



Northampton's Local Development Framework

Annual Monitoring Report 2005/06



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EXECUTIVE SUMMARY

Local Development Framework

Northampton Borough Council's timetable for the production of plans has not been met due to the delay in progressing the joint Core Strategy. The delay was caused by:

- A successful High Court challenge against the Northampton housing figure
- The need to undertake a longer term growth options study to ascertain the direction of growth
- The lengthy discussions and investigations on the legality and protocol of joint working

In the summer of 2006, it was agreed that a West Northamptonshire Joint Core Strategy and joint Local Development Scheme will be prepared.

Adopted Local Plan

Northampton Borough Council will be seeking to save some of its adopted plan for a further 3 years. The work is due to be completed by March 2007.

Monitoring and National Core Indicators

Although not every national core indicator has been monitored, resources are now in place to employ additional members of staff

to assist with the increasingly demanding workload including monitoring.

In addition, the County has resurrected its Countywide monitoring network which is extremely useful in terms of shared information, shared ideas and shared resources.

Housing Trajectory

This year's trajectory shows that although the Borough exceeded its annual built rate for the second year running, the housing growth requirements set out in the adopted RSS8 and draft Regional Plan are unlikely to be met within the plan period. It is forecast that further sustainable urban extensions will be required to meet the growth requirements.

Best Value Performance Indicators

Between 1st April 2005 and 31st March 2006, Northampton Borough Council has successfully achieved in meeting the following BVPIs:

- Percentage of new homes built on previously development land
- 60% of major planning applications determined in 13 weeks
- 60% of minor planning applications determined in 8 weeks
- 80% of other planning applications determined in 8 weeks.

Future AMRs

It is anticipated that future AMRs will contain more detailed information on the progress of the LDF and the production/collation of data for monitoring purposes because:

- Additional members of staff will have been appointed to undertake the tasks with the intention that one would be a dedicated monitoring and research officer for the team.
- The principle of joint working would have been firmly established following the agreement in the summer of 2006 (outside this AMR's timescale) to produce both a Joint Core Strategy for West Northamptonshire and a joint Local Development Scheme.
- Improvements are being made within the various divisions of the Council following a poor performance report from the Audit Commission. This has allowed the individual divisions to start settling in its new environment and address priorities and budget allocations.

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 is Northampton Borough Council's second LDF Annual Monitoring Report. It outlines the latest development in the

progress towards the preparation of the Local Development Framework and the impacts on the Local Development Scheme. Although the requirement is to inform progress made during the financial year 2005/06, progress made throughout 2006 is reported due to the limited progress which could be made prior to April 2006. This will be clarified further in this report.

2. METHODOLOGY

2004/05 Annual Monitoring Report

The 2004/05 AMR reported the methodology in which data sources were obtained. These, in summary, were:

- Monitoring reports utilising desktop surveys and on site surveys
- Questionnaires sent to NBC Planning Officers in Development Control, Enforcement and Conservation
- Technical Studies
- Internal and external networking

It was also reported that there was an issue with lack of staff to carry out detailed development monitoring, partly due to members of staff leaving and also lack of resources following the Council's reorganisation.

This year (2005/06) has seen progress towards addressing these issues. The reasons are:

Staffing Resource

A new member of staff within the LDF team was appointed in August 2006 to assist, amongst others, with completing the housing monitoring exercise.

It has been agreed that an additional Research & Monitoring Officer will be appointed to undertake the monitoring role fully. Two additional Planning Officers have also been appointed to assist with the effective preparation of the Local Development Framework. The LDF team is likely to be properly resourced by the end of this calendar year.

External Networking

Although this did not occur within the financial year, it is worth reporting that the County Monitoring Group was resurrected in May 2006 following a break of 3 years. It was reformed in order to work jointly and effectively towards obtaining and improving the information available for LDF, RSS and SRS monitoring.

It is anticipated that the network will continue to work towards developing better monitoring systems, the identification of more local core indicators and the methodology for data collection and analysis.

Joint Working: Monitoring

The Borough Council, alongside the adjoining authorities of Daventry and South Northamptonshire, and Northamptonshire County Council will be working in partnership with West Northamptonshire Development Corporation. In particular, we will be working in partnership on monitoring housing delivery in the West Northamptonshire Area on a quarterly basis. It is currently unclear as to whether the monitoring would extend from housing to other land uses including employment. There is a possibility of sharing resources whereby members of staff from adjoining authorities will spend some time working in a different authority.

Joint Working: LDF preparation

The Borough Council and the adjoining authorities of Daventry and South Northamptonshire have been working jointly to reach an agreement on the way forward with the Joint Core Strategy specifically and joint working generally. The terms of reference and protocol for joint working have now been firmly established. It is expected that further progress can be made on the LDF within the next calendar year.

3. **BACKGROUND DOCUMENTS**

The Regional Plan and related events made an impact on the Council's progress towards plan making and meeting the adopted Local Development Scheme timetable. The Local Transport Plan contains information which has been used to present the Borough's contextual data and targets.

i. Regional Spatial Strategy 8

RSS8 outlines the strategy for the East Midlands, including Northampton, and this was adopted in March 2005. RSS8, incorporating the Milton Keynes South Midlands Sub-Regional Strategy (MKSM SRS) requires 30,000 dwellings to be provided in the Northamptonshire Implementation Area by 2021. RSS8 does not give a boundary of the NIA, but the housing provision is to be made within Northampton Borough, and South Northamptonshire and Daventry Districts.

There was a successful High Court challenge to this figure and a full report was written on the 17th March 2006. This resulted in the quashing of the Northampton's housing figure, making all relevant policies ineffective. EMRA will be publishing a revised figure for Northampton, for submission to the Secretary of State in December 2006. In the meantime, the working assumption decided by the 3 authorities, with the agreement of GOEM, is 31,500 houses are to be provided by 2021. In addition, the three authorities have appointed consultants to undertake a longer-term growth options study which will address the issue of, amongst others, housing land availability. The outcome of the High Court challenge has had a knock-on effect on the progress of the Joint Core Strategy. This is discussed further under the Local Development Framework section.

ii. Draft Regional Spatial Strategy 8

A draft RSS was published for public consultation in October 2006. The proposed housing figures for the Northampton Implementation Area was excluded from this consultation. The figures were released for public consultation in a separate exercise in December. The proposed figures are 31,500 to 2021 and 40,375 to 2026.

iii. Local Transport Plan

Northamptonshire's second Local Transport Plan, prepared by Northamptonshire County Council, was published in March 2006. This comprises a series of integrated transport strategies, aimed at providing a strategic plan for transport within the County and setting out the County's plans for spending transport capital investment which they hope to secure from the Department for Transport.

The document acknowledged that in looking forward over the next 25 years, the importance of accommodating and providing the infrastructure to support growth has increased in significance following the MKSM SRS (now a component of the RSS8). The key challenge, according to LTP, would be to ensure that the necessary infrastructure requirements are in place prior to the completion of developments. These issues will need to be addressed in the West Northamptonshire Joint Core Strategy.

Essential targets for LDF AMR are:

a. BVPI 102: Bus Patronage

Baseline/Actual

03/04	04/05	05/06
16.5	17.9	N/A

Target/Trajectory

06/07	07/08	08/09	09/10	10/11
18.8	19.5	20.0	20.4	20.8

The above has implications on policy formulation. If these targets are to be met, consideration needs to be given to the issue of accessibility to the bus service including walking distances to the nearest bus stop. It also has implications on planning agreements. Negotiations to secure sustainable transport provisions will become increasingly important.

The post of a Research & Monitoring Officer, once appointed, will assist in obtaining data and monitoring the outcome of the core indicator relating to bus services within an approved development scheme.

b. Rail and Road Schemes & Timescales – Northampton PUA

Scheme	Delivery	Lead Org	Status	AMR
Getting Northampton to Work	LTP	LA	Committed	This will inform the West Northamptonshire Joint Core Strategy DPD as well as assist in the sustainability appraisal process which needs to be applied to the LDF
Strategic Bus Corridor development	LTP	LA	Under consideration	This will inform the West Northamptonshire Joint Core Strategy DPD as well as assist in the sustainability appraisal process which needs to be applied to the LDF
West Coast Main Line modernization	DfT	NR	Committed	This will inform the West Northamptonshire Joint Core Strategy DPD as well as assist in the sustainability appraisal process which needs to be applied to the LDF
Northampton Station Interchange	LTP	LA	Under consideration	A study has been undertaken to identify the main issues surrounding the regeneration of Castle Station. The consultants' report will be used to inform the progress of the Central Area Action Plan

c. Major Road Improvements 2011-2031

Included in this section is the Northampton North-West By-pass which is considered to be one of the priority schemes to be wholly or largely developer-funded. The scheduled timescale in which this by-pass is expected to be progressed means that the development of housing at Kings Heath might not happen until after 2011. This will be taken into account when preparing the housing trajectory.

d. Alternative to Car Travel

During the lifetime of the LTP, it is stated that the first two permanent Park & Ride sites in Northampton will be opened:

- Site at Upton, on the approach to Northampton from M1 Junction 16
- Land at Riverside Retail Park, off the A45 to the east of Northampton

This will be considered when preparing the West Northamptonshire Joint Core Strategy.

