



**SOUTH NORTHAMPTONSHIRE COUNCIL  
LOCAL DEVELOPMENT FRAMEWORK  
2001-2021**

**ANNUAL MONITORING REPORT**

**1<sup>st</sup> April 2008- 31<sup>st</sup> March 2009**

**SOUTH NORTHAMPTONSHIRE COUNCIL**

**DECEMBER 2009**

## CONTENTS

		Page
1	Introduction	3
2	Part A: South Northamptonshire Local Plan	4
3	Part B: Progress of the Local Development Framework	6
4	Part C: Output Indicators	8
5	Strategic Objectives: Economic	10
6	Strategic Objectives: Community Safety	15
7	Strategic Objectives: Social and Community Wellbeing	17
8	Strategic Objectives: Housing and Health	18
9	Strategic Objectives: The natural and built environment	27
<b>Appendix 1:</b>	Saved Local Plan policies	<b>31</b>
<b>Appendix 2:</b>	Housing Trajectory (Graph and trajectory)	<b>34</b>
<b>Appendix 3:</b>	District Profile: Socio/Economic	<b>37</b>

# 1. **INTRODUCTION**

## **Government Framework for Monitoring**

- 1.1 Section 35 of the *Planning and Compulsory Purchase Act 2004* requires every local planning authority to produce an Annual Monitoring Report (AMR) for submission to the Secretary of State.
- 1.2 *Planning Policy Statement 12: Local Spatial Planning (PPS12)* and ODPM publication, *Local Development Framework Monitoring: A Good Practice Guide (2005)*, provide detailed guidance on the key monitoring tasks that local authorities need to undertake. Annual Monitoring Reports should consider:
- ❖ Report progress on the timetable and milestones for the preparation of documents set out in the local development scheme including reasons where they are not being met.
  - ❖ Report progress on the policies and related targets in local development documents. This should also include progress against any relevant national and regional targets and highlight any unintended significant effects of the implementation of the policies on social, environmental and economic objectives. Where policies and targets are not being met or on track or are having unintended effects reasons should be provided along with any appropriate actions to redress the matter. Policies may also need to change to reflect changes in national or regional policy.
  - ❖ Include progress against the core output indicators including information on net additional dwellings and an update of the housing trajectory to demonstrate how policies will deliver housing provision in their area.
  - ❖ Indicate how infrastructure providers have performed against the programmes for infrastructure set out in support of the core strategy. AMRs should be used to reprioritise any previous assumptions made regarding infrastructure delivery.

## **Structure of South Northamptonshire Council's Annual Monitoring Report**

- 1.3 Work on the Local Development Documents that will make up the Local Development Framework is still at an early stage. Therefore this Monitoring Report will consider those parts that have been progressed as well as the main elements of the current South Northamptonshire Local Plan that was adopted in 1997.
- 1.4 The AMR is set out in three parts:
- (i) Part A will assess the policies set out in the current local plan in respect of their usage and robustness.
  - (ii) Part B will consider the extent to which the milestones set out in the Current West Northamptonshire Local Development Scheme have been achieved;

- (iii) Part C will set out national core, regional and local indicators to help measure a series of key objectives. Where possible targets have been set for each of these together with an indication of how these are being achieved.

## **2 PART A: SOUTH NORTHAMPTONSHIRE LOCAL PLAN**

### **Saved Policies**

- 2.1 The South Northamptonshire Local Plan (1997) was saved for a period of 3 years under the new Planning & Compulsory Purchase Act 2004. All of the policies contained in the adopted plan were therefore saved until the autumn of 2007. The local plan is the development plan on which adopted policies are a material consideration for development control purposes.
- 2.2 The Government published some guidelines and protocol on how local authorities should assess policies which they intend to save or remove. A request for saved policies was to be submitted to the Government by the end of March 2007. GOEM also provided both a protocol and a template on how each policy should be assessed.
- 2.3 South Northamptonshire Council prepared a report containing an assessment of each policy and recommendations in accordance with Government protocol. A request to save the relevant policies by the required deadline of 31<sup>st</sup> March 2007 was duly made to GOEM. The reasons for the recommendation to remove the policies include:
- ❖ Sites have been developed
  - ❖ The policies do not offer effective development control direction
  - ❖ The policies do not conform to national and/or regional policies
  - ❖ The policies were repetitive
  - ❖ Policies duplicated national or regional policies and legal circulars
- 2.4 Discussions took place with GOEM in August 2007 and in September 2007 the Direction was received that set out those policies that would be saved after September 28<sup>th</sup> 2007. This can be viewed on the Council's website [www.southnorthamptonshire.gov.uk](http://www.southnorthamptonshire.gov.uk). Appendix 1 provides a list of those policies that are saved. An audit of policies is in Table 1.

### **Planning Applications**

- 2.5 In the year ending March 2009 a total of 1617 planning applications were dealt with by the Council ( compared to 1426 07/08 period). Of these 1231 (76%) were approved and 243 (15%) were refused.
- 2.6 Of the applications dealt with, 1377 were determined under delegated powers. The remainder (240) were considered by the Council's Development Control Committee.

- 2.7 In the Committee's consideration of the applications, reference was made to a total of 41 different policies and proposals saved from the Local Plan. Further analysis indicates that 8 policies were used twenty times or more and 6 policies used ten times to 19 times, 27 policies were used less than 10 times. The most commonly used are shown in Table 1.

<b>POLICY</b>	<b>TOPIC</b>	<b>NUMBER OF TIMES USED</b>	<b>PERCENTAGE OF TOTAL APPLICATIONS CONSIDERED AT COMMITTEE</b>
G3	General Strategy	125	52
EV1	Design	103	42
H5	Housing in Restricted Infill Villages	52	21
EV2	Development in Open Countryside	39	16
EV12	Listed Buildings	34	14
G2	General	32	13
EV9	Conservation Areas	28	11
EV10	Conservation area settings	24	10
EV7	Special Landscape Areas	19	7
H6	Restraint Villages	17	7

- 2.8 The 3 most frequently used policies are the same as those used during the previous year. Policy G3 is a general policy against which all development proposals can be assessed continues to be the most frequently used policy. The continued high usage of Policy EV1 on Design reflects this Council's commitment to securing high quality design in developments and the use of policies relating to development in conservation areas and listed buildings reflects the large number of conservation areas and listed buildings in the District.

### **Appeal Decisions**

- 2.9 In the year ending March 2009 the Planning Inspectorate determined a total of 61 appeals. 35 of which were dismissed and 25 were allowed. The number of appeals determined has slightly increased this year compared to last years review: 45 2005/2006 and rising to 65 2006/07 falling to 59 in 2001/08. The proportion of appeals dismissed in the period ending March 2009 decreased, from 59% in the previous year to 57% in 2007/08.
- 2.10 Analysis of the decisions indicates that in general terms the Local Plan policies remain up to date and consistent with current Government guidance. Many of the appeals allowed were done so on subjective amenity grounds particular to local circumstances.

**Table 2: Analysis by type of Appeals determined 2008-2009**

Type of Appeal	Number Allowed	Number Dismissed	Number Part dismissed
Planning Application (S78)	25	35	1

### **Departures**

- 2.11 Central Government requires a local planning authority to advertise any application as a departure that it considers may prejudice the policies and proposals of the Local Plan if it was to be approved. In the year ending March 2009 13 applications were advertised in this respect. Of these, 5 were refused and 5 were approved, the remaining 3 applications were appealed (2 refused one upheld by PINS). The number of applications advertised this year has decreased from 18 the previous year.

