



Northampton's Local Development Framework

Annual Monitoring Report 2007/08



NORTHAMPTON
BOROUGH COUNCIL



NORTHAMPTON'S LOCAL DEVELOPMENT FRAMEWORK

Annual Monitoring Report 2007-2008

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EXECUTIVE SUMMARY

The financial year of 2007/08 saw the completion of the:

- ❖ First stakeholder consultation on the West Northamptonshire Joint Core Strategy (WNJCS) Issues and Options held during the stated Local Development Scheme (LDS) timescale for consultation between March and September 2007
- ❖ 8 week public consultation on the West Northamptonshire Joint Core Strategy Issues and Options in September/October 2007, which was one month behind the schedule set out in the LDS
- ❖ 8 week public wide consultation on the Central Area Action Plan Issues and Options discussion paper in October/November 2007. This was four months behind the schedule set out in the LDS.

The financial year, and the subsequent spring and summer months, also saw some changes to the team. These had an impact on the progress of the Annual Monitoring Report (AMR) and the Local Development Framework (LDF). The changes included:

- ❖ The resignations of both the Planning Policy Manager and a Principal Planner in April and May 2007
- ❖ A Joint Planning Unit Manager starting in July 2007
- ❖ A new Planning Policy Manager and a Principal Planner starting in October and August 2007 respectively
- ❖ The resignation of a Planning Officer in the LDF team in December 2007
- ❖ The secondment of a Planning Officer to the Joint Planning Unit on a part time basis until the end of March 2008, and full time thereafter.
- ❖ The full time secondment of a Principal Planning Officer to the Joint Planning Unit. Until the 31st March 2008, this secondment was on a part time basis
- ❖ The return of a member of staff from maternity leave in January 2008, but on a part time basis
- ❖ At the end of the financial year, the LDF team was left with one Principal Planner, one Senior Planning Officer, one full time and one part time Planning Officer, and one Community Involvement Officer

Corporately:

- ❖ The Audit Commission report published in September 2007 reported that the Council had made adequate progress
- ❖ The publication and consultation of a draft 3 year Corporate Plan
- ❖ The appointment of a permanent Chief Executive, David Kennedy, for the authority and the subsequent departure of the interim Chief Executive, John Edwards
- ❖ A decision was made to reorganise the Council's structure, to a more traditional approach of service areas headed up with people with the relevant technical and professional expertise
- ❖ As part of the restructure, the decision was made to bring together the Planning Policy and Development Control Sections under the leadership of a professionally qualified town planner. This was to assist in addressing the shortcomings within the 'planning service' identified within the Audit Commission report of February 2007. Delays within the recruitment process, partly related to the lack of availability of suitability qualified candidates meant that this post was not filled during the financial year

Although outside the monitoring period, it should be noted that the posts for the Director of Planning and Regeneration, and the Head of Planning, were filled in the autumn of 2008.

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. The report must contain 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 Annual Monitoring Report (AMR) is therefore both a statutory and a technical document. It will become the main mechanism in which the performance and effects of Local Development Frameworks (LDF) can be assessed. To achieve this, LPAs are required to take into account four 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 fourth 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.

2. METHODOLOGY AND RESOURCE

a. 2006/07 Annual Monitoring Report

- 2.1 The 2006/07 AMR reported the methodology in which data sources were obtained. These, in summary, were:
- ❖ Monitoring reports utilising desktop surveys and on site surveys
 - ❖ Technical studies
 - ❖ Internal and external networking
 - ❖ Joint working with the adjoining authorities of South Northamptonshire and Daventry
- 2.2 This has remained very much the same for this financial year.

b. Staffing Resource

- 2.3 In the financial year 2007/08, the following appointments were made:
- ❖ Joint Planning Unit Manager: July 2007
 - ❖ Planning Policy and Conservation Manager: October 2007
 - ❖ Principal Planner: August 2007
- 2.4 Prior to the above commencing, 2 consultants were appointed to manage the Planning and Conservation team and to assist with progressing the Central Area Action Plan. The Joint Planning Unit Manager will be responsible for progressing the Joint Development Plan Documents outlined in the Joint Local Development Scheme approved in March 2007. A replacement Planning Officer was also appointed in the LDF team in April 2008.

c. External Networking

- 2.5 The County Monitoring Group did not officially meet this year. However, the people within it remain useful as contacts for dialogue and exchange of ideas on how the preparation of AMRs can be improved and how data can be collected more effectively.

d. Joint Working: Monitoring

- 2.6 The Borough Council, alongside the adjoining authorities of Daventry and South Northamptonshire, and Northamptonshire County Council, has been working in partnership with West Northamptonshire Development Corporation in monitoring housing delivery in the West Northamptonshire Area. This has been done on a quarterly basis since October 2006. The monitoring exercise has not been extended to other types of development within the financial year.

e. Joint Working: LDF preparation

- 2.7 The Borough Council and the adjoining authorities of Daventry and South Northamptonshire have continued in progressing the Joint Development Plan Documents, particularly the West Northamptonshire Joint Core Strategy and the Affordable Housing SPD. New members of staff seconded from various West Northamptonshire authorities have assisted with this.

3. CORPORATE DEVELOPMENTS

a. Audit Commission Progress Report (September 2007)

- 3.1 The Audit Commission published its progress report in September 2007. This presented a progress and monitoring check on the Council's implementation of recommendations outlined in its report of February 2007. This was referred to in last year's Annual Monitoring Report.
- 3.2 The September 2007 report concluded that the Council has made adequate progress towards implementing the recommendations of the progress assessment published in February. However, it found that the improvements are not embedded and the Council has still to show that improvements are resilient and will be sustained. It identified that improvements that might have taken place are often not well evidenced and not all recommendations identified as minimum requirements for this progress check have been met in full. The recommendations relate to:
- ❖ Political leadership
 - ❖ Managerial leadership
 - ❖ Management and capacity in finance
 - ❖ Improvements in service delivery
 - ❖ Sharing recommendations of progress assessment

b. Annual Audit and Inspection Letter (Audit Commission March 2008)

- 3.3 Following the Direction of Travel visit in February 2008, the Audit Commission concluded that Northampton has set clear priorities that will contribute towards improving the quality of life for local people through:
- ❖ Moving forward with a more coherent focus
 - ❖ Improved strategic leadership
 - ❖ More willing to engage positively with key partners
- 3.4 In a nutshell, the Audit Commission considers that performance is improving but it has some way to go before it is able to match the performance of similar types of Council. Value for money overall is considered adequate but the approach to improving it remains weak. The report states that there are significant improvements in the performance of the benefits and planning services, which were previously poor performing services. It goes on to say that both are now reaching levels that compare well with the best performing councils.
- 3.5 The following actions were required of the Council:
- ❖ Sustain the improvement trend in the Council's services and ensure the Council has a clear understanding of how its services perform compared to other Councils in order to drive and focus on improvement activity
 - ❖ Continue to tackle the capacity issues that present risks for continued improvement
 - ❖ Build on the more positive relationships with partner organisations and develop in the Council, strategically and operationally, a focus on meeting the wider health and well being needs of residents
 - ❖ Ensure recommendations made by auditors are rigorously implemented and monitored
 - ❖ Ensure the Council starts to prepare for new International Financial Reporting Standards and Comprehensive Area Assessment in 2009/10.

c. Corporate Plan 2008-2011: final draft

- 3.6 The Corporate Plan acknowledges that Northampton is at the heart of one of the Government's Growth Areas. This will create both opportunities and challenges in the economy, environment and infrastructure. The Local Development Framework will be responsible for addressing some of these opportunities and key challenges.
- 3.7 The Plan intends to build on recent progress within the Council services and sets out ambitions, priorities and key targets. It outlines the Council's aspirations to become a successful Council, through the following management aims:
- ❖ Providing excellent customer service
 - ❖ Engage in meaningful dialogue
 - ❖ Make best use of our resources
 - ❖ Be a single effective team
 - ❖ Focus on a better Northampton
- 3.8 The Plan refers to the "Sustainable Communities Strategy for Northampton" which was agreed by the Northampton Local Strategic Partnership. This strategy incorporates the key themes from the County-wide strategy and focuses on key strategic objectives local to Northampton, and these are given in section "d".
- 3.9 The Plan identifies the planned growth and regeneration of the town and the wider area as the single biggest challenge facing Northampton. In partnership with communities, Councils and partners, the Plan aims to ensure that new developments are fully integrated into existing communities and that employment, leisure opportunities and community facilities meet the needs of the town as it grows. The Plan outlines the following 5 priorities and underpinning commitments, following a series of consultation events with local people:
- ❖ We will help our communities become safer, greener and cleaner
 - ❖ We will improve housing and health to enhance the well being of our communities
 - ❖ We will be a well managed organisation that puts our customers at the heart of what we do
 - ❖ We will promote economic development and growth in Northampton
 - ❖ We will strengthen our commitment to partnership working and engaging with our communities to deliver better outcomes
- 3.10 Finally, the key priority is to ensure that Council services are delivering value for money. The emphasis in the Corporate Plan is to put the customer and community at the heart of what the Council does. There will therefore be clear links between the Council's Value For Money activity and key Council plans and actions.

d. Northampton's Community Strategy and Community Vision

- 3.11 Northampton's Community Strategy was last updated and approved in 2002. A new Community Strategy was finalised within 2008/09 financial year. The Sustainable Community Strategy for Northampton covers the period 2008 – 2011. The strategy states that the Northampton Local Strategic Partnership intends to transform Northampton into a world class place that plays a vital leading role in Northamptonshire in growing and distributing to the UK economy.
- 3.12 Included in this strategy is the Community Vision, which is key to the preparation of Development Plan Documents and Masterplans. The Community Vision states:

By 2011 it will.....

Be recognised for good quality, environmentally friendly housing: we will continue to promote good affordable, well designed housing for all. With attention to the environment and the use of sustainable resources

Be well served by modern and efficient public services: local Councils will have their roles as community leaders, working in partnership to deliver this vision for Northampton. Their decisions will be easy to understand, transparent and will involve local community

Be safer: people will use the city centre and move around all of Northampton at night without fear

Be cleaner: all of Northampton will be clean and litter-free. We will work together to build a community culture of no tolerance of those who litter and pollute our streets

Be healthier: our green spaces, the street-scape and urban design will help to make the healthiest environment so that people have good physical and mental health and live longer

By 2021 it will.....

Be a City: with a population approaching 240,000 over the next 15 years, Northampton will become city sized and as such will develop an infrastructure that ensures that during this rapid period of growth there are enough schools, health care services, emergency services, roads, affordable quality housing and green space to support the rest of our vision. There will be excellent public services, healthy, skilled and prosperous residents who are proud of where they live and aspire to improve their lifestyle and opportunities

Be a place made up of caring communities: communities will be developed and built upon respect and understanding of people of all ages, status and ethnicity. We will invest in, support and promote the family in all the forms that it takes so that there is an opportunity and desire to stay together, learn from and support each other

And by 2031 it will.....

