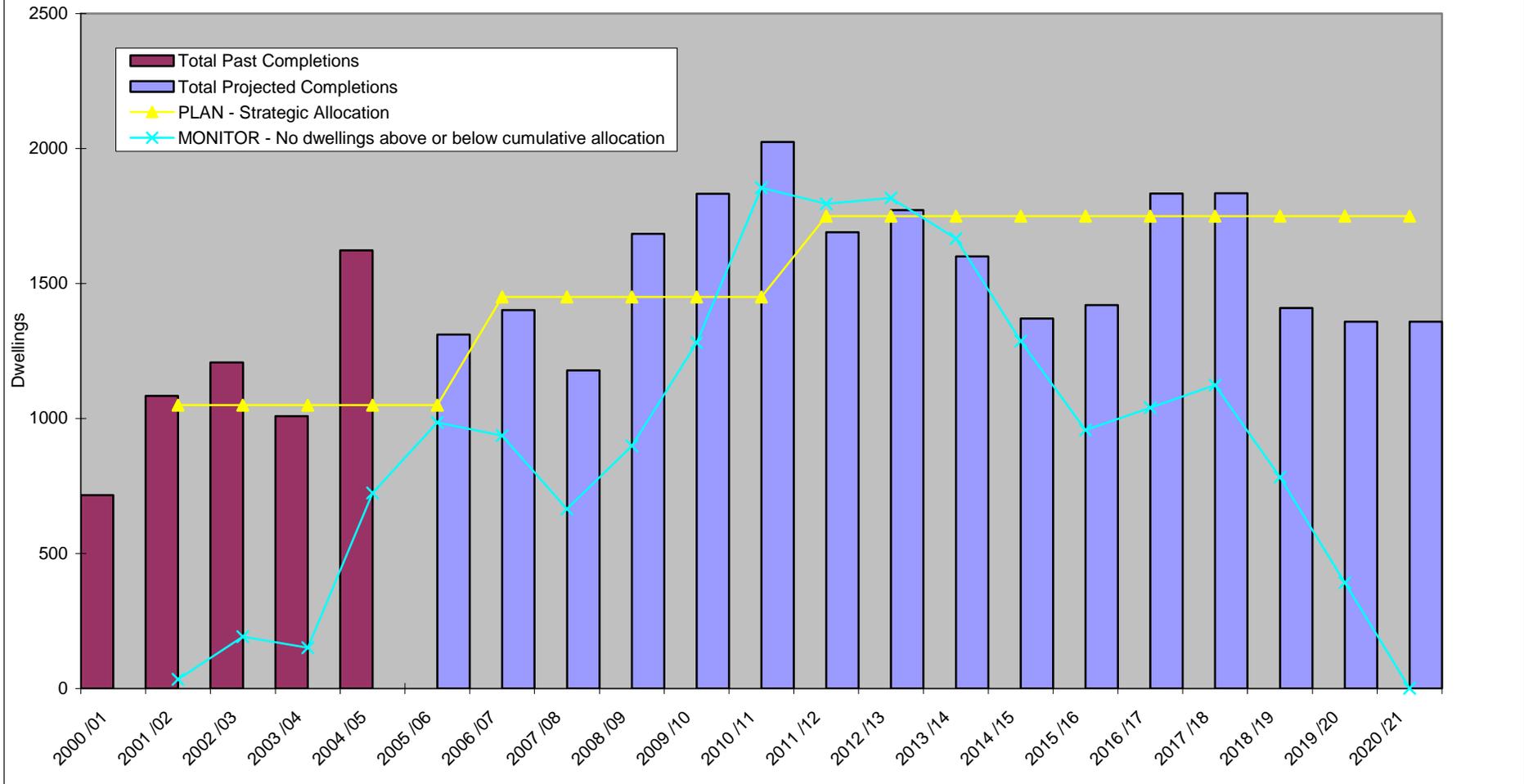
	2000 /01	2001 /02	2002 /03	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	TOTAL
Projections: strategic sites	-	-	-	-	-	1,187	1,278	754	1,310	1,508	1,750	1,216	1,198	976	696	696	749	750	375	375	375	
Additional Urban Extension																	360	360	360	360	360	1,800
Additional Allocations Needed											200	300	350	400	500	500	500	500	450	400	400	4,000
Projections: large-scale unidentified windfalls								300	250	200	150	150	150	150	150	100	100	100	100	100	100	2,100
Projections: small-scale unidentified windfalls						124	124	124	124	124	124	124	124	124	124	124	124	124	124	124	124	1,984
Total Past Completions	716	1,084	1,208	1,009	1,623																	5,640
Total Projected Completions						1,311	1,402	1,178	1,684	1,832	2,024	1,690	1,772	1,600	1,370	1,420	1,833	1,834	1,409	1,359	1,359	25,077
Cumulative Completions	-	1084	2,292	3,301	4,924	6,235	7,637	8,815	10,499	12,331	14,355	16,045	17,817	19,417	20,787	22,207	24,040	25,874	27,283	28,642	30,001	
PLAN - Strategic Allocation		1050	1050	1050	1050	1050	1450	1450	1450	1450	1450	1750	1750	1750	1750	1750	1750	1750	1750	1750	1750	
Cumulative Strategic Allocation		1,050	2,100	3,150	4,200	5,250	6,700	8,150	9,600	11,050	12,500	14,250	16,000	17,750	19,500	21,250	23,000	24,750	26,500	28,250	30,000	
MONITOR – No. of dwellings above or below cumulative allocation		+34	+192	+151	+724	+985	+937	+665	+899	+1,281	+1,855	+1,795	+1,817	+1,667	+1,287	+957	+1,040	+1,124	+783	+392	+1	

