



Planning Policy Committee - 22 November 2010

North Northamptonshire Local Investment Plan

Summary

This report seeks Member views on the North Northamptonshire Local Investment Plan.

Attachment(s)

Appendix 1 - North Northamptonshire Local Investment Plan

1.0 Introduction

- 1.1 This report presents the draft North Northamptonshire Local Investment Plan (LIP) for Members' consideration.
- 1.2 This document has been prepared by the LIP steering group to direct any future Homes and Communities Agency (HCA) funding which may be available.

2.0 Background

- 2.1 The HCA has changed the way it engages with local authorities and other delivery partners. Historically it funded predominantly affordable housing, through a mechanism where Registered Social Landlords would submit bids for funding for new affordable housing schemes.
- 2.2 Following the transfer of the functions and assets of English Partnerships, the investment functions of the Housing Corporation and the incorporation of a number of delivery programmes from Communities and Local Government, the HCA's remit has been significantly widened. It now seeks to pull together a wide variety of key organisations, with the intention of agreeing priorities for an area in a more 'place-shaping' approach. These priorities will be expressed via Local Investment Plans which will direct HCA funding post March 2011.
- 2.3 Under the CSR the HCA will become a much smaller investment and enabling agency, tasked with working more closely with Local Authorities.
- 2.4 To meet the emerging revised brief therefore, in addition to housing, the LIPs cover a comprehensive range of other areas, including infrastructure, regeneration, economic growth and community development.
- 2.5 To take the process forward, Steering Groups have been set up, covering housing market areas. East Northamptonshire is represented at a senior level on the North Northamptonshire steering group. It is expected that these steering groups will agree a vision for the area and develop a plan for taking this vision forward.

3.0 North Northamptonshire Local Investment Plan (LIP)

- 3.1 Officers on the Steering Group consider that the Council should continue to be involved in this process, to ensure that we can effectively bid for any resources that may be available. With this in mind, they have been working on the draft LIP for the last few months and the resulting document is attached at Appendix 1.
- 3.2 This has not been presented to Members before due to the continual involvement of the Plan both in terms of context and content. However Officers now feel that as much

work has been done on the document as is possible, given the changing environment that we are all working within.

3.3 The LIP is a working document, and if adopted there would be a formal review after a year.

3.4 Member's views are sought on the LIP, with a view to having a final version agreed within the next month. That version will then be presented to Policy and Resources Committee for final approval.

4.0 Recommendations

4.1 Members are recommended to:

(1) Put forward their views on the final draft of the LIP, for incorporation into a final agreed version.

(2) Nominate two Members from the Committee to work with Officers, to incorporate comments and agree the final text that will be agreed by all councils.

Implications:	
Corporate Outcomes or Other Policy/Priority/Strategy	
Good Quality of Life	<input type="checkbox"/> Good Reputation <input type="checkbox"/>
Good Value for Money	<input type="checkbox"/> High Quality Service Delivery <input checked="" type="checkbox"/>
Effective Partnership Working	<input checked="" type="checkbox"/> Strong Community Leadership <input type="checkbox"/>
Effective Management	<input type="checkbox"/> Knowledge of our Customers and Communities <input type="checkbox"/>
Employees and Members with the Right Knowledge, Skills and Behaviours	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Decision(s) would be outside the budget or policy framework and require full Council approval	<input type="checkbox"/>
Financial	There are no financial implications at this stage <input checked="" type="checkbox"/>
	There will be financial implications – see paragraph <input type="checkbox"/>
	There is provision within existing budget <input type="checkbox"/>
	Decisions may give rise to additional expenditure at a later date <input type="checkbox"/>
	Decisions may have potential for income generation <input type="checkbox"/>
Risk Management	An assessment has been carried out and there are no material risks <input checked="" type="checkbox"/>
	Material risks exist and these are recorded at Risk Register Reference - inherent risk score - <input type="checkbox"/> residual risk score - <input type="checkbox"/>
Staff	There are no additional staffing implications <input checked="" type="checkbox"/>
	Additional staff will be required – see paragraph <input type="checkbox"/>
Equalities and Human Rights	There will be no impact on equality (race, age, gender, disability, religion/belief, sexual orientation) or human rights implications <input checked="" type="checkbox"/>
	There will be an impact on equality (see categories above) or human rights implications – see paragraph <input type="checkbox"/>
Legal	Power: Housing and Regeneration Act 2008
	Other considerations:
Background Papers:	
Person Originating Report: Cat Hartley, Housing Strategy Manager chartley@east-northamptonshire.gov.uk 01832 742078	
Date: 29 October 2010	
CFO	MO
	CX



