



Policy and Resources Committee – 14 February 2011

North Northamptonshire Local Investment Plan

Purpose of report

This report seeks Member approval to adopt 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, as a way to direct any future Homes and Communities Agency (HCA) funding which may be available.
- 1.3 It was presented to the Planning Policy Committee on the 22 November 2010, and the 24 January 2011 where it was endorsed subject to some changes which have been incorporated to create this final draft document.

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 whereby Registered Providers (housing associations) would submit bids for funding for new affordable housing schemes.
- 2.2 Over the last year however, it has embraced a more partnership working approach to conducting its business; and Local Investment Plan Steering Groups have been set up to direct funding for each housing market area.
- 2.3 A steering group was set up for North Northamptonshire comprising senior officers from each local authority, the County Council, the HCA, and the Joint Planning Unit.
- 2.4 The steering group has been working over the last 12 months on putting together a Local Investment Plan for the area, which is attached at Appendix 1.

3.0 North Northamptonshire Local Investment Plan

- 3.1 Local Investment Plans are being prepared nationally as a way of directing any HCA funding that may be available over the next few years. They are a mechanism to capture the key projects for an area, which should be deliverable and a priority for the local authority.
- 3.2 Although local authorities have included a broad spectrum of projects, ranging from infrastructure and employment to housing, the HCA has now indicated that it is tightening its focus to return to predominantly housing supply and affordable housing.
- 3.3 This is a direct result of the Comprehensive Spending Review, which saw a cut of 50% to the HCA budget.

- 3.4 The draft LIP includes projects for East Northamptonshire which are deemed to be a priority and also deliverable. It does have a housing focus, but some non housing projects have been included where they have been identified as key priorities.
- 3.5 The steering group have confirmed that an agreed NNLIP needs to be in place by the end of March 2011, to ensure that any funding available for 2011/12 can be appropriately directed. This is in line with national timescales, and will ensure that we don't lose out on any money that is available.
- 3.6 The LIP is a working document, and if adopted there would be a review after 12 months.

4.0 Equality and Diversity Implications

- 4.1 A full Equality Impact Assessment is in the process of being carried out. As this is a North Northamptonshire document, this is being undertaken by the HCA.

5.0 Legal Implications

- 5.1 There are no legal implications associated with the recommendation at 8.1 below.

6.0 Risk Management

- 6.1 There are no risks associated with the recommendation at 8.1 below.

7.0 Financial Implications

- 7.1 There are no financial implications for the Council. The LIP is a document which will be used to bring funding into the district.

8.0 Corporate Outcomes

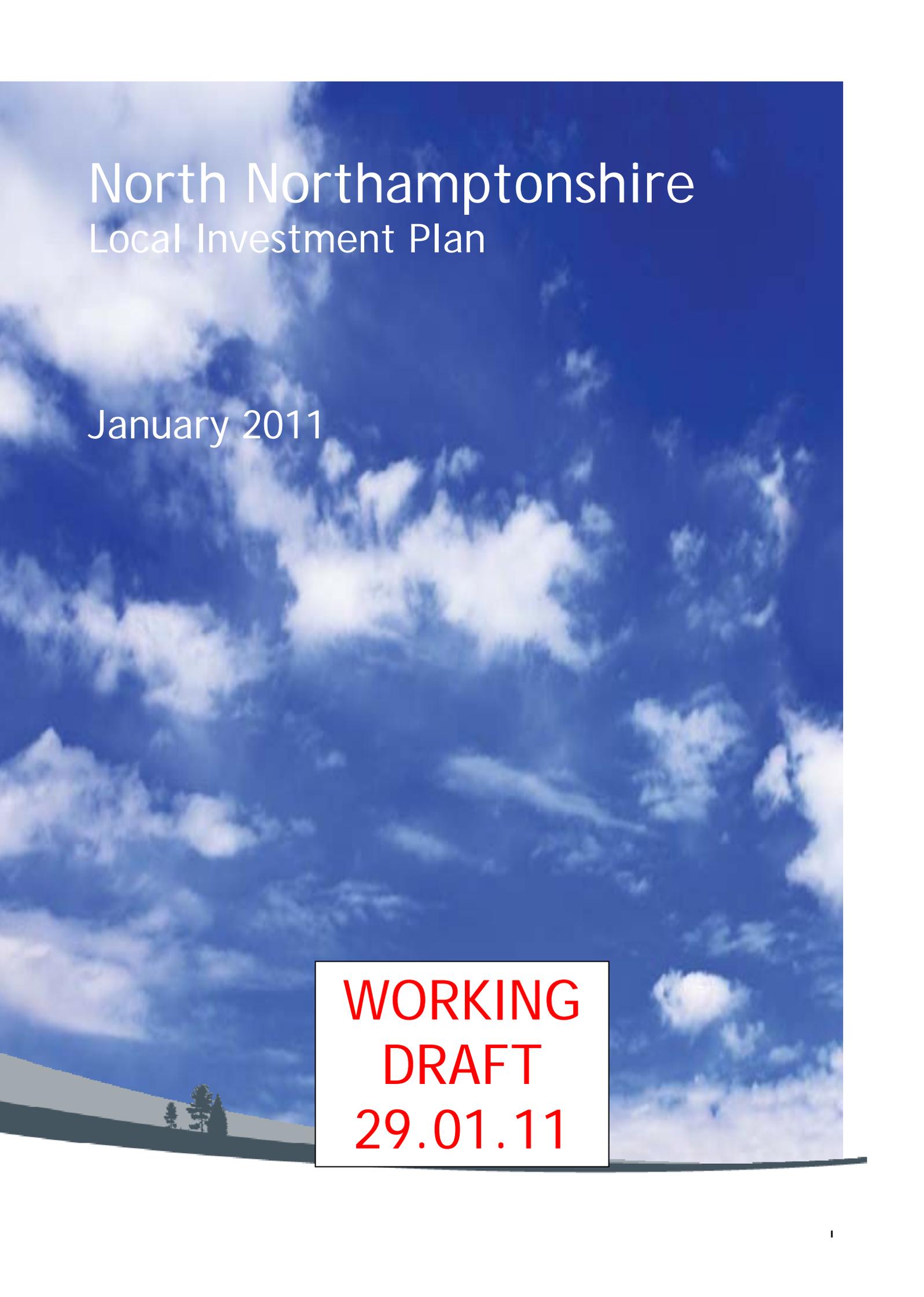
- 8.1 The adoption of the NNLIP will contribute to the following Corporate Outcomes:
- Good Value for Money
 - Effective Partnership Working
 - High Quality Service Delivery