4. **BEST VALUE PERFORMANCE INDICATORS (BVPI) AND TARGETS**

NBC Performance

BVPIs are designed to provide information on local authority performance delivery. Apart from assisting Central Government in monitoring progress over a given timescale, it gives local residents information about how their respective local authorities are performing.

These are Best Value Performance Indicators and targets which can be measured, and trends assessed. The targets chosen below are taken from Northampton Borough Council's Corporate Plan for 2005-2006. Information on planning applications was obtained from Development Control.

Housing developments on brownfield land

		Target 05-06	Actual 2005-06
BV106	Percentage of new homes built on previously developed land	65%	79%

Affordable Housing

		Target 05-06	Actual 2005-06
Local Plan	Provision of housing via S106 agreements – affordable housing targets and shared ownership		245

Planning applications

		Target 05-06	Actual 2005-06
BV109a	Percentage of planning applications determined in line with the Government's new development control targets to determine: 60% of major applications in 13 weeks	60%	66%

Planning applications

		Target 05-06	Actual 2005-06
BV109b	Percentage of planning applications determined in line with the Government's new development control targets to determine: 60% of minor applications in 8 weeks	65%	76%

Planning applications

		Target 05-06	Actual 2005-06
BV109c	Percentage of planning applications determined in line with the Government's new development control targets to determine: 80% of other applications in 8 weeks	80%	86%

The above shows that performances in Development Control, over the last financial year, have met the targets set out in the BVPI.

Conservation Areas

		Target 05-06	Actual 2005-06
BV219a	Conservation Areas	18	18
BV219b	Character appraisals % (no)	26%	16.6%
BV219c	Published management proposals % (no)	18%	None

Analysis

The above performance figures show that where targets were set, the Borough have successfully achieved majority of these for the period between 1st April 2005 to the 31st March 2006. The published management proposals target could not be met due to lack of staff in the Conservation Area. This has now been addressed through the appointment of 2 additional members of staff.

However, the Audit Commission did prepare a report on in the summer of 2006, stating that the planning performance was poor and has uncertain prospects for improvement. In summary, the Commission stated:

- The service does not provide good value for money.
- The service does not focus on the needs of customers and their experience of this service is generally poor.
- Building control and development control services, the two planning service where customers have the most contact with the Council, both provide a poor quality service to customers since officers are stretched to provide even a basic service. The Planning Committee is not fully effective.
- The planning policy team provides effective guidance by preparing some good site and policy specific plans. The existing local plan is out of date and the team has not made enough progress in revising the overall planning policy framework.

Some progress is being made on addressing these issues:

1. The Council prepared a Customer Service Code of Practice and this was circulated to employees in December 2006. It states that in July 2006, NBC became a Council Member of the Institute of Customer Service and that we will be working proactively with the Institute to support us in delivering improved customer service. The Code of Practice booklet outlines formal good practice to ensure that principles are embraced and adopted by all so

customers receive a consistent experience whatever method is used to contact the Council.

2. The latest Corporate Plan, discussed above, goes some way towards addressing the poor performance in the Audit Commission's report on the planning service.
3. The Council's management structure was changed in October 2006 to assist in the more effective delivery of the Council's priorities and targets.
4. It should be noted that the WNDC took over the planning functions on strategic applications from **6th April 2006**. Using a Service Level Agreement, officers of the Council were undertaking the work on behalf of the WNDC. This will change in January 2007, when the WNDC will have their own in-house planning team and the SLA with the Borough ceases. This would relieve some of the pressures on the existing Borough development control officers.

5. LINKS WITH NORTHAMPTON CORPORATE PLANS AND COMMUNITY STRATEGIES

Northampton Corporate Plan 2006-2007

The Plan was published in July 2006.

- The Council's vision is **“we will work with, and for, the people of Northampton to build an increasingly prosperous, healthy, safe and attractive town of which we are proud. We will strive to maximize and sustain opportunities for all.”** One way in which this can be done, according to the Plan, is to: **plan for a better future.** It lists a range of priorities, including, **invest in the planning and regeneration of the town, providing economic development and growth.**

Although the priorities are supported by a range of specific, measurable targets and actions, the ones listed relate to services prioritised for rapid improvement. They relate mainly to housing benefits, crime and waste.

Whilst there are no targets listed for priorities that might relate directly to the Local Development Framework, the aims to plan for a better future and to invest in planning and regeneration of the town to some extent fulfills the aspirations of the growth agenda and the RSS8. The performance of the LDF and the data for the national core indicators will inform whether the Council is meeting some of its objectives.

Corporate Priorities 2007-2011

In May 2006, the new set of priorities were agreed as part of the Corporate Plan for this financial year.

These are the priorities outlined for the next 3 years to 2011.

- Make Northampton a safer, cleaner and greener place to live
- Invest in planning and regeneration of the town, providing economic development and growth
- Deliver better basic services
- Be an accessible and responsive Council by listening to local people and providing the services they need
- Take an increased community leadership role alongside our partners
- Improve our performance as a Council and be fit for purpose by delivering our priorities for improvement:
 - Improve our weakest services
 - Improve our interaction with the public
 - Improve partnerships to deliver better outcomes
 - Ensure clear, decisive political leadership
 - Strengthen our financial management
 - Build management capacity to drive cultural change

Northampton Community Strategy (2002-2012)

This was launched in August 2002, and reviewed (interim) in 2004. One outcome of the review was the consideration in which the Local Strategic Partnership approached the issue of target setting.

The relevant Partnership Targets for 2004/5, which are relevant to this year's AMR, are:

Target	Lead Group	Measurement	Intended Outcome	AMR
Review and agree a new vision for Northampton	Future Northampton	Launched at annual conference on 21 st October 2004	Focused working across the Partners on our shared ambition for Northampton	This will be considered when the Joint Core Strategy is produced for consultation
Negotiate and develop a protocol for LSP engagement with the WNDC in partnership with Daventry & South Northants LSPs	Environment Sub Group	Target for protocol to be adopted by 30 th January 2005	The interests of all the Northampton Communities are effectively reflected in the work of the WNDC	The Statement of Community Involvement was adopted in spring 2006, which aims to engage all sectors of the community in the Local Development Framework process

In preparing the Local Development Framework, particularly the Joint Core Strategy, the partnership aims, priorities, targets and indicators in the Community Strategy will be considered and incorporated as appropriate.

The Northampton Local Strategic Partnership was reviewed in 2006 and re-launched at the Local Strategic Partnership Conference on 5 December 2006 with a new focus on the three themes of growth, neighbourhood management and health, well-being and education. Work has already started on a new Community Strategy and this will be progressed in 2007. LDF team officers attend the LSP and the LSP team are now part of the same division as the LDF team – Regeneration, Growth and Community development which will enable closer links to be developed between the Community Strategy preparation process and the LDF preparation process.

The Community Vision

The Borough Council, on behalf of Northampton Local Strategic Partnership (LSP), is actively working toward developing the draft community vision. This forms part of the effort to develop a new Corporate Plan for the medium term (2007-2010).

There were a number of different visions for Northampton and the town centre, and members of the LSF agreed that the existing LSP vision needed to be revitalized with the development of one vision for Northampton. The vision will be finalised early next year and will be tested through the preparation of the new Community Strategy.

This community vision will form the main elements of the next Corporate Plan. It will also be used in the preparation and development of the Joint Core Strategy for West Northamptonshire.

The Community Leadership

To assist in meeting the aims and priorities outlined in the Corporate Plan, the Council is led by the Cabinet under the leadership of the Leader of the Council.

The Council has implemented a new and innovative way of working, following the findings of the Audit Commission that the Council's performance was poor. The Audit Commission revisited the Borough and agreed that the Borough is making slow but visible progress in its recovery.

An Improvement Board, which has cross party representation, was created. The main duties of the Board are to set the priorities for the Council and manage the implementation of all measures necessary to achieve improvement, meet targets and priorities and satisfy the Audit Commission and the Secretary of State that the Council is performing to an acceptable level. In the summer of 2006, the Development Performance and Improvement Panel was created to replace the Improvement Board.

In addition, the Government Monitoring Board (GMB) was also created to monitor the Council's performance on its progress towards recovery. Two mini GMB on Housing and Planning were also set up. These mini Boards support managers in improving their service areas. These were created in the autumn of 2006.

6. NORTHAMPTON'S ADOPTED LOCAL PLAN

The Northampton adopted local plan of June 1997 has been saved under the new Planning & Compulsory Purchase Act 2004. All 216 policies are therefore saved until the autumn of 2007, with the possibility of a further extension. Guidelines and protocol have been published on how local authorities should assess which policies should be saved. Request for saved policies needs to be submitted to the Government by the end of March 2007.

Northampton Borough Council will be submitting request to save the relevant policies by March 2007.

The local plan for Northampton is therefore still the development plan on which adopted policies will be the material consideration for development control purposes.

Progress is being made with the preparation of a joint Core Strategy for West Northamptonshire, covering the three local authority areas of Northampton, South Northamptonshire and Daventry. This accords with the requirements set out in RSS8. As part of the new Local development Framework, it is intended that the Issues and Options on the Joint Core Strategy will be published for consultation by spring 2007. This will begin the process of replacing the adopted local plan.