Be a major regional cultural and economic centre: Northampton will be a centre for educational excellence. Our schools will help develop good citizens and produce exceptional results. Our colleges and university will work with local businesses to increase the skills base and develop and retain the jobs and workers of the future, improving the quality of life for all.

Our traditional architecture will be mixed with new urban design. The Cultural Mile will snake through the city, joined together by our integrated transport system. Included within the Cultural Mile will be a heritage trail that celebrates our boot and shoe past. We will take full advantage of all that the River Nene has to offer and develop a water-based experience for all ages. All this plus a specialist niche shopping experience like no other makes Northampton a destination of choice

Be supported by its excellent transport system: people will be able to move about the city and all of Northampton easily, hopping on and off an environmentally friendly system. They will have more choice of how they travel. They will free us from our dependence upon our cars to move around Northampton. Pollution and congestion will be virtually eliminated.

4. PERFORMANCE INDICATORS 2007/08

Best Value Performance Indicators/Local Performance Indicators

- 4.1 The Audit Commission is an independent body responsible for ensuring that public money is spent economically, efficiently and effectively, to achieve high quality local services for the public. As a driving force for improvement in those services, they provide practical recommendations and spread best practice. They published an update to the Best Value Performance Indicators for 2007/08.
- 4.2 Indicators which affect Northampton's performance in terms of planning, conservation and the Local Development Framework for the financial year 2007/08 are shown below.

Ref	Brief description	Target 2007/08	Actual 2007/08
BVPI 106	% of new homes built on previously developed land	65%	54.85%
BV 109a	Percentage of major applications determined within 13 weeks	70%	65%
BV 109b	Percentage of minor applications determined within 8 weeks	81%	87.42%
BV 109c	Percentage of "other" applications determined within 8 weeks	92%	95.21%
BVPI 200a	Submission of Local Development Scheme (by 28 th March 2005) and thereafter maintain a 3 year rolling programme	Joint West Northamptonshire LDS reviewed and brought into effect by 31 st March 2007	Joint LDS will be revised following changes to the planning system
BVPI 200b	Has the local planning authority met the milestones which the current Local Development Scheme sets out?	To meet the milestones for the preparation of the Preferred Options to the Joint Core Strategy and the Central Area Action Plan, and to prepare the Issues and Options paper for Sixfields Area Action Plan	Details are given in Section 6 of this document
BVPI 219b	Percentage of conservation areas with an up to date character appraisal	42.11%	42.11%
LPI 200c	Preparation of LDF AMR by the 31st December	Yes	Yes

National Indicators

- 4.3 A new set of National Indicators were published in March 2008, which replaces the existing BVPIs. This new single set of 198 national indicators forms part of the Government's new local performance framework. These national indicators were derived from Public Service Agreements and the Department's Strategic Objectives and agreed across Government through the 2007 Comprehensive Spending Review. These will now be the only indicators on which Central Government will be able to set targets for local government.

4.4 The Planning Policy & Conservation Section will be responsible for the following national indicators:

National Indicator	Title	Collection Interval
154	Net additional homes provided	Annual
155	Number of affordable homes delivered	Annual
159	Supply of ready to develop housing sites	Annual
170	Previously developed land that has been vacant for more than 5 years	Annual

5. ADOPTED LOCAL PLAN

a. Saved Policies

- 5.1 The Northampton Adopted Local Plan of June 1997 was 'saved' for a period of three years under the new Planning & Compulsory Purchase Act 2004. All 216 policies contained in the adopted plan were saved until the autumn of 2007. The 'saved' status of the policies meant that they could be used in determining planning applications beyond September 2004, until they are replaced by the Local Development Framework.
- 5.2 Towards the end of the three year period, the Planning Policy Section prepared a report containing an assessment of each policy. It also made a recommendation on whether the policy should continue to be 'saved' in accordance with Government protocol at the time. Conservation and Development Control colleagues and also the West Northamptonshire Development Corporation were consulted on the report. The Council submitted its request to save policies by the required deadline of 31st March 2007. A total of 124 policies were recommended for retention and 92 for removal.
- 5.3 In September 2007, the Government Office for the East Midlands published the list of 119 policies that it agreed should be saved. The full list is available on the Council's website.

b. Monitoring

- 5.4 The Council currently monitors both housing and employment activities, and produces annual monitoring reports for both. These reports are available on the Council's website.
- 5.5 This allows the team to monitor the progress of some key saved policies relating to development sites, including:
- H1: Sites for major new residential development
 - B1: Land allocations for business and industry: proposed business areas
 - B2: Land allocations for business and industry: existing business areas, and policies affecting development sites
- 5.6 There are, however, no existing provisions to monitor the effectiveness of other saved policies. This will be addressed through a review on the current system in place which will take place over the autumn and winter months of 2008/2009. This should identify the way in which the existing system can be updated and/or effectively used not just for monitoring applications but also for monitoring other clusters of saved policies and monitoring other national core indicators.

6. NORTHAMPTON'S LOCAL DEVELOPMENT FRAMEWORK

a. Background

- 6.1 The Planning and Compulsory Purchase Act 2004 introduces the planning system of preparing Local Development Frameworks or LDFs. These will consist of:
- ❖ **Local Development Scheme:** the Council's three year timetable for producing the relevant documents as part of the overall LDF.
 - ❖ **Local Development Documents:** these are subdivided into Development Plan Documents (DPDs) (comprising for example the Core Strategy and Area Action Plans) which are subject to assessment by an Planning Inspector before they can be adopted and Supplementary Planning Documents, which are not subject to such assessment but amplify policies contained within DPDs
 - ❖ **Statement of Community Involvement:** the Council's procedures in relation to community engagement and consultation on planning matters.
 - ❖ **Annual Monitoring Report:** this identifies the progress made on the LDS as well as the effectiveness of adopted policies and proposals.

b. Local Development Scheme (LDS)

- 6.2 Northampton's second LDS was prepared jointly with the adjoining authorities of South Northamptonshire and Daventry. The joint LDS was brought into effect in March 2007 and replaces Northampton's first LDS (see Appendix 1).
- 6.3 Under the existing joint LDS, the following documents will be prepared by the Borough Council:
- ❖ Central Area Action Plan DPD
 - ❖ Sixfields Area Action Plan DPD
- 6.4 The remaining LDDs which will be prepared by the 3 authorities jointly are:
- ❖ West Northamptonshire Joint Core Strategy DPD
 - ❖ Northampton Implementation Area DPD
 - ❖ West Northamptonshire Rural Areas DPD
 - ❖ West Northamptonshire Development Control Policies DPD
 - ❖ West Northamptonshire Affordable Housing SPD
- 6.5 A copy of the LDS (approved in March 2007) is available on the Council's website, www.northampton.gov.uk/planningpolicy. A brief chart showing the key milestones are available in Appendix 1.
- 6.6 In the meantime, the Government published its revised national planning policy on the plan making process: Planning Policy Statement (PPS) 12 "Creating strong, safe and prosperous communities through Local Spatial Planning" in June 2008. Changes within the planning process necessitate a revision to the approved LDS. This will be prepared once the statutory instrument for the West Northamptonshire Joint Planning Committee has been approved. The revised LDS needed to be submitted by the 25th October 2008. Although this information relates to events outside the monitoring period, it should be noted that the revised LDS was subsequently approved by GOEM in November 2008 (please see the following website on details of the new LDS: www.westnorthamptonshirejpu.org).

c. Local Development Documents

6.7 The following documents have been assessed in connection with the milestones contained within the West Northamptonshire Joint LDS.

i. West Northamptonshire Joint Core Strategy

6.8 It was reported last year that the engagement process to the Issues and Options formally began with a one day stakeholder workshop, held on the 24th April 2007. Ideas obtained from the workshop were collated and used to inform the preparation of the Issues and Options discussion paper.

6.9 The draft Issues and Options paper was subsequently released for public consultation in September 2007. This was in conformity with the joint LDS schedule. However, the completion of this consultation process was at least one month behind schedule.

6.10 Preferred Options consultation was scheduled to take place during the months of February and March 2008. This did not take place for the following reasons:

- ❖ Over 1,500 responses were received from the Issues and Options consultation. The time taken to assess the responses took longer than anticipated
- ❖ There were gaps identified in the evidence base including information on retail growth and updated data on flooding. Consultants were commissioned to carry out relevant studies to further inform the preparation of the Preferred Options

6.11 With the Publication of the revised PPS12 in June 2008, the Joint Planning Unit will be preparing a draft Plan under the new regulations (namely regulations 25 and 27 (b)). Any revision to the timetable will be taken forward in the new LDS.

ii. Central Area Action Plan

6.12 Preparation of the Issues and Options consultation was scheduled to take place during the summer of 2007, in conformity with the approved joint LDS. This was delayed primarily because of the resignation of both the Planning Policy Manager and the Principal Planner who was leading and managing the preparation of the plan. An Interim Manager and an Interim Principal Planner were appointed to manage the team and progress the Plan.

6.13 In July 2007, an Issues and Options consultation paper was completed and approved by the Council's Cabinet. By August, a new Principal Planner was appointed and the team was able to move the project forward. Public consultation on the Issues and Options discussion paper for the Central Area took place in October and November 2007, just 2 months behind schedule.

6.14 Consultation on the Preferred Options was due to take place in December 2007/January 2008. This was delayed for the following reasons:

- ❖ Changes in staff resource. The LDF team had comprised 1 x Principal Planner and 5 x Senior Planner/Planner, one of whom was seconded part time to the Joint Planning Unit and another on contract to cover maternity leave. By January 2008, one Planner resigned, and another returned from maternity leave on a part time basis (replacing an existing full time role). A third planner was subsequently seconded to the Joint Planning Unit, initially on a part time basis and this became a full time role in April. By the end of March 2008, the LDF team comprised 1 x Principal Planner, 2 x full time Senior Planner/Planner, 1 x part time Planner and 1 Community Involvement Officer. This had a huge implication of the smooth progression of the Central Area Action Plan

- ❖ On reflection there were too many questions and options presented in the consultation paper. This resulted in additional time required to assess the responses, discount options and select preferred policy options
- ❖ Further gaps in evidence were identified, which necessitated the need to wait for the outcome of key studies including those associated with retailing need within the town centre
- ❖ It became clear that there were additional areas requiring consultation as they had not previously been included in the Issues and Options consultation. Additional work was carried out through:
 - A community involvement process to look at tall buildings and key views within the Central Area. Two workshops were held in April and May 2008, which helped inform the preferred policy option on this issue
 - A focus group was also held with representatives from the Town Centre Commission to look at emerging policy areas which not previously been consulted on
 - There had been ongoing discussions with the West Northamptonshire Development Corporation (WNDC)

6.15 It is now anticipated that the next stage of the consultation will take place towards the end of the 2008 calendar year. It should be noted that the appointment of a replacement full time Planner in April 2009 will assist with this project.

iii. **Sixfields Area Action Plan**

6.16 In the joint LDS, commencement on the preparation for this Action Plan was timetabled for the months between March and July 2007. The Issues and Options stage was due to be undertaken between February and April 2008. Formal commencement began in October 2007 with desk top analysis being carried out on existing evidence base including relevant technical studies and assessment of historical papers. However, it should be noted that ongoing research and debate on the future of Sixfields has been taking place since 2003.