## **3 PART B: PROGRESS OF THE LOCAL DEVELOPMENT FRAMEWORK**

- 3.1 The Council's current Local Development Scheme was approved in October 2008. This was jointly prepared by Daventry District Council, Northampton Borough Council and South Northamptonshire Council. This is available to view on the West Northamptonshire Joint Planning Unit's (WNJPU) website at [www.westnorthamptonshirejpu.org](http://www.westnorthamptonshirejpu.org).
- 3.2 The WNJPU published its 'Emergent Joint Core Strategy' document for consultation in July 2009. Whilst this was not the complete plan and did not contain policies the document set out the progress since the Issues and Options stage and set out how some of the important choices- such as the directions of future growth were being taken forward. The Emergent Joint Core Strategy set out the options to be taken forward and the options that have been rejected at the time and sought to increase the level of dialogue with bodies such as the Environment Agency, the Highways Agency and Natural England.
- 3.3 The Emergent Joint Core Strategy resulted in some 6000 responses and drew out the fact that significant amount of work was still required particularly in relation to the inadequacy of existing infrastructure to meet the identified growth requirements and the need for key studies in transport and flooding to be completed. Because of this and the need to consider the responses properly the Local Development Scheme is currently being revised (December 2009).
- 3.4 The Government Office for the East Midlands has written supporting the work of the Joint Planning Committee and Joint Planning Unit, but shares concerns with the West Northamptonshire Joint Planning Unit that the work cannot be completed in time for a further consultation in November 2009.

- 3.5 Setting any timetabling matters aside and the exclusion of Supplementary Planning Documents the only difference between the 2008 and the proposed 2010 Local Development Scheme is the splitting of the Affordable Housing and Developer Contributions Development Plan Document. It is proposed that the policy intended for developer contributions is now represented in the Developer Contributions Development Plan Document whilst affordable housing is addressed in core policy in the Joint Core Strategy and a supplementary planning document on affordable housing. This approach is now often used in practice, is supported by Government Office of the East Midlands and presents a more efficient use of resource than producing two development plan documents.
- 3.6 The proposed new Scheme includes the following documents that include areas of South Northamptonshire.

<b>Document</b>	<b>Purpose of Document</b>	<b>Key Dates</b>
West Northamptonshire Core Strategy DPD	Setting out the general spatial vision, spatial objectives and spatial strategy for all sustainable communities in West Northamptonshire accounting for its wider context. Setting 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. Making 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. Setting out the role of the rural areas including their conservation, protection and diversification.	Pre-submission document – October 2010 Submission – March 2011 Adoption – December 2011
West Northamptonshire Developer Contributions Housing DPD	Setting out the contributions that will be required to the range of infrastructure needed to accompany development.	Pre-submission document – October 2010 Submission – November 2011 Adoption – August 2012
West Northamptonshire Site Allocations DPD	Setting out site-specific allocations for West Northamptonshire, the identification, phasing and implementation of local infrastructure for sites, and policies that will help determine applications for these allocations.	Commencement – May 2011 Pre-submission document – September 2012

West Northamptonshire Development Management Policies DPD	Setting out any specific policies required for the determination of planning applications for the development and use of land and buildings. This may include only matters not covered by national guidance and legislation where there is a particular local issue	Commencement – February 2012
South Northamptonshire Rural Settlements DPD	Setting out village confines and areas of important local space for settlements within South Northamptonshire District in accordance with the settlement hierarchy set out in the Joint Core Strategy.	Commencement – May 2011 Pre-submission – July 2012 Submission – December 2012

3.7 The following Supplementary Document is scheduled for completion:

- ❖ Affordable Housing Supplementary Planning Document – this will be based on the policy that will be set down in the Joint Core Strategy (which will set proportions of affordable housing and the circumstances under which this will be required) and explain the details of requirements for affordable housing such as tenure.

3.8 The Silverstone Circuit Supplementary Planning Document which is jointly produced with Aylesbury Vale District Council will guide development at Silverstone Circuit and involve the conversion of the current Development Brief to a Supplementary Planning Document.

3.9 The Joint Planning Unit will work closely with West Northamptonshire Development Corporation (WNDC) that has been set up by the Government to secure sustainable regeneration and development, to help encourage growth and attract extra public and private investment to the county. The latest information on the activities of WNDC is available at [www.wndc.co.uk](http://www.wndc.co.uk)

## 4 PART C: OUTPUT INDICATORS

4.1 The Government expects local authorities to assess the extent that policies in local development documents and saved local plans are working as intended having regard to national, regional and other local targets. There are not yet any adopted local development document policies in place for the Council to monitor. The pre-submission draft of the Core Strategy did set out a series of strategic objectives that establish the basis for policy development. These objectives were included in this Council's previous annual monitoring report (2007– 2008). However, as this document is not now to be progressed these objectives are no longer considered appropriate for this purpose. Until a new set of objectives emerge through the Joint Core Strategy the objectives that are included in this AMR are those set out in this Council's Community Strategy.



The Local Plan does not contain any targets. However, where there are measurable policies in the current local plan these are included within this report.

4.2 The following pages summarise the progress that has been made in meeting the Council’s Community Strategy Objectives:

- ❖ All indicators and targets are grouped by the objectives
- ❖ All core indicators are included even where data is not available
- ❖ Regional Spatial Strategy indicators and Local indicators are only included where data is available.
- ❖ Tables and charts are used to present the data collected. Tables containing no data are provided to give an indication for methods of data presentation within future Annual Monitoring Reports.
- ❖ In particular the Core/RSS indicator for housing supply and completions is presented by way of a trajectory presented in table and graphical form.

4.3 Additional indicators (Local) will be included when specific data is made available. Commentary on progress of monitoring objectives by way of indicators will develop within future Annual Monitoring Reports as information and trends become apparent.

4.4 Each section includes an overview of the socio-economic context within which the AMR needs to be considered. These focus on the demographic, environmental, economic and social aspects within South Northamptonshire. These are important in order to develop an understanding of the main spatial characteristics of the District. The contextual indicators included in this AMR will form a baseline for future AMR which will enable development trends to be identified and assessments to be made as to whether spatial policies are working or not.

4.5 A Sustainability Appraisal that sets out a baseline position of the District will accompany the preparation of the Core Strategy DPD. This will provide detailed consideration of the District’s characteristics and identify sustainability issues and problems.

4.6 The absence of the Sustainability Appraisal means that the contextual indicators are less meaningful than they might otherwise be. Nevertheless, based on the information available, a conclusion can be drawn that that there are no overriding serious problems that the LDF would need to address, although the difficulty of providing affordable houses continues to be a significant challenge and the accommodation needs associated with an increasing elderly population needs to be considered.

Key to indicator’s source	
BD1-4 H1-6 E1-2	RSS and LDF – Core Output Indicators Update 2/2008 (CLG ).
RSS	Regional Spatial Strategy (MKSM Sub Regional Strategy Monitoring Report).
Local	Local indicators (devised by South Northamptonshire Council).

## 5 STRATEGIC OBJECTIVES: ECONOMIC

<b>Obj 1</b>	<b>To support local businesses and employment opportunities, to secure inward investment and deal with issues surrounding rural poverty.</b>
--------------	--

<b>INDICATORS</b>	
1	<b>BD1</b> Total amount of additional floorspace (net sqm) by type.
2	<b>Local:</b> Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework.
3	<b>BD2:</b> Amount of BD1 (ha), by type, which is on previously developed land.
4	<b>BD3:</b> Employment land supply by type.

<b>Target</b>	To meet the requirements of the forthcoming Core Strategy (preferred options to be published 2010).  The current Local Plan (1997) makes provision for 35 ha of land for industrial and commercial development during the Plan period. A further 30 ha. of employment land is identified as part of the Grange Park development.
---------------	--

- 5.1 In the year ending March 2009 a total of 1.88 ha of industrial or commercial development were completed in the District. Annual completions since 2001 are set out in Table 3.