FIGURE 3: HOUSING TRAJECTORY: STRATEGIC SITES

		2000 /01	2001 /02	2002 /03	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	TOTAL
Projections: strategic sites*	Status	-	-	-	-	-	1,187	1,278	754	1,310	1,508	1,750	1,216	1,198	876	696	696	749	750	375	375	375	15,093
Dallington Grange	Local Plan allocation											375	375	375	375	375	375	375	375				3,000
Upton							55	140	25	160	160	160	160	160									1,020
St Crispins							27	96	100	100	100	100	100										623
SW District									100	100	300	301	301	301	221	221	221	234	235	235	235	235	3,240
Wootton Fields C							50	68															118
Wootton Fields E1							43																43
Ransome Road										100	100	100	100	100	100	100	100						800
Harvey Reeves Rd											100												100
Nunn Mills										417	417	416											1,250
Princess Marina Hospital	Planning brief								90	154	154	152											550
British Timken	AIP							160	160	160													480
Talavera Way	U/c						79	70															149
Emmanuel School	Weston Favell masterplan							63	63														126
Express Lifts	U/c						60	60															120
Lyttleton Road	Full PP							75	70														145
Grange Park (S Northants)	PP						123																123
Freehold Street	U/c						55																55
Broad Street	U/c						100	100															200
Sixfields Joint Initiative	AIP									69													69
Guildhall Road	U/c						60	72															132

		2000 /01	2001 /02	2002 /03	2003 /04	2004 /05	2005 /06	2006 /07	2007 /08	2008 /09	2009 /10	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	2020 /21	TOTAL
Harlestone Road	U/c						40																
Hermitage Way	U/c						45																
Manfield Hospital	U/c						82																
St James Road	U/c						48																
Talbot Road	AIP							52															
Rothersthorpe Road	U/c						67																
Newport Pagnell Road	U/c						93						82										
Adnitt Road	Outline PP								56														
Old Towcester Road	AIP							78															
Wellingborough Road	Full PP							54	40														
St Edmunds Hospital	AIP									42	43												
Woolmonger Street	Full PP						65	50															115
Southbridge East (East)	U/c						95	90															185
Freeschool St	SPD							50	50	50	50	50											250
Mercedes Garage, Bedford Road	UCS										85	53											
Castle Station	Masterplan being prepared												180	180	180								540
Sixfields District Centre	AAP being prepared																140	140	140	140	140	140	700

Figure 4: Housing Trajectory



c. SIGNIFICANT EFFECTS INDICATORS

- 7.10 This assesses the significant social, environmental and economic effects of policies, which is done through Sustainability Appraisals and Strategic Environmental Assessments.
- 7.11 Northampton Borough Council appointed Jacqueline Fisher Associates last year to carry out a *Sustainability Appraisal*. Their scoping report for the Northampton Implementation Area, prepared in the spring of 2005, refined SEA/SA objectives and identified baseline indicators. It informed Officers about the process and scope of SEA/SA and how this would interact with the development of the Core Strategy and other Local Development Documents. It identifies the likely significant effects on the environment. A series of measures envisaged to prevent, reduce and offset any significant adverse effects on the environment of implementing the plan or programme is outlined as the target/objective.
- 7.12 GVA Grimley and Environ were appointed in the summer of 2005 to take this work further. They were appointed to appraise the joint Core Strategy and other Development Plan Documents prepared by Northampton Borough Council, Daventry District Council and South Northamptonshire Council. The table below lists their recommended objectives for each indicator. Work has already started on appraising the draft preferred options to the Core Strategy. The outcome of their appraisal will be reported in detail in the next AMR.