In the meantime, the Council is intending to save the relevant policies in the adopted local plan in accordance with the protocol provided by the Government on saving policies.

Relevant policies related to the national core indicator monitoring, where data is available, are as follows:

Housing

Policy H1: Major new development will be directed to Wootton Fields, Upton, Berrywood and Kings Heath

Developments on large sites contribute to the required annual completion rates. This is being monitored annually although plans are being made to have this done quarterly. Majority of the sites in Wootton Fields has been completed and the planning application on Kings Heath is imminent.

Policy H6: within primarily residential areas identified on the proposals map, planning permission for residential development will be granted, except where:

- The development would be at a scale and density which would be detrimental to the character of the surrounding area or would result in an over intensive development of the site
- The development would not comply with the Council's highway design guide and guide to parking standards
- The development would be piecemeal in character and likely to prejudice the possible satisfactory development of a larger area
- The development would result in the loss of, or the loss of potential of for garaging, parking, social, educational, recreational or other facilities for which there is a need in the area, or trees or land of significant amenity value

Policy H7 relates to planning permission outside primarily residential areas. The criteria outlined are exactly the same as Policy H6 with the exception of one additional criterion, which is:

- A satisfactory residential environment can be achieved

The above policies also assist in contributing towards annual completion rates. The success of the above 3 policies have been measured by the ongoing success in meeting annual completion targets and delivery of housing development.

The monitoring of small sites is also expected to be conducted quarterly to meet the WNDC's requirement to identify returns for the Department of Communities and Local Government.

Policy H32: in granting planning permission for residential developments of 40 or more dwellings, the Council will negotiate an element of affordable housing. The level of provision will depend upon the identified need for such housing in the vicinity and site/market conditions

The Council's Interim Policy Statement dated December 2004, requires 35% affordable housing to be delivered on sites of 0.5ha and those with 15 dwellings or more. The monitoring of affordable housing completions forms part of the assessment required for the national core indicator.

This 35% was derived from the 2002 Housing Needs Survey carried out by Fordham Research, which actually advised that a 50% requirement on sites would be justifiable due to the housing need that was calculated to result each year at the affordable delivery position that it was in 2002. However, the Council felt that increasing the target from 22% to 50%, at the same time as lowering the site size threshold, might result in some developments being unviable. This could be counter productive to the aim of increasing affordable housing provision.

The following targets show:

	Outrun	Planned
05-06	245	575
06-07	346 affordable units	
07-08		378 affordable units

The amount delivered in 2005-06 was lower than the planned amount due mainly to some of the housing schemes not being delivered within that financial year. This was caused by unresolved planning issues which resulted in the delay in attaining planning permissions. In addition, there were problems associated with the sites such as contaminated water which delayed the development.

These targets are largely derived from the numbers being delivered through the National Affordable Housing Programme (NAHP) in Northampton having had the grant money being confirmed in April 2006 for the 2006-08 funding period. It is likely that there will be additional delivery of affordable units aside from the NAHP through S106 agreements. However, it is unrealistic to produce accurate projection, due to the amount of factors that influence the delivery of residential sites.

Employment

Policy B1: Planning permission will be granted for the development of 357.5 ha of land for business, general industrial and storage & distribution uses over the period 1993-2006 at the proposed sites for business development identified on the proposals map

Policy B2: Planning permission will be granted for business, general industrial and storage and distribution uses at existing business areas identified on the proposals map

Both the above policies have assisted in ensuring that majority of the business sites (proposed and existing) were subsequently developed for business related use. This meant that premier employment sites including Brackmills, Moulton Park and Swan Valley have been strengthened.

Of these, the remaining supply of employment land in the Borough stands at around 182 hectares. This financial year, a total of just over 8 ha were developed for employment purposes.

Leisure and Tourism

Policy L1: planning permission will not be granted for development on the sites listed, which would result in:

The loss of existing public or private, outdoor or indoor, recreational facilities for which there is an established or potential need, unless suitable replacement facilities of at least an equivalent standard are provided within or immediately adjacent to the town, or

The loss of open space of established amenity/landscape values unless the development secures the majority of the site as a facility for sport and recreation

The Council completed an Open Space, Sport and Recreation Assessment (OSSR) in the summer of 2006 which will provide the evidence base required to take the above policy forward into the new LDF.

7. NORTHAMPTON'S LOCAL DEVELOPMENT FRAMEWORK

BACKGROUND

The Planning and Compulsory Purchase Act 2004 introduces the new planning system of preparing Local Development Frameworks or LDFs. These will consist of:

a. Local Development Scheme

This outlines the Council's timetable for producing the relevant documents as part of the overall LDF covering a period of 3 years.

b. Local Development Documents, which are subdivided into:

- Development Plan Documents (comprising for example the Core Strategy and Area Action Plans)
- Supplementary Planning Documents

c. Statement of Community Involvement

This outlines the Council's procedures in relation to community engagement and consultation on the plan making exercises.

d. Annual Monitoring Report

This identifies the progress made on the LDS as well as the effectiveness of adopted policies and proposals.

LOCAL DEVELOPMENT SCHEME

Northampton's first LDS was brought into effect in May 2005. Key elements of the LDS timetable are given in Appendix 1.

It has been agreed that a Joint LDS will be prepared in conjunction with the adjoining districts of South Northamptonshire and Daventry which will replace Northampton's first LDS. A draft Joint LDS has been prepared and agreed by all three Councils of Northampton, South Northamptonshire and Daventry. This draft LDS was approved, subject to minor amendments, at Northampton Borough Council's Cabinet on the 4th December 2006.

Progress made on the LDF in accordance with the May 2005 LDS is discussed below.

LOCAL DEVELOPMENT DOCUMENTS

a. Joint Core Strategy

There are two main areas affecting the delivery and progress of the Joint Core Strategy during the last financial year and beyond.

First, to accord with RSS8, the Joint Core Strategy is to be published in partnership with the adjoining local authorities of Daventry and South Northamptonshire. These local authorities, together with Northamptonshire County Council, remain committed to working together and with partners to shape and produce the Joint Core Strategy to accommodate the growth identified in MKSM SRS and RSS8. The progress in preparing the joint core strategy was affected by the following:

- In January this year, there was a successful High Court challenge to the housing figure which means that all housing policies affecting Northampton were quashed. The previous requirement, under RSS8, for 30,000 dwellings to be provided in the Northampton Implementation Area between 2001 and 2021 is therefore obsolete. The East Midlands Regional Assembly will be producing a new figure for consideration by the Secretary of State. This new figure is expected to be published at the end of this calendar year. In the meantime, the three authorities have agreed to use a working assumption housing figure of 31,500
- There has been a series of independent legal consultations on the production of the Core Strategy for the NIA and how this is to be progressed in partnership and in the spirit of joint working. The adopted RSS8 does not indicate how a joint core strategy should be produced.

In April 2005, the 3 authorities signed up to a Memorandum of Understanding, reflecting the Councils' commitment to the preparation of the Joint Core Strategy and the long term strategic planning and growth of the Northampton Implementation Area. This was followed by the establishment of the West Northamptonshire Joint Local Development Document/Local Transport Plan Steering Group, a consultative body aimed at seeking agreement over the strategic principles and to consider any other matter of common interest related to spatial planning in West Northamptonshire.

Although the AMR relates to the progress within the financial year 2005/06, it is worth reporting that in September 2006, all 3 Councils agreed to prepare one Joint Core Strategy for West Northamptonshire. This Joint Core Strategy will cover the whole

of Northampton Borough, Daventry and South Northamptonshire Districts. This decision was also supported by South Northamptonshire and Daventry Councils. Consultation on the Issues and Options paper can be progressed.

Secondly, RSS8 does not indicate how the housing growth is to be distributed within the administrative boundaries of the three authorities. To assist with the direction for the distribution of growth within the Northampton Implementation Area, independent consultants were appointed to undertake a longer-term growth options study in the summer. The consultants were also required to recommend a boundary for the Northampton Implementation Area, which is not defined in RSS8. It is anticipated that the study will be completed by December 2006. This will inform the preparation of the West Northamptonshire Joint Core Strategy.

It has been concluded that although an Issues and Options paper to the Core Strategy was published for consultation in the summer of 2005, this stage will need to be repeated as the nature of the Joint Core Strategy has changed from covering the NIA to covering the whole of the three Councils' areas and the plan period has changed to 2026 to reflect the emerging draft Regional Plan. Another Issues and Options consultation is expected to take place in the new calendar year.

This has not therefore met the milestones approved in the first LDS.

b. Central Area Action Plan

Consultants have been appointed to carry out a "Development, Design and Movement" study for the Central Area. They were asked to identify the issues affecting the Central Area, such as

existing provision, nature of users, infrastructure, retail patterns and assessments as well as assess potential development sites within the town centre.

When finalized, the recommendations in the report will be used in preparing the Issues and Options consultation report to the Central Area Action Plan. This will be progressed in parallel with the Joint Core Strategy for West Northamptonshire, with key stages being reached at about the same time.