North Northamptonshire Local Investment Plan

November 2010

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Executive Summary

The Place

Few places are better prepared to achieve their local aspirations and potential than North Northamptonshire. A pioneering approach to joint working has established a shared strategic vision for the future that crucially retains individual place distinctiveness and reflects local needs.

With two of the three fastest growing local authority areas in the country, North Northamptonshire has already been transforming its business offer, creating vibrant and active town centres, delivering new sustainable residential neighbourhoods and extensions and improving transport and connectivity. This has been supported by public and private investors attracted by the potential of the area and given confidence by our clear vision for the future.

Town centres are being rejuvenated, education and transport infrastructure is being improved and nationally significant employment and housing development sites have been consented and are being brought forward.

Advanced manufacturing, leading edge logistics, a world class cluster for automotive industries and an emerging centre for environmental technologies and sustainable construction provide the economic potential our communities aspire to achieve.

All this set in some of England's most beautiful countryside characterised by attractive rural communities and rich environmental heritage located just 50 minutes from the heart of London's world class economy.

The Plan

North Northamptonshire is committed to delivering its place vision using strong growth that integrates new and existing communities to create vibrant and diverse sustainable places. Joint investment from the public and private sectors in deliverable priorities has unlocked and then driven success to date.

North Northamptonshire has long recognised that the scale of investment in infrastructure and development sites was challenging. Partners have, therefore, chosen to concentrate a large proportion of planned employment and new home development where infrastructure needs could be most cost effectively met. This has also captured as much development contribution as is viable and possible towards infrastructure costs.

This Local Investment Plan, created by the 5 Local Authorities that constitute North Northamptonshire with support from the Homes and Communities Agency (HCA) and North Northants Development Company (NNDC), identifies the projects and programmes relating to growth, regeneration and housing that the local authorities and partners would like to deliver over the period 2010 to 2015. Given the current uncertainties over the levels of funding available to support these projects, prioritisation for investment has not been completed at this stage. Local Investment Agreements will be developed when the level of funding is known to agree how priorities will be phased and delivered.

The Plan also sets out the area's longer term aspirations and plans to 2026 and the major investment priorities to achieve them. It will prove valuable to feed into the work of the proposed Local Enterprise Partnership (LEP) and the developing approach of the LEP will feed into future reviews of the LIP.

The Plan has a strong place based approach that aims to:

- Develop new Sustainable Urban Extensions;
- Create economically and commercially viable town centre neighbourhoods; and
- Revitalise neighbourhoods.

It also has thematic priorities covering:

- Rural housing and sustainability;
- Brownfield and infill development;
- Design and quality; and
- Vulnerable and older people.

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local needs and aspirations for economic growth will, even more than before, drive future strategies. This will impact on the longer-term place shaping process, which the review of the CSS is starting to address now. However, while the scale and nature of economic growth in North Northamptonshire will undoubtedly change, the area has significant economic and housing growth already happening. This is in line with the strategy and planning consents in place at a scale that means investment is needed to ensure that growth remains sustainable, it matches the local place vision and it is used to secure a better place for existing communities.