Topic/Indicator	Objective
Biodiversity, fauna and flora	<u>SA1:</u> to protect and enhance designated wildlife sites and the qualifying habitats and species and increase biodiversity and variety of habitats within the area <u>SA2:</u> provide opportunities for people to increase awareness and appreciation of the ecological resource
Air Quality	<u>SA3:</u> maintain or enhance air quality across the area and supports a transport network which minimises detrimental impacts on air quality
Energy & Climatic Factors	<u>SA4:</u> to minimise energy usage and to increase the proportion of energy generated from renewable sources whilst limiting risk to people and properties from the effects of climate change
Water	<u>SA5:</u> to develop a more sustainable pattern of water supply, whilst managing existing resources and maintaining and improving the quality of ground and surface water <u>SA6:</u> ensure that new development is not located within areas of high (or unacceptable) flood risk
Soil, geology & land use	<u>SA7:</u> to ensure appropriate land use in relation to soil and geology functionality and improve efficiency in land use through optimising the use of previously developed land and buildings
Waste	<u>SA8:</u> to minimise waste, increase the reuse and recycling of waste materials and reduce the volume of waste disposed of to landfill
Archaeology & cultural heritage	<u>SA9:</u> to preserve, enhance and increase awareness of the historic cultural environment and archaeological assets

Topic/Indicator	Objective
Landscape & townscape	<u>SA10:</u> to protect and enhance the diversity of natural and built environments of the area <u>SA11:</u> to provide a strategic network to Green Infrastructure across the area
Health & Well Being	<u>SA12:</u> to promote and enhance human health & amenity through access to safe, clean, pleasant environments, facilities and education
Crime	<u>SA13:</u> to improve community safety, reduce crime, anti-social behaviour and the fear of crime
Education and training	<u>SA14:</u> to provide adequate educational facilities and opportunities for everyone to acquire appropriate skills and knowledge to support the business base of the area and to play a full part in society
Population, deprivation and social inclusion	<u>SA15:</u> to promote and support the development and growth of social capital within the area and to make local facilities, services and amenities readily accessible for everyone including those most in need
Economy	<u>SA16:</u> to develop a strong culture of enterprise and innovation
Labour market	<u>SA17:</u> to create high quality employment opportunities
Material assets	<u>SA18:</u> to protect, promote and enhance the built environment, infrastructure, equipment and other assets to provide the necessary infrastructure and facilities for residents and businesses within the area

7.13 Northampton Borough Council's first draft Preferred Options for the Core Strategy was appraised in November 2005. However, the contents of the draft Preferred Options have had to be amended prior to formal consideration at the Council's Cabinet. It is considered that the recommendations which formed part of the sustainability appraisal process will assist in shaping the revised draft Preferred Options.

7.14 The consultants are currently preparing a scoping report for the Issues and Options report to the Borough's Central Area Action Plan.

8. DEVELOPING FUTURE ANNUAL MONITORING REPORTS

8.1 The statutory publication of the AMR under the new planning system will systematically improve as local planning authorities become more accustomed to the new system and its requirements and as the production of Development Plan Documents progresses. It also highlights the areas in which local planning authorities can build on as part of the overall aim towards improving their monitoring framework.

a. Monitoring System

8.2 A comprehensive and effective monitoring system is fundamental to judging the achievement of targets set out in policies and the successful delivery of the Local Development Scheme. It is acknowledged that Northampton Borough Council's current monitoring system needs to be improved. In addition, there will be a need to identify how other core output indicators can be monitored. There are, however, several issues which need to be addressed prior to identifying how additional core output indicators can be successfully monitored. These are:

i. Local Authority Restructuring

8.3 The Borough Council is going through the process of restructuring. This process began with the appointment of a new Chief Executive in the autumn of 2004. Phase 1 completed in November 2005. Phase 2 is underway and is likely to be completed in the spring of 2006.