This has not therefore met the milestones approved in the first LDS.

c. Sixfields Area Action Plan

The Council was unable to progress this following the delay in preparing the joint Core Strategy. Now that a decision has been agreed to pursue a West Northamptonshire Joint Core Strategy, the future of this document can be considered in detail. It is essential that this is led by strategic policy in the form of the West Northamptonshire Core Strategy.

This has not therefore met the milestones approved in the first LDS.

d. South West District Area Action Plan

The Council was unable to progress this following the delay in preparing the joint Core Strategy. The Council is proposing to abandon preparation of this DPD following a review of its production of Development Plan Documents in the draft joint Local Development Scheme.

This has not met the milestones approved in the first LDS.

e. Kings Heath Area Action Plan

The Council was unable to progress this following the delay in preparing the joint Core Strategy.

The Council is proposing to abandon preparation of this DPD following a review of its production of Development Plan Documents in the draft joint Local Development Scheme. The agents for prospective developers of Dallington Grange have carried out a community engagement exercise in July on the options for the area. It is anticipated that a planning application will be submitted imminently.

This has not met the milestones approved in the first LDS.

f. Development Control Policies

The Council was unable to progress this following the delay in preparing the joint Core Strategy. Now that a decision has been agreed to pursue a West Northamptonshire Joint Core Strategy, the preparation and timescale for the production of this document can be progressed. It will be led by strategic policy in the form of the West Northamptonshire Core Strategy.

In addition, there are technical studies which have been commissioned and once completed, these will inform policy formulation for DPDs. These are discussed below.

This has not therefore met the milestones approved in the first LDS.

g. Site Specific Allocations

The Council was unable to progress this following the delay to the preparation of the joint Core Strategy. Now that a decision has been agreed to pursue a West Northamptonshire Joint Core Strategy, this document can be progressed. It will be led by strategic policy in the form of the West Northamptonshire Core Strategy.

In addition, technical studies have been commissioned. These will inform policy formulation for DPDs.

This has not therefore met the milestones approved in the first LDS.

h. Technical Studies

Various key studies have also been completed and these will assist in informing policy formulation for, amongst others, the Core Strategy, Development Control and the Site Allocations DPDs. These studies are:

i. Northampton Employment Land Assessment (NELA)

An employment land assessment of all existing employment sites allocated in the adopted local plan was also completed in summer. This study takes into account the guidelines contained in the then ODPM's "Employment Land Reviews" published in December 2004. NELA analyses the forecast demand for job provision in MKSM SRS, which allocated 37,200 jobs to Northampton, Daventry and South Northamptonshire. RSS8 did not identify the distribution which should be made for each local authority area. The purpose of NELA, amongst others, was to identify forecast demand for Northampton and whether this can

be met within the existing supply of employment land or whether new sites will need to be identified to accommodate employment growth.

ii. Northampton Open Space, Sport and Recreation Needs Assessment and Audit (OSSR)

The Audit and Assessment were carried out in accordance with the requirements and typologies set out in PPG17 on "Planning for Open Space, Sport and Recreation." The study aims to identify the availability of current open space within the Borough and analyse both surpluses and deficiencies, leading to the formulation of a formulae to assist in securing open space, sport and recreation as part of the wider provision of S106 agreements. This is essential for informing policy development.

Targets are given for each area in terms of the amount of space required for each typology. This allows the Authority to consider planning applications and their implications on the provision of open space, sports facilities and recreational requirements. This can effectively be used to as a local indicator.

iii. Northampton Retail Study

This study assesses the quantitative need for retail and leisure uses within Northampton. The outcome will contribute towards the Central Area's Design, Development and Movement Study discussed above.

iv. Northampton Castle Station

The Castle Station have been allocated as a development site in the adopted Local Plan of June 1997, but no progress has been made in taking this project forward.

The Castle Station Study was commissioned following a partnership decision made between the WNDC, NCC, NBC, Invest Northamptonshire, rail authorities and train operating company (Silverlink). The study was done in 2 stages:

Stage 1: analysis of the different proposals and their feasibility with the intention of choosing a preferred option. This stage was completed in the summer.

Stage 2: detailed assessment of the preferred option in terms of the feasibility of the proposal and associated financial appraisal. This is due for completion by November 2006.

STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

NBC's first SCI was adopted in March 2006. This was adopted two months behind schedule, as tabled in the 2005 LDS. The Inspector's report was received at the end of January 2006. These comments were anticipated in December. The SCI was subsequently adopted by resolution of the Cabinet at its 27th March 2006 meeting.

A leaflet guide for developers and those who intend to submit planning applications was published in September 2006. This leaflet is aimed at encouraging applicants to carry out a community engagement exercise if their proposed development meets the thresholds given. It is stated however that those outside the threshold can also undertake such an exercise because it can be beneficial.

With co-operation from the Development Control Section and the West Northamptonshire Development Corporation, the LDF team intends to monitor the success of this exercise.

8. **NORTHAMPTON'S CORE INDICATORS**

The Government published its guidelines on LDF monitoring in March 2005. It outlines, amongst others, the matters which need to be addressed in AMRs. These include the Core Indicators, which are:

Contextual Indicators

These establish the baseline position of the wider social, environmental and economic circumstances. In last year's AMR, the information given included those taken from Census 2001 (via the Office of National Statistics), Northamptonshire Observatory and the West Northamptonshire Baseline Scoping Report.

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. A full list of core output indicators are given in the then ODPM Guidelines. In addition to this, local output indicators are also recommended for inclusion.

A housing trajectory is required as part of the plan, monitor and manage approach applicable to housing delivery. The trajectory shows both past and estimate future housing performance. In preparing the trajectory, local authorities are required to consider past rates of housing completions and conversions as well as projected completions and conversions to the end of the specified framework.

Significant Effects Indicators

These are linked to sustainability appraisal objectives and indicators. They consider what significant effects implementation of the policies is having on the social, environmental and economic objectives by which sustainability is defined and whether these effects are actually intended.

i. Contextual Indicators

These indicators provide the baseline data on which the effects of policies can be assessed and also, inform the interpretation of the output and significant indicators discussed in this section.

Last year's AMR published a synopsis of the information obtained from Census 2001. Since Census information is only available every 10 years, the core data remains unchanged. It is not considered necessary to repeat the data, but it would be useful to outline the key and summary data.

a. Key data for Northampton from Census 2001

Data	1991	2001
Total resident population	180,567	194,458
Largest increase in age group 45-59 years	14.9%	18.1%
Ethnic population increase	6%	8.4%
Households increase	71,187	80,822
Number of cars	62,208	90,910
Unemployment % of 16-74 year olds		3.1%
In employment % of 16-74 year olds		65.5%
Largest employment group - service sector		Over 63%
Largest group employed - managers & professional		36.70%
Most popular mode of travel to work - car		61.16%
16-74 year olds educated to degree or higher		16.7%
People with limiting long term illness		15.9%
Largest group - Christian community		68.29%

Source: Census 2001

b. Key statistics for Northampton and the East Midlands from Census 2001

Data	Northampton	East Midlands
2001 population	194,458	4,172,174
2001 population: males	95,380	2,048,858
2001 population: females	99,078	2,123,316
Aged 0-4	6.26%	5.73%
Aged 5-15	14.61%	14.33%
Aged 16-19	5.26%	4.96%
Aged 20-44	37.96%	34.32%
Aged 45-64	22.27%	24.59%
Aged 65 and over	13.64%	16.06%
Ethnic group white	91.60%	93.49%
Ethnic group mixed	1.73%	1.03%
Ethnic group Asian or Asian British	3.27%	4.05%
Ethnic group Black or Black British	2.39%	0.95%
Ethnic group Chinese or other	1.01%	0.49%
Religion stated as "Christian"	68.29%	71.99%
Religion stated as "Buddhist"	0.34%	0.18%
Religion stated as "Hindu"	1.15%	1.60%
Religion stated as "Jewish"	0.17%	0.10%
Religion stated as "Muslim"	2.07%	1.68%
Religion stated as "Sikh"	0.38%	0.80%
Religion stated as "other religion"	0.34%	0.24%
Religion stated as "no religion"	19.10%	15.94%
Religion stated as "not stated"	8.17%	7.48%

/ continued

Data	Northampton	East Midlands
General health good	70.03%	67.58%
General health fairly good	22.19%	23.27%
General health not good	7.78%	9.14%
People with limiting long term illness	15.87%	18.41%
Aged 16-74: economically active: employees full time	46.63%	41.06%
Aged 16-74: economically active: employees part time	12.19%	12.55%
Aged 16-74: economically active: self employed	6.68%	7.71%
Aged 16-74: economically active: unemployed	3.09%	3.27%
Aged 16-74: economically active: full time student	3.29%	2.48%
Aged 16-74: economically inactive: retired	10.96%	14.13%
Aged 16-74: economically inactive: student	4.49%	4.49%
Aged 16-74: economically inactive: looking after home/family	5.61%	6.20%
Aged 16-74: economically inactive: permanently sick/disabled	4.44%	5.29%
Aged 16-74: economically inactive: other	2.62%	2.81%
Total number of full time students and schoolchildren aged 16-17	3,696	79,277
Total number of full time students and schoolchildren aged 18-74	6,987	126,698