- 1.9 In response to an invitation by Government, proposals for Local Enterprise Partnerships (LEPs) covering Northamptonshire were submitted. The LEP proposals aim to build on strong partnership foundations. LEPs will tackle issues such as planning and housing, local transport and infrastructure priorities, employment and enterprise and the transition to the new low carbon economy. The LIP will prove valuable to feed into the work of the LEP and the developing approach of the LEP will feed into future reviews of the LIP.

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2. Place vision

- 2.1. A pioneering approach to joint working, led by a combination of the North Northamptonshire Joint Planning Committee and the NNDC partnership, along with supporting public agencies and the private sector, has secured a common vision for unlocking the area's outstanding potential through the Core Spatial Strategy. This builds on the objectives of the Community Strategy to provide a solid platform for public and private sector investment in the sub-region.
- 2.2. North Northamptonshire has been primed for significant growth. It already has two of the three fastest growing local authority areas in the country¹. Having worked through a rigorous consultation process and been tested through an independent inspector at an examination in public, the Core Spatial Strategy (CSS) for North Northamptonshire was adopted and with it the following place vision:

North Northamptonshire in 2021 will be a better place: a showpiece for modern green living within a high quality environment and a prosperous economy.

- 2.3. The above vision, set out more fully in the CSS clearly reflected existing needs and local aspirations to improve places, through
 - town centre rejuvenation,
 - affordable homes provision,
 - addressing transport deficits,
 - green infrastructure and environmental gains, and
 - inherent weaknesses in the quality of employment opportunities.
- 2.4. A central task of the North Northamptonshire Core Spatial Strategy was to take the Communities Strategies of the Local Strategic Partnerships and together with the above place vision, to produce spatial plans. While the regional planning frameworks are being dismantled under the new Government, much of the evidence that underpinned the spatial plans holds good and significant amounts of the planned development has been consented by local authorities. For example, there are existing planning consents for 24,000 new homes in the pipeline.

Achieving the vision

- 2.5. Partners in North Northamptonshire have created a platform for investment across the sub-region which is transforming the business offer, creating vibrant and active town centres, delivering new sustainable residential neighbourhoods and extensions and improving transport and connectivity.
- 2.6. Over 15,000 new homes were completed between 2001 and 2010 and a further 24,000 homes have received planning permission (or resolutions subject to section 106 agreement). This includes permission for 18,000 units existing at the sustainable urban extensions.
- 2.7. 6,600 new jobs have been created in North Northamptonshire between 2001 and 2007 set against a target for the plan period to 2021 of 47,400. The residual employment requirement is for 40,834 new jobs 2008-2021 implying an annual rate of 3,141. One of the constraining factors has been the

¹ Corby (fastest) and Kettering (third fastest), based on growth in council tax base [CONFIRM SOURCE](#)

- Improved connectivity - both superfast broadband and transport;
- Leadership on climate change and biodiversity; and
- A stronger and greener economy.

- 2.17 The Arc concept reflects and builds on existing assets such as the county's strategic location, its strengths in high performance engineering and motorsport, and its economic growth potential. It also reflects the opportunities presented by new technology and innovation, its rich heritage and its environmental assets (including waterways, parks and woodlands) - particularly for supporting a Biodiversity Corridor.
- 2.18 Consultation has taken place on a Background Report which outlines the need for the concept. It is now intended that the Northamptonshire Arc Spatial Investment Plan will be approved by the County Council and will inform its future investment priorities. The Plan will include a series of strategic priorities to provide focus and further clarity on how these outcomes will be delivered.

