



Northampton's Local Development Framework

Annual Monitoring Report 2008/09



NORTHAMPTON
BOROUGH COUNCIL

NORTHAMPTON'S LOCAL DEVELOPMENT FRAMEWORK

**Annual Monitoring Report
2008-2009**

FINAL REPORT

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EXECUTIVE SUMMARY

Within the financial year 2008/09:

The revised West Northamptonshire Joint Local Development Scheme was approved by Government Office for the East Midlands in November 2008

There were also saw some changes to the teams with the Council and the West Northamptonshire Joint Planning Unit, including:

- ❖ The appointment of a new Director of Planning and Regeneration in November 2008
- ❖ The appointment of a new Head of Service for Planning in September 2008
- ❖ The resignation of a Planning Officer in the LDF team in November 2008 (this post was filled in November 2009)
- ❖ The departure of the Joint Planning Unit Manager and the subsequent appointment of an Interim West Northamptonshire Head of the Joint Planning Unit in the summer of 2008

Corporately:

- The Improvement and Development Agency for Local Government (IDeA) prepared a report on the Council's position in October 2008, with regard to the improvement journey and outlined key recommendations to further achieve the Council's ambitions
- The Council went through another restructure process in January 2009
- A new Corporate Plan was prepared and approved in February 2009
- The annual Audit & Inspection Commission report was sent to the Council in April 2009, stating that there has been significant progress by the Council in continuing to improve its public service

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 fifth LDF Annual Monitoring Report. It outlines the latest development in the progress towards the preparation of the Local Development Framework and the impacts on the Local Development Scheme. Although the report focuses on the performance within the 2008/09 reporting year, details on progress over the summer of 2009 have been included, where relevant, for information purposes.

2. METHODOLOGY AND RESOURCE

a. 2008-2009 Annual Monitoring Report

2.1 The 2008/09 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 2008/09, the following key appointments were made:

- ❖ Interim Head of the West Northamptonshire Joint Planning Unit (autumn 2008)
- ❖ Head of Planning (September 2008)
- ❖ Director of Planning and Regeneration (November 2008)

2.4 In the financial year 2008/09, additional appointments were made within the West Northamptonshire Joint Planning Unit. The Joint Planning Unit now has Principal Planning Officers, Senior Planning Officers, Head of Information and a Monitoring Officer in posts.

c. Joint Working: Monitoring

2.5 The West Northamptonshire Joint Monitoring Group was formed in April 2009, with the objective of preparing towards the production of a Joint Annual Monitoring Report for 2009/2010. Officers from the West Northamptonshire Joint Planning Unit, Northampton Borough Council, South Northamptonshire Council, Daventry District Council and Northamptonshire County Council are all represented on this group. The Group will work together to utilise a new software, CDPSoft, which will streamline the monitoring process and will subsequently agree the roles between the authorities in terms of their contribution to the joint document.

2.6 In the meantime, the Borough Council continues to work with:

- South Northamptonshire Council with regard to obtaining figures for inclusion in the Northampton Implementation Area
- West Northamptonshire Joint Planning Unit for the production of the 5 year housing land supply, and
- West Northamptonshire Development Corporation for the production of the housing trajectory

3. CORPORATE DEVELOPMENTS

Improvement and Development Agency (IDeA) Review – (October 2008)

3.1 IDeA was invited by the Council to undertake the corporate peer review. This would give the Council an understanding of where it currently is on its improvement journey and to use the learning and experience from others to assist in the way forward. In carrying out this review, the ideal local authority benchmark was used, and the following headlines as themes for corporate assessment:

- Leadership and governance
- Customer focused and community engagement
- Resource and performance management
- Organisation and people

3.2 Recommendations using the above main themes included:

- Reinforce the Team Northampton brand and schedule a series of focus groups to sell the vision, values and corporate priorities to all staff and partners over the next 12 months
- Develop a clear vision and strategy for future service delivery focused on the needs of customers
- A customer champions group could be established whose purpose is to modernise the culture of the Council so that it is open and responsive to the need of customers with a service ethos that puts the customer first
- Within 12 months, develop and implement robust corporate project, programme and contract management processes to better manage risk and deliver projects to time and budget and capturing and sharing lessons learned across the organisation
- Develop a corporate approach to organisational development as a priority, including workforce planning and a succession plan. Ensure the change programme fosters a consistent corporate “one organisation” culture

Annual Audit and Inspection Letter (March 2009)

3.3 The Audit Commission’s key message in this letter is that significant progress has been made by the Council over the last year. The rate of service improvement has accelerated to a level that is now consistent with other Councils, the processes for securing and improving value for money have improved considerably and government monitoring has reduced significantly

3.4 However, the Audit Commission stresses that the Council still has some significant way to go before it matches better performing councils. They referred to the following areas which require particular attention:

- There are pressures on the Authority’s financial resources in light of an unfavourable settlement from Central Government and adverse trends in car parking income and concessionary travel expenditure. The Authority has also yet to reach a settlement on implementation of the Single Status framework which will likely to have financial implications
- The economic downturn is likely to result in pressures on the Authority’s main income streams. The Authority therefore needs to monitor the robustness of its income collection, in particular Council Tax and housing rents
- In light of recent events in the banking sector, the Authority needs to keep its Treasury Management activity under close control to avoid exposure to unacceptable levels of risk
- The authority needs to build on improvements made this year in the financial reporting process
- Implementing new accounting requirements including the 2009 SORP and International Financial Reporting Standards (IFRS) will present a challenge

- The authority will need to prepare for the new Use of Resource assessment which supports the Comprehensive Area Assessment regime (CAA) regime

3.5 In summary, the Audit Commission recommends that the Council should maintain its momentum and focus on strengthening capacity and service review in order to achieve further and more consistent improvement. It should also be noted that the two remaining services that were subject to Government monitoring – housing and planning – have improved sufficiently and have been released from monitoring.

3.6 In their report, the Audit Commission referred to a two-year programme of service reviews to identify the most efficient and effective way of delivering skills to local people, which is about to begin. Also, it identifies financial capacity and acquiring the necessary skills to deliver change as posing a risk to the delivery of the Council's improvement agenda.

Corporate Plan (February 2009)

3.7 The Borough Council's Corporate Plan covers a three year period beginning April 2009. The Plan outlines the following management aims:

- Provide excellent customer service
- Engage in meaningful dialogue
- Make best use of our resources
- Be a single effective team
- Work to make Northampton a better place

3.8 It lists 5 priorities and underpinning commitments, following a series of consultation events and these are:

- Safer, greener and cleaner communities
- Housing health and well being
- A confident, ambitious and successful Northampton
- Partnership and community engagement
- A well managed organisation that puts the customer at the heart of what we do

3.9 The new Plan was drafted at a time when the country was undergoing an economic recession and this was acknowledged. Therefore, particular emphasis was placed on the following:

- Continuing to improve the performance, quality of services and value for money provided by the Council
- Securing the long-term regeneration and growth of the town, and maintain the vitality of the town
- Supporting the vulnerable and those suffering from the effects of the recession

d. Northampton's Community Strategy and Community Vision (2008/09)

3.10 Northampton's Sustainable Community Strategy was finalised within 2008/09 financial year and covers the period 2008 – 2011. The strategy states that the Northampton will build upon its historic market town roots to become a 21st Century market city with diverse multi-cultural communities giving leadership to Northamptonshire as its principal urban centre.

3.11 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 we 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 2008/09

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.

4.2 Best Value Performance Indicators are gradually being phased out by the Council, as the requirements for monitoring new National Indicators begin. New National Indicators took effect on the 1st April 2008. However, the Council continued to monitor relevant BVPIs and will continue to do so until they are no longer deemed to be required Corporately. BVPIs which affect Northampton's performance in terms of planning, conservation and the Local Development Framework for the financial year 2008/09 are shown below.