Year	Brownfield Completions (ha)	Greenfield Completions (ha)	Totals
2001 – 2002	0.58	5.65	6.23
2002 - 2003	5.04	0.72	5.76
2003 - 2004	2.22	4.97	7.19
2004 - 2005	7.58	0	7.58
2005-2006	3.21	7.58	10.79
2006-2007	6.12	0	6.12
2007-2008	4.99	1.54	6.53
2008-2009	1.88	0.00	1.88
<b>Totals</b>	<b>30.74</b>	<b>20.46</b>	<b>51..9</b>

Note: for monitoring purposes, only developments of 0.4 ha and above are included 2001-2009 period

**Table 3a: Employment land completions and permissions 2008- 2009**

Type	BD1& BD4: Employment land developed (ha),	BD2: Employment land developed in previously developed land. (ha)	BD3: Land permitted / developed (ha) in LDF development areas (await adoption of Joint Core Strategy)	BD3: Land Supply by type (permissions) 2008-2009
B1	1.09	1.09	N/A	0.82
B2	0.79	0.79	N/A	0
B8	0		N/A	0.15
A1 & A2	0.25	N/A	N/A	N/A
D2	0	N/A	N/A	N/A
Mixed (B1,B2,B8)	0	0	0	0.62
<b>Total (2007/08)</b>	<b>2.13</b>	<b>1.88</b>	<b>0</b>	<b>1.03</b>
		Total:	Outstanding Permissions	<b>27.22</b>

Indicators	1	<b>Local:</b> Losses of employment land in: (used for calculating BD1 (Net additional floorspace).	
		(i)	development/regeneration areas
		(ii)	local authority area.
	2	<b>BD1:</b> Amount of employment land lost to residential and other development. (demolition/ change of use/conversion)	

<b>Target</b>	No loss of employment land in development/regeneration areas
---------------	--

<b>Progress</b>	See Table 4 below
-----------------	-------------------

**Table 4: Employment land loss (April 2008- March 2009)**

Local: (i) Loss of employment land in defined development/ Regeneration areas (ii) local authority area, (Sqm)	<b>BD1:</b> Amount of employment land lost to residential or leisure development. (Sqm)
(i) N/A	(ii) 0
	0 sqm

<b>Comment</b>	No defined development/regeneration areas because of emerging Joint Core Strategy.
----------------	--

<b>Indicators</b>	1	<b>Local:</b> Completions of employment floorspace in rural locations
	2	<b>Local:</b> Loss rural employment floorspace.
	3	<b>Local:</b> Loss of Grade I & II agricultural land to development.

<b>Targets</b>	1	No loss of Grade I and II agricultural land.
	2	Net gain of rural employment floorspace.

<b>Progress</b>	See Table 5 below
-----------------	-------------------

**Table 5: Rural Employment floor space completions, rural employment floorspace loss, net loss of grade I & II agricultural land. April 2008- March 2009**

Local: Rural employment floorspace completions (ha)	Local :Rural employment floorspace loss (ha): sites over 0.4 ha	Local: Agricultural land (grade 1 & 2) net loss (ha)
<b>1</b>	<b>1.783</b>	<b>0</b>

<b>Indicators</b>	1	<b>BD4:</b> Total floorspace/units completed retail, office and leisure development in town centres <b>(A1, A2, A3-A5)</b>
	2	<b>BD4:</b> Total floorspace /units Completed (D1-D2 units)
	3	<b>Local:</b> Loss of ground floor units in A1 use.
	4	<b>Local:</b> Permissions for residential use above retail/commercial units.
	5	<b>Local:</b> Number of empty retail units in Town Centre Locations

<b>Targets</b>	1	Retain 75% of A1 uses in the primary shopping areas of Towcester and Brackley.
	2	Encourage change of use of upper floors of town centre property to residential.

<b>Progress</b>	See table 7 (a,b) below:
-----------------	--------------------------

**Table 7a: Total amount of units/floorspace completed: retail, office and leisure developments in town centres (Brackley and Towcester)**

A1 units completed in Town centres	A2 units completed in Town centres	A3-A5 units completed in Town centres	No. of empty A1, A2, A3- A5 units
5(B)/0.25 ha	0	0	14(B) 1(T)

Completions of D1 & D2 units in Town Centres	Loss of Ground Floor A1 units	No of Permissions for residential units and residential units above A1 uses
0	0	0

**Table 7b: Total amount of completed retail, office and leisure floorspace/units in rest of District outside Town Centres- (over 0.4 ha)**

A1 units completed outside Town Centres	A2 units completed in Town centres	A3-A5 units completed in Town centres	No. of empty A1, A2, A3- A5 units
0	0	0	Not counted

Completions of D1 & D2 units	Loss of A1 units	No of Permissions for residential units and residential units above A1 uses
0	0	Not Counted

## 6 STRATEGIC OBJECTIVE: COMMUNITY SAFETY

### Contextual Indicators

2007/8	Crime Volumes	Sanction Detection Volumes	SD rate
BURGLARY DWELLING	245	19	7.8%
BURGLARY OTHER	427	46	10.8%
CRIMINAL DAMAGE	801	119	14.9%
DECEPTION/FRAUD	157	27	17.2%
DRUG OFFENCES	48	46	95.8%
OTHER OFFENCES	21	14	66.7%
ROBBERY	32	9	28.1%
SEXUAL OFFENCES	24	5	20.8%
THEFT FROM MOTOR VEHICLES	475	31	6.5%
THEFT/HANDLING	712	96	13.5%
THEFT OF MOTOR VEHICLES	132	19	14.4%
VEHICLE INTERFERENCE	50	3	6.0%
VIOLENCE OFFENCES	429	231	53.8%
<b>Sum:</b>	<b>3553</b>	<b>665</b>	<b>18.7%</b>

2008/9	Crime Volumes	Sanction Detection Volumes	SD rate
BURGLARY DWELLING	203	16	7.9%
BURGLARY OTHER	379	29	7.7%
CRIMINAL DAMAGE	699	83	11.9%
DECEPTION/FRAUD	247	30	12.1%
DRUG OFFENCES	51	50	98.0%
OTHER OFFENCES	32	23	71.9%
ROBBERY	23	6	26.1%
SEXUAL OFFENCES	48	10	20.8%
THEFT FROM MOTOR VEHICLES	425	7	1.6%
THEFT/HANDLING	708	84	11.9%
THEFT OF MOTOR VEHICLES	93	13	14.0%
VEHICLE INTERFERENCE	39	0	0.0%
VIOLENCE OFFENCES	436	209	47.9%
<b>Sum:</b>	<b>3383</b>	<b>560</b>	<b>16.6%</b>

<b>Obj 2</b>	<b>Reduce crime and disorder and the fear of crime</b>
--------------	--

<b>Obj 3</b>	<b>Improve levels of public safety</b>
--------------	--

<b>Indicator</b>	<b>Local:</b> Reduction in recorded crime (British Crime Survey)
------------------	--

<b>Target</b>	Reduction in crime levels
---------------	---------------------------

<b>Progress</b>	See contextual indicators above
-----------------	---------------------------------

<b>Comment</b>	These are new indicators that have not been measured in previous years. Results from the British Crime Survey will be used to monitor this indicator. ( <a href="http://www.crimestatistics.org.uk/output/page1.asp">http://www.crimestatistics.org.uk/output/page1.asp</a> ) and statistics from the Western Area Division from Northamptonshire Police. ( <a href="http://www.northants.police.uk/default.asp">http://www.northants.police.uk/default.asp</a> )
----------------	---

<b>Indicator</b>	<b>Local:</b> Number of planning permissions granted 2008-09 that are contrary to Northamptonshire Police Crime Prevention Design Advisor's advice (guided by adopted Countywide protocol and national & Countywide guidance)
------------------	---

<b>Target</b>	No permissions contrary to police design advisors advice
---------------	--