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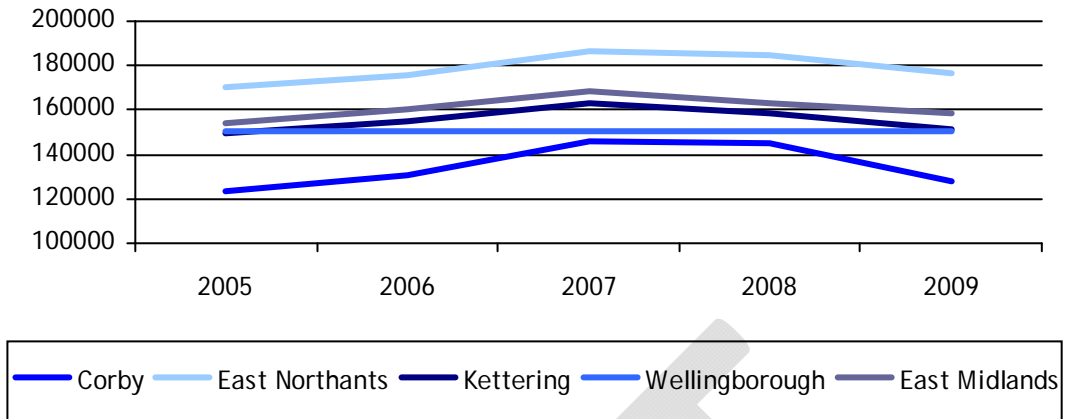
3. Economic and housing market context

- 3.1 After a period of unprecedented growth followed but a sudden and significant recession, North Northamptonshire remains ready for economic growth. There is the opportunity to achieve major jobs growth, economic diversification, a step change in productivity and have a significant impact on the local and national economy.
- 3.2 Few locations in the country are better placed geographically to meet local and national economic aspirations. Investment is still needed to unlock this potential but North Northamptonshire has already demonstrated its credentials by driving a step change in housing delivery in response to the previous Government's growth agenda with the support of public intervention and its ability to secure private sector interest and investment. The economic downturn has created challenges for the area. It has exacerbated issues of viability, caused a fall in development values and led to a reduction in the level of development activity. The assessment of the viability of schemes is acknowledged as a significant factor in how they may be delivered to provide the most beneficial impact on communities.

The Economy

- 3.3 Embedded in local aspirations through the CSS and Sustainable Northamptonshire Economic Action Plan (SNEAP) is the aim to achieve over 80,000 net additional jobs between 2001 and 2021.
- 3.4 In order to achieve North Northamptonshire's place vision, quality employment will need to play a formative role. The SNEAP identified two simply stated and complementary economic development challenges:
 - Doing everything we have been doing but do it better, and
 - Undertake transformational actions to secure more jobs, better jobs, in the right locations.
- 3.5 In 2005, the Milton Keynes South Midlands (MKSM) Sub-regional Strategy split Northamptonshire into north and west for planning purposes. This north-west split is reflected in the structures and processes which have been subsequently set up for delivery. Despite this, it is recognised that Northamptonshire does not function within distinct northern and western halves and that it is important to develop economic and planning proposals that form a coherent whole.
- 3.6 It is also important to acknowledge Northamptonshire's wider economic integration. Whilst relatively self-contained in employment terms, its labour markets are linked to those of surrounding areas and its businesses function within national and international supply chains. The county is an already prosperous part of the East Midlands, whilst the Greater South East (GSE) provides a relentless challenge to perform better still. Located strategically at the hub of national infrastructure, the county has a real bridging role between the Greater South East and the Midlands.
- 3.7 Delivering the potential for economic growth in Northamptonshire means the sub-region has an opportunity to lever the benefits of London and the innovation assets of world class Universities and economic opportunities associated with the high value businesses in the GSE.
- 3.8 Socio-economic and spatial analysis reveals a sub-region in which the foundations for economic growth are reasonably strong but with clear weaknesses in its overall level of productivity and in