BVPI Ref	Brief description	Target 2008/09	Actual 2008/09
106	% of new homes built on previously developed land	65%	51.15%
200a	Submission of Local Development Scheme (by 28 th March 2005) and thereafter maintain a 3 year rolling programme		West Northamptonshire Joint Local Development Scheme was approved by Government Office for the East Midlands in November 2008
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
204	Percentage of appeals allowed against the authority's decision to refuse planning applications	25%	37.5%
205	The local authority's score against a "quality of planning services" checklist	90%	66.7%
219b	Percentage of conservation areas with an up to date character appraisal	60%	63.16%

National Indicators

4.3 A new set of National Indicators were published by Communities and Local Government 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 Division is responsible for the following national indicators:

National Indicator	Title	Results 08/09	Target 08/09
154	Net additional homes provided	707	1529
155	Number of affordable homes delivered	288	400
157a LM	Percentage of large scale major planning applications determined within 13 weeks	100%	0%
157a SM	Percentage of small scale major planning applications determined within 8 weeks	54.55%	74%
157b	Percentage of minor planning applications determined within 8 weeks	92.19%	87%
157c	Percentage of other planning applications determined within 8 weeks	95.70%	95%
159	Supply of ready to develop housing sites	96.8%	100% within 5 years
170	Previously developed land that has been vacant for more than 5 years	0.78%	0.78%

Further details on the Council's performance for the monitoring year can be found on the website www.northampton.gov.uk.

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. At the end of this 3 year period (September 2007), 119 out of the 216 policies were saved by GOEM. This means that 97 policies were removed and are now obsolete. The full list is available on the Council's website. The 'saved' status of the 119 policies meant that they could be used in determining planning applications until they are replaced by the Local Development Framework.

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. This allows the team to monitor the progress of some key saved policies relating to housing and employment development sites.

5.6 There are still no existing provisions to monitor the effectiveness of other saved policies.

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 (i) Development Plan Documents (DPDs) (comprising for example the Core Strategy and Area Action Plans) which are subject to assessment by a Planning Inspector before they can be adopted and (ii) Supplementary Planning Documents, which are not subject to such assessments 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 third LDS was prepared jointly with the adjoining authorities of South Northamptonshire and Daventry. The joint LDS was brought into effect in November 2008 (see Appendix 1) replaces the joint LDS approved in March 2007. This LDS was designed to meet the needs of the communities through the preparation of a portfolio of spatial planning documents that address the different parts of West Northamptonshire, whilst also managing the growth agenda.

6.3 In the joint LDS, documents which have to be produced between 2008 and 2011, involving Northampton Borough Council, are:

- West Northamptonshire Joint Core Strategy
- West Northamptonshire Developer Contributions and Affordable Housing DPD
- West Northamptonshire Site Allocations DPD
- West Northamptonshire Development Management Policies DPD
- Northampton Central Area Action Plan DPD
- Proposals Map
- Statement of Community Involvement

6.4 A copy of the LDS (approved in November 2008) is available on the Council's website, www.northampton.gov.uk/planningpolicy. A brief chart showing the key milestones are available in Appendix 1.

c. West Northamptonshire Local Development Documents (LDDs)

6.5 The LDDs for West Northamptonshire is to be prepared by the West Northamptonshire Joint Planning Unit (JPU), comprising representatives from Northamptonshire Borough Council, Daventry District Council, South Northamptonshire Council and Northamptonshire County Council.

6.6 The JPU is responsible to the West Northamptonshire Joint Strategic Planning Committee which has been set up by Parliamentary Order, and came into force in July 2008. The Joint Committee comprises twelve voting Members, all of whom are serving Councillors with Daventry District Council, Northampton Borough Council, South Northamptonshire Council and Northamptonshire County Council, and who have been nominated by those councils. Observers on the Committee represent the West Northamptonshire Development Corporation and the Borough Council of Wellingborough. The Committee's role is to oversee the preparation of the

Joint Documents and associated studies and to discuss common planning issues across West Northamptonshire. The inaugural meeting of the committee was held on Tuesday, October 21, 2008.

6.7 The Joint Committee is a council-led planning authority, but will be giving a formal role to the West Northamptonshire Development Corporation in particular, to ensure plans are deliverable via the Corporation's development control and regeneration powers. The Joint Committee will set the framework up to 2026 for the Government's Growth Agenda as it applies to this part of Northamptonshire and the wider Milton Keynes South Midlands sub-region. The Joint Committee will not be responsible for determining planning applications. Its role is limited to strategic plan making.

i. West Northamptonshire Joint Core Strategy (JCS)

2008/09

6.8 In the revised joint LDS, submission of the Joint Core Strategy is expected to take place in March 2010. This document is aimed at setting out the general spatial vision, spatial objectives and spatial strategy for all sustainable communities in West Northamptonshire accounting for its wider context. It will set out strategic policies for the regeneration, growth and conservation of the area including strategic rural and affordable housing matters together with the phasing and infrastructure for their delivery. It will make strategic allocations to 2021 and ensuring the maintenance of at least the five year housing land supply together with establishing directions of growth for later phases.

6.9 To progress the JCS, the Joint Planning Unit (JPU) undertook a "charette" exercise in January and February 2009, aimed at identifying solutions to a range of issues as part of the ongoing engagement process with key stakeholders, including Northamptonshire County Council and West Northamptonshire Development Corporation.

2009/10

6.10 Although not within the AMR reporting year, it is worth noting that in June 2009, the JPU undertook a workshop with Councillors from both the County Council and the 3 planning authorities. This was then followed by a consultation report on the directions of growth which was considered by the Joint Steering Committee on the 6th July 2009. In August/September 2009, a 6 week public wide consultation was held. A Managers Workshop was held on the 25th August, which gave all Managers (from Team Leaders upwards) within the Borough Council an opportunity to participate in the progression of the Joint Core Strategy.

6.11 The JPU is also progressing its preparation of a Strategic Housing Land Availability Assessments (SHLAA) as recommended in Planning Policy Statement 3: Housing. This assessment is aimed at helping identify potential sites for residential development. The SHLAA assesses how many units can be accommodated on identified sites and the timeframes for when these sites are likely to be available. The exercise also identifies constraints associated with bringing potential sites forward and how and when these can be removed to help improve the potential for housing. A draft methodology for the preparation of the SHLAA was released for public consultation in May 2009.

6.12 New technical studies which are required to continuously inform the plan preparation process have been or are being finalized, including those relating to retail, employment and infrastructure.

iv. West Northamptonshire Developer Contributions and Affordable Housing DPD

6.13 In the revised joint LDS, this document is not expected for submission until December 2010. Commencement was scheduled for January 2009. This process began on time, with the release of the West Northamptonshire Affordable Housing Supplementary Planning Document for consultation in April 2009. This is a technical document intended to provide guidance on the

provision of affordable housing in West Northamptonshire. The public consultation ended in May 2009.

v. West Northamptonshire Site Allocations DPD

6.14 In the revised joint LDS, commencement is scheduled for January 2010.

vi. West Northamptonshire Development Management Policies SPD

6.15 In the revised joint LDS, commencement is scheduled for December 2011.

ii. Northampton Central Area Action Plan DPD

2008/09

6.16 In the revised joint LDS, the submission of the DPD is scheduled for June 2010, approximately 3 months after the Joint Core Strategy. This document is being progressed by Northampton Borough Council.

6.17 The revised LDS requires a new project plan to be prepared. Included in the revised project plan is a series of workshops which are expected to take place over the course of the spring and summer months. These workshops are aimed at:

- addressing some of the key issues emerging from the Issues and Options consultation exercise undertaken in October/November 2007
- assessing new regeneration initiatives which emerged after the Issues and Option consultation exercise, including the need to identify whether these are deliverable
- achieve a consensus on which projects are key priorities and how these proposals are to be phased as part of the implementation and delivery programme

6.18 In addition, the charette process undertaken by the Joint Planning Unit in January and February of 2009 offered an opportunity to address some of the issues associated with planning for the Central Area, particularly on the vision and strategic objectives. New studies have been commissioned to further inform the plan preparation and resolve some of the key gaps in information. These include a Town Centre Health Check which is PPS6 compliant, which was completed in October 2009 and the State of the Environment Report (completed in September 2009).

2009/10

6.19 Although not within the AMR reporting year, it is worth noting that Members Surgeries, involving one to one sessions between the Community Engagement Officer and Councillors, were held between the 12th and 14th May. The purpose of these surgeries is to inform Councillors about the current progress of the Central Area Action Plan. This was subsequently followed by a Members Workshop, held on the 11th June. This workshop gave Members the opportunity to view the key changes to the Central Area Action Plan and make their own comments.