<b>Progress</b>	122 planning applications commented upon by Northants Police Design Advisors (Apr 08- Mar 09):
-----------------	--

## 7 STRATEGIC OBJECTIVE: SOCIAL AND COMMUNITY WELLBEING

### Contextual Indicators

<b>Recreation, Tourism, and Community Facilities</b>	
Location of Indoor Sports Centres	Towcester Centre for Leisure, Brackley
Recreation Centre	Roade
Location of Indoor Swimming Pools	Brackley /Towcester/ Roade
Location of Golf Courses	Cherwell Valley, Whittlebury
Location of National Sports Venues	Silverstone, Towcester Racecourse
Location of Major Tourist Attractions	Stoke Bruerne, Sulgrave Manor,
Location of Libraries	Brackley, Deanshanger, Middleton Cheney, Roade, Towcester
Number of Secondary Schools	7
Number of Primary Schools	44
Number of Nursery Schools /play groups	57
Number of villages with community centres	69

<b>Obj 4</b>	<b>Improve the quality of life, recognising the rural nature and diversity of our communities, encouraging pride in the community</b>
--------------	---

<b>Indicator</b>	<b>Local:</b> No of applications with legal agreement for developer contributions/benefits in kind for infrastructure/community facilities
------------------	--

<b>Target</b>	All applications to include a legal agreement if needed to mitigate their impact.
---------------	---

<b>Progress</b>	Six Section 106 agreements signed in 2008-09 period , which require developer contributions or benefit in kind.
-----------------	---

<b>Comment</b>	This monitoring will be based on a site by site basis. S106 obligations monitored by appointed planning officer, information contained within separate 106 monitoring database.
----------------	---

<b>Obj 5</b>	<b>Promote social inclusion and allow individuals to take part effectively in our communities</b>
--------------	---



<b>Indicator</b>	<b>Local:</b> Provisions in the Statement of Community Involvement
<b>Target</b>	To meet the individual targets for each planned LDD prescribed within the published Statement of Community Involvement
<b>Progress</b>	The Council has carried out consultation in accordance with the Statement of Community Involvement on all LDF documents published so far.
<b>Comment</b>	None

<b>Obj 6</b>	<b>Make sure people have better access to services by providing more public transport and information and making sure services are in appropriate places</b>
--------------	--

<b>Indicators</b>	<b>Local:</b> Loss of bus routes within SNC District. (April 08-March 09)
	<b>Local:</b> Creation of bus routes within SNC District. (April 08-March 09)
	<b>Local:</b> Retention and expansion of community transport scheme.
<b>Target</b>	Net gain of bus routes and community transport schemes.
<b>Progress</b>	-No losses of existing bus routes. - Creation of the South Northants Rural Bus Route – Rural route that interconnects rural villages. -Continuation of community transport scheme (JASON)

## 8 CORE STRATEGY OBJECTIVES: HOUSING AND HEALTH

<b>Obj 8</b>	<b>Make sure that housing meets the varied needs of all parts of the community</b>
--------------	--

<b>Obj 9</b>	<b>Promote healthy communities and access to healthy lifestyles</b>
--------------	---

<b>Indicators</b>	<b>H1, H2 (a-d): Housing trajectory showing:</b>	
	H1	Planned housing period and provision (completions)
	H2a	net addition dwelling over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;
	H2b	net addition dwellings for the current year 08/09 (also table 9 below)
	H2 c	net additional dwellings in future years- likely levels of future housing
	H1d	Managed delivery target- To show how likely levels of future housing are expected to come forward (taking into account the previous years performance)

<b>Target</b>	1	Housing Provision: 330 dwellings per year by 2021
---------------	---	---

<b>Progress</b>	1	See housing Trajectory in Appendix 2, and table 9 below.
-----------------	---	--

- 8.1 The Council has produced a housing trajectory to support the ‘plan, monitor and manage’ approach to housing delivery by showing past and estimated future performance. It considers the past rates of housing completions and conversions and projected completions and conversions to the end of the plan date 2021. Appendix 2 contains this trajectory. Paragraph 7 of Planning Policy Statement 3 states that

*‘local planning authorities will need to assess and demonstrate the extent to which existing plans already fulfil the requirement set out in this statement to identify and maintain a rolling five-year supply of deliverable land for housing’.*

- 8.2 The 2008 to 2009 South Northamptonshire Council Housing Land Availability Study shows a 2.75 years supply of housing land. This is slightly lower than the figure of 3.27 years in the 2007/08 Study but still indicates that the Council does not currently have a five year supply of housing land. This issue was highlighted in January 2009 when

planning permission was granted at appeal for a development of 23 dwellings on a site outside but adjoining the village confines.

Following this decision the Council considered that there was a need to adopt a more flexible and positive approach that would allow housing development on suitable sites in appropriate villages to retain control over the planning of housing development within the District until such time as at least a five year supply of housing land was secured or there was an up to date policy in the Local Development Framework.

There were a number of factors that point to the Council needing an Interim Housing Policy to inform the decision making process until the Council's LDF Core Strategy is adopted. These were:

- the current housing supply position in the District;
- the need to achieve the sustainable distribution of new housing in accordance with national and regional guidance;
- the recognition that some of the Council's Local Plan policies are out of date and inconsistent with higher tier planning policy;
- to give certainty to developers, landowners and other stakeholders of the Council's Planning Service; and
- to provide a robust decision-making framework for the Council's Development Control Committee.

The Interim Rural Housing Policy was adopted in July 2009. Planning permission has been given for a total of 227 dwellings on sites outside but adjoining village confines since April and November 2009, which has resulted in an improved 5 year housing land supply position.

8.3 Paragraph 59 of Planning Policy Statement 3 (Housing) PPS3 states

*'Allowances for windfalls should not be included in the first 10 years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be included but should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.'*

8.4 Completions on windfall sites have always made a significant contribution to the Housing supply in the District. An assessment of the last 8 years show that on average 42% (2118) of new homes were built on windfall sites. In the last year 220 residential dwellings were completed, 90% (199) dwellings were completed on windfall sites. Of the total dwellings completed in the district, 89% (196) were built on previously developed land, of these 51% (99) were rural sites. South Northamptonshire is a predominately rural district with at least 76 settlements which can accommodate small scale infill development. It is likely that the trend of developing in the rural areas will continue and it is considered reasonable to include a windfall allowance in the housing trajectory (330 houses per annum)

8.5 The Council monitors housing completions and the results since 2001 are shown in Table 8 below.

<b>Table 8 – Housing Completions (April 2001 – March 2009)</b>	
2001 – 2002*	498
2002 – 2003*	366
2003 – 2004*	175
2004 – 2005*	325
2005-2006*	238
2006-2007*	235
2007-2008*	211
<b>2008-2009</b>	<b>220</b>
<b>Sub-Total (2001-2009)</b>	<b>2268</b>

\*Note: These exclude Grange Park

<b>Indicators</b>	<b>H3:</b> Percentage of new and converted dwellings on previously developed land
	<b>H5:</b> Affordable housing completions.
	<b>Local:</b> Number new dwellings approved (08/09) at:
	i less than 30 dwellings per hectare
	ii between 30 and 50 dwellings per hectare
	iii above 50 dwellings per hectare.
	<b>Local:</b> Number of dwellings approved by type (where info available)
	<b>H4:</b> Net additional pitches (gypsy and traveller)
	<b>H6:</b> No of major developments assessed against CABE Building for Life Assessment

<b>Targets</b>	1	To maximise the number of new dwellings completed on previously developed land
	2	Provision of affordable housing. 40% of Major Developments
	3	100% major residential developments built at density of 30-50 dwellings per ha.
	4	To secure a mix of house types and sizes of dwellings to meet local needs
	5	RSS (East Midlands) 10 pitches, plus 2 transit pitches. 2007-2012,
	6	All Major developments (over 10 residential units) to be assessed. 100% to be given good or very good rating.