6.17 In December 2007, questions were raised by the Borough's new Chief Executive as to the appropriateness of an Area Action Plan being prepared for Sixfields. Concerns were also raised from WNDC and key stakeholders about the repercussions from the late production of the Plan and the ongoing uncertainty for developers and landowners. To address this issue, the LDF team sought the advice of the Planning Advisory Service's (PAS) Critical Friends. Their recommendations were given in February 2008.

6.18 The PAS advice compared the preparation of an AAP for Sixfields as using "a sledgehammer to crack a nut". It recommended that a Supplementary Planning Document be prepared for Sixfields instead of an Area Action Plan. Senior Members and Councillors agreed with this approach. A report to the Council's Cabinet on the 16th June 2008 approved the recommendation to develop a Masterplan for Sixfields, to be adopted as a Supplementary Planning Document. GOEM was informed of this decision and raised no objections.

6.19 In the meantime, meetings with key landowners and developers were held in April and May 2008 to discuss this change as well as to give them the opportunity to outline their vision and aspirations for Sixfields. This forms part of the Council's commitment towards an ongoing process of good practice for effective engagement.

iv. West Northamptonshire Development Control Policies

6.20 Commencement was not scheduled until April 2008. This was delayed because the Joint Planning Unit needed to focus on progressing the Joint Core Strategy. The revision to PPS12 and the need to prepare a revised LDS will offer the Joint Planning Unit an opportunity to consider how this DPD should be progressed. Any revision to the timetable will be taken forward in the new LDS.

v. Northampton Implementation Area

6.21 Commencement and preparation of the scoping report for sustainability appraisal were scheduled for the months between March and July 2007.

6.21 There is a possibility that some of the work may be done in parallel with the Joint Core Strategy. Any revision to the timetable will be taken forward in the new LDS.

vi. West Northamptonshire Affordable Housing SPD

6.22 Commencement was scheduled for March 2007, with an adoption date timetabled for November 2007. Research on this SPD, carried out between the three authorities, began in 2007. However, the Joint Planning Unit has decided to review this SPD in relation to the scope of the Joint Core Strategy. Any revision to the timetable will be taken forward in the new LDS.

d. Statement of Community Involvement (SCI)

6.23 The Council's first SCI was adopted in March 2006. In the autumn of 2006, the Council published a leaflet on "Consultation on planning applications: a guide for developers and applicants" which incorporates the principles of the adopted SCI for development control purposes. The leaflets have been distributed to all potential applicants who requested planning application packs. The leaflet and relevant forms are also available on the website.

6.24 The Council has also been revising the Northampton Planning Guide, due for publication in June 2008. This is a guide for local developers about the different aspects of the planning process from setting policy through to the protection of trees and ancient monuments. This Guide has now been completed.

6.25 It was reported in last year's AMR that the appointment of a full time Community Involvement Officer in February 2007 assisted in promoting and progressing effective consultation process further. This appointment has proven invaluable particularly with the consultation exercises on the Issues and Options to both the West Northamptonshire Joint Core Strategy and the Central Area Action Plan. The revised PPS12 has increased the profile of effective engagement further.

7. NORTHAMPTON'S CORE INDICATORS

- 7.1 The Government published its guidelines on LDF monitoring in March 2005. It outlines, amongst others, the information which needs to be included in the AMRs. These include the Core Indicators, which are:

Contextual Indicators

- 7.2 These establish the baseline position of the wider social, environmental and economic circumstances. The information given included those taken from Census 2001 (via the Office of National Statistics), NOMIS, Northamptonshire Observatory, Northamptonshire Enterprise Limited and relevant technical studies.

Core Output Indicators

- 7.3 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 Office of Deputy Prime Minister (ODPM) Guidelines. In addition to this, local output indicators are also recommended for inclusion.
- 7.4 A housing trajectory is required as part of the plan, monitor and manage approach applicable to housing delivery. The trajectory shows both past and estimated 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

- 7.5 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.

Northampton's Contextual Indicators

The data below shows the key statistics relating to population, migration and labour market. In summary, the key baseline information for Northampton, between April 2007 and March 2008, includes:

- ❖ The population figure has increased to over 200,000
- ❖ Between 2004 and 2007, Northampton is the 4th in the UK for the percentage of Worker Registration Scheme applications (foreign nationals seeking National Insurance numbers), with the largest group coming from Poland
- ❖ Over 80% of the residents living in Northampton are currently employed

(1) Population

a. Total population (2006)

	Northampton	East Midlands
All people	200,100	4,364,200
Males	98,900	2,157,300
Females	101,200	2,206,900

Source: ONS midyear population statistics (NOMIS 2008)

7.6 The latest mid year population statistics given by ONS for 2007 is 202,800.

b. Density

7.7 On average, the population density in Northampton is approximately 24 people per hectare, compared to 3.36 people per hectare in the whole of the MKSM area and 2.67 in the East Midlands. Before 2000, Northampton Borough had had the fastest population growth rate in West Northamptonshire. Population growth slowed in 2000, and the population has remained largely unchanged since. In contrast, the population of Daventry and South Northamptonshire Districts continued to grow, outstripping population growth in Northampton since 2000 (HMA report 2007).

c. Ethnicity

7.8 Northampton has a predominantly white British ethnic composition with a small proportion of ethnic minorities. The figures which are from the 2001 Census do not however reflect the significant changes that there has been in the population through immigration of people from Eastern Europe, in particular from Poland.

	White	Mixed-race	Asian/Asian British	Black/Black British	Chinese or others
Northampton	91.6%	1.7%	3.3%	2.4%	1.0%
East Midlands	93.5%	1.0%	4.0%	0.9%	0.5%

Source: Census 2001

7.9 The West Northamptonshire Strategic Housing Market Assessment was commissioned by the three councils (Northampton, South Northamptonshire, Daventry) and completed in June 2007. It identifies from the National Insurance register for the period 2004/05 to 2006/06 that 7,830 black and minority ethnic workers have been registered in Northamptonshire. The most significant number of registrations from overseas nationals in the area was in Northampton, where 4,570 new registrations were made. In addition, information obtained from Northamptonshire Enterprise Limited's "Economic Migration and its effects on services (a report to the LAA Board) states:

- ❖ 2005/06 saw the highest number of migrants to the County, at a total of 8,400 and as per national trends, there was a slight fall in 2006.07 at 8,170. Northampton is the 4th

in the UK for the percentage of Worker Registration Scheme applications 2004 – 2007 at 5.7%, with Corby coming 11th at 3.6% and Wellingborough 31st at 1.8%

- ❖ The largest group coming into the UK are from Poland. Since 2002, 26,300 migrant workers have registered for National Insurance numbers in Northamptonshire, with 34% coming from Poland
- ❖ Northamptonshire is one of the top 5 areas in the East Midlands for work permit and Work registration Scheme approvals from 2005 to 2006

d. Population forecast

7.10 A variety of forecasts exist for the future size of population of Northampton. The West Northamptonshire Housing Market Assessment (June 2007) identified the following population forecast from the Office of National Statistics:

	2003	2008	2013	2018	2023	2028
Northampton	195.2	195.3	196.5	198.8	201.6	204.1
East Midlands	4,252.3	4,365.7	4,478.5	4,593.9	4,706.3	4,803.5

7.11 A summary of population projection from the Northamptonshire Demographic Sub Group (local demographers working for the County Council and health authorities) have identified the future population estimates as:

	2006	2011	2016	2021
Northampton	198.7	211.4	222.7	233.9

(2) Economic and Social Data

7.12 The following data was taken from NOMIS (official labour market statistics):

a. Working age population (2006)

	Northampton (no)	Northampton (%)	East Midlands (%)
All people – working age	129,400	64.7	62.1
Males – working age	67,200	68.0	66.0
Females – working age	62,100	61.4	58.4

Source: midyear population estimates

b. Economically active (Oct 2006 – Sep 2007)

	Northampton (no)	Northampton (%)	East Midlands (%)
All people			
Economically active	110,000	83.5	80.4
In employment	106,200	80.7	76.2
Employees	94,900	72.4	66.8
Self employed	10,600	7.8	8.9
Unemployed	5,200	4.7	5.1
Males			
Economically active	61,700	89.9	84.3
In employment	59,300	86.6	80.1
Employees	51,100	74.9	67.3
Self employed	8,100	11.7	12.3
Unemployed	Not given	Not given	5.0

Females			
Economically active	48,300	76.5	76.0
In employment	46,900	74.3	71.9
Employees	43,800	69.7	66.2
Self employed	Not given	Not given	5.2
Unemployed	Not given	Not given	5.1

Source: annual population survey

c. Economically inactive (Oct 2006 – Sep 2007)

	Northampton (no)	Northampton (%)	East Midlands (%)
All people			
Economically inactive	21,400	16.5	19.6
Wanting a job	3,000	2.3	4.7
Not wanting a job	18,300	14.2	14.9
Males			
Economically inactive	6,800	10.1	15.7
Wanting a job	Not given	Not given	3.8
Not wanting a job	5,300	7.8	11.9
Females			
Economically inactive	14,600	23.5	24.0
Wanting a job	Not given	Not given	5.8
Not wanting a job	13,100	21.1	18.2

Source: ONS annual population survey

d. Employment by occupation (Oct 2006 – Sep 2007)

	Northampton (no)	Northampton (%)	East Midlands (%)
Soc 2000 major group 1-3	42,800	40.3	39.3
1. Managers and senior officials	18,700	17.6	15.8
2. Professional occupations	10,300	9.7	11.3
3. Associate professional & technical	13,800	13.0	12.3
Soc 2000 major group 4-5	20,900	19.7	22.5
4. Administrative & secretarial	9,000	8.5	10.9
5. Skilled trades occupations	11,900	11.2	11.6
Soc 2000 major group 6-7	15,600	14.7	15.1
6. Personal service occupations	8,700	8.2	7.7
7. Sales and customer service occupations	6,900	6.5	7.4
Soc 2000 major group 8-9	26,800	25.2	22.7
8. Process plant & machine operatives	8,100	7.7	8.8
Elementary occupations	18,700	17.6	13.9

Source: ONS annual population survey

e. Qualifications (Jan 2006 – Dec 2006)

	Northampton (no)	Northampton (%)	East Midlands (%)
NVQ4 & above	35,600	28.7	24.8
NVQ3 & above	56,300	45.4	43.6
NVQ2 & above	80,100	64.6	62.3
NVQ1 & above	98,000	79.0	78.5
Other qualifications	5,800	4.7	7.6
No qualifications	20,200	16.3	13.9