6.20 A report outlining the contents of an Emerging Strategy for the Central Area Action Plan was considered at the Council's Cabinet on the 15th July 2009. Members approved the release of the Emerging Strategy for wider public consultation. Public wide consultation took place between the 6th August and the 17th September. In addition, a Managers Workshop was held on the 25th August, which gave all Managers (from Team Leaders upwards) within the Borough Council an opportunity to participate in the progression of the Joint Core Strategy.

6.21 The departure of a Planning Officer in November 2008 meant that the LDF team comprised 3 full time planners (1 x Principal, 1 x Senior Planner and 1 x Planning Officer) and 1 x part time Planning Officer. In February 2009, a member of staff from the Development Control team was seconded to the LDF team to assist with housing monitoring and the Central Area Action Plan.

This post was vacated in August 2009. In November 2009, a new permanent Planning Officer joined the team.

d. Statement of Community Involvement (SCI)

6.22 The Council's first SCI was adopted in March 2006. The two partner authorities, Daventry District and South Northamptonshire, have also published their own SCIs. The SCI sets out how the community will be involved in the preparation of Local Development Documents and consulted on planning applications. The revised LDS states that there will be a need to review and integrate these individual SCIs into one statement. This will be assessed as part of the preparation of the West Northamptonshire Annual Monitoring Report.

6.23 The Council has also proposed to charge for pre-application discussions, which will improve the overall process and quality of decision making. This process is widely accepted as good practice, because they benefit both the planning authorities and applicants in ensuring a better mutual understanding of objectives and existing constraints. The proposals could evolve, through such discussions, and be adapted to better reflect community aspirations and that applications, when submitted, are complete and addresses all relevant issues. This process of charging for pre-application discussions began in June 2009.

6.24 In addition, the Council published a "Planning Guide", which is included in the planning application pack sent to potential applicants. It provides details about the plan system, development control issues, methodology for applying for planning permissions and contact details.

7. NORTHAMPTON'S CORE INDICATORS

7.1 The Government published its guidelines on LDF monitoring in March 2005, but subsequent revisions and changes were also published. 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 revised core output indicators were published by Communities and Local Government in 2008, and these have been incorporated into this year's AMR. In addition to these, 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 for Northampton. In summary, the key baseline information for Northampton, between the 1st April 2008 and 31st March 2009, includes:

- The population of Northampton has risen by just over 1,000 people between mid 2007 and mid 2008
- There were over 125,000 recorded number of jobs in mid 2007
- House prices started to decline in September 2008

(i) Population

a. Total population (2007)

7.6 Nomis gave the following statistics:

	Northampton	East Midlands
All people	202,800	4,399,600
Males	100,000	2,172,900
Females	102,800	2,226,800

Source: ONS midyear population statistics (NOMIS August 2009)

The latest population statistics given by ONS for 2008 is 204,100.

b. Density

7.7 It was reported last year that 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%

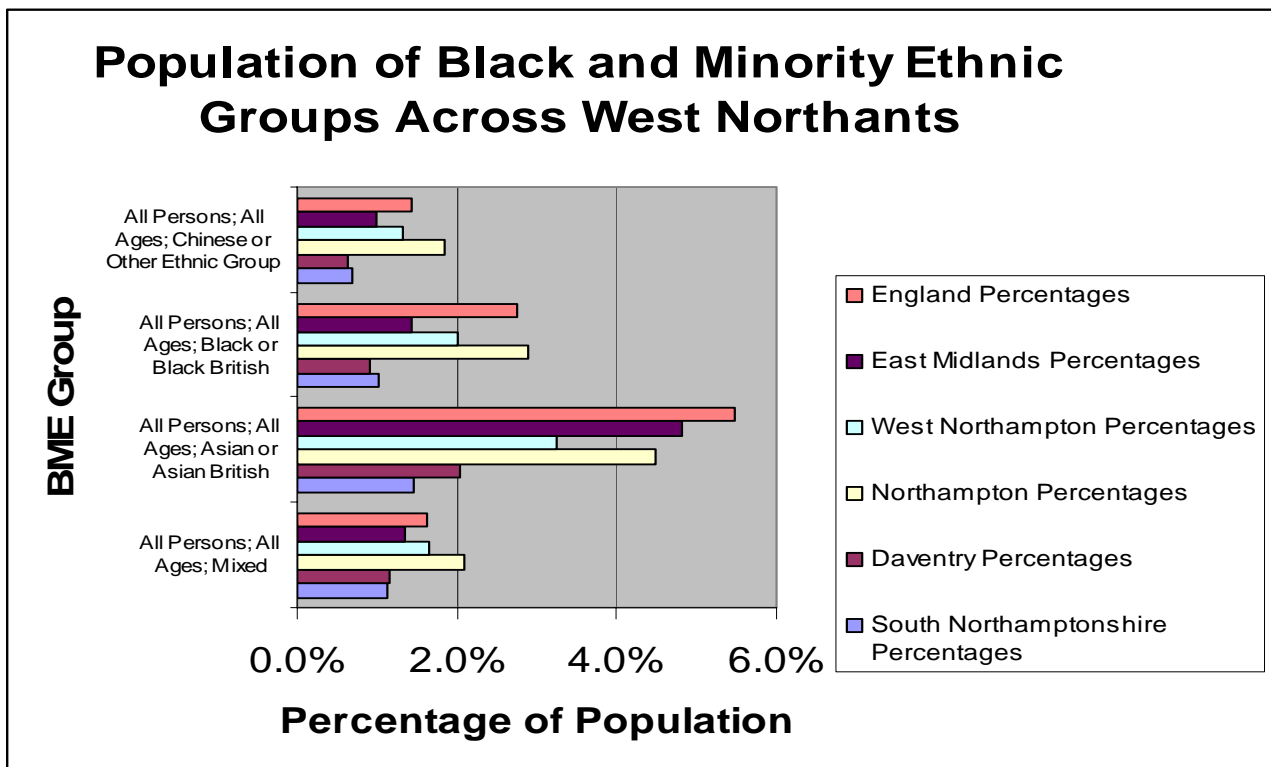
Source: Census 2001

7.9 Last year, it was reported that 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

7.10 Consultants have been appointed by the West Northamptonshire Joint Planning Unit to undertake a new Strategic Housing Market Assessment. The outcome of this assessment will be report in the 2009/10 Joint Annual Monitoring Report.

7.11 The chart below shows the comparison between Northampton, its West Northamptonshire authorities and the East Midlands. The data is taken for the Office of National Statistics (2006):



Data Source: Office of National Statistics

7.12 The above chart shows that Northampton has a greater population of ethnic minorities than Daventry or South Northamptonshire.

d. Population Projections

7.13 There are a variety of forecasts relating to the future size of Northampton’s population. The Office of National Statistics (ONS) gave show the following projection:

	2008	2009	2012	2015	2018	2021
Northampton	204,100	206,300	213,100	219,800	226,500	233,100
	2024	2027	2030	2031		
Northampton	239,400	245,500	251,200	253,100		

Full details of the projection can be viewed on the ONS website.

7.14 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

(ii) Economic and Social Data

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

a. Working age population (2007)

	Northampton (no)	Northampton (%)	East Midlands (%)
All people – working age	131,100	64.7	62.1
Males – working age	68,200	68.2	66.1
Females – working age	62,900	61.2	58.1

Nomis Source: ONS midyear population estimates

b. Employment and Unemployment (Jan 2008 – Dec 2008)

	Northampton (no)	Northampton (%)	East Midlands (%)
All people			
Economically active	112,200	85.0	80.8
In employment	10,800	80.6	75.9
Employees	97,000	73.1	67.4
Self employed	9,900	7.5	8.1
Unemployed	6,700	5.9	5.8
Males			
Economically active	61,900	85.0	80.8
In employment	57,400	83.3	79.2
Employees	49,700	71.9	67.1
Self employed	7,800	11.3	11.6
Unemployed	4,400	7.2	6.3
Females			
Economically active	50,700	79.8	76.6
In employment	49,400	77.7	72.3
Employees	47,300	74.3	67.7
Self employed	Not given	Not given	4.2
Unemployed	Not given	Not given	5.3

Nomis Source: ONS annual population survey

c. Economic inactivity (Jan 2008 – Dec 2008)

	Northampton (no)	Northampton (%)	East Midlands (%)
All people			
Economically inactive	19,600	15.0	19.2
Wanting a job	3,900	3.0	4.7
Not wanting a job	15,700	12.0	14.5