8.4 Until this new structure is fully established and settled, it is difficult to assess how far the Planning Policy team can request additional assistance from colleagues within Development Control and Support Services. Support Services currently use FastPlanning to input all planning applications data. There needs to be greater understanding between all concerned as to the significance of achieving an excellent database on which monitoring can be assessed. This will assist in developing an

efficient system which could monitor all the core output indicators. This is affected by:

- Staff: redundancies (voluntary or compulsory) have and will still be part of the restructuring agenda. Whilst the future of existing members of staff are being considered as part of the process, there is an issue with replacing staff. The process of recruiting new members of staff, where justified, can be lengthy, so existing staff have to take on the work and some new pieces of work have had, and will continue to have to be put on hold. The Planning Policy team currently has 2 Principal Planning Officers, 1 Senior Planning Officer and 1 Planning Officer. It does not currently have a Monitoring Officer and is already short staffed, in light of the additional volume of work required as part of the Growth Agenda and joint working with adjoining Local Authorities. A Planning Officer has been appointed and is likely to start in the new year, albeit for a fixed term contract to end of March 2007. It is hoped that the new Planning Officer will contribute significantly towards improving the monitoring system
- Budget: as part of the drive towards improving the Council's performance, the budget is now tightly controlled. The combination of lack of staff and tighter budget controls mean that work programmes are affected and spending levels have to be prioritised

8.5 In terms of improving the monitoring exercise, this will be highly dependent on the Council's ability to settle down in its new structure and aspire towards a greater will to ensure that such indicators can be effectively managed and monitored. A greater understanding of the reasons behind the need to monitor would also be needed. Emphasis should be made on the implications of not meeting the requirement to monitor more effectively.

8.6 It will also be dependent on whether it would be possible to appoint a dedicated monitoring officer, similar to the set up in

some authorities within the County. It is understood that as more detailed monitoring is required for all developments, appointing a dedicated monitoring officer might be the way forward. This is in addition to the Planning Officer's post which was filled in November.

ii. West Northamptonshire Development Corporation

- 8.7 The WNDC was formally established in December 2004. It is the chosen local delivery vehicle established to deliver the Government's growth agenda for Northampton, South Northamptonshire and Daventry.
- 8.8 The WNDC will have development control powers. This will therefore have an effect on monitoring the decisions made. At the time of writing the report, the decision on planning control powers have not yet been officially formalised. The Government's consultation exercise involving consultations with the WNDC, Northampton Borough Council, South Northamptonshire Council and Daventry District Council took place in June 2005. Until the WNDC development control powers are confirmed and until they fully undertake the responsibility for determining planning applications within their remit, the issue of monitoring decisions that they will ultimately make will remain outstanding. In addition, they will also play an important part in the policy and plan making process and this, combined with the need to work with adjoining authorities towards the common aim of delivering growth, will have an impact on the progress of the Local Development Framework and the contents of future Local Development Schemes.

b. Progressing evidence base

- 8.9 The Council will continue to engage in conducting independent, robust, evidence-gathering exercises within the remits of its budget controls. In-house staff are gradually building up personal experiences on some of these issues including the undertaking of sustainability appraisals. This will ensure that

there will be in-house expertise to undertake certain pieces of work which will be less time consuming and less costly compared to the process of appointing consultants.

c. Joint Working

- 8.10 Northampton Borough Council and its joint working partners have already established the Joint Local Development Document Steering Group which consists of representatives from Northamptonshire County Council, Daventry District Council, South Northamptonshire Council and Northampton Borough Council. These meetings are also attended by representatives from both GOEM and WNDC.
- 8.11 This group, which aims to meet monthly, is an extremely useful forum for bringing together the various ideas and options for inclusion in the Development Plan Documents and for addressing and progressing joint planning policy issues. Consideration will be given to further develop and improve joint working to ensure that the requirements set out in the Milton Keynes South Midlands Sub-Regional Strategy are delivered.
- 8.12 In addition, the Borough Council's Local Development Document Steering Group also aims to meet on a monthly basis. At the recent Cabinet meeting of 5th December, it was agreed that membership of this Steering Group was to be extended to include representatives from Northamptonshire County Council and the WNDC. This is to ensure dialogue between WNDC, NBC and NCC, in light of future transfer of development control responsibilities and to enable the 3 organisations to jointly assist in the development of local plan documents.

ANALYSIS OF EXISTING POLICIES IN THE ADOPTED LOCAL PLAN (JUNE 1997)