Source: ONS annual population survey

f. Total Jobseeker's Allowance claimants (May 2008)

	Northampton (no)	Northampton (%)	East Midlands (%)
All people	3,205	2.5	2.1
Males	2,414	3.6	2.9
Females	791	1.3	1.2
By age of claimant			
Aged 18-24	935	29.2	31.2
Aged 25-49	1,750	54.7	51.7
Aged 50 & over	475	14.9	16.2
By duration of claim			
Up to 6 months	2,300	71.8	72.6
Over 6 up to 12 months	470	14.6	16.1
Over 12 months	435	13.6	11.3

Source: ONS claimant count – age and duration

g. Jobs density (2005)

	Northampton (jobs)	Northampton (density)	East Midlands (density)
Job density	138,000	1.08	0.80

Source: ONS job density (Nomis – Official Labour Market Statistics)

h. Employee jobs (2006)

	Northampton (employee jobs)	Northampton (%)	East Midlands (%)
Total employee jobs	123,600	-	-
Full time	88,600	71.7	68
Part time	35,000	28.3	31
Employee jobs by industry			
Manufacturing	12,600	10.2	15
Construction	4,700	3.8	5
Services	105,800	85.6	76
1. Distribution, hotels & restaurants	27,200	22.0	23
2. Transport & communications	12,000	9.7	5

3. Finance, IT, other business activities	32,400	26.2	17
4. Public admin, education & health	29,900	24.2	26
5. Other services	4,300	3.5	4
Tourism-related	6,900	5.6	7

Source: ONS annual business inquiry employee analysis (NOMIS)

i. VAT Registered businesses (2006)

	Northampton (no)	Northampton (%)	East Midlands (%)
Registration	630	11.0	9.2
Deregistrations	435	7.6	6.8
Stock (at the end of year)	5,740		

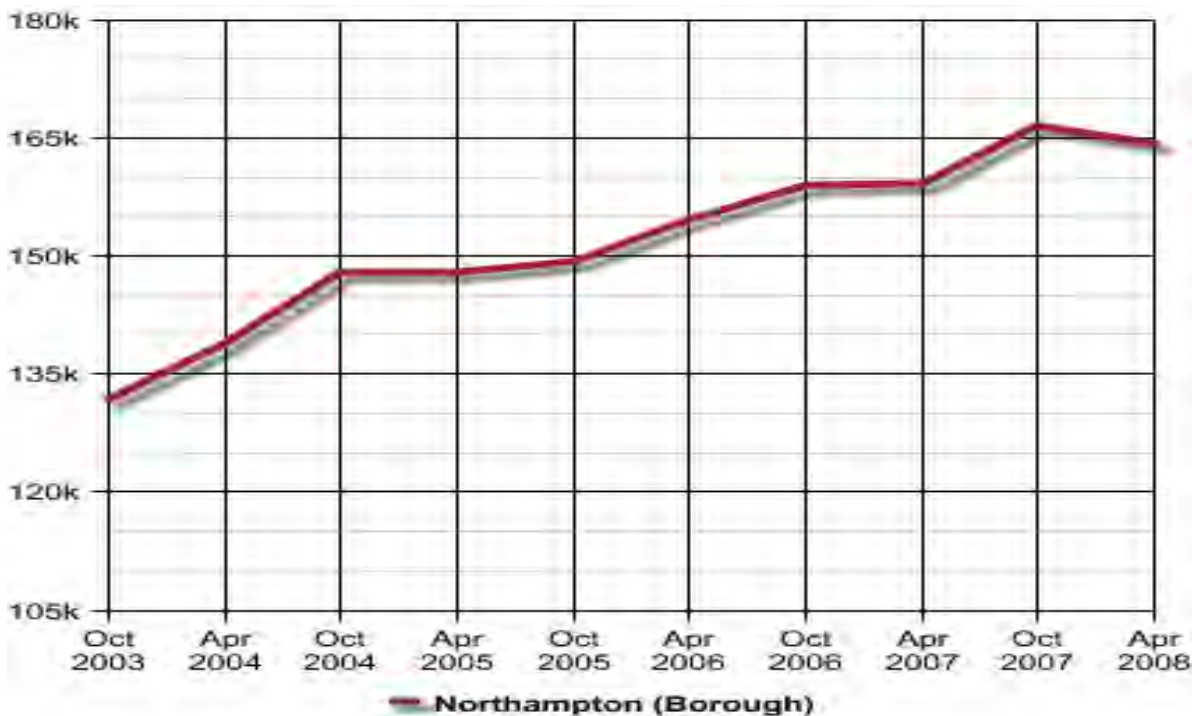
Source: BERR - vat registrations/deregistrations by industry (NOMIS)

(3) Housing

7.13 There are over 89,000 houses in Northampton Borough. This figure is based on the combination of the 2001 statistics and the total of housing completion monitored since 2001.

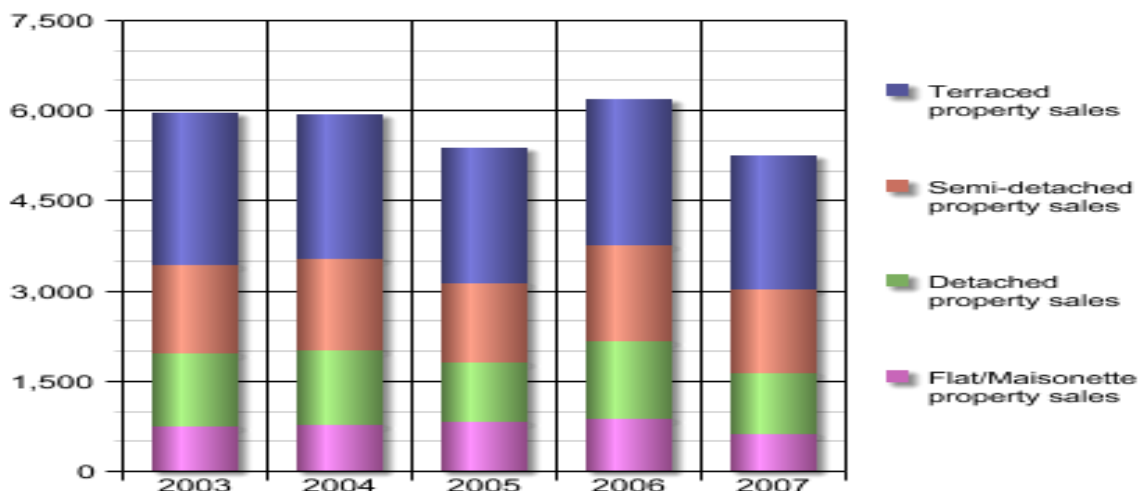
a. Average Overall House Price 2001Q1 – 2006Q1

7.14 The average house prices for Northampton, between October 2003 to April 2008, are shown below. Average house prices have steadily increased over the years, although they were showing signs of reduction towards the end of last year following the global credit crunch.



Source: Hometrack

7.15 Property sales have been around about the 6000 mark since 2003, although the number of sales deteriorated during 2007. The largest category of properties sold was terraced and the smallest flat/maisonette.



Source: Hometrack

(4) Environment

7.16 The Borough currently accommodates the following built and natural environment:

Type	Quantity
Local Nature Reserves	6
Sites of Special Scientific Interest	1
Regionally Important Geological Sites	8
Local Wildlife Sites	59
Conservation Areas	19
Nationally Listed Buildings (entries on statutory list)	438
Locally Listed Buildings (approved by Committee)	79
Schedule Ancient Monuments	7
Historic battlefields	1

(5) Transport

7.17 In September 2007, Northamptonshire County Council's Cabinet approved the Northamptonshire Transport Strategy for Growth. This Strategy aims to provide an overall review of the County's transport policies in light of the challenges faced in Northamptonshire. It will also assist in the preparation of Northamptonshire's 3rd Local Transport Plan.

7.18 The Cross Valley Link Road, linking Weedon Road and Pineham, is also being constructed. This will increase the access to the new development areas within Pineham and Swan Valley, diverting some traffic away from Upton Way.

Northampton's Core Output Indicators**Business Development**

Ref	Indicator	Amount
1a	Amount of land developed for employment by type	69,428 sq.m (20.14 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 defined in the LDF
1c	Percentage of 1a, by type, which is on previously developed land	0%
1d	Employment land supply by type	128.18 ha
1e	Losses of employment land in (i) development/regeneration areas and (ii) local authority areas	13,152 sq.m or 1.02 ha
1f	Amount of employment land lost to residential development	13.152 sq.m or 1.02 ha

Despite the warnings of a global downfall in the market, and some losses, Northampton's development industry continued to perform well within the financial year. The completed schemes include the distribution centre in Pineham North (now occupied by Sainsburys) and the offices in Bedford Road. Further information on the employment activity (Annual Employment Land report) within Northampton for the financial year 2007/08 can be found on the Council's website, by using the following link:

www.northampton.gov.uk/planning/developmentplanning/documentdownloads

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	8,374
	(ii) net additional dwellings for the current year	1,020
	(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	19,583
	(iv) the annual net additional dwelling requirement; and	1,450
	(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performances	1,721
2b	Percentage of new and converted dwellings on previously developed land	54.81%
2c	Percentage of new dwellings (10 dwellings or more) completed at:	
	(i) less than 30 dwellings per hectare	1.42% (13) *
	(ii) between 30 and 50 dwellings per hectare; and	39.76% (363) *
	(iii) above 50 dwellings per hectare	58.82% (537) *
2d	Affordable housing completions	480

* this applies to new build only and not conversions or change of use

Of the 1,020 figure quoted for net additional dwellings, 555 dwellings were built on brownfield sites and 465 on greenfield sites. Some of these developments took place within the town centre such as Woolmonger Street and Guildhall Road, and others were completed in sites within Upton, St Crispins and Wootton.

Further information can be obtained from the Council's Annual Housing Monitoring Report, when it is published, using the following link:

www.northampton.gov.uk/planning/developmentplanning/documentdownloads

Transport

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

Local Services

Ref	Indicator	Amount
4a	Amount of completed retail, office and leisure development	Retail: none Office/leisure: data not available
4b	Percentage of completed retail, office and leisure developments in the town centres	Retail: none Office/leisure: data not available
4c	Percentage of eligible open spaces managed to green flag award standard	None

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	Data not available
	(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance	No changes to last year

Renewable Energy

Ref	Indicator	Amount
9	Renewable energy capacity installed by type	Data not available

- 7.19 The Council has continued to utilise its scarce resources to obtain information and to monitor some developments. Information and assistance were also given by members of staff from the Regeneration Team, the Joint Planning Unit and the Northamptonshire County Council. Not all the information required for the Core Output Indicators have been obtained. Over the course of the autumn and winter months of 2008 and 2009, a major review will be conducted on the effectiveness of the existing system and how this can be improved to ensure that all relevant information can be obtained, monitored and disseminated.
- 7.20 New core indicators have been introduced by the Government (Communities and Local Government) in July 2008 and these will be used in next year's joint West Northamptonshire AMR.