Males			
Economically inactive	7,000	10.3	15.5
Wanting a job	Not given	Not given	3.9
Not wanting a job	5,100	7.4	11.9
Females			
Economically inactive	12,600	20.2	23.4
Wanting a job	Not given	Not given	5.6
Not wanting a job	10,700	17.1	17.8

Nomis Source: ONS annual population survey

d. Employment by occupation (Jan 2008 – Dec 2008)

	Northampton (no)	Northampton (%)	East Midlands (%)
Soc 2000 major group 1-3	43,800	41.0	39.1
1. Managers and senior officials	16,200	15.1	15.5
2. Professional occupations	11,000	10.3	11.3
3. Associate professional & technical	16,600	15.6	12.3
Soc 2000 major group 4-5	21,100	19.8	22.9
4. Administrative & secretarial	12,000	11.2	10.8
5. Skilled trades occupations	9,100	8.5	12.0
Soc 2000 major group 6-7	16,600	15.6	16.2
6. Personal service occupations	10,600	9.9	8.3
7. Sales and customer service occupations	6,100	5.7	7.8
Soc 2000 major group 8-9	25,300	23.7	21.8
8. Process plant & machine operatives	10,100	9.4	8.7
Elementary occupations	15,200	14.2	13.1

Nomis Source: ONS annual population survey

e. Qualifications (Jan 2008 – Dec 2008)

	Northampton (no)	Northampton (%)	East Midlands (%)
NVQ4 & above	34,800	26.627.0	25.4
NVQ3 & above	53,600	41.0	43.5
NVQ2 & above	78,500	60.0	62.4
NVQ1 & above	102,600	78.4	78.1
Other qualifications	9,600	7.3	8.8
No qualifications	18,700	14.3	13.2

Nomis Source: ONS annual population survey

f. Total Jobseeker's Allowance claimants (July 2009)

	Northampton (no)	Northampton (%)	East Midlands (%)
All people	6,843	5.2	4.1
Males	5,058	7.4	5.7
Females	1,785	2.8	2.3
By age of claimant			
Aged 18-24	1,915	28.0	30.6

Aged 25-49	3,745	54.8	52.6
Aged 50 & over	1,125	16.4	16.3
By duration of claim			
Up to 6 months	4,790	70.1	70.5
Over 6 up to 12 months	1,430	20.9	20.9
Over 12 months	615	9.0	8.6

Nomis Source: ONS claimant count – age and duration

g. Jobs density (2007)

	Northampton (jobs)	Northampton (density)	East Midlands (density)
Job density	139,000	1.06	0.81

Nomis Source: ONS job density

h. Employee jobs (2007)

	Northampton (employee jobs)	Northampton (%)	East Midlands (%)
Total employee jobs	125,700	-	-
Full time	90,300	71.9	68
Part time	35,300	28.1	31
Employee jobs by industry			
Manufacturing	12,300	9.8	15
Construction	4,200	3.3	5
Services	108,500	86.4	77
1. Distribution, hotels & restaurants	28,800	22.9	23
2. Transport & communications	9,400	7.5	5
3. Finance, IT, other business activities	34,800	27.7	17
4. Public admin, education & health	31,200	24.8	26
5. Other services	4,300	3.5	4
Tourism-related	7,200	5.7	7

Nomis Source: ONS annual business inquiry employee analysis (NOMIS)

i. VAT Registered businesses (2007)

	Northampton (no)	Northampton (%)	East Midlands (%)
Registration	700	11.7	9.5
Deregistrations	455	7.6	6.9
Stock (at the end of year)	5,970		

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

j. Jobcentre plus vacancies (July 2009)

	Northampton (no)	East Midlands
Unfilled jobcentre vacancies (numbers)	932	23,369
Unfilled jobcentre vacancies per 10,000 working age population	71	86
JSA claimants per unfilled jobcentre vacancy	7.3	4.7

Nomis Source: Jobcentre Plus vacancies – summary analysis

(iii) Housing

7.16 There are over 90,850 houses in Northampton Borough. This figure is taken from the Valuation Office Authority, and relates to the number of dwellings for Northampton as of the 29th March 2009.

a. Average Overall House Price

7.17 The average house prices for Northampton, between September 2000 to March 2009 are shown below. Average house prices have steadily increased over the years, and peaked in September 2007. Since then, prices have steadily declined, and this becomes more prominent between September 2008 and March 2009. This sharper decline in the housing market can be attributed to the global credit crunch.



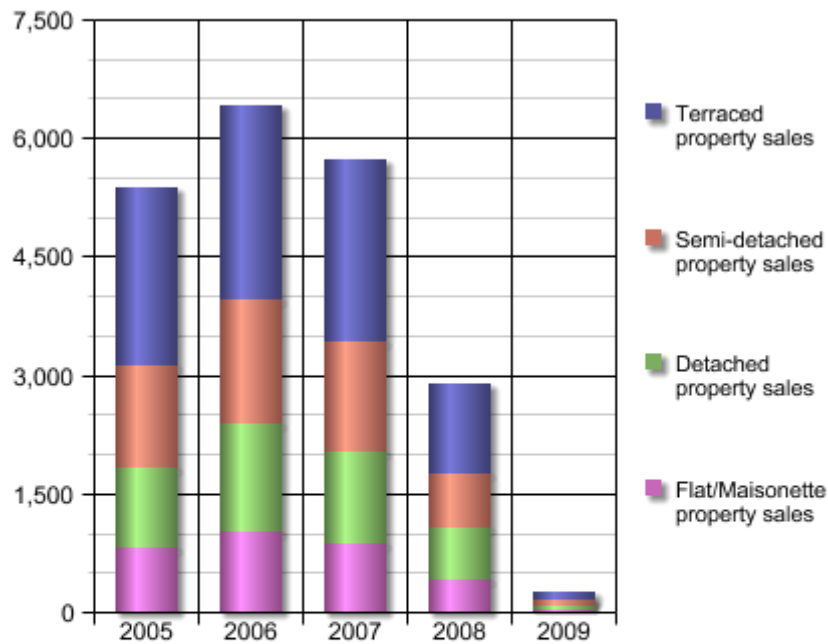
Note

The chart shows the average property price over time for all types of housing in the area selected. Small sample sizes can distort the price over time in some areas. The data for this analysis is based on data from Hometrack's Automated Valuation Model.

Source: Hometrack; © Hometrack

7.18 Property sales have been around about the 5,000 to 6,000 mark since 2005. However, the number of sales deteriorated significantly during 2008. The largest category of properties sold was terraced property, and the lowest being maisonette and flats. Property sales took a dive from an annual turnover of over 5,000 since 2005, to under 3,000 in 2008. By the end of the first quarter of 2009, sales did not reach 500.

Annual turnover by property type



Source: Land Registry

Note

The chart shows the count of housing turnover each year split between property type using data from the Land Registry

Main Source: Hometrack

(iv) Environment

7.19 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

(v) Transport

7.20 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.

7.21 The construction of the Cross Valley Link Road, linking Weedon Road and Pineham, has been completed. 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

A revision to the Core Output Indicators was published by Communities and Local Government in July 2008. These revised indicators replace all previous indicators for regional and local planning authorities' annual monitoring reports. The revision was produced in association with regional and local planning and monitoring practitioners, government offices and other government departments.

The paper stresses that monitoring is an essential part of the continuous planning process. Core output indicators were designed as part of the monitoring framework to achieve a consistent and cost effective approach to data collection.

Business Development

Ref	Indicator	Amount
BD1	Total amount of additional employment floorspace – by type	Net: 47,848.82 sq.m Gross: 113,761.52 sq.m
BD2	Total amount of employment floorspace on previously developed land – by type	Net: -33,156 sq.m Gross: 28,502 sq.m (25.05% of BD1 gross)
BD3	Employment land available – by type	101.17 ha (110.25 ha to include Grange Park)
BD4	Total amount of floorspace for “town centre uses”	Not available

Housing (needs updating)

Ref	Indicator	Amount
H1	Plan period and housing targets	Shown in trajectory
H2(a)	Net additional dwellings – in previous years	10,101
H2(b)	Net additional dwellings – for the reporting year	707
H2(c)	Net additional dwellings – in future years	19,334
H2(d)	Managed delivery target	Shown in trajectory
H3	New and converted dwellings – on previously developed land	51.15%
H4	Net additional pitches	None
H5	Gross affordable housing completions	288 (Rented: 136 Intermediate housing: 152)
H6	Housing quality – Building for Life Assessments	Not available

Please note that the above housing data (and trajectory) relates to analysis up to the end of March 2009, and is being updated.