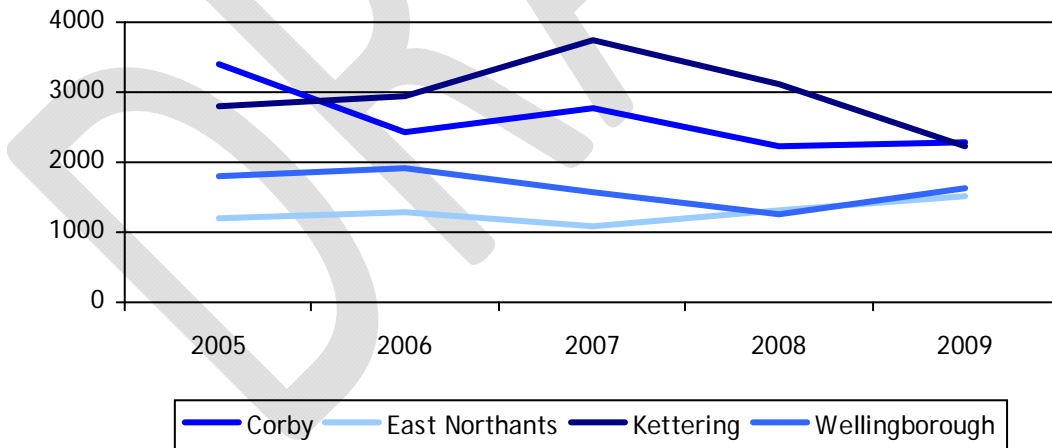
Mean house prices (Land Registry)



3.15 The Housing Market Assessment² suggests that the proportion of families with children aged 12 or older in North Northamptonshire will decrease over the period of the CSS, whilst the proportion of young households (adults under 36 years of age or families with children aged under 12) and older households (majority of people aged 65 or older) will increase. There is also likely to be an increase in the proportion of single person households. The make up of households moving into the area is forecast to differ from the existing population, with a higher proportion of young, relatively affluent families with children.

3.16 The waiting lists held by the local authorities show a significant expressed demand for affordable homes.

Local authority housing registers (CLG)



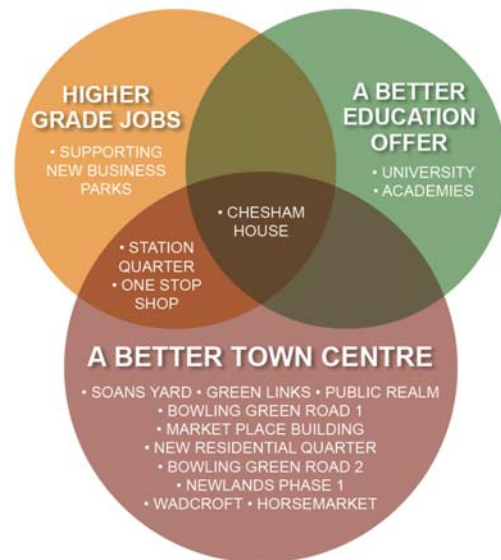
3.17 The Housing Market Assessment also concludes that there is a considerable need for affordable housing in North Northamptonshire and recommends targets for its provision (see table below). The target for East Northamptonshire is higher in recognition of the impact that the very high values in the northern part of the district have on affordability.

Schools and community infrastructure

- 3.26 Schools and community infrastructure are an essential part of the mix to create sustainable places, supporting growth of existing communities as well as being essential infrastructure within new sustainable urban extensions. New housing increases the demand for schools places and private sector support for the provision of schools through the development of new housing is crucial. Each of the new sustainable urban extensions to the growth towns in the north of the county will require the provision of a new secondary school at a cost of over £30m per school as well as primary school provision.
- 3.27 Schools are also increasingly being viewed as an opportunity to provide enhanced community benefit, extending school services and use of facilities to the wider community including linking with library or health services, or enabling use of playing fields and other schools facilities outside of school hours. Designing and developing schools capable of supporting wider community benefit can increase development costs.

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- 4.16 The Council has established Suite 16 - a regeneration programme which is designed to deliver projects that bring better town centres, better education and better jobs to the Borough of Kettering.
- Wadcroft
 - Station Quarter
 - Redevelopment of Council Offices site
 - Supporting a new edge-of-town business park



- 4.17 The mutually supportive role of these three aspirations cannot be over-stated. The town centre and the skills base will be persuasive to inward investors. Similarly, high grade employment supports a vibrant town centre.