Housing Trajectory

Planning Policy Statement 3: Housing

- 7.21 Para 76 of PPS3 states that Local Planning Authorities must provide information on their housing performance. As part of preparing AMRs, local authorities should (extracts):
- ❖ monitor housing planning permissions granted, completions, whether on previously developed land or greenfield
 - ❖ report on progress against the housing and previously-developed land trajectories
 - ❖ set out actions to be undertaken where actual performance does not reflect the housing and previously developed land trajectories and, where relevant, target, and is outside of the specified acceptable ranges
 - ❖ consider delivery performance in the context of the objectives for the housing market area and region as a whole, as set out in the Regional Spatial Strategy.

Strategic Housing Land Availability Assessment

- 7.22 PPS3 also refers to the need to take into account the findings of the Strategic Housing Land Availability Assessment (SHLAA). Officers from the West Northamptonshire Joint Planning Unit drafted a methodology and project plan for the preparation of SHLAA in June 2008. The 6- week consultation period for strategic sites was completed in September 2008, within the stated timescale. It is anticipated that this SHLAA will be completed in December 2008, although this is dependent on the revised LDS. Data obtained will therefore be provided in the next Annual Monitoring Report.
- 7.23 The aims of SHLAA are to:
- ❖ Identify sites with potential for housing
 - ❖ Assess their housing potential
 - ❖ Assess when they are likely to be developed

Five year Land Supply

- 7.24 PPS3 also requires local authorities to ensure that there is a continuous five year supply of deliverable sites for housing. To qualify, sites must be available, suitable and achievable within a 5 year period.
- 7.25 This project was first completed in December 2007. It was a joint effort between Northampton Borough Council, Daventry District Council, South Northamptonshire Council, West Northamptonshire Development Corporation and the West Northamptonshire Joint Planning Unit.

- 7.26 The assessment concluded that there is not a five-year land supply of deliverable land for housing to meet strategic requirements as set out in the draft Regional Spatial Strategy. The full report is available on the Council's website www.northampton.gov.uk.
- 7.27 This report was updated in November 2008, outside the monitoring year. It is worth noting that the latest assessment shows that there is not a five-year supply of housing land in Northampton. The supply requirement for the next 5 years (for the period between 2007 and 2012) is 7,896 dwellings. There is an anticipated shortfall of 1,629, making the years of deliverable housing land to be 3.97 years. Further information can be obtained from the Council's website.

Figure 1: Five-Year Housing Land Supply Assessment as of 1 April 2008

Address/Location	Available: Site Under Construction	Available: Outline / Detail / Reserved Matters or Local Plan Allocation	Available: Owned by Developer/ Known Interest/ Advertised for Sale	Suitable? Local Plan Allocation	Suitable? Brownfield Site within PUA	Achievable? No Ownership Constraints	Achievable? No Physical / Enviro Constraints	Achievable? No Conditions / S106 Precluding Developments	Deliverable?	Application Number(s)	Status	Current Site Capacity	5 year supply 2008- 2013
Urban Extensions													
Upton Phase 1 (Policies H1, H4)	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	N/2003/1645 N/2005/0031 N/2005/1636 N/2005/1615 N/2005/1650 N/2002/0915 WN/2006/0204	Under Construction	693	693
Dallington Grange (Policies H1, H5)	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	07/0008/OUTWNN	Decision Pending	3500	550
Upton Lodge (excluding Norwood Farm) (Policy H4)	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	N/2007/0307 N/2007/0308	Decision Pending	1784	600
Pineham (Policy D13,14)	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	07/0341/OUTWNN (N/2007/1570)	Decision Pending	625	325
St Crispins (Policy H4)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/2004/1542 N/2005/0438 N/2005/0144 N/2005/0930	Under Construction	317	317
Whitehills (Policy HS2)	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	DA/2007/1400	Allocated	1250	300
Land Adjacent to Wootton Fields (Policy WFH1)	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	S/2007/0813/PO	Allocated	300	300
Planning Briefs / Master Plans													
Nunn Mills (Policy D17)	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	WN/2006/0014	Approval in Principle (Pending Decision)	1250	250
Ransome Road (D17)	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	WN/2006/0016	Approval in Principle (Pending Decision)	800	250
Freeschool Street (Policy D26)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	WN/2006/0033 and 0034	SPD Decision Pending	150	150

Address/Location	Available: Site Under Construction	Available: Outline / Detail / Reserved Matters or Local Plan Allocation	Available: Owned by Developer/ Known Interest/ Advertised for Sale	Suitable? Local Plan Allocation	Suitable? Brownfield Site within PUA	Achievable? No Ownership Constraints	Achievable? No Physical / Enviro Constraints	Achievable? No Conditions / S106 Precluding Developments	Deliver- able?	Application Number(s)	Status	Current Site Capacity	5 year supply 2008- 2013
Large Sites (10 or more)													
Former British Timken, Main Road	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	06/0013/OUTWNN (WN/2006/0013) 07/0272/REMWNN (N/2007/1241) 08/0112/REMWNN (N/2008/0559)	Outline and Reserved Matters (Phase 1)	480	480
Land off Lancaster Way (formerly known as Tunnel Hill Cottages)	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	07/0348/FULWNN (N/2008/0033)	Allocation, Pending Decision	230	230
Land adjacent to Scout Hut, Billing Lane	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	06/0161/FULWNN (WN/2006/0161)	Under Construction	162	162
Bective Road - Unit 5/5a	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	WN/2006/0028	Full Permission	155	155
Wellingborough Road - Rear of Wildacres,	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2002/1094	Full Permission	151	151
St Edmunds Hospital (Policy D16)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/2002/1414	Approval in Principle	85	85
Land at Shelfleys Site, Ladybridge Drive	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	06/0151/FULWNN	Under Construction	72	72
Hardingstone Allotments (Policy L24)	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	07/0357/FULWNN (N/2007/1540)	Allocation, Pending Decision	71	71
Former St Gregory's Lower School, Grange Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	06/0195/REMWNN	Full Permission	66	66
Hawkins Shoe Factory - Overstone Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2002/0083	Full Permission	52	52
Southbridge East (East) (Policy D17)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/1999/1166	Under Construction	44	44
166-170 St Andrews Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/1381	Under Construction	40	40
Ridings Arcade, St Giles Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2002/1540	Full Permission	39	39
Talavera Way	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/0814	Under Construction	38	38
Wootton Trading Estate	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/2006/0870	Allocation, Full	30	30

Address/Location	Available: Site Under Construction	Available: Outline / Detail / Reserved Matters or Local Plan Allocation	Available: Owned by Developer/ Known Interest/ Advertised for Sale	Suitable? Local Plan Allocation	Suitable? Brownfield Site within PUA	Achievable? No Ownership Constraints	Achievable? No Physical / Enviro Constraints	Achievable? No Conditions / S106 Precluding Developments	Deliver- able?	Application Number(s)	Status	Current Site Capacity	5 year supply 2008- 2013
(Policy H3)											Permission		
St Pauls C of E Lower School, Semilong Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0760	Full Permission	29	29
Newport Pagnell Road (Turner's)	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	WN/2006/0147	Under Construction	28	28
2-10 Thenford Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0995	Full Permission	25	25
4-5 Cheyne Walk	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/0730	Under Construction	24	24
44-50 St Andrews Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0797	Full Permission	24	24
Land at Former Spencer Middle School Lewis Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1639	Outline Permission	23	23
Wallbeck Close	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2002/1666	Full Permission	22	22
Duston Garage, Peveril Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1145	Full Permission	21	21
Adj 2 Balmoral Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/1112	Full Permission	20	20
18-20 St Michaels Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/0683	Full Permission	20	20
Trefoil House, St Katherine's Terrace	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	WN/2006/0066	Full Permission	19	19
Development Land, Blackthorn Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0046	Outline Permission	18	18
12 Duke Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/1624	Full Permission	18	18
82 High Street, Kingsthorpe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/1057	Full Permission	16	16
26 Regent Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0774	Full Permission	15	15
23/23A Gold Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	WN/2006/0158	Full Permission	14	14
Lanercost, Cliftonville Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	07/0140/FULWNN (N/2007/0694)	Full Permission	14	14
52-56 Hazelwood Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/1234	Full Permission	14	14
Manda Site, Woolmonger Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0698	Full Permission	14	14
Land for development, Tonmead Road	No	Yes	Yes	No	No	Yes	Yes	Yes	Yes	N/2007/1038	Full Permission	13	13
69-71 Booth Rise	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0310	Full Permission	12	12

Address/Location	Available: Site Under Construction	Available: Outline / Detail / Reserved Matters or Local Plan Allocation	Available: Owned by Developer/ Known Interest/ Advertised for Sale	Suitable? Local Plan Allocation	Suitable? Brownfield Site within PUA	Achievable? No Ownership Constraints	Achievable? No Physical / Enviro Constraints	Achievable? No Conditions / S106 Precluding Developments	Deliverable?	Application Number(s)	Status	Current Site Capacity	5 year supply 2008- 2013
21 Craven Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/0755	Full Permission	12	12
1 Derby Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/0573	Full Permission	12	12
561 Kettering Road North	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/1286	Full Permission	12	12
68-76 Orchard Hill	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1164	Outline Permission	11	11
9A High Street, Kingsthorpe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1156	Full Permission	10	10
Homelands, 174 Harborough Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/0544	Full Permission	10	10
Deenside, 57 Artizan Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/1605	Full Permission	10	10
5 Duke Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0566	Full Permission	10	10
56 Lorne Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1197	Full Permission	10	10
Small Sites (9 or less)													
Kingsthorpe Hall, Mill Lane	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2002/1476	Under Construction	9	9
Great Billing C of E School, Station Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0841	Outline Permission	9	9
18-22 Dunster Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1226	Full Permission	9	9
Opposite 30 Bective Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0643	Full Permission	8	8
3 Gray Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0332	Under Construction	8	8
2 Meeting Lane	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/1039	Full Permission	8	8
Weston Favell C of E School, Church Way	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0410	Full Permission	7	7
3 Craven Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1100	Under Construction	6	6
Adjacent to 10 Military Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0669	Full Permission	6	6
2 Semilong Road	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0618	Under Construction	6	6
42-46 Kingsthorpe Grove	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0607	Full Permission	6	6
207-209 St Andrews Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1232	Full Permission	6	6
4-8 Talbot Road	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0382	Under Construction	6	6