Environmental Quality

Ref	Indicator	Amount
E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	None
E2	Change in areas of biodiversity importance	Not available
E3	Renewable energy generation	Not available

7.22 The Council's requirement to make more budget cuts meant that it had to share its scarce resources to obtain information and to monitor some developments.

Housing Trajectory

Planning Policy Statement 3: Housing

7.23 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

7.24 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. Further consultation on the SHLAA technical paper will be taking place in December 2009. Sites included within the SHLAA are assessed purely on their technical availability for development, and at this stage this does not include any policy assessment. The identification of a site as having potential for development does not necessarily mean that it will be allocated as a development site.

7.25 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

7.26 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.

7.27 The Council will be updating its five year land supply report, which was completed in early 2009. When finalised, the updated report will be published on the Council's website.

Affordable Housing

7.28 In 2008/09, the Council, together with its partner Housing Associations, enabled the delivery of 288 affordable homes. This has fallen short of the Council's internal levied target of 400 affordable units for 2008/09, which, at the start of the year was anticipated as being achievable.

7.29 The main reason for the target shortfall is the slowdown and subsequent stoppage of building, not only of affordable homes, but all residential development. The delivery of affordable housing is largely reliant on S106 agreements and therefore has been generally impacted by developers deciding either not to start new residential developments or slowing down, and in some cases, stopped building on existing residential sites.

7.30 Large Housing Association led sites have also slowed down in their delivery due to a proportion of the affordable housing being for Shared Ownership, which in the current market, Housing Associations are struggling to sell. Therefore, they are hesitant about progressing further

development until the market picks up or they manage to sell the Shared Ownership stock that is outstanding.

7.31 This together with a number of contractors going into liquidation due to the current economic climate has meant that certain sites have been delayed until 2009-10 financial year. As a result of these various factors, and the state of the current housing market, the Council has decided to adjust the affordable housing target to 300 for 2009/10, which at this stage appears achievable.

Housing Trajectory

7.32 Local Authorities are required to produce a housing trajectory 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. A housing trajectory is required to detail the net additional dwellings of past, present and future years, alongside the regional requirements. The trajectory also shows the annual number of completions needed in the future in order to meet that requirement, taking into account past and predicted completions.

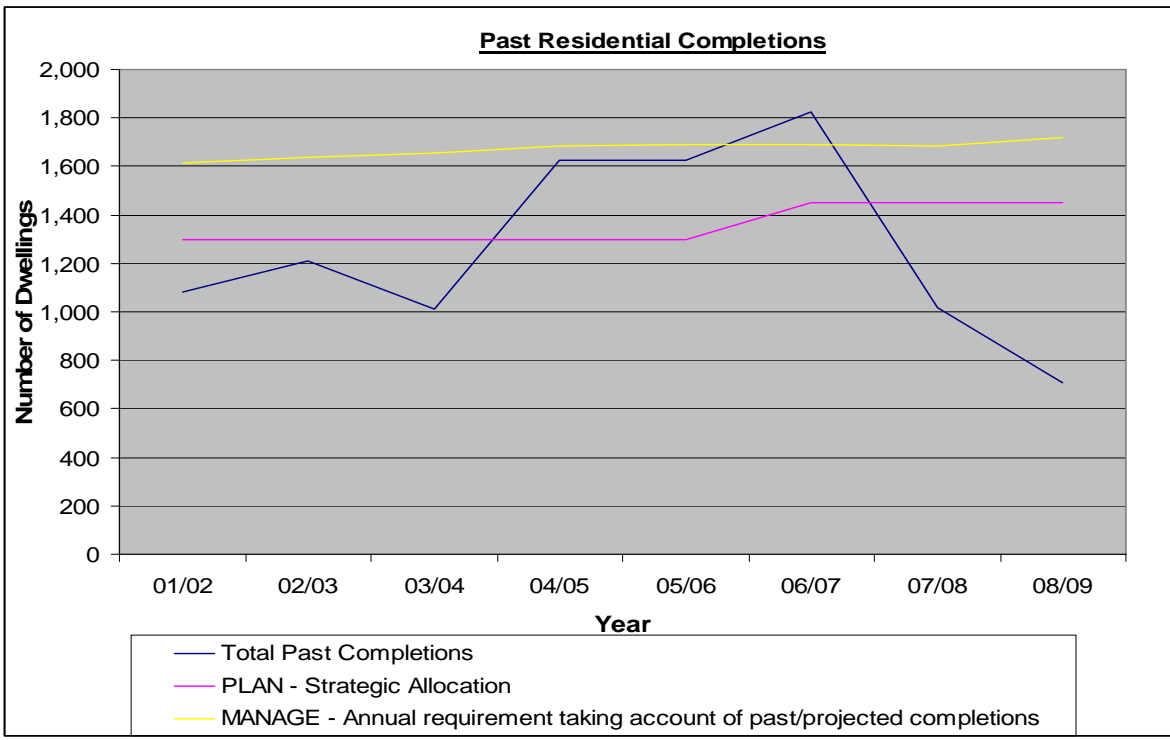
7.33 This section compares the levels of housing development required by the RSS and the projected housing completions in Northampton Borough for the period from 2009 to 2026. Table 1 shows that by the end of 2008/09 the cumulative number of completed dwellings was 749 below that required by RSS.

7.34 NBC Projected Completed Dwellings (cumulative) figure at the end of 2009/10 is predicted to be 1323 dwellings below the RSS requirement (cumulative) and the projected completions for that year will only be 60% of the RSS requirement. 2009/2010 sees the largest number of projected completions below the requirement, a shortfall of 574 dwellings resulting in a cumulative projection of 1714 dwellings below the RSS requirement in 10/11.

7.35 Projecting forward, the number of NBC projected completed dwellings is likely to be lower than required by RSS until the year 12/13. From then the cumulative completions will rise above RSS requirement as the completions from 12/13 to 17/18 are projected to be above the PLAN allocation, making up for the previous shortfall of completions. This large increase in projected completions, compared to recent years levels, accounts for the likelihood that the economic climate and housing market will have recovered, and a number of the large sites which have been pushed back until then due to the recession, or problems with negotiating landownership, will begin providing completed dwellings.

7.36 After 2017/18 the known numbers of proposed dwellings in the planning system sharply diminishes as shown in Graph 3. By the end of the plan period in 2026 the NBC Projected Completed Dwellings (cumulative) figure is predicted to be 11,130 dwellings below the RSS requirement (cumulative).

7.37 However, it should be noted that the above analysis relates to data collected up to the end of March 2009. This trajectory is being updated, and the revised trajectory will provide further explanation on the Council’s policy position on the five year land supply. This is being progressed by the West Northamptonshire Joint Planning Unit, who will be undertaking the monitoring role for the 3 authorities (Daventry, Northampton and South Northamptonshire) from 2009/10. Further information can be found in: www.westnorthamptonshirejpu.org.



Graph 1: Past residential completions

Housing Trajectory from 1st April 2009
(See Appendix 2 for base data)