<b>Progress</b>	1.	See Table 9 below
	2	See table 10 below
	3	See Table 11 below
	4	See Table 12 below
	5	No pitches or transit pitches provided 2008/09 period
	6	SNC did not employ qualified BFL assessor in 08/09 period. No major developments assessed against BFL criteria.

8.6 Table 9 indicates that since 2001 a total of 2044 dwellings have been developed on 'previously developed' windfall sites (666 in the urban and 1378 in the rural areas) irrespective of size. This equates to an average of 255 per annum across the district. (83 in the urban and 172 in the rural areas) in the past 8 years. Despite the rural nature of South Northamptonshire and the restrictive policies in the rural areas the level of windfall development remains high. In accordance with PPG3 the number of windfall developments on Greenfield sites has decreased significantly in recent years culminating in a zero figure in the last two years.

<b>Table 9: Total Windfall Completions (Previously developed and Greenfield)</b>							
Year	Planned Completions	Windfall	Greenfield	Previously developed			Total*
			Total	Total	Urban	Rural	
2001-2002	214	284	16	268	63	205	498
2002-2003	129	237	21	216	90	126	366
2003-2004	71	104	0	104	32	72	175
2004-2005	162	163	0	163	62	101	325
2005-2006	133	105	0	105	28	77	238
2006-2007	69	166	0	166	58	108	235
2007-2008	12	199	14	185	73	112	211
2008-2009	21	199	24	196	97	99	220*
<b>Totals</b>	<b>1556</b>	<b>2118</b>	<b>74</b>	<b>2044</b>	<b>666</b>	<b>1378</b>	<b>2268</b>

\* Note: These exclude Grange Park

* Table 9a: Net additional dwellings for the reporting year: a + c + d (- b)				
a, New build Completions	b, residential demolitions/losses	c, Change of use (net gain)	d, Conversions (net gain)	Gross completions/ Net additional dwellings
198	12	29	5	232/ 220

8.7 The Council has introduced a PPG3 statement of conformity to accompany all planning applications for new residential development. Table 11 provides information on the size of dwelling and density of development for 114 dwellings approved during the year, where information was available. Table 11 concludes that 11% of the dwellings analysed were single bed, 19% two bed dwellings; 33% three bed and 34% were 4 or more bed. This compares to last years figures of 5%, 40%,30% and 24% respectively.

<b>Indicator</b>	<b>H5: Gross affordable housing completions.</b>
------------------	--

<b>Targets</b>	1	To meet locally identified needs (SNC housing Strategy 2005-10)
	2	Total of 100 completed affordable units per annum
	3	40 % of all site-specific allocations. (Threshold 15 units per Ha or 1 Ha developed).

<b>Progress</b>	The Council monitors completion rates for affordable housing. In the year ending March 2009, 47 additional affordable housing units were completed. Compared to 48 in 2007-08 period. See table below for completions by site:
-----------------	--

**Table 10: Gross affordable housing completions.**

Site	Shared Ownership	Rented	Total	S106/Exception	Less than 3000 Existing Population (yes/no)
Hartwell Cross Yard	6	10	16	S106	Yes
Deanshanger Elementis (site 9)	5	5	10	S106	Yes
Winston Crescent Brackley		7	7	S106	No
College Place Brackley		5	5	S106	No
Gayton	1	3	4	Exception	yes
Deanshanger (site 6)	2	3	5		
<b>Totals</b>	<b>14</b>	<b>33</b>	<b>47</b>		

**Table 11: PPG3 Monitoring (2008-2009)** Note: These exclude Grange Park

Size of Development (Number of dwellings)						
Approvals:	Dwelling Size (bedrooms)				Totals	Density (including outline approvals)
	1	2	3	4+		
Less than 5	6	21	43	47	117	180 units/ 14.8ha approved: 12 per ha
5 – 10	5	2	9	9	25	31 units/ 1.02ha approved: 31 per ha
More than 10	8	10	4	2	24	350 units approved/ 12.31ha: 29/ha
<b>Totals</b>	<b>19</b>	<b>33</b>	<b>56</b>	<b>58</b>	<b>166</b>	

**Table 12: PPG3 Monitoring Information**

Size of Development (Number of dwellings)									
	Size of Development (Dwellings)								
	More than 10			5-10			Less than 5		
	2007*	2008*	2009	2007*	2008*	2009	2007*	2008*	2009
Detached	36	14	1	9	6	12	36	36	71
Semi-detached	36	11	0	2	0	8	10	6	25
Terraced	34	36	14	0	3	0	15	0	11
Flat	53	54	9	0	9	5	8	3	7
Totals	159	109	24	15	25	25	83	72	114

Note: These exclude Grange Park

\*excludes conversion approvals in totals, see previous AMR's for breakdown.

- 8.8 Information on dwelling type obtained on the 163 dwellings that received detailed planning permission, where details are known i.e. reserved matters applications, in the year shows that 51% were detached, 20% semi-detached, 15% terraced, 12% flats (note this years breakdown includes types of properties that were approved as change of use). This compares to last year's figures of 27%, 8%, 19%, 32% and 13% respectively. These figures show a significant increase in the number of detached dwellings that may also be due to the significant amount of development in the rural areas.

<b>Indicators</b>	1	<b>Local:</b> Number of units constructed in major residential development (over 15 units) to be located within 800m of employment, retail and leisure facilities.

<b>Targets</b>	1	100% units to be located within 800m walking distance.

<b>Progress</b>	1. See Table 12	



**Table 12: Number of units approved in major residential development to be located within 800m of employment, retail and leisure facilities April 2008 - March 2009**

<b>Major Development</b> (approx outline permitted)	<b>Employment</b> (units approved/ % within 800m)	<b>Retail</b> (units approved/ %.within 800m)	<b>Leisure</b> (units approved/ % within 800m)
Wooton Fields (300)	300 / 100%	300 / 100%	300/100%

## 9 Core Strategy Objectives: The Natural and Built Environment

### Contextual Indicators:

<b>Environment</b>		
Number of Conservation Areas	53	
Conservation Areas with Article 4(2) Directions in place	13	
Listed Buildings Grade I	41	
Listed Buildings Grade II*	94	
Listed Buildings Grade II	1695	
Buildings at Risk	29 +8 grave stones	
Scheduled Ancient Monuments	34	
	Number	Area
Historic Parks and Gardens	6	1317.51ha
SSSI (no. and Area)	24	1015.28 ha
National Nature Reserve	1	45.03 ha.
County Wildlife Sites (no and Area)	190	2923.24ha

<b>Obj 10</b>	<b>Protect and improve the current diversity of the natural and built environment</b>
---------------	---

<b>Indicators</b>		
	1	<b>Local:</b> Percentage of grade I & II* listed buildings, within SNC area, at risk (English Heritage Criteria).
	2	<b>Local:</b> Percentage of Grade II listed buildings at risk (SNC criteria)

<b>Targets</b>	1	No grade I & II* buildings at risk
	2	No Grade II buildings at risk

<b>Progress</b>	1	3 % (4 buildings out of 133) of Grade I and Grade II* considered building at risk
	2	1 % (25 buildings out of 1695) of Grade II listed buildings considered as building at risk.

<b>Indicators</b>	<b>E1:</b> Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.
-------------------	--

<b>Targets</b>	No applications contrary to Environment Agency advice.
----------------	--

<b>Progress</b>	No applications were approved in the 2007-2008 period that were contrary to The Environment Agency's advice.
-----------------	--

<b>Indicators</b>	<b>E2:</b> Change in areas and populations of biodiversity importance, including.	
	(i)	Change in priority habitats and species (by type)
	(ii)	Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.