Address/Location	Available: Site Under Construction	Available: Outline / Detail / Reserved Matters or Local Plan Allocation	Available: Owned by Developer/ Known Interest/ Advertised for Sale	Suitable? Local Plan Allocation	Suitable? Brownfield Site within PUA	Achievable? No Ownership Constraints	Achievable? No Physical / Enviro Constraints	Achievable? No Conditions / S106 Precluding Developments	Deliver- able?	Application Number(s)	Status	Current Site Capacity	5 year supply 2008- 2013
14 The Green	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/0653	Full Permission	6	6
54 Dunster Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0959	Full Permission	5	5
28A Somerset Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1373	Full Permission	5	5
1-6 Skiddaw Walk	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1094	Under Construction	5	5
Land to rear of 81 Station Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0804	Full Permission	5	5
52 (land adjacent to Lowood House) The Avenue	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1678	Full Permission	5	5
22 Stockley Street/41 Alfred Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/0052	Full Permission	5	5
202 & 204 Kettering Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/0800	Full Permission	5	5
188 Kettering Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/0032	Full Permission	5	5
241 Abington Avenue	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1400	Full Permission	4	4
39 Semilong Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0866	Full Permission	4	4
71 Weedon Road	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0809	Under Construction	4	4
14 Watkin Terrace	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0701	Full Permission	4	4
Kettering Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0285	Full Permission	4	4
126 Lower Thrift Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1240	Full Permission	4	4
6 to 8 St Michaels Avenue	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0165	Full Permission	4	4
81 St Giles Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1584	Full Permission	4	4
2 Gray Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2001/1516	Under Construction	4	4
Woodstock Flat 25, Cliftonville Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/0324	Full Permission	4	4
26 Penfold Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1496	Under Construction	3	3
Land to South West of Sunningdale Close	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1432	Under Construction	3	3
Land at Ash Lane	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/0508	Full Permission	3	3
Land to rear of 110-114 King	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1009	Full Permission	3	3

Address/Location	Available: Site Under Construction	Available: Outline / Detail / Reserved Matters or Local Plan Allocation	Available: Owned by Developer/ Known Interest/ Advertised for Sale	Suitable? Local Plan Allocation	Suitable? Brownfield Site within PUA	Achievable? No Ownership Constraints	Achievable? No Physical / Enviro Constraints	Achievable? No Conditions / S106 Precluding Developments	Deliverable?	Application Number(s)	Status	Current Site Capacity	5 year supply 2008- 2013
Edward Road													
123 Abington Avenue	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1428	Full Permission	3	3
76 Church Way	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/1140	Full Permission	3	3
6-8 High Street, Collingtree	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0310	Under Construction	3	3
41 Weedon Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0070	Full Permission	3	3
52 East Park Parade	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1411	Full Permission	3	3
5 Allen Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1265	Full Permission	3	3
65 Greenwood Road	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0327	Full Permission	2	2
79 St Michael's Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1022	Full Permission	2	2
59-61 Abington Avenue	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0962	Full Permission	2	2
118 Colwyn Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1390	Full Permission	2	2
34 Overstone Road	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0938	Under Construction	2	2
Land adjacent to 18 Holly Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0645	Full Permission	2	2
57 & 61 Church Way	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0504	Full Permission	2	2
Land to rear of 2 & 4 Cranford Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0286	Full Permission	2	2
York Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0571	Full Permission	2	2
Wallace Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0545	Full Permission	2	2
Greenwood Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0327	Full Permission	2	2
Cecil Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0140	Full Permission	2	2
Albany House, Clare Street	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/1794	Under Construction	2	2
30 London Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0419	Full Permission	2	2
32 London Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0418	Full Permission	2	2
8 Junction Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/1193	Full Permission	2	2
142 Chiltern Way	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/0986	Full Permission	2	2
49A Kettering Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/1598	Full Permission	2	2
44 Purser Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1545	Full Permission	2	2

Address/Location	Available: Site Under Construction	Available: Outline / Detail / Reserved Matters or Local Plan Allocation	Available: Owned by Developer/ Known Interest/ Advertised for Sale	Suitable? Local Plan Allocation	Suitable? Brownfield Site within PUA	Achievable? No Ownership Constraints	Achievable? No Physical / Enviro Constraints	Achievable? No Conditions / S106 Precluding Developments	Deliverable?	Application Number(s)	Status	Current Site Capacity	5 year supply 2008- 2013
2 Hardingstone House, The Green	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2001/0582	Under Construction	2	2
53 & 54 Barrack Road	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0839	Under Construction	2	2
57 St Michael's Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1395	Full Permission	2	2
Adjacent to 2 Lynton Avenue	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1302	Full Permission	2	2
46 Victoria Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0483	Full Permission	2	2
52 Rennishaw Way	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0837	Full Permission	2	2
1 Bostock Avenue	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1173	Under Construction	1	1
81 St Giles Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1055	Full Permission	1	1
25 Belfry Lane	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1393	Under Construction	1	1
57 Edgehill Road	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1305	Under Construction	1	1
23 Thursby Road	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0950	Under Construction	1	1
8 Windrush Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0947	Full Permission	1	1
37 York Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0829	Full Permission	1	1
9 Kerrfield Estate	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0817	Full Permission	1	1
Land adjacent to 5 Ryeland Way	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0761	Under Construction	1	1
88A High Street, Wootton	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0740	Full Permission	1	1
317 Harlestone Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0682	Full Permission	1	1
54 Watersmeet	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1380	Full Permission	1	1
1 Northumbria Gardens	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/1289	Full Permission	1	1
14 Hamsterly Park	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0899	Full Permission	1	1
24 Chartwell Avenue	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0754	Full Permission	1	1
559 Wellingborough Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0726	Full Permission	1	1
56-58 High Street, Kingsthorpe	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0460	Full Permission	1	1

Address/Location	Available: Site Under Construction	Available: Outline / Detail / Reserved Matters or Local Plan Allocation	Available: Owned by Developer/ Known Interest/ Advertised for Sale	Suitable? Local Plan Allocation	Suitable? Brownfield Site within PUA	Achievable? No Ownership Constraints	Achievable? No Physical / Enviro Constraints	Achievable? No Conditions / S106 Precluding Developments	Deliverable?	Application Number(s)	Status	Current Site Capacity	5 year supply 2008- 2013
Collingwood Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2007/0074	Full Permission	1	1
Plot 1, Wootton Hill Farm	No	Yes	Yes	No	No	Yes	Yes	Yes	Yes	N/2007/0853	Full Permission	1	1
Plot 2, Wootton Hill Farm	No	Yes	Yes	No	No	Yes	Yes	Yes	Yes	N/2006/0037	Full Permission	1	1
Plot 3, Wootton Hill Farm	No	Yes	Yes	No	No	Yes	Yes	Yes	Yes	N/2006/0097	Full Permission	1	1
Land Adjacent to 45 Stockmead Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/1644	Full Permission	1	1
71 Church Way	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/0805	Full Permission	1	1
Land Adjacent to 31 Church Lane	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1335	Full Permission	1	1
24 East Park Parade	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/1203	Full Permission	1	1
46 East Park Parade	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/1493	Full Permission	1	1
15 Park Avenue North	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1177	Full Permission	1	1
5 The Crescent	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0866	Full Permission	1	1
Land adjacent to 14 Trinity Avenue	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1643	Under Construction	1	1
56 Murray Avenue	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/1480	Full Permission	1	1
Land to rear of 8 Kingsway	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/1606	Under Construction	1	1
3 Kingsthorpe Grove	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0891	Full Permission	1	1
42-46 Kingsthorpe Grove	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1123	Full Permission	1	1
Land At 164 Kingsthorpe Grove	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1332	Full Permission	1	1
Land to rear of 166 Balfour Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/0363	Full Permission	1	1
21B Manor Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/0016	Full Permission	1	1
Land to rear of 63 Thornton Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0486	Outline Permission	1	1
44A Chalcombe Avenue	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0610	Full Permission	1	1
64/66 High Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/0028	Full Permission	1	1
8 Foxgrove Avenue	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/0047	Full Permission	1	1
44 Harborough Road North	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0409	Full Permission	1	1
110 Harlestone Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0959	Outline	1	1

Address/Location	Available: Site Under Construction	Available: Outline / Detail / Reserved Matters or Local Plan Allocation	Available: Owned by Developer/ Known Interest/ Advertised for Sale	Suitable? Local Plan Allocation	Suitable? Brownfield Site within PUA	Achievable? No Ownership Constraints	Achievable? No Physical / Enviro Constraints	Achievable? No Conditions / S106 Precluding Developments	Deliver- able?	Application Number(s)	Status	Current Site Capacity	5 year supply 2008- 2013
											Permission		
Land to rear of 39 & 41 Castle Avenue	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0390	Under Construction	1	1
Duston Nursery Millway	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/0798	Full Permission	1	1
Land adjoining 25 Holyrood Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0483	Outline Permission	1	1
14 Shakespeare Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/0453	Full Permission	1	1
1 Beech Grove	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0916	Full Permission	1	1
60 Ridgeway	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0525	Full Permission	1	1
St Christopher's Home Abington Park Crescent	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0508	Full Permission	1	1
2B Lower Hester Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2006/0540	Full Permission	1	1
3 Cheyne Walk	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/0410	Full Permission	1	1
8 Albion Place	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/0688	Full Permission	1	1
79 Upper Thrift Street	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/1695	Full Permission	1	1
69 Billing Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2003/0977	Full Permission	1	1
30 A Billing Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2004/0063	Full Permission	1	1
9 Ardington Road	No	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	N/2005/1069	Full Permission	1	1
											Total:	13,201	6,267

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Affordable Housing

- 7.28 For the 2007/2008 financial year 480 affordable homes completed. This can be further broken down into a number of sub-categories. There were 168 social rented properties, 282 shared ownership/newbuild homebuy properties and 30 'other' shared ownership/shared equity homes delivered.
- 7.29 Last year's estimate for 07/08 was 580 affordable homes. The reason that 100 fewer affordable homes have been built than expected is a result of a number of different factors:
- ❖ The slowdown in house building in general, meaning less affordable homes being built as part of developments of homes being sold on the open market.
 - ❖ Delays on site due to unforeseen circumstances such as ground conditions, which meant that completions couldn't be logged within the financial year.
 - ❖ Rescheduling of site development due to planning or funding issues.
- 7.30 For 2008/09, the affordable housing total is estimated to reach 460. This yearly estimate is based on known Housing Corporation funding for the delivery of affordable housing and estimated build schedules.