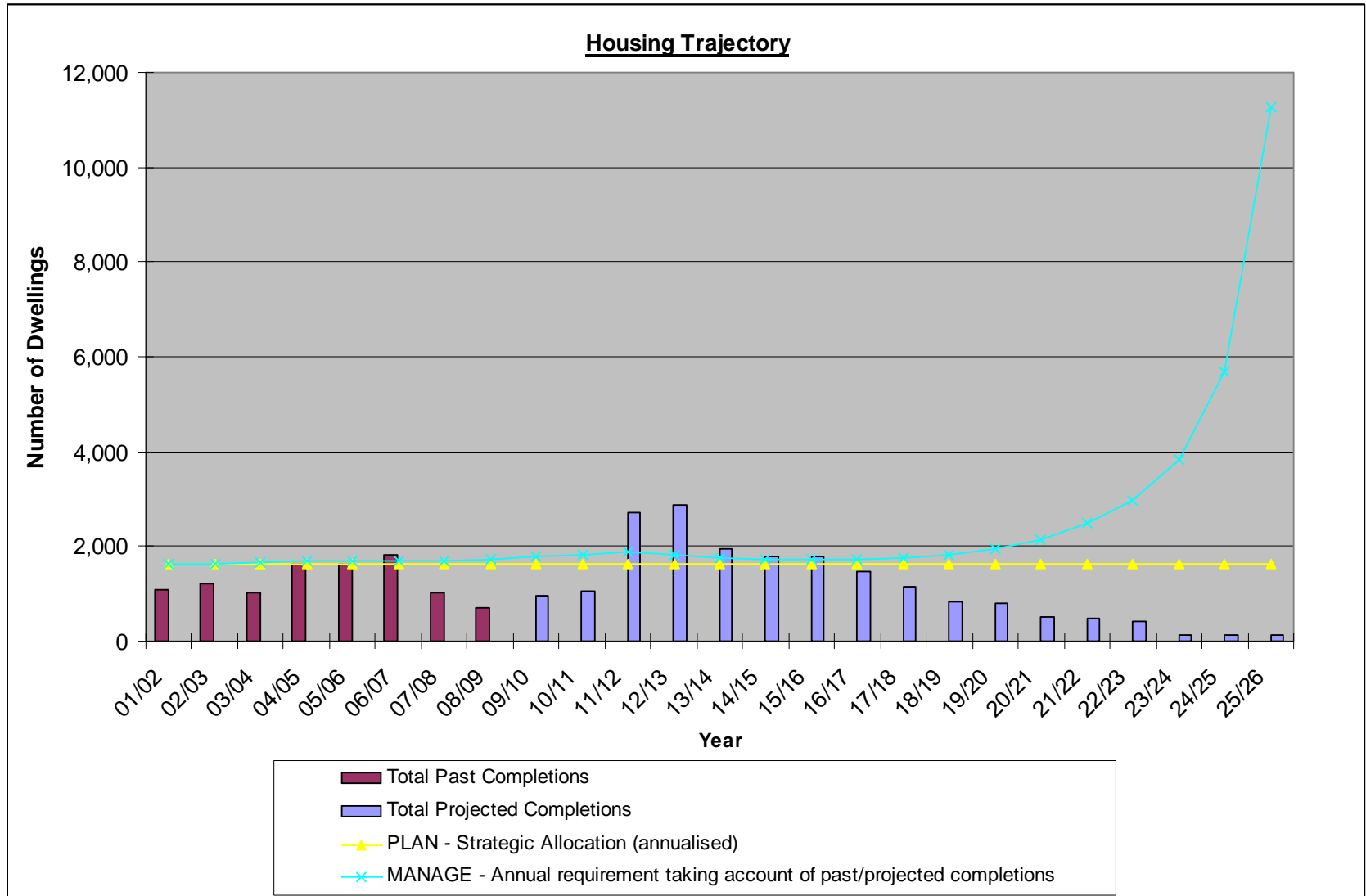
TABLE 1

	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
Projections: Large sites >10 dwellings	-	-	-	-	-				752	935	2580	2741	1820	1665
Projections: Small sites <10 dwellings (average from UCS)									124	124	124	124	124	124
Total Past Completions	1,084	1,208	1,009	1,623	1,626	1,824	1,020	707						
Total Projected Completions									876	1059	2704	2865	1944	1789
Cumulative Completions	1084	2,292	3,301	4,924	6,550	8,374	9,394	10,101	10,977	12,036	14,740	17,605	19,549	21,338
PLAN - Strategic Allocation	1300	1300	1300	1300	1300	1450	1450	1450	1450	1450	1775	1775	1775	1775
Cumulative Strategic Allocation	1300	2600	3900	5200	6500	7950	9400	10850	12300	13750	15525	17300	19075	20850
MONITOR - No dwellings above or below cumulative allocation	-216	-308	-599	-276	50	424	-6	-749	-1,323	-1,714	-785	305	474	488
PLAN - Strategic Allocation (annualised)	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615
MANAGE - Annual requirement taking account of past/projected completions	1,615	1,637	1,656	1,685	1,688	1,691	1,684	1,721	1,781	1,837	1,889	1,831	1,752	1,736

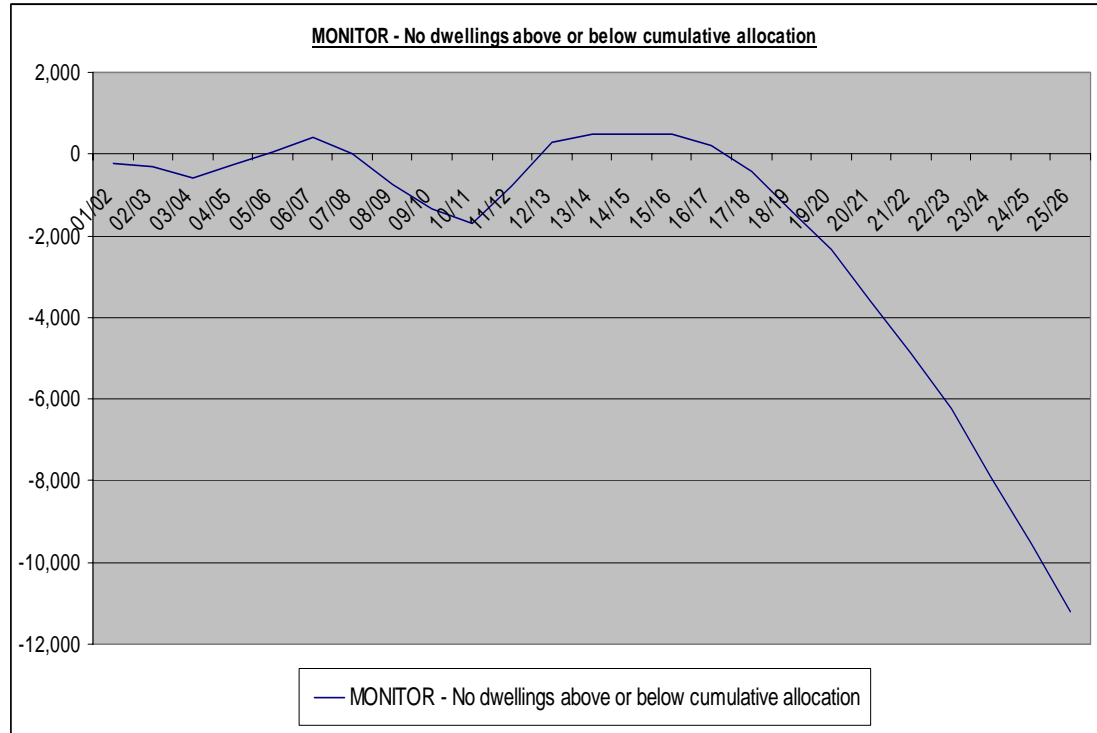
15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	TOTAL
1666	1354	1015	700	684	400	350	300	0	0	0	16962
124	124	124	124	124	124	124	124	124	124	124	2108
											10,101
1790	1478	1139	824	808	524	474	424	124	124	124	19070
23,128	24,606	25,745	26,569	27,377	27,901	28,375	28,799	28,923	29,047	29,171	
1775	1775	1775	1775	1775	1775	1775	1775	1775	1775	1775	
22625	24400	26175	27950	29725	31500	33275	35050	36825	38600	40375	
503	206	-430	-1,381	-2,348	-3,599	-4,900	-6,251	-7,902	-9,553	-11,204	
1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	1,615	
1,731	1,725	1,752	1,829	1,972	2,166	2,495	3,000	3,859	5,726	11,328	

*Total Past Completions for 06/07 includes 22 dwellings at Grange Park

Includes 300 dwellings from the NIA – Grange Park area, to begin construction 11/12



GRAPH 2: Housing Trajectory



Graph 3: Projected growth

Northampton's Significant Effects Indicator

Sustainability Appraisals

7.38 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.