<b>Targets</b>	(i)	To meet targets set out in the Northamptonshire County Council Biodiversity action plan. (no net loss of habitats)
	(ii)	95% of SSSI's in favourable condition by 2010

<b>Progress</b>	(i) New LBAP revised and adopted in 2008 – covers protection of 16 habitats and two species.	
	(ii) No progress on review of SSSI's (responsibility of English Nature)	

## **Appendix one**

### **List of Saved Local Plan policies**

<b>Policy</b>	<b>Subject</b>
<b>G2</b>	General
<b>G3</b>	General
<b>H3</b>	Brackley and Towcester
<b>H5</b>	Restricted Infill Villages
<b>H6</b>	Restraint Villages and Open Countryside
<b>H7</b>	Affordable Housing
<b>H8</b>	Affordable Housing
<b>H12</b>	Backland Development
<b>H17</b>	Residential Extensions
<b>H19</b>	Agricultural Workers Dwellings
<b>E3</b>	Existing Employment Uses
<b>E4</b>	Change of Use
<b>E7</b>	Development in Rural Areas
<b>E8</b>	Working from Home
<b>EV1</b>	Design
<b>EV2</b>	The Countryside
<b>EV5</b>	Essential Farm Buildings
<b>EV7</b>	Special Landscape Areas
<b>EV8</b>	Important Local Gaps
<b>EV9</b>	Conservation Areas
<b>EV10</b>	Preservation or Enhancement of Conservation Areas
<b>EV11</b>	Preservation or Enhancement of Conservation Areas
<b>EV12</b>	Listed Buildings
<b>EV13</b>	Extensions and Alterations
<b>EV14</b>	Extensions and Alterations
<b>EV15</b>	Conversion of Buildings in Limited Development Villages and Restricted Infill Villages
<b>EV16</b>	Traditional Buildings in Restraint Villages and Open Countryside
<b>EV17</b>	Non-Traditional Buildings in Restraint Villages and Open Countryside
<b>EV19</b>	Trees and Woodlands
<b>EV21</b>	Hedgerows, Ponds and Other Landscape Features
<b>EV24</b>	Species Protection
<b>EV25</b>	Wildlife Corridors, Rivers and Waterways
<b>EV28</b>	Historic Parks, Gardens and Battlefields
<b>EV29</b>	Landscape Proposals
<b>EV31</b>	Overhead Lines, Public Utilities and Telecommunications Equipment
<b>EV35</b>	Advertisements and Shop Front Design
<b>EV36</b>	Advertisements and Shop Front Design
<b>T2</b>	Motorway and Trunk Road Schemes
<b>R1</b>	Major Food Retail Development
<b>R4</b>	Retail uses in the Rural Areas
<b>R6</b>	Open Countryside
<b>R8</b>	Garden Centres
<b>R9</b>	Farm Sales

<b>Policy</b>	<b>Subject</b>
<b>RC1</b>	Large Scale Developments
<b>RC2</b>	Development in the Limited Development and Restricted Infill Villages
<b>RC3</b>	Provision Outside Settlements
<b>RC5</b>	Towcester Racecourse
<b>RC6</b>	Golf Courses and Golf Driving Ranges
<b>RC8</b>	Waterways
<b>RC9</b>	Waterways
<b>RC10</b>	Amenity and Children's Play Area
<b>RC12</b>	Horse Related Developments
<b>RC13</b>	Horse Related Developments
<b>RC14</b>	Noisy Sports
<b>IMP1</b>	Planning Obligations
<b>TH2</b>	Residential development within Towcester
<b>TE2</b>	North east of town centre, Towcester (office proposal)
<b>TEV1</b>	Bury mount, Towcester (pedestrianised area)
<b>TT1</b>	North East of the Town Centre, Towcester (Transport Proposal)
<b>TT2</b>	West of Northampton Road, Towcester (Car Park Proposal)
<b>TR2</b>	North East of the Town Centre, Towcester (Retail Proposal)
<b>TRC2</b>	North East of the Town Centre, Towcester (Riverside Walk Proposal)
<b>TRC4</b>	North East of the Town Centre, Towcester (Bury Mount Enhancement Proposal)
<b>TRC6</b>	Northampton Road, Towcester (Community Development Proposal)
<b>BH1 (A-E)</b>	Brackley Housing Proposals
<b>BH2</b>	Springfield way, Brackley (housing proposal)
<b>BE3</b>	East of Market Place, Brackley (Industrial and Commercial Proposal)
<b>BT2</b>	East of Market Place, Brackley (Car Park Proposal)
<b>BR1</b>	East of Market Place, Brackley (Retail Proposal)
<b>GPH1</b>	South East of Northampton (Housing Proposal)
<b>WFH1</b>	Wootton Fields (Housing Proposal)
<b>GPE1</b>	South East of Northampton (Industrial and Commercial Proposal)
<b>GPT1</b>	South East of Northampton (Transport Proposal)
<b>RE1 (A-I)</b>	Rural Areas Employment Proposals
<b>RRC2 (A-G)</b>	Rural Areas Recreation, Tourism and Communities Facilities

**Appendix 2**  
**Housing Trajectory**

**HOUSING TRAJECTORY**

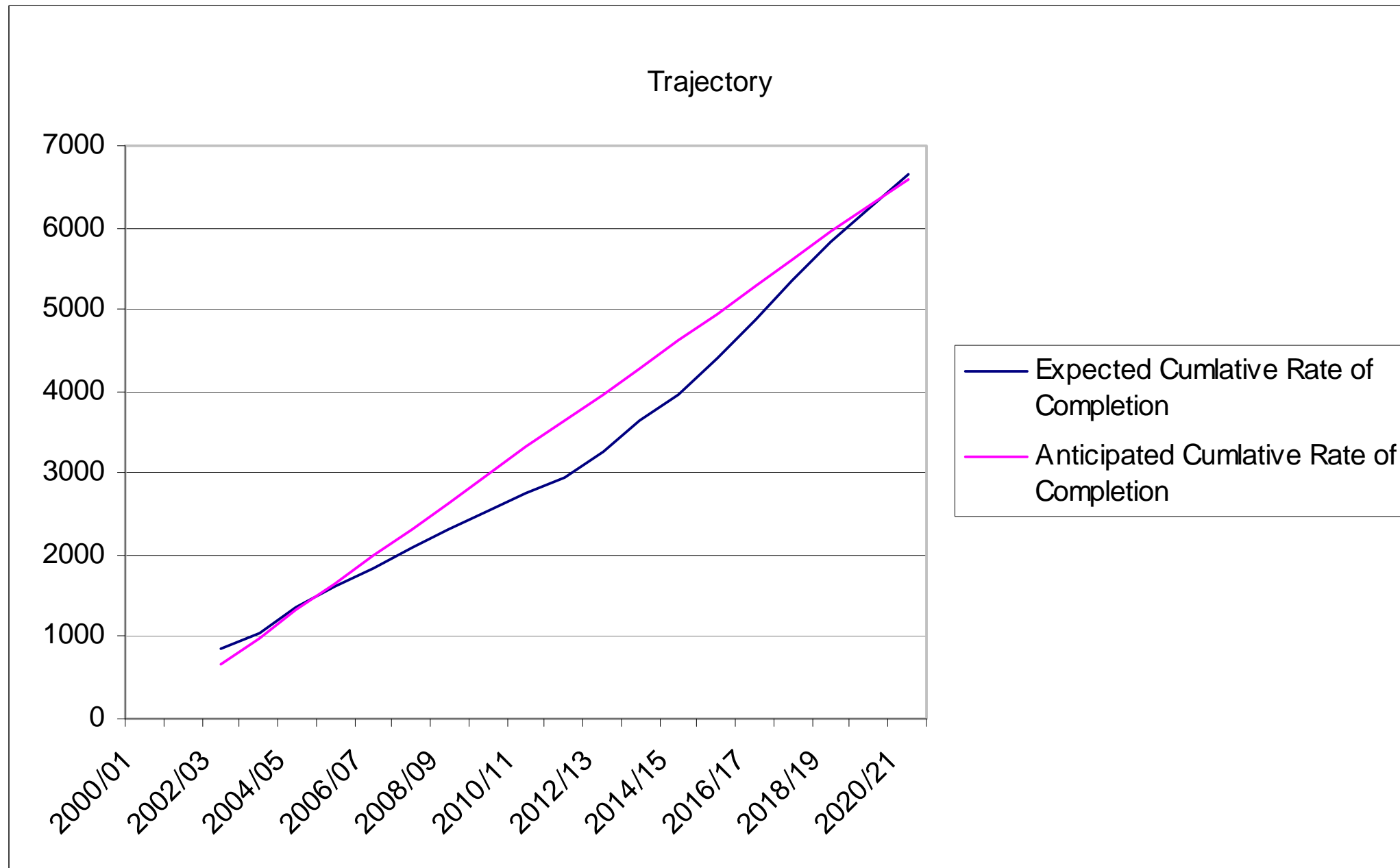
	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	
<b>Actual Completion Rates</b>																						
Total	576	647	993	431	595	310	257	248	220													
Grange Park	97	149	627	256	270	72	22	37	0													
Rest of District	479	498	366	175	325	238	235	211	220													
<b>Projected Rate of Completion</b>																						
Allocated Sites with pp										35	40	20	15	0	0	0	0	0	0	0	0	0
Non-allocated Sites with pp										85	40	15	15	0	0	0	0	0	0	0	0	0
Allocated Sites without pp										0	0	110	65	0	0	0	0	0	0	0	0	0
Non allocated Sites without pp										0	120	140	110	100	0	0	0	0	0	0	0	0
Windfall										100	100	75	75	75	75	75	75	75	75	75	75	75
LDFproposed allocations										0	0	0	50	200	300	400	400	400	400	400	400	400
<b>Expected Rate of Completion</b>	479	498	366	175	325	238	235	248	220	220	300	360	330	375	375	475	475	475	475	475	475	475
<b>RSS anticipated rate</b>		330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330
<b>Difference</b>		168	36	-155	-5	-92	-95	-82	-110	-110	-30	30	0	45	45	145	145	145	145	145	145	145