Trajectory analysis

- 7.31 Local authorities are required to produce a housing trajectory. This is to support the "plan, monitor and manage" approach to housing delivery. It shows past building rates and estimates future performance. In preparing the trajectory, local authorities are required to project housing completions for the minimum of the next ten years or up to the end of the existing plan, if this is for a longer period.
- 7.32 The Council's housing trajectory data and illustrations are given in Figures 1 and 2. These were taken from the survey results which will be included in the Council's Annual Housing Monitoring Report for 2007/08, which will subsequently be available on the Council's website, www.northampton.gov.uk/planning/developmentplanning/documentdownloads.
- 7.33 The trajectory shows that:
- ❖ Based on the sites available to date, including commitments, the required housing growth requirements will not be met within the plan period. With the total completion rate for 2001 – 2026 predicted at 28,974 dwellings, the estimated shortfall is 11,401 dwellings
 - ❖ The next three financial years will see development rates go below the Strategic Plan Allocation levels. The industry is expected to improve soon after. However, from 2014/15 onwards, the annual growth rates are predicted to be below the annual Plan requirement. This means that the Strategic Plan allocation for 2001 – 2026 cannot be met

Figure 2: Housing Trajectory

Northampton Borough Council Housing Trajectory as at 1st April 2008

2001 - 2010 →	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10
Projections: Large sites >10 dwellings	-	-	-	-	-			651	820
Projections: Small sites <10 dwellings (average from UCS)								124	124
Total Past Completions	1,084	1,208	1,009	1,623	1,626	1,824	1,020		
Total Projected Completions								775	944
Cumulative Completions	1,084	2,292	3,301	4,924	6,550	8,374	9,394	10,169	11,113
PLAN - Strategic Allocation *	1,300	1,300	1,300	1,300	1,300	1,450	1,450	1,450	1,450
Cumulative Strategic Allocation	1,300	2,600	3,900	5,200	6,500	7,950	9,400	10,850	12,300
MONITOR - No dwellings above or below cumulative allocation	-216	-308	-599	-276	50	424	-6	-681	-1,187

2010 - 2019 →	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Projections: Large sites >10 dwellings	1,298	2,690	2,620	1,735	1,406	1,175	1,385	1,175	844
Projections: Small sites <10 dwellings (average from UCS)	124	124	124	124	124	124	124	124	124
Total Past Completions									
Total Projected Completions	1,422	2,814	2,744	1,859	1,530	1,299	1,509	1,299	968
Cumulative Completions	12,535	15,349	18,093	19,952	21,482	22,781	24,290	25,589	26,557
PLAN - Strategic Allocation *	1,450	1,775	1,775	1,775	1,775	1,775	1,775	1,775	1,775
Cumulative Strategic Allocation	13,750	15,525	17,300	19,075	20,850	22,625	24,400	26,175	27,950
MONITOR - No dwellings above or below cumulative allocation	-1,215	-176	793	877	632	156	-110	-586	-1,393

2019 - 2026 →	19/20	20/21	21/22	22/23	23/24	24/25	25/26	TOTAL
Projections: Large sites >10 dwellings	560	510	479	0	0	0	0	17,348
Projections: Small sites <10 dwellings (average from UCS)	124	124	124	124	124	124	124	2,232
Total Past Completions								9,394
Total Projected Completions	684	634	603	124	124	124	124	19,580
Cumulative Completions	27,241	27,875	28,478	28,602	28,726	28,850	28,974	
PLAN - Strategic Allocation *	1,775	1,775	1,775	1,775	1,775	1,775	1,775	
Cumulative Strategic Allocation	29,725	31,500	33,275	35,050	36,825	38,600	40,375	
MONITOR - No dwellings above or below cumulative allocation	-2,484	-3,625	-4,797	-6,448	-8,099	-9,750	-11,401	

* as given in Regional Spatial Strategy 8 (March 2005)

Figure 3: Housing Base Data for Trajectory

	Planning Application Number	Notes	Apr-09	Apr-10	Apr-11	Apr-12	Apr-13	Apr-14	Apr-15	Apr-16	Apr-17	Apr-18	Apr-19	Apr-20	Apr-21	Apr-22	Apr-23	Apr-24	Apr-25	Apr-26	Total
Urban Extensions																					
Dallington Grange	07/0008/OUTWNN and N/2007/0154	Pending decision			150	200	200	300	300	300	350	350	350	350	350	300					3500
St Crispin's																					
Site G	N/2005/0438		18	30																	48
Former Main Block	N/2004/1542	24 U/C, rest of building no one appointed to do work hence the gap to 2011/12	24			150	95														269
Upton																					
Site B	N/2005/0031		27																		27
Site C	N/2005/1636		17																		17
Site D1	N/2005/1615				33	125	100														258
Site D2	N/2005/1650		75	67																	142
Site E	WN/2006/0204		25	24																	49
Site F						50	50														100
Site G						50	50														100
Pineham	07/0341/OUTWNN (N/2007/1570)	Pending decision			75	100	150	150	150												625
Upton Lodge (excluding Norwood Farm)	S/2006/1654/W	Pending decision			200	200	200	200	200	200	200	200	184								1784
Upton Lodge (Norwood Farm)	S/2006/1655/PO	SNDC application. Pending decision. Not Local Plan allocation but part of NIA.				200	200	200	181												781

	Planning Application Number	Notes	Apr-09	Apr-10	Apr-11	Apr-12	Apr-13	Apr-14	Apr-15	Apr-16	Apr-17	Apr-18	Apr-19	Apr-20	Apr-21	Apr-22	Apr-23	Apr-24	Apr-25	Apr-26	Total	
Upton Park		Local Plan allocation. Figures from South West District Review									160	160	160	160	160	179					979	
Whitehills/Buckton Fields	Allocated in Daventry Local Plan	Planning Application No DA/2007/1400 submitted 8/11/07 pending decision.			50	125	125	150	150	150	150	150	150	50								1250
Wootton Fields	Allocated in South Northamptonshire Local Plan	S/2007/0813/PO - Pending decision for outline			100	100	100															300
Local Plan allocations																						
Land off Lancaster Way	07/0348/FULWNN	Allocation. Pending decision		30	75	75	50															230
Hardingstone Allotments	07/0357/FULWNN	Allocation. Pending decision		25	46																	71
Wootton Trading Estate	N/2006/0870	Allocation		30																		30
Planning briefs/masterplans																						
Princess Marina Hospital	07/0004/OUTWNN (N/2007/0531)	Pending decision			50	175	175	150														550
Castle Station		Figures from Masterplan							75	175	175	115										540
Freeschool Street	WN/2006/0033 and 0034	Pending decision				50	100															150
Emmanuel School	WN/2006/0029	Outline pending decision		50	65																	115
Strategic Sites - Pending Decision																						
East of Upton Way/Sixfields	WN/2006/0020	Outline awaiting decision		90																		90
Harvey Reeves Road	WN/2006/0015	Outline pending decision					50	50														100
Nunn Mills	WN/2006/0014	Pending decision				50	200	200	200	200	200	200										1250
Ransome Road	WN/2006/0016	Pending decision			50	100	100	100	150	150	150											800

	Planning Application Number	Notes	Apr-09	Apr-10	Apr-11	Apr-12	Apr-13	Apr-14	Apr-15	Apr-16	Apr-17	Apr-18	Apr-19	Apr-20	Apr-21	Apr-22	Apr-23	Apr-24	Apr-25	Apr-26	Total
Planning Permissions - Strategic Sites																					
Land adjacent to Scout Hut, Billing Lane	06/0161/FULWNN	Under Construction	50	50	62																162
Land at Shelfleys site, Ladybridge Drive	06/0151/FULWNN	Under Construction	72																		72
British Timken	06/0013/OUTWNN, 07/0272/REMWNN (N/2007/1241)		77		125	150	128														480
Unit 5/5a Bective Road	WN/2006/0028	F/P - Not started				100	55														155
Hawkins Shoe Factory, Overstone Road	N/2002/0083	F/P - Not started		52																	52
St Edmunds Hospital	N/2002/1414			60	25																85
Southbridge East (East)	N/1999/1166						44														44
Talavera Way	N/2004/0814	U/C	38																		38
Rear of Wildacres, Wellingborough Road	N/2002/1094			41	55	55															151
Planning Permissions - Large windfalls																					
Top of the Town Nightclub, 73-91 Great Russell Street	07/0175/OUTWNN (N/2007/1057)	Outline Permission on appeal 19th March 2008					14														14
Deenside, 57 Artizan Road	N/2004/1605			10																	10
Adj 2 Balmoral Road	N/2004/1112			20																	20
69-71 Booth Rise	N/2007/1181			12																	12
4-5 Cheyne Walk	N/2003/0730	U/C	24																		24
21 Craven Street	N/2004/0755		12																		12

	Planning Application Number	Notes	Apr-09	Apr-10	Apr-11	Apr-12	Apr-13	Apr-14	Apr-15	Apr-16	Apr-17	Apr-18	Apr-19	Apr-20	Apr-21	Apr-22	Apr-23	Apr-24	Apr-25	Apr-26	Total
1A Derby Road	N/2003/0573	FP	12																		12
5 Duke Street	N/2005/0566			10																	10
12 Duke Street	N/2003/1624		18																		18
Former St Gregorys Lower School, Grange Road	06/0195/REMWNN			20	46																66
Homelands, 174 Harborough Road	N/2004/0544	Lapses 24/06/09 Business on site			10																10
52-56 Hazelwood Road	N/2004/1234			14																	14
Former Spencer Middle School, Lewis Road	N/2005/1639	Outline Permission		23																	23
561 Kettering Road North	N/2006/1286	FP 21/12/06		12																	12
82 High Street, Kingsthorpe	N/2004/1057			16																	16
56 Lorne Road	N/2005/1197	Lapses 05/12/08 Business on site	10																		10
Kingsthorpe Hall, Mill Lane	N/2002/1476	U/C	9																		9
Turners Phase 2 Newport Pagnell Road	WN/2006/0147	U/C	28																		28
68-76 Orchard Hill	N/2005/1164	Outline		11																	11
26 Regent Street	N/2005/0774	Lapses 25/11/08	15																		15
44-50 St Andrews Road	N/2005/0797	Lapses 25/08/08	24																		24
166-170 St Andrews Road	N/2006/0039	Outline Permission	40																		40
Ridings Arcade, St Giles Street	N/2002/1540			39																	39
Trefoil House, St Katherine's Terrace	WN/2006/0066	FP 10/11/06			19																19

	Planning Application Number	Notes	Apr-09	Apr-10	Apr-11	Apr-12	Apr-13	Apr-14	Apr-15	Apr-16	Apr-17	Apr-18	Apr-19	Apr-20	Apr-21	Apr-22	Apr-23	Apr-24	Apr-25	Apr-26	Total
18-20 St Michaels Road	N/2004/0683			20																	20
St Paul's Lower School, Semilong Road	N/2006/0760			29																	29
2-10 Thenford Street	06/0144/FULWNN				25																25
Wallbeck Close	N/2002/1666		22																		22
9A High Street, Kingsthorpe	N/2007/1156				10																10
Land for development, Tonmead Road	N/2007/1038				13																13
Lanercost, Cliftonville Road	07/0140/FULWNN (N/2007/0694)				14																14
23-23A Gold Street	WN/2006/0158			14																	14
Development Land, Blackthorn Road	N/2007/0046	Outline Permission				18															18
Duston Garage, Peveril Road	N/2007/1145			21																	21
23 Woolmonger Street	N/2005/0698	Lapses 25/08/08	14																		14
Former School Sites																					
Former Green Oaks Lower School, Bective Road	WN/2006/0031	Pending Decision (Valid 06/04/06)					63	63													126
Former Cherry Orchard Middle School, Birchfield Road East	WN/2006/0132	Pending Decision (Valid 06/07/06)				85	85														170
Former Blackthorn Middle School, Blackthorn Road	WN/2006/0030	Pending Decision (Valid 06/04/06)				64	64														128