Data	Northampton	East Midlands
Aged 16-74: no qualifications	29.05%	31.64%
Aged 16-74: highest qualification attained level 1	18.41%	17.69%
Aged 16-74: highest qualification attained level 2	20.16%	18.79%
Aged 16-74: highest qualification attained level 3	8.65%	7.81%
Aged 16-74: highest qualification attained level 4/5	16.66%	16.63%
Aged 17-64: other qualification / level unknown	7.07%	7.44%
All households	80,822	1,732,482
Owner occupied: owns outright	24.73%	30.80%
Owner occupied: owns with a mortgage or loan	46.52%	40.83%
Owner occupied: shared ownership	0.65%	0.55%
Rented from: Council	15.29%	13.85%
Rented from: Housing association / registered social landlord	2.86%	3.66%
Rented from: Private landlord or letting agency	7.01%	7.29%
Rented from: other	2.94%	3.02%

Source: Neighbourhood Statistics, Office of National Statistics

c. Population Projection

The population estimates and projection for Northampton and Northamptonshire are shown below:

District	2004 estimate	2011 projection	2021 projection	2031 projection
Northampton	194,800	218,500	242,200	292,000
Northamptonshire	646,700	701,900	792,600	946,400

Source: 2004 estimate – Office for National Statistics
Projected population – Northamptonshire Observatory, 2004

d. Population Density

In 2004, the population density for Northampton is 2,500 people per square kilometre (Regional Trends no 39, National Statistics). This is expected to rise with the implementation of the growth agenda.

e. Labour and Economic ProfileEconomically active

	Northampton (no)	Northampton (%)	East Midlands (%)
All people			
Economically active	98,400	79.6	79.5
In employment	94,200	76.1	75.8
Employees	81,900	66.2	66.3
Self employed	12,000	9.7	9.1
Unemployed	4,300	4.3	4.7
Males			
Economically active	53,000	83.9	83.9
In employment	50,800	80.4	79.6
Employees	40,900	64.7	66.1
Self employed	9,700	15.4	13.2
Unemployed	2,200	4.2	5.1
Females			
Economically active	45,400	75.1	74.9
In employment	43,400	71.7	71.7
Employees	41,100	67.8	66.5
Self employed	2,300	43.9	4.9
Unemployed	2,000	4.5	4.2

Source: NOMIS annual population survey (Jan-Dec 2005)

Economically inactive

	Northampton (no)	Northampton (%)	East Midlands (%)
All people			
Economically inactive	25,200	20.4	20.5
Wanting a job	6,200	5.0	5.1
Not wanting a job	19,000	15.4	15.4
Males			
Economically inactive	10,100	16.1	16.1
Wanting a job	2,500	4.0	4.2
Not wanting a job	7,600	12.1	11.9
Females			
Economically inactive	15,100	24.9	25.1
Wanting a job	3,700	6.1	6.0
Not wanting a job	11,400	18.9	19.2

Source: NOMIS annual population survey (Jan-Dec 2005)

Employee Jobs

	Northampton (no)	Northampton (%)	East Midlands (%)
Total employee jobs	125,660	–	–
Full time	84,612	67.3	67.0
Part time	41,038	32.7	33.0
Manufacturing	14,771	11.8	17.4
Construction	6,310	5.0	4.8
Services	104,286	83.0	75.8
Distribution, hotels and restaurants	30,211	24.0	25.1
Transport and communications	9,941	7.9	5.7
Finance, IT, other business activities	29,352	23.4	15.2
Public admin, education & health	29,898	23.8	25.5
Other services	4,885	3.9	4.3
Tourism related	7,479	6.0	7.5

Source: NOMIS annual business inquiry employee analysis 2004

VAT registered businesses

	Northampton (no)	Northampton (%)	East Midlands (%)
Registrations	610	11.3	9.8
Deregistrations	565	10.5	9.1
Stock (at end of year)	5,385	–	–

Source: NOMIS vat registrations / deregistrations by industry 2004

Change in stock of VAT registered businesses in East Midlands 1994-2005

	1994	2005	Change	% change
Northampton	4,465	5,385	920	20.6
Northamptonshire	17,890	21,515	3,625	20.3
East Midlands	111,520	125,170	13,650	12.2

Source: *The East Midlands in 2006 (evidence base for East Midlands Regional Economic Strategy 2006-2020)*

The economic diversity of Northampton is lacking compared to the UK as a whole. It has a higher than average proportion of logistics and manufacturing related industry although the latter is reducing following the closure/relocation of large manufacturing industries such as British Timken and Avon Cosmetics, coupled with redevelopment of former factories to housing. It does however have employment in a range of niche and specialist sectors, particularly banking and finance and leather craft engineering.

Although unemployment levels remain below average compared to the national average, these are mainly low skilled type employment with little opportunities for moving up the career ladder.

f. Social data

There are 23 wards in the Borough:

- | | |
|-------------------|-------------------|
| 1. Abington | 13. Old Duston |
| 2. Billing | 14. Nene Valley |
| 3. Boughton Green | 15. New Duston |
| 4. Castle | 16. Parklands |
| 5. Delapre | 17. Spencer |
| 6. Eastfield | 18. St Crispin |
| 7. East Hunsbury | 19. St Davids |
| 8. Ecton Brook | 20. St James |
| 9. Headlands | 21. Thorplands |
| 10. Kingsley | 22. West Hunsbury |
| 11. Kingsthorpe | 23. Weston |
| 12. Lumbertubs | |

The Northampton Profile (NBC, Health & Community Involvement Division, Dec 2004) refers to the Indices of Deprivation, which is published by the Government every few years. It measures deprivation as a measure of social exclusion - itself defined as impacts on people or areas which suffer a combination of linked problems such as unemployment, poor skills, low incomes, poor housing, high crime environments, bad health and family breakdown. The 2004 IOD outlines the information as sub-ward levels. The Super Output Areas (SOA) are used as the standard geography for the collection and dissemination of small area statistics. Therefore, areas with “pockets of deprivation” are not missed from assessment. These

areas contain roughly 1,500 people. They are ranked in order of measures (1 being the most deprived and 32,482 the least).

There are 129 SOAs in Northampton. The new IMD 2004 is a SOA level measure of multiple deprivation and is made up of seven SOA level Domain Indices. In summary, it shows:

In Northampton, wards that have SOAs with the most deprived 20% in the country are: Billing, Castle, Delapre, Eastfield, Lumbertubs, St David, St James, Spencer and Thorplands.

- The most deprived SOA is in Castle Ward, and is ranked 604 on the scale
- The least deprived SOA is in Weston Ward, ranking 30399
- Spencer Ward has the highest number of deprived SOAs.

Generally, Northampton has become more deprived since the last measure was taken (2000) with the exception of the income index where progress by 5 places was made. Northampton, in 2004, was considered to be within the most deprived third of Authorities in the country.

g. Environmental

i. Green fields

Northampton is approximately 8,268 ha in size. In comparison to the other two local authority areas in West Northamptonshire, Northampton has the smallest area of woodland, pasture and arable land.

	Woodland ha	Pasture ha	Arable ha
Northampton	464.36	1079.46	886.18

Source: Northamptonshire Observatory

The above figures are not surprising considering Northampton is a Principal Urban Area as defined in the RSS8. Majority of its land use is categorized urban.

ii. Local Nature Reserves

There are still 6 Local Nature Reserves in the Borough. They are:

LNR	Size (ha)
Bradlaugh Fields (Hills & Hollows and Scrub Fields)	60
Kingsthorpe	15
Barnes Meadow	21
Lings Wood	23
Storton's Pits	20
Total	139

English Nature's Accessible Natural Greenspace Standards (ANGST) recommends that the provision of at least 1 ha per 1000 population. NBC's current provision is not far from meeting the ANGST standard, at 1 ha per 1,399 people (using 2001 population census). This will need to be addressed in the course of the preparation of the LDF. Relevant standards provided in the OSSR report will also be taken forward in the preparation of the LDF.

iii. Sites of Specific Scientific Interest (SSSI)

The Upper Nene Valley Gravel Pits was designated as a SSSI in December 2005. The site straddles the administrative boundaries of Northampton, Wellingborough and East Northamptonshire. It covers predominantly standing open water and canals, but also comprises broadleaved, mixed and yew woodland and lowland.

The Northampton section of the SSSI covers about 113.09 ha out of a total site area of 1,398.27 ha

This site is also designated as a potential Special Protection Area and proposed Ramsar site.

iv. Built and Natural Environment

In addition to the LNRs, the Borough also has:

Designations	Quantity
Conservation Areas	18
Listed Buildings (statutory list entries)	438
Local List Buildings	80
Scheduled Ancient Monuments	7
Local List Candidates	463
County Wildlife Sites	59

ii. Core Output Indicators

The former ODP published the “Local Development Framework – a good practice guide” in March 2005. Table 4.4 outlines the core policy indicators by key policy themes.