- 4.18 Kettering Borough Council has formed a series of productive partnerships with developers and housing associations to build new homes. Over the past five years, the Council has facilitated the development of 843 new affordable homes for rent and sale.

- 4.19 The growing population is resulting in an increasing demand for more affordable homes. Kettering Keyways currently has over 4,000 applicants registered, with an average 70 to 80 new applications every week. Homelessness, another key indicator of demand for affordable housing, is also on the increase and at the highest levels since the end of 2008.

- 4.20 The majority of new affordable homes in Kettering have been delivered on smaller infill sites but the supply of new sites is dwindling as funding streams are squeezed. We are therefore taking a more creative approach towards increasing the supply of affordable housing by maximising the use of existing stock, filling empty properties and encouraging under-occupiers to move to smaller accommodation as well as working more with private landlords. These initiatives, whilst making a valuable contribution towards meeting housing need, are not enough and we will still require new affordable housing developments to meet specific housing needs on infill sites within existing communities - this is where funding should be targeted.

Wellingborough

- 4.21 The '2020 Vision' for Wellingborough promotes the ambitions for growth and development within the Borough up to 2020 and beyond. The vision helps to influence other strategic investment plans, future funding applications and private investor confidence. Although not a delivery plan, the 2020 Vision recognises the town of Wellingborough and its surrounding area is set to grow significantly and much work has been accomplished over the last few years in planning for this development.
- 4.22 At its heart, this strategy seeks to build upon the economic success of Wellingborough over the past decades whilst recognising the need to improve the image, perception and profile of the town. The overriding objectives of the vision are:
1. To create the right environment to attract higher value jobs, broadening the employment base to open up a wide range of opportunities.
 2. To provide more shops and higher quality public realm, civic and leisure facilities in the town centre to stem the leakage of spending to other towns.
 3. To set the scene for major private sector development and enhance the town's existing historic assets.
 4. To promote Wellingborough as a place where people are proud to live, work and play.
- 4.23 This 2020 Vision is supported by an adopted Town Centre Area Action Plan and emerging Site Specific Proposals plan which together will help to deliver inclusive and sustainable communities delivering a clear approach to urban design and high quality public realm in Wellingborough.

4.24 The following 20 projects which will be delivered through a variety of partnerships will evolve over time as funding permits. This is not a finite list and will be supplemented by other projects as further opportunities are created to attract increased private investment into the Borough.

	Project	Lead Organisation/Partnership
1	Public Realm Strategy (Phase1 - 3 projects)	WBC/NCC
2	Swanspool Gardens Town Park enhancements	WBC
3	Eastfield Urban Quarter - Town Centre living	Private developers
4	Stanton Cross - Sustainable Urban Extension	Private developers/WBC
5	High Street Development Site - Town Centre mixed use	WBC/Private developers
6	New Higher Education Campus (Learning Quarter)	Tresham/WBC
7	Station Redevelopment/ Transport Interchange	Network Rail/Private developers/WBC
8	Heritage shop front improvements project	WBC
9	Isebrook Hospital redevelopment - minor injury unit	Northants PCT
10	High Quality Business Park	WBC/Private Sector Partner
11	Market Sq/Church St	WBC/Private Sector Partner
12	Public Transport/ TC Bus Terminus Northern Interceptor Road/ Pedestrianisation Church St	NCC
13	River Ise Town/Country Park	Private Developers
14	Business Improvement District	WTCP/WBC
15	Public Realm Strategy (Phase 2 - Further projects)	WBC/NCC/Private Sector Partners
16	Isham Bypass and Iwimp - Eastern Distributor Road	NCC, Private Sector developers
17	Eco Home demonstrators	Private Developers/WBC
18	Chester House Farm Visitor Centre	NCC/WBC
19	Cultural Quarter	WBC/Private Sector developers
20	Station Approach & Main Street - Station Office Quarter	Private Developers