	Planning Application Number	Notes	Apr-09	Apr-10	Apr-11	Apr-12	Apr-13	Apr-14	Apr-15	Apr-16	Apr-17	Apr-18	Apr-19	Apr-20	Apr-21	Apr-22	Apr-23	Apr-24	Apr-25	Apr-26	Total
Former Abington Vale Middle School, Bridgewater Drive	WN/2006/0022	Pending Decision (Valid 06/04/06)				50	50														100
Former Goldings Middle School, Crestwood Road	WN/2006/0131	Pending Decision (Valid 03/07/06)				50															50
Former Parklands Middle School, Devon Way	WN/2006/0154	Pending Decision (Valid 09/08/06)					92	92													184
Former Ecton Brook Middle School, Ecton Brook Road	WN/2006/0074	Pending Decision (Valid 25/02/06)				54															54
Former St Marys RC Middle School, Grange Road	WN/2006/0130	Pending Decision (Valid 03/07/06)				86															86
Kingsthorpe Middle School	WN/2006/0156	Pending Decision (Valid 09/08/06)				80	80	80													240
Former Millway Primary School, Millway	WN/2006/0153	Pending Decision (Valid 04/08/06)				80															80
Former Ryelands Middle School, Prestbury Road	WN/2006/0032	Pending Decision (Valid 06/04/06)				68															68
			651	820	1298	2690	2620	1735	1406	1175	1385	1175	844	560	510	479	0	0	0	0	17,348

Northampton's Significant Effects Indicators

Sustainability Appraisals

- 7.34 It was reported in last year's AMR that the Council appointed consultants to undertake sustainability appraisals on its documents as well as those published jointly with South Northamptonshire Council and Daventry District Council. The consultants recommended some objectives for each of the topic/indicator which formed part of the appraisal process.
- 7.35 These indicators contribute towards the assessment of the significant social, environmental and economic effects of policies.
- 7.36 The sustainability appraisal framework objectives have been used in assessing the Joint Core Strategy for West Northamptonshire. These are:

<p>Air quality and noise</p> <ul style="list-style-type: none"> • 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
<p>Archaeology and cultural heritage</p> <ul style="list-style-type: none"> • 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
<p>Biodiversity, flora and fauna</p> <ul style="list-style-type: none"> • 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
<p>Crime and community safety</p> <ul style="list-style-type: none"> • SA7: Improve community safety, reduce crime and the fear of crime
<p>Energy and climatic factors</p> <ul style="list-style-type: none"> • 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'
<p>Health and well being</p> <ul style="list-style-type: none"> • SA9: Improve health and reduce health inequalities
<p>Labour market and economy</p> <ul style="list-style-type: none"> • SA10: Create high quality employment opportunities and develop a strong culture of enterprise and innovation
<p>Landscape and townscape</p> <ul style="list-style-type: none"> • 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

<p>Material assets</p> <ul style="list-style-type: none"> • 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
<p>Population</p> <ul style="list-style-type: none"> • SA15: To develop and maintain a balanced and sustainable population structure with good access to services and facilities
<p>Social deprivation</p> <ul style="list-style-type: none"> • SA16: To reduce spatial inequalities in social opportunities
<p>Soils, geology and land use</p> <ul style="list-style-type: none"> • SA17: Reduce land contamination, safeguard soil and geological quality and quantity • SA18 Make the most efficient use of land
<p>Waste</p> <ul style="list-style-type: none"> • SA19: Reduce waste generation and disposal, increase reuse and recycling and achieve the sustainable management of waste
<p>Water</p> <ul style="list-style-type: none"> • SA20: Maintain and continue to improve the quality of ground and river water • SA21: Reduce risk of flooding • SA22: Improve efficiency of water use
<p>Education and training</p> <ul style="list-style-type: none"> • SA23: Increased opportunities to participate in lifelong learning through the provision of appropriate infrastructure and facilitating access to opportunities

Central Area Action Plan

7.37 For the Central Area, the consultants produced a scoping report in January 2007. The report looked at the following topic areas:

- ❖ Air quality and noise
- ❖ Archaeology and cultural heritage
- ❖ Biodiversity, flora and fauna
- ❖ Crime and community safety
- ❖ Energy and climatic factors
- ❖ Health and well being
- ❖ Labour market and economy
- ❖ Landscape and townscape
- ❖ Material assets
- ❖ Population
- ❖ Social deprivation
- ❖ Soil, geology and land use
- ❖ Waste
- ❖ Water
- ❖ Education and training

- 7.38 The consultants also completed in September 2007 a sustainability appraisal on the Issues and Options for the Central Area discussion paper. A broad assessment of the spatial vision and strategic objectives were undertaken for their consistency with the sustainability criteria of relevance to the Central Area. Recommendations included:
- ❖ Shifting the balance towards public transport, cycling and walking
 - ❖ More detail on the natural environment and a reflection of the key role that the river plays in the town
 - ❖ Clarity on the principles that sustainable development should be based on
 - ❖ The vision would benefit from reference to climate proofing and adaptation
 - ❖ More detail on the economic sectors that are being targeted

Sixfields

- 7.39 For the Sixfields Masterplan, Council officers prepared a draft Scoping Report in January 2008. The Scoping Report was released for statutory consultation for 5 weeks, as required by the regulations. The topic areas covered by the Scoping Report were the same as the ones contained in the Central Area Action Plan, with an additional topic covering retail. It was agreed that the sustainability appraisal to the Masterplan would also be carried out in-house.
- 7.40 Subsequently, the revised LDS (November 2008) amended the 2007 LDS. This new LDS removes the requirement to prepare a Local Development Document for Sixfields. It was considered premature to do so prior to the direction of growth for Northampton being established through the Core Strategy.

8. FUTURE ANNUAL MONITORING REPORTS

- 8.1 It has been agreed that the next monitoring report will remain the responsibility of each individual local authority. The revision to the Joint Local Development Scheme means that there is no current justification for preparing a joint AMR, since no joint targets through the preparation of a Joint Core Strategy have been set.
- 8.2 However, it is anticipated that the 2009/2010 AMR will be a joint document. The West Northamptonshire Joint Annual Monitoring Report will be co-ordinated by the Joint Planning Unit. Key officers from each authority (Northampton, South Northamptonshire and Daventry) will still be contributing to its contents and the supply of information particularly those relating to core indicators.
- 8.3 In the meantime, this offers each local authorities, including Northampton Borough, the opportunity to review the current system which are in place to facilitate the monitoring requirements. It is apparent that the system not only needs to be more effective and user friendly, resources and commitment are needed to ensure that the right information and data are obtained and presented from the earliest stage.
- 8.4 The Council's 5th AMR will be reporting on progress made against the revised Local Development Scheme submitted in 2008, particularly on the progress of the Joint Core Strategy and the Central Area Action Plan for Northampton.

Appendix 1: West Northamptonshire Joint Local Development Scheme (March 2007)

WEST NORTHAMPTONSHIRE LOCAL DEVELOPMENT SCHEME TIMETABLE	2006				2007				2008				2009				2010				2011																																
	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S																
Key East Midlands Regional Plan Milestones	a				b				c				d				e																																				
West Northamptonshire Joint LDDs																																																					
West Northamptonshire Joint Core Strategy DPD	C	E	E	E	O	O	O	O	O				P	P			S				M	X	X										A																				
Northampton Implementation Area DPD					C	E	E	E					O	O	O		P	P	P						S	R	R		M	X							A																
West Northamptonshire Rural Areas DPD									C	E	E	E					O	O	O						P	P	P						S				M	X							A								
West Northamptonshire Development Control Policies DPD													C	E	E	E					O	O			P	P	P						S				M	X	X						A								
Energy Efficiency & Renewable Energy SPD	C				D	D		A																																													
West Northamptonshire Affordable Housing SPD					C								D	D		A																																					
Daventry District LDDs																																																					
Daventry Town DPD					C	E	E	E					O	O	O		P	P	P						S	R	R		M	X							A																
Development Guidance for Middlemore Site 6 SPD	C				D	D		A																																													
Development Guidance for Middlemore Sites 7-9 SPD								C					D	D		A																																					
Town/ Village Design Statements SPD								C					D	D		A					C				D	D		A					C								D	D		A					C				
Northampton Borough LDDs																																																					
Central Area Action Plan DPD					C	E	E	E	E				O	O			P	P							S	R	R		M	X	X						A																
Sixfields Area Action Plan DPD					C	E	E	E					O	O	O		P	P	P						S	R	R		M	X											A												
South Northamptonshire LDDs																																																					
Towcester Town DPD					C	E	E	E					O	O	O		P	P	P						S	R	R		M	X											A												
Brackley Town DPD					C	E	E	E					O	O	O		P	P	P						S	R	R		M	X											A												
Moat Lane, Towcester SPD	C				D	D		A																																													
Silverstone Circuit SPD					C								D	D		A																																					

C	Commencement of preparation of DPD	P	Public participation on Preferred Options and initial SA Report	M	Pre-Examination Meeting
E	Preparation of Scoping Report for Sustainability Appraisal (SA) Report	S	Submission of DPD and SA Report and consultation	X	Independent Examination
O	Strategic Options and Issues (Pre-Submission consultation)	R	Public participation on site allocation representations	A	Adoption of document

REFERENCES

1. Local Development Framework Monitoring: A Good Practice Guide (ODPM, March 2005)
2. Planning Policy Statement 3: Housing (CLG, Nov 2006)
3. Guidance on Housing Trajectories (Government Office for the South East, September 2005)
4. National Indicators (CLG, March 2008)
5. Audit Commission Report (September 2007)
6. Northampton Borough Council's draft Corporate Plan 2007-2011
7. Northampton draft Sustainable Community Strategy 2007 - 2011
8. Northampton Adopted Local Plan June 1997
9. West Northamptonshire Joint Local Development Scheme (approved March 2007)
10. Scoping Report to the Central Area Action Plan (Environ, January 2007)
11. Scoping Report for Sixfields (NBC, January 2008)
12. West Northamptonshire Strategic Housing Market Assessment (DTZ, June 2007)

ABBREVIATIONS

AAP	Area Action Plan
AIP	Approved in Principle
AMR	Annual Monitoring Report
ANGST	Accessible Natural Greenspace Standards
BME	Black and Minority Ethnic
BVPI	Best Value Practice Indicator
DCLG/CLG	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
SPA	Special Protection Area
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SRS	Sub-Regional Strategy
SSSI	Sites of Special Scientific Interest
U/C	Under construction
WNDC	West Northamptonshire Development Corporation
WNSHMA	West Northamptonshire Strategic Housing Market Assessment

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