Business Development

Ref	Indicator	Amount
1a	Amount of land developed for employment by type	8.11 ha
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 identified in the LDF
1c	Percentage of 1a, by type, which is on previously developed land	Not known
1d	Employment land supply by type	182.74 ha
1e	Losses of employment land in: (i) development/regeneration areas (ii) local authority areas	(i) No development or regeneration areas currently identified in the LDF (ii) None within threshold
1f	Amount of employment land lost to residential development	None within national threshold

Housing

Ref	Indicator	Amount
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	5,640
	(ii) net additional dwellings for the current year	1,626
	(iii) projected net additional dwellings up to the end of the relevant development plan document period or over a 10 year period from its adoption, whichever is the longer	See trajectory
	(iv) the annual net additional dwelling requirement; and	See trajectory
	(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performances	See trajectory
2b	Percentage of new and converted dwellings on previously developed land	77.5
2c	Percentage of new dwellings (10 dwellings or more) completed at:	
	(i) less than 30 dwellings per hectare	106
	(ii) between 30 and 50 dwellings per hectare; and	83
	(iii) above 50 dwellings per hectare	916
2d	Affordable housing completions	245

Transport

Ref	Indicator	Amount
3a	Percentage of completed non-residential development complying with car parking standards set out in the local development framework	Not available
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

Ref	Indicator	Amount
4a	Amount of completed retail, office and leisure development	Not available
4b	Percentage of completed retail, office and leisure developments in the town centres	Not available
4c	Percentage of eligible open spaces managed to green flag award standard	1 awarded to date. No change to last entry

Flood protection and water quality

Ref	Indicator	Amount
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	None

Biodiversity

Ref	Indicator	Amount
8	Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance	
		Not available
		113.09ha (new SSSI)

Renewable Energy

Ref	Indicator	Amount
9	Renewable energy capacity installed by type	Not available

Housing Trajectory

The housing trajectory forms a key element of the LDF core output indicators. Local planning authorities are therefore required to monitor housing delivery and identify whether housing targets are being achieved. 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.

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.

As part of the review of the Regional Spatial Strategy 8, in December 2006, the Regional Assembly published for consultation a “Replacement Housing Provision Figure for the Northampton Implementation Area”. The annualised growth rate used in Northampton’s housing trajectory is taken from this document. The consultative figures for the Northampton Implementation Area are 31,500 to 2021 and 40,375 to 2026.

Projected completions are based on:

- strategic sites of 50 dwellings or more with planning permissions (or approved in principle), approved planning briefs or development briefs, approved / draft master plans and proposed urban extensions (either with permissions or allocated in the adopted Local Plan). The trajectory includes Grange Park which is a site currently under development within the administrative boundary of South Northamptonshire

- large windfall sites of between 10 and 50 dwellings with planning permission or approved in principle
- projected small-scale windfalls from sites of less than 10 dwellings. An allowance has been made based on past performance over the previous 5 years.

The trajectory overleaf shows the following:

- Completion rate for 2005/06 exceeds the annual requirements outlined in the adopted RSS8 and the draft revised Regional Plan for the second year running. This is attributed to completions in key areas including parts of St Crispins and Upton.
- Large developments in the urban extensions of Dallington Grange (North West District) and South West District are expected to be completed by 2021, netting a total of 8,539 dwellings. Additional anticipated completions on strategic sites like Nunn Mills and the former British Timken employment area will contribute towards the housing growth.
- If the projected growth figures of 31,500 and 40,375 are adopted, the trajectory shows that there will be a shortfall in the projected developments likely to take place within the plan period. It is considered likely that further urban extensions will be required to meet the projected growth requirements to 2026.
- New housing development sites will also need to be identified through the Site Allocations DPD if the growth requirements are to be met.

Housing Trajectory: Summary

	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Projections: strategic sites (50+ dwellings)	-	-	-	-	-	-	677	1030	867	1506	1760	1704	1391	1269	871	821	684	685	635	585	235
Projections: large windfall sites (10+<50 dwellings)							157	467	48	31	0	0	0	0	0	0	0	0	0	0	0
Projections: small-scale unidentified windfalls (<10 dwellings)							124	124	124	124	124	124	124	124	124	124	124	124	124	124	124
Total Past Completions	716	1,084	1,208	1,009	1,623	1,626															
Total Projected Completions							958	1621	1039	1661	1884	1828	1515	1393	995	945	808	809	759	709	359
Cumulative Completions	-	1084	2,292	3,301	4,924	6,550	7,508	9,129	10,168	11,829	13,713	15,541	17,056	18,449	19,444	20,389	21,197	22,006	22,765	23,474	23,833
PLAN - Strategic Allocation		1300	1300	1300	1300	1300	1450	1450	1450	1450	1450	1775	1775	1775	1775	1775	1775	1775	1775	1775	1775
Cumulative Strategic Allocation		1300	2600	3900	5200	6500	7950	9400	10850	12300	13750	15525	17300	19075	20850	22625	24400	26175	27950	29725	31500
MONITOR - No dwellings above or below cumulative allocation		-216	-308	-599	-276	50	-442	-271	-682	-471	-37	16	-244	-626	-1,406	-2,236	-3,203	-4,169	-5,185	-6,251	-7,667

	21/22	22/23	23/24	24/25	25/26	TOTAL
Projections: strategic sites (50+ dwellings - see sheet 3)	0	0	0	0	0	14720
Projections: large windfall sites (10+<50 dwellings - see sheet 2)	0	0	0	0	0	703
Projections: small-scale unidentified windfalls (<10 dwellings)	124	124	124	124	124	2480
Total Past Completions						7266
Total Projected Completions	124	124	124	124	124	17283
Cumulative Completions	23,957	24,081	24,205	24,329	24,453	
PLAN - Strategic Allocation	1775	1775	1775	1775	1775	
Cumulative Strategic Allocation	33275	35050	36825	38600	40375	
MONITOR - No dwellings above or below cumulative allocation	-9,318	-10,969	-12,620	-14,271	-15,922	

Housing Trajectory: Small Sites

Projections: large-scale identified windfalls *	Site reference no	Planning application no	Status																
				06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	TOTAL
Planning permissions																			
Artizan Road		04/1605			10														
Balmoral Road		04/1112			20														
Billing Road		04/0971			14														
Booth Rise		05/1521			10														
Bushland Road		02/1170	u/c	10															
Cheyne Walk		03/0730			24														
Colwyn Road		02/0427			11														
Cottagewell Court		04/1154	u/c	16															
Craven Street		04/0755			12														
Derby Road		03/0573			12														
Duke Street		05/0566			10														
Dunster Street		01/1522			16														
Duston Garage		04/1258			21														
East Park Parade		04/0672			10														
Friars Avenue		05/1470			24														
Harborough Road		04/0544			10														
Hazelwood Road		04/1234			14														
Hazelwood Road		04/1375			10														
Henry Street		05/0460	u/c	12															
High Street, Kingst'pe		04/1057			16														
Kingsthorpe Hall		02/1476	u/c	24															
Lorne Road		05/1197			10														
Main Road		04/0975	u/c	22															
Military Road College		01/0566	u/c	24															
Newport Pagnell Road		03/1659	u/c	30															
Orchard Hill		05/1164			11														
Overstone Road		05/0368			10														

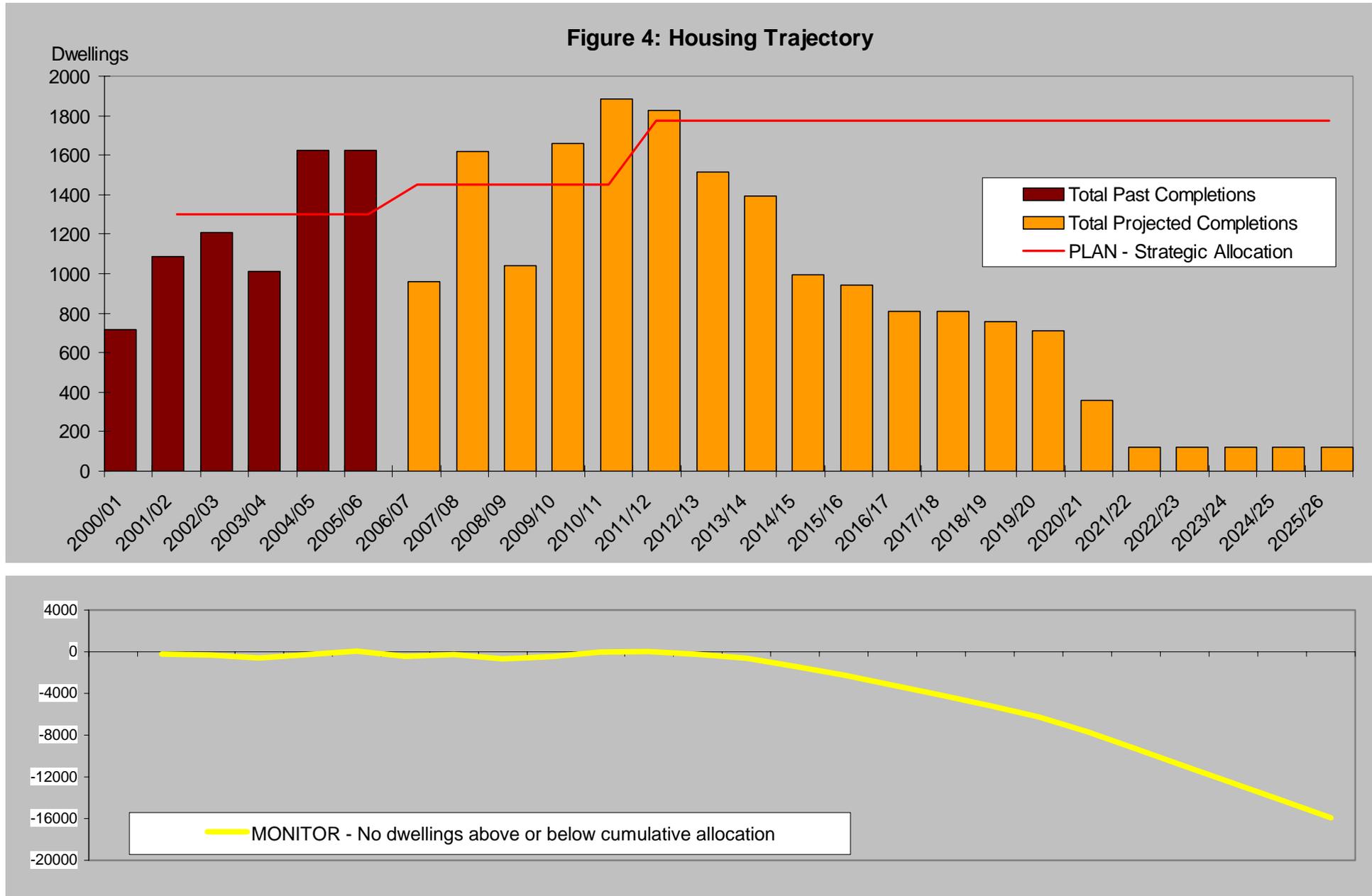
Projections: large-scale identified windfalls *	Site reference no	Planning application no	Status																
				06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	TOTAL
Planning permissions																			
Regent Street		01/0925			18														
Regent Street		05/0774			15														
Regent Street		04/1120			28														
Robert Street		03/0374	u/c	19															
St Andrews Road		05/0797			24														
St Michaels Road		04/0683			20														
The Ridings		02/1540			39														
Victoria Road		03/0022			12														
Wallbeck Close		02/1666			22														
Woolmonger Street		05/0698			14														
Approvals in Principle																			
Spencer Street			AIP			23													
St Gregory's School			AIP			25													
Wootton Trading Estate			AIP				31												
TOTAL				157	467	48	31												