ENVIRONMENT

Policy	Summary	Analysis	To be taken forward in LDF
E1 & E8	Landscape enhancement	E1: used occasionally. Won an appeal on it E8: never used	Yes. Open space study and related projects will inform policy formulation
E2	River Nene	Used occasionally. Wording needs amending	As above
E3 & E4	Water	Both never used. General policy on damaging wildlife would be more useful	As above
E5	Urban growth & coalescence	Never used. Should be combined with E6	As above
E6	Greenspace	Regularly used to assist in determining planning applications. Should include E5	
E7	Skyline	Never used	No
E9	Locally important landscape areas	Used occasionally	Yes. Open space study and related projects will inform policy formulation
E10, E11, E12 & E13	Woodland, trees, hedgerows, TPOs	E10: not needed E11, E12, E13: can be combined	Open space study and related projects will inform policy formulation
E14	Corridors of travel	Used occasionally, and useful	As above. Will also form part of the Green Infrastructure policy
E15 & E16	Agricultural land & buildings	Both never used. E15 not applicable	No longer applicable to Northampton
E17 & E18	Nature conservation	Both policies should be combined. Used occasionally	Yes. Open space study and related projects will inform policy formulation
E19, E20, E21 & E22	Implementing new development, demolition and noise	E19: used regularly, useful for S106 E20: used regularly, should change wording to include fences, floodlights, vehicular access etc E20A does not actively promote 'good design'; it should make clear that poor schemes will be refused on design grounds E21: used regularly, should be more general E22: used regularly, should have more emphasis on enhancement	Stronger policy required to deal with implementation. May require the introduction of policy on S106 and contribution and development tariffs to address the issues

Policy	Summary	Analysis	To be taken forward in LDF
E23, E24 & E25	Listed buildings and developments	E23/E24: reference should be made to the need for building recording conditions in support of applications E23/E24/E25: used regularly and could be combined Paras 2.83/2.84: not strong enough. Locally listed building should have a dedicated policy, with a presumption against demolition or alteration E23, E24, E25, E26 (below) generally considered useful and assist in making a more robust case for the Council when refusing something.	Open space study and related projects will inform policy formulation. Green Infrastructure policy should encompass some of these issues. It is noted that a policy on locally listed buildings needs to be addressed
E26 & E27	Conservation areas – adverts and designation	E26: used regularly, can add setting of Conservation Area. E27: commitment to Article 4 controls in new Conservation Areas should be made explicit. Policy never used by development control	Open space study and related projects will inform policy formulation
E28, E29 & E30	Townscape and shops and external security	E28: used occasionally E29: used regularly, might be useful as an SPD. Supported by shop front design guide, helping make a robust case for amending proposal or refusing an application E30: used regularly	Needs to be retained and enhanced
E31, E32	Telecommunications	Both used regularly, should also refer to commercial buildings. Link to E20	Needs to be retained and enhanced
E33, E34, E35, E35, E36	Adverts, hoardings and signs, including Conservation Areas and Listed Buildings	2.213 & 2.214: superseded by DDA E33 – E36L used regularly and should be combined	Needs to be retained and enhanced
E37	Archaeology	Used regularly, need to be shortened	Needs to be retained and made more effective
E38	Ancient monument	Used regularly	Needs to be retained and enhanced
E39	Renewable energy	Used occasionally, likely to be used more	Needs to be retained and made more effective and clear
E40	Crime and vandalism	Used regularly, useful policy	Needs to be retained and enhanced
Any Other Comments		Stronger commitment to energy conservation (eg in new build & refurbishment) required. A new policy may be needed. Should have a policy regarding locally important buildings	This is becoming significantly important and could be linked with E39 above Agree

HOUSING

Policy	Summary	Analysis	To be taken forward in LDF
H1, H3, H4, H5	Major residential development and allocated areas, including facilities	All never used and not required	Wootton Fields is being progressed. The remainder may be dealt with through SPDs
H2	Schools	Never used, not required	Open space study will inform policy formulation
H6	Primarily residential areas	Regularly used	Retain and enhance to improve effectiveness
H7	Outside Primarily residential areas	Regularly used	Retain and enhance to improve effectiveness
H8	Areas with AIPs	Used regularly	May be included in Site Allocations DPD
H9	No additional dwellings in curtilage of existing residential areas	Used occasionally, useful	Retain and enhance to improve effectiveness
H10	Backland development	Used regularly, useful	Retain and enhance to improve effectiveness
H11	Commercial use in residential areas	Used regularly	Retain and enhance to improve effectiveness
H12, H13, H14, H15	Design, layout, amenity open space, density	H12-H14: can be rationalised H14: should have SPD H15: used regularly	Retain and enhance to improve effectiveness. Open space study will also inform policy formulation
H16, H17	Elderly and mobility housing	Used regularly	Retain and enhance to improve effectiveness
H19, H20	Residential amenity within and outside Primarily residential areas	Used regularly	Retain and enhance to improve effectiveness.
H21, H22, H23, H24, H25, H26	Conversion to flats (including storage, and shops to residential)	H21-H24: should be rationalised, regularly used H25: not relevant, SPG Parking H26: Used occasionally, similar to E28	H25: parking will be addressed in SPDs. The rest can be retained and enhanced to improve effectiveness
H27, H28, H29	Other uses with Primarily residential areas (hotels, hostels, residential institutions)	H27: occasionally used, superseded H28: occasionally used H29: occasionally used and should be combined with H30	Policies can be rationalised and improved to increase effectiveness
H30, H31	Multi-occupation and cumulative effect	H30: occasionally used and should be combined with H29 H31: used occasionally and useful, wording needs changing	Policies can be rationalised and improved to increase effectiveness
H32, H33	Affordable housing and mobile homes	H32: used occasionally, need updated wording H33: never used	Affordable housing has an APD. Remove H33
H34	Gypsy sites	Used occasionally, still required. Change 'gypsy' to travellers	Retain and enhance to improve effectiveness
H35	Childcare provision in residential areas	Used occasionally	Policies can be rationalised and improved to increase effectiveness