<b>Expected Rate of Completion</b>		498	366	175	325	238	235	211	220	220	300	360	330	375	375	475	475	475	475	475	475	475
<b>RSS anticipated rate</b>		330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330
<b>Difference</b>		168	36	-155	-5	-92	-95	-82	-110	-110	-30	30	0	45	45	145	145	145	145	145	145	145

<b>Expected Cumulative Rate of Completion</b>			864	1039	1364	1602	1837	2048	2268	2488	2788	3148	3478	3853	4228	4703	5178	5653	6128	6603	7078
<b>Anticipated Cumulative Rate of Completion</b>			660	990	1320	1650	1980	2310	2640	2970	3300	3630	3960	4290	4620	4950	5280	5610	5940	6270	6600







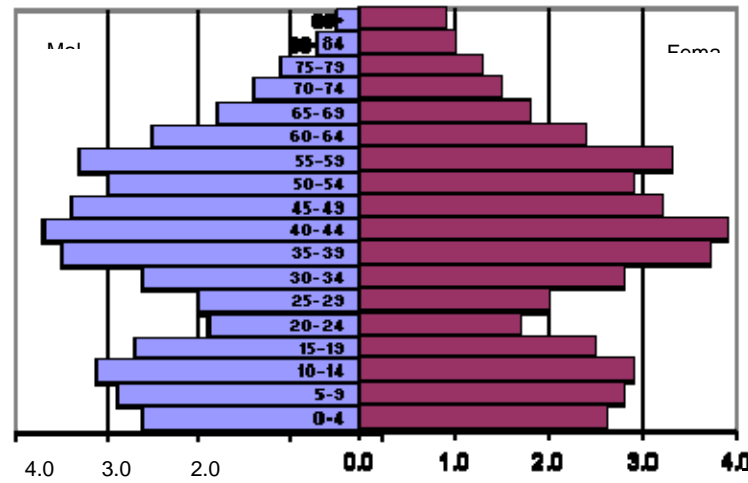
## **Appendix Three**

### **Economic and Social Profile of South Northamptonshire**

Appendix 3: SOUTH NORTHAMPTONSHIRE DISTRICT PROFILE

<b>Total population (2008)</b>	91,000	<b>Total Households (2009)</b>	35729	<b>Area of District</b>	63,156 hectares
<b>Average Household Size</b>	2.55 persons			<b>Population density</b>	1.44 persons per hectare

<b>Age / Gender structure (2005)</b>			
Age	Males	Females	Total
0-4	2.6	2.6	5.3
5-9	2.9	2.8	5.7
10-14	3.1	2.9	6.0
15-19	2.7	2.5	5.2
20-24	1.9	1.7	3.6
25-29	2.0	2.0	3.9
30-34	2.6	2.8	5.4
35-39	3.5	3.7	7.2
40-44	3.7	3.9	7.6
45-49	3.4	3.2	6.6
50-54	3.0	2.9	5.8
55-59	3.3	3.3	6.5
60-64	2.5	2.4	4.9
65-69	1.8	1.8	3.6
70-74	1.4	1.5	2.9
75-79	1.1	1.3	2.4
80-84	0.7	1.0	1.7
85+	0.5	0.9	1.4
All Ages	42.6	43.1	85.6



<b>Population projections 2004</b>						
AGE GROUP	2005	2012	2016	2020	2026	2029
0-4	5.3	5.5	5.6	5.8	6.0	6.0
5-9	5.7	6.2	6.2	6.3	6.6	6.7
10-14	6.0	6.1	6.4	6.5	6.6	6.8
15-19	5.2	5.5	5.6	5.8	5.9	5.9
20-24	3.6	4.1	4.1	4.1	4.2	4.2
25-29	3.9	4.7	5.0	5.0	4.8	4.7
30-34	5.4	5.4	5.8	6.2	6.1	6.0
35-39	7.2	6.3	6.4	6.8	7.5	7.4
40-44	7.6	7.8	7.1	6.8	7.5	8.0
45-49	6.6	8.1	8.1	7.5	7.1	7.5
50-54	5.8	7.1	7.8	8.0	7.1	6.7
55-59	6.5	5.9	6.7	7.6	7.8	7.4
60-64	4.9	5.9	5.6	6.2	7.4	7.6
65-69	3.6	5.4	5.9	5.3	6.2	6.8
70-74	2.9	3.6	4.6	5.6	5.1	5.5
75-79	2.4	2.7	3.1	3.9	5.0	4.6
80-84	1.7	2.0	2.2	2.5	3.5	4.2

85+	1.4	1.7	2.0	2.3	2.9	3.5
ALL AGES	85.6	94.2	98.4	102.3	107.4	109.4

\* Projections are based on birth, death and migration rates and do not include proposed expansion development

Births and Fertility Rate/ Deaths and Mortality Rate / In-migration									
	1998	1999	2000	2001	2002	2003	2004	2005	2006
Live Births,	891	809	872	856	876	923	949	883	899
Deaths,	718	661	662	626	650	707	602	639	673
Net increase	173	148	210	230	226	216	347	244	226
Population*	--	--	--	79490	81695	82600	84100	86000	88800
In-migration	--	--	--	--	1979	689	1153	1656	2574

\* population estimates are rounded to nearest 100 from 2003 - 2005 estimate was increased to 87000 as a result of improved in-migration data