5. Place based investment priorities

- 5.1. The place-based priorities identified in the LIP reflect the strategic context, evidence base and consultation outlined. In drawing together the context for this investment plan, the five local authorities have taken a comprehensive approach and worked with partners to identify the infrastructure and investment needs to deliver the place.
- 5.2. An assessment was also previously made through the Programme of Development on the level of identified funding for these investment requirements with a view to identifying priorities where funding gaps remained. The ability to meet these costs and the likely timescales will need to be considered given the current programme of deficit reduction and the implications Comprehensive Spending Review.
- 5.3. The principal role of the LIP is to identify the projects and programmes that may deliver housing, regeneration, and growth in the HMA. The plan identifies the projects that may be delivered during the period 2011 to 2015, as well as the longer term aspirations to 2026. It covers a range of place-based priorities and a number of thematic priorities within and beyond the place-based priority areas. A key aim is to maximise the potential of the current resources and to attract significant private sector investment.
- 5.4. Many of these interventions require further public investment to realise their delivery, particularly over the short to medium term 2011 to 2015 as a result of the current economic downturn. Given the pressure on public sector resources over the next five years it is not possible to provide the necessary public investment to enable all these proposals to be delivered within the current plan period. However, a HMA-wide prioritisation process reflecting the available public resources has not been completed. The partners will undertake this assessment of the programmes and projects to agree the appropriate prioritisation and phasing when the impact of the Comprehensive Spending Review is known.
- 5.5. As public sector budgets are tightened, more pressure is being placed on local authorities to identify and manage surplus land assets and in doing so secure capital receipts. The use of these assets will need to be actively managed and can help to support economic growth. HCA support (working closely with the local authorities as invited) can help to target and realise asset disposal to help bring forward key sites, including for local affordable housing. Specific opportunities could be identified through the HCA Local Investment Agreements. Many small sites could provide opportunities for early release and development.

Prioritising programmes and projects for investment

- 5.6. Prioritising programmes and projects for investment is an inherently complex process. The various programmes and projects are not necessarily immediately comparable in terms of what they will deliver. It is also the case that some programmes and projects that may be the most significant in terms of their strategic transformational impact may not necessarily be those requiring public support in the medium term.
- 5.7. In prioritising programmes and projects, partners have needed to be mindful of the LIP's long-term horizon to 2026, as well as the need to set out where resources are most required over the course of the next Comprehensive Spending Review period from 2011/12 to 2014/15.

Kingswood Estate, Corby

- 5.48 This estate comprises 1,599 properties of which 644 are in Corby Borough Council ownership. A detailed master planning exercise has been completed by the Council with the aim of comprehensively improving the most deprived social housing estates within the town, demolition and rebuilding of circa 300 homes within the Kingswood estate and the subject site forms the initial phase of this development.
- 5.49 The site is seen by the public as a priority site in the town's regeneration and the project aims to create an attractive new community in place of the run down estate that exists. This is a classic regeneration site that was due to start in 2008 following extensive acquisition and enabling works undertaken by the local authority. The HCA's input has provided the catalyst to complete the renewal of this part of Kingswood with stock type, age and tenure diversification. The next phase of regeneration will involve the demolition and redevelopment of Canada Square during 2009/10. It is intended that a developer, rather than the Borough Council will lead on this phase.

Lodge Park Estate, Corby

- 5.50 This estate comprises of 1,939 properties of which 435 are in Corby Borough Council ownership. Arran Way was the core estate street and had a high density of small flats and bed sits. The high density caused issues, making properties unpopular and the layout did not give residents security or a good quality of life. From a local authority view the properties were difficult to let. As a result of these issues the Council worked with residents to develop plans to take Arran Way into the future and become an area of housing that delivered quality of life for its residents.
- 5.51 Following a community consultation exercise in late 2005, and early 2006, with the involvement of the Lodge Park Tenants and Residents Association the Council committed to the regeneration of the area. To create the site for new modern sustainable housing the Council has demolished 152 dwellings and 40 garages; this demolition was completed in the summer of 2007. Phase 1 is being delivered through HCA administered LA Newbuild Programme.