BUSINESS

Policy	Summary	Analysis	To be taken forward in LDF
B1	Proposed business development	Never used	Site Allocations DPD following outcome of employment land assessment
B2	Existing business development	Regularly used	Retain and strengthen to improve effectiveness
B3, B4	Site size and criteria	Used occasionally although the reason for the threshold is unclear	Principle to be evaluated in the light of the employment land assessment
B5	Development in proposed business areas	Never used, substitute needed	Clarity in policy required
B6	Support services	Never used and considered dangerous (question: occasionally used)	Clarity in policy required because such services are crucial to sustainable development principles
B7, B8, B9, B10, B11, B12	Development areas and requirements: Brackmills, Cattlemarket, Pineham & Milton Ham, Riverside Park	B7: never used B8: regularly used B9: regularly used, needs to include eastern boundary B10: regularly used, retain B11: never used, not required B12: regularly used, retain, amend wording, should tie in with development tariff	Site allocations DPD
B13	Infrastructure	Never used, not required	Essential part of sustainability principles – could form part of SPDs or AAPs
B14	Development outside business use class	Regularly used, essential	Retain and enhance to improve effectiveness
B15, B16	Older business areas and renovation/renewal	B15: occasionally used, but needs reviewing B16: regularly used, useful	Retain and enhance to improve effectiveness
B17	Open storage, salvage, recycling	Used occasionally, type of policy needed	Might need to be taken forward in new DPD because there is a need for such facility particularly in the light of similar uses being vacated to facilitate the regeneration initiative at Ransome Road
B18, B19	Business and residential	Regularly used, can be replaced with housing policy. Overlaps with others	Rationalise with housing policy
B20	Work from home	Used occasionally, useful	Retain and enhance to improve effectiveness
B21, B22, B23	Small businesses including vehicle repair	B21: never used, superseded B22: never used B23: regularly used, useful	Rationalise

Policy	Summary	Analysis	To be taken forward in LDF
B24, B25, B26, B27, B28, B29, B30	Office: development, change of use, conversions and extensions	B24: used occasionally. Contradiction to Structure Plan, should delete existing/proposed business areas B25-B29: never used, not needed B30: used occasionally, but not needed	Evaluate and retain in development control DPD
B31, B32	Business affecting environment (relocation and existing – including mitigation measures)	B31: used occasionally, useful B32: used occasionally, can be combined with B31	Rationalise policies and improve for effectiveness
B33	Hazardous development	Never used, can be combined with B31/B32	As above
B34	Development over a certain level or size – detailed study on environmental impacts	Used occasionally, don't need	Review in the light of SEA/SA requirements

TRANSPORTATION

Policy	Summary	Analysis	To be taken forward in LDF
T1	Major development at J15 of the M1	Used occasionally, delete	Site allocations DPD
T2	Major development: motorway & trunk road junctions	Used occasionally, need general policy regarding all highways	Retain and enhance to improve effectiveness
T3	Development and road proposals	Used occasionally, need amending	Retain and enhance to improve effectiveness
T4	Major development: requirement for major improvements to roads outside application sites	Never used, can be incorporated into other policies	Rationalise and combine with other policies
T5 – T8	Developments and vehicular access: Kings Heath, Pineham, Berrywood, Upton, Brackmills	Never used, overtaken by events	No
T9	New developments - general	Regularly used, useful	Retain and enhance to improve effectiveness
T10	Alteration to highways	Regularly used, useful	Retain and enhance to improve effectiveness
T11, T12	Commercial development in primarily residential areas, weight restrictions, servicing	Regularly used, policies could be combined	Retain and enhance to improve effectiveness
T13	Mobile roadside cafes	Never used	No
T14	Existing rail corridors	Used occasionally, useful	Retain and enhance to improve effectiveness
T15	Bus service & facilities	Never used but if retained, need rewording	Retain and enhance to improve effectiveness. Could be included in DPDs, SPDs and AAPs
T16	Taxis/private cars	Regularly used, useful	Retain and enhance to improve effectiveness. Could also be included in DPDs, SPDs and AAPs
T17	Parking standards	Regularly used, should refer to SPG on Parking	A new SPD is programmed
T18	Park & ride	Never used, out of date	DPDs and AAPs
T19	Increase in parking	Used occasionally, can be incorporated into other policies	A new SPD is programmed
T20	Cycleways	Never used, can't have an alternative policy	Retain and enhance to improve effectiveness
T21	Pedestrians	Regularly used, useful	Retain and enhance to improve effectiveness
T22	Access for people with disability	Regularly used, useful	Retain and enhance to improve effectiveness
T23, T24, T25	Town centre: major development, parking, pedestrian priority	Never used. T23 not required. T24/T25 out of date	Central Area AAP