* Sites >10 <50 dwellings with planning permission or Approval In Principle which could contribute to large-scale windfall site allowance

Housing Trajectory: Strategic Sites

				06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	TOTAL
Projections: strategic sites	Site reference no.	Planning application no.	Status																
Urban Extensions																			
Dallington Grange	SPEN_011		Allocation					350	350	350	350	350	350	350	350	350	350		3500
Upton	WH_001		U/c	140	160	160	160	160	160	160	168								1268
St Crispin's	WH_002		U/c	140	140	140	140	140	31										731
SW District			Allocation / SW District Review				300	301	301	301	221	221	221	234	235	235	235	235	3040
Local Plan allocations																			
Tunnel Hill Cottages	DEL_025		Allocation				50	50	50	50	50								250
Hardingstone Allotments	NV_027		Allocation			40	40												80
Planning briefs/master plans																			
Princess Marina Hospital	WH_020		Planning brief			90	154	154	152										550
Castle Station	CAST_052		Master plan being prepared						180	180	180								540
Freeschool St	CAST_053		SPD				100	50	50	50									250
Emmanuel School	LUMB_001		Weston Favell masterplan			63	63												126
Approvals in Principle																			
British Timken	OD_008		AIP			50	150	150	130										480
Nunn Mills	DEL_024		AIP				50	200	200	200	200	200	150						1200
Harvey Reeves Rd	STJ_015		AIP				100												100
Ransome Road	DEL_023		AIP				50	100	100	100	100	100	100	100	100	50			900

				06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	TOTAL
Projections: strategic sites	Site reference no.	Planning application no.	Status																
East of Upton Way	WH_020		AIP			90													90
Bective Road	STD_003		AIP			50	52	50											152
Planning permissions																			
Grange Park (S Northants)			PP	59															59
Adnitt Road	ABIN_025	03/1188	Full PP		4	50													54
Broad Street	CAST_044	05/1388	U/c		258														258
Cotton End	DEL_020	05/0446	U/c	38	40														78
Express Lifts	STJ_013	99/1087	U/c	15															15
Guildhall Road	STC_087	04/1071	U/c		132														132
Hawkins Shoe Factory	SPEN_008	02/0083	Full PP		52														52
Hermitage Way	NV_025	04/0191	U/c	18															18
Lyttleton Road	STJ_014	03/1500	U/c	61															61
Manfield Hospital	EAST_006	03/0421	U/c	29															29
St Edmunds Hospital	STC_082	02/1414	Full PP			43	42												85
Southbridge East (East)	DEL_022	99/1166	U/c	84															84
Talavera Way	PARK_007	04/0814	U/c	40	57	50													147
Talbot Road	STC_083	03/0727	PP		52														52
Wellingborough Road	BILL_010	02/1094	Full PP			41	55	55											151
Woolmonger Street	CAST_052	03/0662	Full PP		135														135
Wootton Fields C	NV_026	00/0153	U/c	53															53
TOTAL				677	1030	867	1506	1760	1704	1391	1269	871	821	684	685	635	585	235	14,720



iii. **Significant Effects Indicators**

In the summer of 2005, NBC appointed consultants to undertake sustainability appraisals on the Council's documents as well as those published jointly with South Northamptonshire Council and Daventry District Council. They had recommended some objectives for each of the topic/indicator which formed part of the appraisal process. This was reported in the NBC AMR for 2004/5.

These indicators contribute towards the assessment of the significant social, environmental and economic effects of policies.

The sustainability appraisals objectives have changed. The new Sustainability Appraisal framework objectives have been used to scope the Joint Core Strategy for West Northamptonshire. These are:

Air quality and noise

- **SA1:** Reduce the need to travel, the potential increase in congestion and facilitate modal shift
- **SA2:** Avoid sensitive development within areas of high noise levels or poor air quality

Archaeology and cultural heritage

- **SA3:** Protect and where possible enhance the fabric and setting of designated and undesignated archaeological sites, monuments, structures and buildings, recorded Historic Parks and gardens, listed buildings and conservation areas

Biodiversity, flora and fauna

- **SA4:** Maintain and enhance the structure and function of habitats and the populations of species for which the sites have been designated
- **SA5:** Increase the land area of UK Biodiversity Action Plan habitats within the area
- **SA6:** Maintain and improve the conservation status of selected non-designated nature conservation sites

Crime and community safety

- **SA7:** Improve community safety, reduce crime and the fear of crime

Energy and climatic factors

- **SA8:** Support the provision of development projects and infrastructure which lead to energy efficient buildings, a reduction in carbon emissions and the provision of 'affordable warmth'

Health and well being

- **SA9:** Improve health and reduce health inequalities

Labour market and economy

- **SA10:** Create high quality employment opportunities and develop a strong culture of enterprise and innovation

Landscape and townscape

- **SA11:** Ensure that special and distinctive landscapes, and

the features within them, are conserved and enhanced

- **SA12:** Enhance the form and design of the built environment

Material assets

- **SA13:** Ensure that the housing stock and associated infrastructure meets the needs of the local people
- **SA14:** To provide a strategic network of green infrastructure for West Northamptonshire

Population

- **SA15:** To develop and maintain a balanced and sustainable population structure with good access to services and facilities

Social deprivation

- **SA16:** To reduce spatial inequalities in social opportunities

Soils, geology and land use

- **SA17:** Reduce land contamination, safeguard soil and geological quality and quantity
- **SA18** Make the most efficient use of land

Waste

- **SA19:** Reduce waste generation and disposal, increase reuse and recycling and achieve the sustainable management of waste

Water

- **SA20:** Maintain and continue to improve the quality of ground and river water
- **SA21:** Reduce risk of flooding
- **SA22:** Improve efficiency of water use

Education and training

- **SA23:** Increased opportunities to participate in lifelong learning through the provision of appropriate infrastructure and facilitating access to opportunities

9. SELF ASSESSMENT

The Department for Communities and Local Government published a consultation paper in July 2006 on the “Planning Delivery Grant 2007/08: proposed allocations criteria”. Deadline for comments was the 17th October. In the consultation paper, local authorities are invited to send in self-assessment forms including those related to plan making. In the absence of further advice and final self assessment forms, the following assessment is based on the draft advice circulated in July.

a. Plan Making Self Assessment

Score: (consultation paper, DCLG, July 2006)

On time or early	4
3 months late or less	3
More than 3 but less than 6 months late	2
Over 6 months late	1

DPD	Last milestone in 05-06 according to first LDS	Time according to first LDS	Time achieved	Mitigating factors	Score
Joint Core Strategy	Issues & Options	Feb 2005	June 2005	A Joint Core Strategy for West Northamptonshire will be produced in accordance with a new Joint LDS	2
Sixfields AAP	Issues & Options	Nov 2004	Feb 2005	A new Joint LDS will determined the production of this DPD	2

Development Control Policies	Commencement	May 2005	Not started	A new Joint LDS will determined the production of this DPD	1
Allocations	Commencement	May 2005	Not started	A new Joint LDS will determined the production of this DPD	1
Central Area AAP	Commencement	Sept 2005	Not started	A new Joint LDS will determined the production of this DPD	1
SW District AAP	Commencement	Nov 2005	Not started	A new Joint LDS will determined the production of this DPD	1
Kings Heath AAP	Commencement	Nov 2005	Not started	A new Joint LDS will determined the production of this DPD	1
Total					9
Mean					1.3

b. Sustainable Development Monitoring and Outcomes 05/06

Score: (consultation paper, DCLG, July 2006)

No collection of data for this attribute, either core output indicator or suitable proxy	0
Collection of data but no targets	3
Having local target (or using national target if one exists)	6
Having target but performance is less than 60% of it	6
Having target but performance is 60 – 80%	8
Having target and performance exceeds 80%	10

Measure	Do you collect the core output indicator for this?	Have you a target for this? If so, state target.	What is performance in 05-06	Relate the performance to the target	Overall score for this attribute
% residential development on previously used land	Yes	65%	79%	122%	8
Affordable housing	Yes		245		3
Renewable energy	No				0
Compliant parking	No				0
Quality of Nationally Important Wildlife Sites	No	DEFRA PSA (95% by 2010)			0
Open Space	Yes		Unchanged. 1 in the Borough		3

10. FUTURE ANNUAL MONITORING REPORTS

Joint Working

The structure of joint working will be outlined in depth in next year's AMR, which will cover the Council's progress over the 2006/07 financial year.