Household Composition*	Number	%
One person: pensioner	3828	12.07%
One person: non-pensioner	3601	11.36%
One Adult: dependent child(ren)	1276	4.02%
One Adult: all children non-dependent	795	2.51%
2 or more Adults: no children	7408	23.36%
2 or more Adults: dependent children	8418	26.55%
2 or more Adults: all children non-dependent	2243	7.07%
2 or more Adults: all pensioners	2861	9.02%
Other households: dependent children	487	1.54%
Other households:	795	2.51%

Ethnicity	Number	%
White: British	80300	92.30%
White: Irish	700	0.80%
White: Other	2600	2.99%
Mixed Ethnicity	900	1.03%
Indian	600	0.69%
Pakistani	200	0.23%
Bangladeshi	100	0.11%
Caribbean	300	0.34%
African	400	0.46%
Chinese	200	0.23%
Other Ethnic Group	600	0.69%

Source: ONS mid 2005 Ethnic population estimates

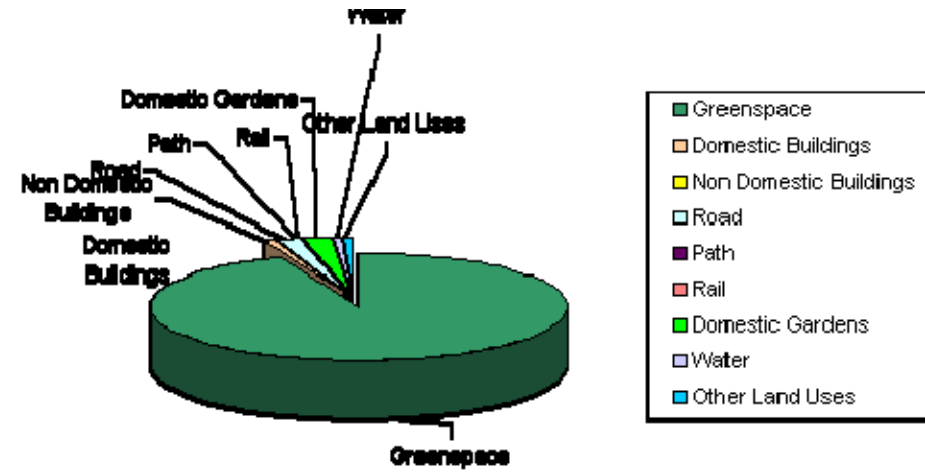
Household Tenure*	Number	%
Owned: Owns outright	9,514	30.00%
Owned: Owns with a mortgage or loan	15,382	48.50%
Owned: Shared ownership	212	0.67%
Social rented: Rented from council	3,010	9.49%
Social rented: Other social rented	549	1.73%
Private rented	2,153	6.79%
TOTAL	31,718	

Dwelling Type*	Number	%
House or bungalow:	30,141	95.09%
Detached	13,694	45.43%
Semi detached	11,694	38.80%
Terraced (including end terrace)	4,753	15.77%
Flat, maisonette or apartment:	1,440	4.54%
In a purpose built block of flats	979	67.99%
Part of a converted or shared house (includes bed-sits)	250	17.36%
In a commercial building	211	14.65%
Caravan, mobile or temporary structure	116	0.37%

\* data from Census 2001

Land Usage 2005	Hectares	%
Total Area of All Land Types	63407.18	
Greenspace	59553.98	93.92%
Domestic Buildings	343.408	0.54%
Non Domestic Buildings	192.243	0.30%
Road	949.369	1.50%
Path	33.267	0.05%
Rail	38.935	0.06%
Domestic Gardens	1432.634	2.26%
Water	382.817	0.60%
Other Land Uses	480.536	0.76%

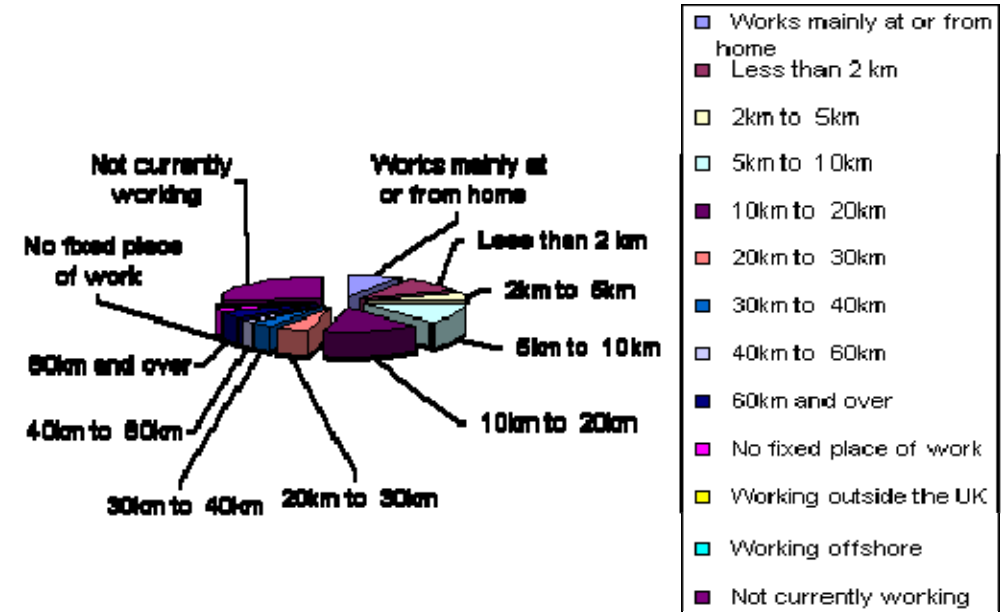
(Generalised Land Use Database), 2005



Car Ownership*	Number	%
ALL HOUSEHOLDS	31,714	
None	3,722	11.74%
1 car	11,683	36.84%
2 cars	12,434	39.21%
3 cars	2,931	9.24%
4 or more cars	944	2.98%
<b>Average cars per household</b>		<b>1.58</b>

Travel to Work*	Number	%
Method of travel		
Work mainly at or from home	4983	11.84%
Underground; metro; light rail; tram	31	0.07%
Train	678	1.61%
Bus; minibus; coach	786	1.87%
Motor cycle; scooter or moped	316	0.75%
Driving a car or van	28978	68.84%
Passenger in a car or van	2527	6.00%
Taxi or minicab	73	0.17%
Bicycle	652	1.55%
On foot	2919	6.93%
Other	153	0.36%
ALL PEOPLE	42096	

DISTANCE TRAVELLED TO WORK	Number	%
ALL PEOPLE	57445	
Works mainly at or from home	4983	8.67%
Less than 2 km	6053	10.54%
2km to 5km	3316	5.77%
5km to 10km	7542	13.13%
10km to 20km	9005	15.68%



20km to 30km	3297	5.74%
30km to 40km	1765	3.07%
40km to 60km	1374	2.39%
60km and over	2586	4.50%
No fixed place of work	2060	3.59%
Working outside the UK	100	0.17%
Working offshore	17	0.03%
Not currently working	15347	26.72%

Employee jobs (2005)	numbers	(%)
<b>Total employee jobs</b>	26,600	-
Full-time	18,200	68.4%
Part-time	8,400	31.6%
<b>Employee jobs by industry</b>		
Manufacturing	4,000	14.9%
Construction	1,700	6.4%
Services	20,400	76.6%
Distribution, hotels & restaurants	5,500	20.7%
Transport & communications	2,400	9.0%
Finance, IT, other business activities	4,700	17.9%
Public admin, education & health	5,000	19.0%
Other services	2,700	10.0%
Tourism-related†	3,400	12.9%
-Data unavailable		
* Tourism consists of industries that are also part of the services industry (see the definitions section)		
Notes: % is a proportion of total employee jobs		
Employee jobs excludes self-employed, government-supported trainees and HM Forces		
Source: ONS annual business inquiry employee analysis		