7.39 These indicators contribute towards the assessment of the significant social, environmental and economic effects of policies. The sustainability appraisals used in assessing the Joint Core Strategy for West Northamptonshire are:

<ul style="list-style-type: none">▪ Air quality and noise• SA1: Reduce the need to travel, the potential increase in congestion and facilitate modal shift• SA2: Avoid sensitive development within areas of high noise levels or poor air quality
Archaeology and cultural heritage <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
Biodiversity, flora and fauna <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
Crime and community safety <ul style="list-style-type: none">• SA7: Improve community safety, reduce crime and the fear of crime
Energy and climatic factors <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'
Health and well being <ul style="list-style-type: none">• SA9: Improve health and reduce health inequalities
Labour market and economy <ul style="list-style-type: none">• SA10: Create high quality employment opportunities and develop a strong culture of enterprise and innovation
Landscape and townscape <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
Material assets

<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

7.40 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

7.41 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

Post April 2009

7.42 The Council's Emerging Strategy for the Central Area went out to consultation in August and September 2009. The consultants will carry out another Sustainability Appraisal on the final draft, prior to consultation on the Pre-Submission version. A State of the Environment report was also prepared in September 2009, which was intended to provide valuable information for the local planning process through the compilation of all currently available data into a single report.

8. FUTURE ANNUAL MONITORING REPORTS

8.1 It is anticipated that the 2009/2010 AMR will be a joint document since it is likely that joint targets through the preparation of the Joint Core Strategy would have been set. 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.

8.2 In the meantime, the 3 authorities and the County Council have formed a West Northamptonshire Joint AMR Group, comprising representatives from each authority. The Group's first meeting was held in April 2009. Following from the first meeting, it was agreed that the monitoring software package, CDPsoft, which was purchased by EMRA for each local authority within the County to use, should be installed and used for future monitoring purposes.

APPENDIX 2: HOUSING BASE DATA FOR HOUSING TRAJECTORY

Completed Dwellings for the year ending 31st March 2009 – Previously Developed Land and Greenfield Land

Appendix 1

Number of Dwellings Completed on Brownfield Sites 2008/2009

DPNumber	Address	SumOfCompleted	Greenfield	Description
07/0400/FULWNN	1 A Western View	2	N	Extension of existing terrace including alterations to provide 2no. 1 bed flats and an associated external Bike and Bin Store
08/0088/REMWNN	Former British Timken Main Road Duston	2	N	Revision to planning permission 07/0272/REMWNN to include the omission of plot number 2.43
N/2002/1666	LAND AT WALLBECK CLOSE KINGSTHORPE	9	N	ERECTION OF 22 APARTMENTS
N/2003/0915	23 BILLING ROAD	-1	N	CHANGE OF USE TO FINANCIAL AND PROFESSIONAL SERVICES
N/2004/0063	30 A BILLING ROAD	1	N	CHANGE OF USE OF FIRST FLOOR FROM OFFICES TO RESIDENTIAL TOGETHER WITH FIRST FLOOR EXTENSION AND GROUND FLOOR CAR PORT
N/2004/0755	25 -29 CRAVEN STREET	12	N	ERECTION OF 12 NO APARTMENTS
N/2004/1542	ST CRISPIN HOSPITAL BERRYWOOD ROAD	24	N	RETENTION OF CHILDREN'S BLOCK, MALE AND FEMALE WINGS, CENTRAL TOWER AND THEATRE, CONVERSION INTO 127NO. RESIDENTIAL UNITS AND COMMERCIAL SPACE. ERECTION OF 168NO. NEW RESIDENTIAL UNITS AND BASEMENT CAR PARK (300 SPACES). DEMOLITION OF PART OF MAIN BUILD
N/2004/1545	30 KINGSLEY ROAD	-1	N	CHANGE OF USE TO RESIDENTIAL/NURSING CARE FOR THE ELDERLY AS AN EXTENSION TO EXISTING ADJOINING FACILITY AT 32 KINGSLEY ROAD
N/2004/1606	REAR OF 8 KINGSWAY	1	N	ERECTION OF DWELLING WITH DEMOLITION OF EXISTING GARAGE
N/2004/1644	ADJACENT TO 45 STOCKMEAD ROAD	1	N	PROPOSED ATTACHED NEW DWELLING
N/2004/1794	Albany House 8 -16 CLARE STREET	2	N	CONVERSION AND EXTENSION OF OFFICES TO 7 No. FLATS WITH AN ADDITIONAL 2 No. NEW FLATS

N/2005/0333	3 GRAY STREET	8	N	CONVERSION OF FORMER FACTORY INTO 8NO. RESIDENTIAL UNITS (NB THIS APPLICATION SHOULD BE N/05/0332. N/05/0333 IS A LB APPLICATION)
N/2005/0839	53 - 54 BARRACK ROAD	2	N	REARRANGEMENT OF EXISTING LIVING ACCOMODATION AND CHANGE OF USE OF FIRST AND SECOND FLOORS TO PROVIDE A TOTAL OF FOUR FLATS
N/2005/1496	26 PENFOLD DRIVE	3	N	ERECTION OF 3 NO. 2-STOREY HOUSES WITH GARAGING AND ASSOCIATED WORKS
N/2006/0390	REAR OF 39 & 41 CASTLE AVENUE DUSTON	1	N	ERECTION OF DETACHED BUNGALOW AND GARAGE
N/2006/0540	2 B LOWER HESTER STREET SEMILONG	1	N	NEW DWELLING
N/2006/0760	ST PAULS C OF E LOWER SCHOOL SEMILONG ROAD SEMILONG	29	N	ERECTION OF 29NO. ONE BED FLATS AND CONSTRUCTION OF NEW VEHICULAR ACCESS
N/2006/1083	1 A DERBY ROAD	12	N	ERECTION OF 12NO. APARTMENTS
N/2006/1144	1 GRIFFITHS CLOSE UPTON	1	N	ERECTION OF NEW DWELLING AND ATTACHED DOUBLE GARAGE
N/2006/1272	25 & 25A HIGH STREET WOOTTON	3	N	CONVERSION OF TWO DWELLINGS TO FORM THREE APARTMENTS
N/2006/1286	561 -563 KETTERING ROAD NORTH	12	N	DEMOLITION OF TWO BUNGALOWS AND ERECTION OF 12NO. FLATS
N/2006/1326	8 -10 GOLD STREET	2	N	CONVERSION OF UPPER FLOORS TO CREATE TWO FLATS INVOLVING ALTERATIONS/ REPAIRS TO FNT. DORMERS AND TWO ROOF LIGHTS TO REAR
N/2006/1381	166 -169 ST ANDREWS ROAD	40	N	ERECTION OF 40NO. FLATS- RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE CONSENT RE N/2006/0039
N/2006/1503	254 The Headlands	1	N	Erection of attached two storey dwelling with detached garage and new vehicle
N/2006/1541	The Ingle 25 -26 Abington Park Crescent	2	N	Change of use of existing nursing home to two semi-detached dwellings and off street parking.
N/2006/1556	4 Park Avenue North	4	N	Two storey extension to rear and conversion to form 4no. Flats

N/2007/0033	Land adjacent to Old institute Kingswell Road	1	N	Erection of detached dwelling
N/2007/0119	10 South Street	3	N	Conversion to form 3no. one bedroom flats
N/2007/0327	65 GREENWOOD ROAD	2	N	CONVERSION OF EXISTING DWELLING TO CREATE TWO DWELLINGS
N/2007/0523	14 TRINITY AVENUE	1	N	Proposed three storey dwellings together with attached garage.
N/2007/0618	2 SEMILONG ROAD	6	N	DEMOLITION OF WAREHOUSE AND CONSTRUCTION OF 4NO. TERRACED PROPERTIES TOGETHER WITH RENOVATION OF 2NO. DWELLINGS
N/2007/0647	114 ST GEORGES AVENUE	1	N	change of use of ground floor from dental surgery(class d1)to residential (class c3)
N/2007/0660	49 YORK ROAD	1	N	change of use from offices to single four bedroom dwelling-wndc consultation
N/2007/0669	DEVELOPMENT ADJACENT TO 10 MILITARY ROAD	6	N	PROPOSED ERECTION OF 6NO. THREE STOREY APARTMENTS
N/2007/0701	14 Watkin Terrace	4	N	Change of use to 4No. separate one bed apartments (WNDC consultation)-
N/2007/0726	559 WELLINGBOROUGH ROAD	1	N	Change of use from care home (Use Class C2) to dwelling (Use Class C3)
N/2007/0809	71 WEEDON ROAD	4	N	CONVERSION TO FOUR APARTMENTS INCLUDING ALTERATION OF ROOF TO REAR OF PROPERTY
N/2007/0866	39 SEMILONG ROAD	4	N	CONVERSION OF BEDSITS TO FORM 4NO. FLATS
N/2007/0938	34 OVERSTONE ROAD	2	N	CONVERSION OF EXISTING HOUSE INTO 2NO. TWO BEDROOM APARTMENTS (WNDC APPLICATION)
N/2007/0950	23 THURSBY ROAD	1	N	DEMOLITION OF EXISTING PAINT STORE AND ERECTION OF DWELLING
N/2007/1094	1 - 6 SKIDDAW WALK	6	N	CHANGE OF USE FROM CARE HOME TO SIX TERRACED HOUSES
N/2007/1100	3 CRAVEN STREET	6	N	CONVERSION TO FORM SIX ONE-BEDROOM FLATS WITH FIRST FLOOR REAR EXTENSION (WNDC CONSULTATION)
N/2007/1156	9A HIGH STREET KINGSTHORPE	10	N	DEMOLITION OF EXISTING DETACHED HOUSE AND ERECTION OF 10 NO. TWO BEDROOM FLATS