Danesholme Estate, Corby

- 5.52 The Danesholme Estate comprises of 1,705 properties of which 22% is Council owned. It is a mixed tenure estate that is becoming increasingly private through Right to Buy Sales. The estate is surrounded by the neighbouring Oakley Hay, Oakley Vale and Kingswood Estates, with the first two estates being predominantly privately owned. Through the HCA's administered LA Newbuild programme 45 dwellings with 14 of affordable rented homes is to be delivered at the Council owned site at Copenhagen Road which is located between the Danesholme Estate and the adjacent Oakley Hay Industrial Estate.
- 5.53 The Council is contributing land at nil cost to support the delivery of these homes and will ensure that as part of the new housing growth in this area other retail, commercial, social and community facilities will be highlighted to be improved and enhanced.

St Mary's Rd, Kettering

- 5.54 This 1.25 ha brownfield site occupies a gateway location in Kettering town centre and is the former location of Tresham College, who moved to a new facility in Kettering during the summer of 2007. Since this time the building, which is an eyesore, has been vacant and attracts vandalism and anti-social behaviour. It presents a health and safety and arson risk and is considered blight to the town. Kettering Borough Council is keen to ensure redevelopment of the site as it is critical to the regeneration of the town centre. The site forms part of the town's master plan. The project site will contribute to achievement of the housing delivery target for the district. Furthermore, unlocking this site will enable education provision across the HMA which is critical to delivering the growth agenda.

6. Thematic Priorities

- 6.1 The thematic priorities reflect needs identified that are either not solely related to specific places or have yet to be prioritised geographically.

Rural housing and sustainability

- 6.2 Affordable housing for people in rural communities is a specific priority for North Northamptonshire. House prices and rents remain expensive and some members of rural communities, especially younger people and families cannot afford to live locally which results in adverse consequences for local services, particularly shops, post offices and schools, this is particularly exemplified in East Northants. This rural priority stems from the Council's policy to respond to local needs of particular communities and to respond to planned growth that will be accommodated in rural locations.
- 6.3 The HCA is committed to support local authorities in developing their vision for rural locations and has allocated Rural Master Planning funds to East Northants and Kettering Borough Council. East Northamptonshire Council received HCA expertise and £50,000 to run a collaborative design workshop leading to a masterplan and vision for Raunds.
- 6.4 To secure 'balanced' rural communities a rural programme of affordable housing provision is proposed, with the potential to support the delivery of rural 'exception' sites. It is essential that East Northamptonshire, Wellingborough and Kettering continue to progress programmed housing needs surveys and identify further deliverable sites to inform a rolling programme.

Brownfield / infill development

- 6.5 Affordable housing provision on brownfield / infill sites has traditionally been an important element of housing growth in the HMA. It has facilitated essential urban renewal schemes that have provided a mix of uses on previously developed land supported by existing infrastructure. Continued provision in this manner will be essential to meeting the levels of growth identified in the Core Spatial Strategy and delivering the vision of place particularly in the context of town centre regeneration. It is recognised that viability and deliverability issues on some SUEs will not be addressed on the short to medium term and that provision on brownfield sites will be critical.
- 6.6 It is essential that local authority and other public sector land is made available to facilitate housing growth and place making. The HCA land holding as appended will form part of this delivery and it is important that innovative private and public sector partnership solutions should be explored in bringing developments forward.

Vulnerable and older people

- 6.7 Each local authority has identified specific needs for the development of housing and services to meet the needs of vulnerable and older people. The priorities vary, mainly because of the existing base of housing and services available locally. However, it is recognised as an important theme that should be pursued with specific schemes in certain locations, attracting funding to support the schemes as appropriate.