RETAIL

Policy	Summary	Analysis	To be taken forward in LDF
R1	New shopping development or COU within/adj recognised shopping areas	Occasionally used	Retain and enhance to improve effectiveness
R2	As above but outside recognised shopping areas	Regularly used, useful, may be amended following policy changes	Retain and enhance to improve effectiveness
R3	Large food stores, non-food retail warehouses, retail warehouse parks, warehouse clubs	Regularly used, useful, may be amended following policy changes	Re-evaluate following changes in PPS6
R4	Sites appropriate for large retail development	Regularly used, useful, may be amended following policy changes	Re-evaluate following changes in PPS6
R5	Town centre: COU from shops	Regularly used, useful, may be amended following policy changes	Central Area AAP
R6, R7	Primary and secondary shopping frontages	Regularly used, useful, may be amended following policy changes	Re-evaluate following changes in PPS6
R8	Amusement centres	Regularly used, need changing	Strengthen policy
R9, R10, R11, R12	District & Local Centres: COU, extensions, areas	R9: Regularly used, useful, may be amended following policy changes	Re-evaluate following changes in PPS6
R13	Service areas	Occasionally used, can be incorporated into other policies	Rationalise
R14	Large open air sales or display areas	Occasionally used, unsure as to whether this is needed	No
R15, R16	Car sales, showroom, petrol filling station	R15: occasionally used, unsure as to whether this is needed R16: occasionally used, useful	Retain and enhance to improve effectiveness
R17	Retailing from industrial premises	Occasionally used, should begin with negative wording ie “planning permission will not be granted.....”	Retain and enhance to improve effectiveness

LEISURE AND TOURISM

Policy	Summary	Analysis	To be taken forward in LDF
L1	Site specific: loss of existing recreational facilities and open space	Occasionally used, useful	Open space study will inform policy formulation
L2	COU/development for non-educational purposes on school/college sites	Occasionally used, useful	Retain and enhance to improve effectiveness
L3	Loss of open space less than 0.4ha	Occasionally used, will be updated following further Open Space Assessment	Open space study will inform policy formulation
L4	Major development over 1,000 dwellings (public sports facilities requirement)	Occasionally used, will be updated following further Open Space Assessment	Open space study will inform policy formulation
L5, L6	Open space and new residential development and S106 agreements	L5: occasionally used, will be updated following further Open Space Assessment L16: occasionally used, should consider maintaining period	Open space study will inform policy formulation
L7, L8, L9, L10, L11	Development areas and alternative uses: Duston, Northamptonshire County Cricket Club, Golf courses, Bradlaugh Fields, Kingsthorpe Golf Course	Never used, and L8 superseded	No
L12	"off the road" motor sports and motorised water sports	Never used	No
L13	Loss of existing community facilities	Occasionally used, should not have list	Open space study will inform policy formulation
L14, L15	Arts, entertainment, cultural, community, religious	L14: regularly used L15: occasionally used	Retain and improve for effectiveness
L16, L17	River Valley Policy Area, River Nene, Grand Union Canal	L16: regularly used L17: occasionally used, useful	Open space study will inform policy formulation
L18, L19	Large water areas and open space (site specific)	Occasionally used	Open space study will inform policy formulation
L20	Upton Country Park	Occasionally used, may need updating	Open space study will inform policy formulation. Will be included in AAP
L21	Conservation Park: Weston Mill Lane	Never used	Open space study will inform policy formulation