Briefly, it is worth noting that the following have been established:

- The West Northamptonshire Local Development Document/Local Transport Plan Steering Group comprising Leaders and Portfolio Holders from the three authorities of Northampton, South Northamptonshire and Daventry as well as Northamptonshire County Council, West Northamptonshire Development Corporation and the Government Office for the East Midlands. The Steering Group is currently chaired by the Leader of Northampton Borough Council
- The West Northamptonshire Joint Programme Board which seeks to jointly direct the work in developing the preparation and agreement of Local Development Documents and the Local Transport plan for the West Northamptonshire area. The Board comprises senior officers of the three authorities of Northampton, South Northamptonshire and Daventry as well as Northamptonshire County Council, West Northamptonshire Development Corporation and the Government Office for the East Midlands. The Board is currently chaired by the Northampton Borough Council Corporate Director for People, Planning and Regeneration

- A Joint Planning Unit, comprising officers of the three Councils and Northamptonshire County Council has been established and will continue to concentrate on progressing the Local Development Framework including the Joint Core Strategy. The team, to date, has already drafted a Joint West Northamptonshire Local Development Scheme
- In order to ensure robust and effective progression of the joint planning work the West Northamptonshire LDD/ LTP Steering Group has agreed to the appointment of a Joint Planning Unit Manager to lead the Joint Planning Unit and manage the delivery of the joint Local Development Documents. Appointment of this manager is underway at the moment and it is anticipated that they will be in post by 31 March 2007.

Local Development Framework

It is anticipated that future AMRs will contain more information on progress of the LDF because the preparation of the West Northamptonshire Joint Core Strategy and a number of other LDDs would have started.

The preparation of a joint Local Development Scheme will also provide a clearer timetable for the production of these Development Plan Documents.

Joint Networking

The resurrection of the County wide Monitoring Group has assisted greatly in networking and sharing of information,

methodology and processing. It is anticipated that the contents of future AMRs will be strengthened by this networking.

Ongoing partnership working with West Northamptonshire Development Corporation, Daventry District Council and South Northamptonshire Council will also improve the monitoring exercise. The WNDC is required to present quarterly returns to the Government. The Borough will work jointly to produce the information. It is anticipated that resources, including personnel, will continue to be shared. There is also a possibility that a new information technology system will also be in place to ensure that monitoring is undertaken more effectively.

Development Control

The West Northamptonshire Development Corporation's development control planning powers came into effect on the 6th April 2006. A Service Level Agreement between the WNDC and NBC was approved early this year. However, this will change in the next financial year.

This has implications on the way in which decisions on planning applications can be tracked and how developments can subsequently be monitored. Both the WNDC and NBC planning agenda and minutes are circulated to the Borough's LDF team and this is extremely useful for individual site assessments. There have been teething problems with the "search for planning applications" facility on the Council's website but this has now been addressed. In addition, whilst it has been agreed that the Council's FastPlanning system is not entirely user-friendly, it is still the main source of information.

It is noted that there are two key issues which would assist greatly with monitoring. First, the applicants should be required

to provide floorspace information. The new standard application forms which are being introduced by Central Government are likely to come into effect in April next year and the applicant should be required to provide the information. Secondly, all the information should be inputted into FastPlanning.

Profile of Monitoring

Monitoring is considered to be key to identifying whether adopted policies are effective and whether targets are being met. It is anticipated that the profile of monitoring is yet to be increased.

Personnel Resources

The planning policy team is managed by the Planning Policy, Conservation and Housing Strategy Manager, and as at March 2006 comprised:

- 2 Principal Planning Officers
- 2 Planning Officer/Senior Planning Officers.

Since March 2006, 3 Planning Officers have joined the LDF team.

It had been agreed by Management that the number of staff within the Planning Policy Unit was inadequate when compared to the amount of work which needs to be undertaken effectively and efficiently within a growth area. This resulted in the expansion of the team as discussed above.

The Council has also approved the appointment of a Research and Monitoring Officer. The latter position would prove extremely useful for next year's monitoring and data supply. In

addition, approval has been given to advertise for the post of a Community Involvement Officer.

The Section managed by the Planning Policy, Conservation and Housing Strategy Manager has enlarged in the last year, with the appointment of 2 additional Planning Officers in the Conservation section. This would assist in meeting BVPIs on conservation matters.

Additional officers have also been appointed in the housing strategy and this will strengthen the LDF team's involvement in such issues.

The future appointment of a Community Involvement Officer will assist, amongst others, in enabling a closer involvement in the Community Strategy review.

Council Restructuring

Since the production of the first AMR, the Council has undergone a complete restructuring process. The LDF planning policy team and the teams within development control and building control are now managed by different Corporate Managers.

Under the latest management structure, Planning Policy is managed by the Corporate Manager for Regeneration, Growth and Community Development (Directorate of People, Planning & Regeneration), whilst Development and Building Control is being managed by the Corporate Manager for Development – Building Control & Environmental Health (Directorate of People, Planning & Regeneration).

The separation of the development control and planning policy teams have had some knock on effects on the way in which both

teams function, relate to each other and address relevant issues to the point of resolution.

The key issue is the Council has completed the restructuring process, therefore allowing staff in the new Directorates to settle down, deliver objectives and implement projects.

Audit Commission

The Council is still being assessed by the Audit Commission. This has taken up a huge amount of time predominantly from management but also from senior officers of the Council. This has inevitably resulted in priority changes and inevitable delays in some project management exercises and decision making.

It is anticipated that the Audit Commission will complete its findings by December 2006.

APPENDIX 1:
KEY EXTRACTS FROM THE APPROVED LOCAL DEVELOPMENT SCHEME
MAY 2005

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

<u>KEY MILESTONES</u>	
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	

References:

1. Local Development Framework Monitoring: A Good Practice Guide (ODPM, March 2005)
2. Northampton Profile (NBC, Health and Community Involvement Division, December 2004)
3. West Northamptonshire Development Corporation: a baseline profile (Northamptonshire Observatory, March 2005)
4. Northamptonshire Commercial Property and Employment Land Assessment: final report (Innes England/Roger Tym & Partners, December 2003)
5. Northampton Employment Land Assessment (Innes England/Roger Tym & Partners, July 2006)
6. Northampton's Open Space Assessment (PMP, July 2006)
7. Corporate Plan (NBC): 2005-6006
8. Corporate Plan (NBC): 2006-2007
9. Cabinet report: 25th September 2006
10. Audit Commission Report (summer 2006)
11. NBC Customer Service Code of Practice
12. Regional Trends No 39 (National Statistics)
13. Planning Delivery Grant 2007/08: proposed allocations criteria (DCLG consultation paper, July 2006)
14. Guidance on Housing Trajectories (Government Office for the South East, September 2005)

GLOSSARY

AAP	Area Action Plan
AIP	Approved in Principle
AMR	Annual Monitoring Report
ANGST	Accessible Natural Greenspace Standards
BVPI	Best Value Practice Indicator
DCLG	Department of Communities and Local Government
DPD	Development Plan Document
GIS	Geographical Information System
GOEM	Government Office for the East Midlands
GOSE	Government Office for the South East
EMRA	East Midlands Regional Assembly
IMD	Indices of Multiple Deprivation
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LDV	Local Delivery Vehicle
LNR	Local Nature Reserve
LPA	Local Planning Authority
LSP	Local Strategic Partnership
LTP	Local Transport Plan

MKSM SRS	Milton Keynes South Midlands Sub-Regional Strategy
NBC	Northampton Borough Council
NELA	Northampton Employment Land Assessment
NIA	Northampton Implementation Area
ODPM	Office of the Deputy Prime Minister
PUA	Principal Urban Area
PP	Planning Permission
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SEA	Strategic Environmental Appraisal
SOA	Super Output Area
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SRS	Sub-Regional Strategy
U/C	Under construction
WNDC	West Northamptonshire Development Corporation

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