N/2007/1241	FORMER BRITISH TIMKEN MAIN ROAD DUSTON	73	N	RESERVED MATTERS APPLICATION INCLUDING LAYOUT, SCALE, APPEARANCE, LANDSCAPING PURSUANT TO PLANNING CONSENT WN/2006/0013. PHASE 1 - ERECTION OF DWELLINGS, ROADS, AND SEWERS (WNDC - WN/2007/0272)
N/2007/1282	115 FAIRWAY	1	N	PROPOSED DEMOLITON OF EXISTING EXTENSION TO SIDE OF 115 FAIRWAY AND ERECTION OF NEW DWELLING
N/2007/1467	50 DELAPRE STREET	3	N	CONVERSION OF DWELLING HOUSE TO 2NO. ONE BEDROOM FLATS AND ONE BEDROOM SEMI-DETACHED DWELLING
N/2007/1482	136 HARLESTONE ROAD	1	N	ERECTION OF A NEW BUNGALOW - AMENDMENT TO PREVIOUS APPROVAL N/2007/0576 TO INCLUDE ALTERED SITING AND WINDOWS
N/2007/1488	45 TOWCESTER ROAD	2	N	CONVERSION OF DWELLING INTO TWO SELF-CONTAINED FLATS
N/2007/1493	407 WEEDON ROAD	1	N	ERECTION OF DETACHED DWELLING
N/2007/1573	3 ROSEMOOR DRIVE	2	N	TWO STOREY FRONT, SIDE AND REAR EXTENSIONS TO PROVIDE GRANNY ANNEXE
N/2008/0003	77 BLISWORTH CLOSE	4	N	CHANGE OF USE OF EXISTING DWELLING FOLLOWING CONVERSION INTO 4NO. FLATS
N/2008/0028	22 OAKLEY STREET	1	N	ERECTION OF 1NO. SINGLE STOREY ONE BEDROOM DWELLING TO REAR
N/2008/0035	32 DERBY ROAD	1	N	CHANGE OF USE FROM OFFICE/STORE TO TWO BEDROOM FLAT
N/2008/0061	69 & 69A EDITH STREET	6	N	CHANGE OF USE FROM COMMERCIAL TO RESIDENTIAL AND SUB-DIVISION OF RESIDENTIAL USE TO PROVIDE 1NO. TWO BED, 3NO. ONE BED AND 2 BEDSIT UNITS (WNDC CONSULTATION)
N/2008/0080	5 RYELAND WAY	1	N	PROPOSED NEW HOUSE
N/2008/0202	142 - 146 ARDINGTON ROAD	3	N	CONVERSION TO 3NO. DWELLINGHOUSES (CLASS 3) (PART RETROSPECTIVE)
N/2008/0264	312 - 314 WELLINGBOROUGH ROAD	2	N	CHANGE OF USE OF UPPER FLOORS FROM OFFICES TO 2NO. TWO STOREY FLATS
N/2008/0367	REAR OF 4 6 & 8 BROOKFIELD ROAD	1	N	ERECTION OF TWO BEDROOM BUNGALOW WITH SINGLE OFF ROAD PARKING SPACE
N/2008/0399	316 WELLINGBOROUGH ROAD	2	N	CHANGE OF USE OF GROUND FLOOR FROM OFFICES TO SELF CONTAINED FLAT TOGETHER WITH UPPER TWO STOREY SELF CONTAINED DUPLEX FLAT

N/2008/0568	9 BILLING ROAD	1	N	CHANGE OF USE FROM B1 OFFICES TO C3 RESIDENTIAL DWELLING (WNDC CONSULTATION)
N/2008/0569	69 ST MICHAELS ROAD	2	N	CONVERSION OF EXISTING HOUSE INTO TWO SELF CONTAINED FLATS - RETROSPECTIVE (WNDC CONSULTATION)
N/2008/0856	54 CRAVEN STREET	2	N	RETROSPECTIVE APPLICATION TO CONVERT PART OF GROUND FLOOR TO 1 BEDROOM FLAT. (WNDC CONSULTATION)
N/2008/1026	16-18 Archangel Square	3	N	Change of use from childrens day nursery (D1) to 3 No dwellings (C3)
N/2008/1032	49 a Junction Road	1	N	Change of use of commercial building to dwelling with 2 storey extension to side
N/2008/1181	103 St Leonards Road	1	N	Change of use from office (Class A2) to coffee shop (Class A3) including conversion of first floor into self-contained flat.
N/2008/1199	6-8 High Street	3	N	Revised scheme to planning approval N/2006/0310 for the erection of three houses (work commenced)
N/2009/0071	11 KINGMAKER WAY	1	N	CONVERSION OF GARAGE TO RESIDENTIAL USE AND ADDITIONAL OFF STREET PARKING (PART RETROSPECTIVE) (AS AMENDED BY REVISED PLANS RECEIVED ON 10 MARCH 2009)
WN/2006/0147	Turners Phase 2 Newport Pagnell Road	28	N	"Turners" Phase 2 - Residential development no.75 houses and apartments with associated roads, sewers and ancillary works. (Phase 1 - N/03/1659 Complete)
				Number of Dwellings Completed on Brownfield Sites = 378
06/0151/FULWNN	LAND AT SHELFLEYS SITE LADYBRIDGE DRIVE	64	Y	72 NO. NEW DWELLINGS WITH PARKING AND ASSOCIATED INFRASTRUCTURE WORKS
06/0161/FULWNN	LAND AJACENT TO SCOUT HUT BILLING LANE	147	Y	PROPOSED ERECTION OF 162 RESIDENTIAL UNITS TOGETHER WITH PARKING AND ASSOCIATED INFRASTRUCTURE WORKS
N/2004/0814	TALAVERA WAY MOULTON PARK	20	Y	PROPOSED RESIDENTIAL DEVELOPMENT OF 149NO. DWELLINGS, GARAGING AND ASSOCIATED ROADS AND SEWERS-APPROVAL OF RESERVED MATTERS
N/2005/0031	SITE B UPTON WAY	27	Y	RESIDENTIAL DEVELOPMENT OF 204 No. DWELLINGS - APPROVAL OF RESERVED MATTERS
N/2005/0438	AREA G ST CRISPIN DUSTON	18	Y	Erection of 155No. dwellings together with roads, sewers and all ancillary works - Approval of reserved matters

N/2005/1650	SITE D2 UPTON WAY	73	Y	RESIDENTIAL DEVELOPMENT OF 165 DWELLINGS - RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE CONSENT REF N/2005/0914
WN/2006/0204	Development site E Upton Way	12	Y	Residential development of 49no. Houses- reserved matters. Application pursuant to Outline consent N/2002/914
				Number of Dwellings Completed on Greenfield Sites = 361
				Total Completions this quarter = 739
Net Change				
Conversions		37		
Change of Use		49		
Redevelopment		621		
Total		707		

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. Regional Spatial Strategy and Local Development Framework: Core Output Indicators – update 2/2008 (CLG, July 2008)
6. IDEA Corporate Peer review (October 2008)
7. Northampton Borough Council's draft Corporate Plan 2008 - 2012
8. Northampton Sustainable Community Strategy 2007 - 2011
9. Northampton Adopted Local Plan June 1997
10. West Northamptonshire Joint Local Development Scheme (approved November 2008)
11. 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
IDEA	Improvement and Development Agency
IMD	Indices of Multiple Deprivation
JPU	Joint Planning Unit
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
SHLAA	Strategic Housing Land Availability Assessment
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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