Policy	Summary	Analysis	To be taken forward in LDF
L22, L23	Footpaths & bridleways	L22: occasionally used, useful L23: occasionally used, should be linked to general S106 policy *	Open space study will inform policy formulation including Green Infrastructure
L24, L25	Allotments & site specific	L24: regularly used, useful L25: occasionally used	Open space study will inform policy formulation
L26, L27	Recreational/leisure use and site specific	Occasionally used	Open space study will inform policy formulation
L28, L29, L30	Tourism and River Valley and caravans	L28: occasionally used L29: occasionally used, need specific wording L30: never used	Open space study will inform policy formulation

DEVELOPMENT SITES

Policy	Summary	To be taken forward in LDF
D1	Land adj Bedford Rd & Liliput Rd, Brackmills: employment	Significant employment and gateway site. Employment land assessment will inform site allocations DPD
D2	Clannel Road: residential, retail, leisure	Site developed for housing
D3	Collingtree Park: hotel or golf related leisure	Site developed for leisure use
D4	Crow Lane (north): business or leisure	Site developed for hotel and public house
D5	Crow Lane (south): business or leisure	Employment land assessment will inform site allocations DPD
D6	Delapre Abbey: office and conference centre	Site allocations DPD, important listed building
D7	Duston Mill: hotel and leisure	Site has planning permission for residential and health care uses
D8	Former Blackwood Hodge premises, Hunsbury Hill: residential, business or leisure	Site has been developed
D9	Adj M1, J15A: design and landscaping	Review in Site Allocations DPD
D10	Manfield Hospital: design and no retail	Site being developed
D11	Sixfields: mix of sports and leisure	Review in Sixfields AAP
D12	Land north west of Kings Heath: development guidelines	Review in Kings Heath AAP/Site Allocations DPD
D13	Scout camping ground west of Billing Lane, Overstone: residential or public house/hotel	Part of site developed. Review in Site Allocations DPD
D14	Pineham (north of Kislingbury Way): business and residential	Review in South West District AAP/Site Allocations DPD

Policy	Summary	To be taken forward in LDF
D15	Riverside Park: retail, business, hotel and leisure	Employment land assessment will inform policy
D16	St Edmunds Hospital: development guidelines	Existing planning permission
D17	Southbridge and Nunn Mills Power Station: residential, business and leisure	Part of site has been developed or is under construction. Review in Site Allocations DPD
D18	St James Road (former Travis Perkins site): residential, showroom, similar uses	Site has been developed
D19	Simpson Barracks: development guidelines	Site has been developed
D20	Tweed Road (Pioneer Aggregates site): development guidelines	Review in Sixfields AAP
D21	Watering Lane, Collingtree: mix of housing and public open space	Site developed
D22	Angel Street/Bridge Street	Review in Central Area AAP
D23	Castle Yard: residential or business, safeguard future provision of north-west bypass	Masterplan being prepared
D24	Cattlemarket: residential, leisure or retail	Site has been developed
D25	Northampton High School, Derngate	Site has been developed
D26	Freeschool Street: high density residential or residential and office with retail on frontage to Marefair	Masterplan has been prepared, which has SPD status
D27	Lower Mounts: Car park and leisure/residential	Review in Site Allocations DPD
D28	St Andrew's Street: residential and retail	Review in Central Area AAP
D29	St John's surface car park: residential, leisure and parking	Part of site developed or under construction. Review in Central Area AAP
D30	British Gas land, Towester Rd: mix of leisure, retail and employment with a minor element of housing	Part of site developed or under construction. Review in Central Area AAP
D31	Victoria Street car park: office and car parking	Review in Central Area AAP
D32	Western Island site, Lady's Lane: office with ancillary leisure use	Review in Central Area AAP
D33	Wellington Street: office and retail	Review in Central Area AAP
D34	Woolmonger Street: retail, office or hotel	Site has been developed
D35	York Road: business or residential	Review in Central Area AAP

* Additional comments (general):

There should be a policy which relates specifically to S106 contribution and development tariffs

GLOSSARY

AAP	Area Action Plan
AIP	Approved in Principle
AMR	Annual Monitoring Report
BV	Best Value
DPD	Development Plan Document
GIS	Geographical Information System
GOEM	Government Office for the East Midlands
GOSE	Government Office for the South East
LDD	Local Development Document
LDF	Local Development Framework
LDV	Local Delivery Vehicle
LPA	Local Planning Authority
MKSM SRS	Milton Keynes South Midlands Sub-Regional Strategy
ODPM	Office of the Deputy Prime Minister
PP	Planning Permission
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SEA	Strategic Environmental Appraisal
SPD	Supplementary Planning Document
U/C	Under construction
WNDC	West Northamptonshire Development Corporation

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