9.0 Recommendation

- 9.1 Members are recommended to adopt the North Northamptonshire Local Investment Plan.

Legal	Power: Housing and Regeneration Act 2008				
	Other considerations:				
Background Papers: Planning Policy Committee Minutes 22 November 2010 Planning Policy Committee Minutes 24 January 2011					
Person Originating Report: Cat Hartley, Housing Strategy Manager 01832 742078, chartley@east-northamptonshire.gov.uk					
Date: 27 January 2011					
CFO		MO		CX	

(Committee Report Normal Rev. 22)



North Northamptonshire Local Investment Plan

January 2011

**WORKING
DRAFT
29.01.11**

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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1. Introduction

A joint plan for future investment

- 1.1 The five local authorities that constitute North Northamptonshire, have prepared this Local Investment Plan (LIP) for the area supporting economic success through sustainable growth in jobs, homes and infrastructure supported by North Northants Development Company (NNDC) and the Homes and Communities Agency (HCA).
- 1.2 The document follows on from the Programme of Development produced in 2008 by NNDC, which assessed and prioritised local investment needs to 2021, on behalf of the partnership.
- 1.3 The LIP sets out the projects and programmes that may deliver growth, regeneration and housing over the next spending review period, 2011 to 2015, together with the area's aspirations to 2026. These projects and programmes have been identified based on the evidence base, the strategic context and consultation with a wide range of partners. Prioritisation and phasing of the projects and programmes identified in the Plan have not been completed because the funding available to support the area is not clear at this time. Local Investment Agreements that give the detail of which projects will be delivered and how they will be phased will be agreed when the level of funding is known.
- 1.4 North Northamptonshire represents a prime opportunity for delivering economic growth out of recession, as it is just 50 minutes from the capital. The sub-region has been at the forefront of developing a strategic vision and strategy for shaping the place it wants to be in the coming decades.
- 1.5 The LIP has been evolved and refined from these existing strategic plans through a steering group made up of the local authorities, (Corby Borough Council, East Northamptonshire Council, Kettering Borough Council, Borough Council of Wellingborough and Northamptonshire County Council) the Local Partnership Delivery Vehicle (North Northants Development Company), the East Midlands Development Agency, the North Northamptonshire Joint Planning Unit and the Homes and Communities Agency.
- 1.6 These same local authority partners together produced the first Joint Core Spatial Strategy (CSS) in England in 2008. The LIP and Local Investment Agreement that will follow, draw on this information in their prioritisation processes. They will also take into account deliverability, dependent infrastructure investment and outputs, supplementing the Housing Strategies and emerging Local Development Framework documents.
- 1.7 The Plan has a strong place based approach to delivering new homes. It includes a number of options to develop Sustainable Urban Extensions over longer timescales. There is also a particular emphasis on renovating and improving existing residential areas through improving the existing housing stock and appropriate infill and development on brownfield sites. The Plan also considers how the needs of vulnerable and older people should be met.
- 1.8 During the drafting of the plan, the political and policy landscape has been shifting. The Government intends to revoke Regional Spatial Strategies, removing top down targets and giving local planning authorities the freedom to identify and deliver their local housing growth targets. The 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.

2. Place vision

- 2.1. A pioneering approach to joint working, lead 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 lack of availability of any major new sites for inward investment outside of north Kettering. However, emerging Master Plans for major new employment sites and the Sustainable Urban

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

Extensions for each of the three core growth towns include opportunities for employment sites to be provided.

The Sustainable Urban Extensions

- 2.8 Having seized the opportunity that economic growth presented to the area to achieve its economic, social and housing aspirations, the local authorities, through the CSS process, chose to concentrate housing growth around the existing main urban areas rather than disperse it.
- 2.9 It is important that the initial Sustainable Urban Extensions (SUEs) in Corby, Kettering and Wellingborough build up momentum as quickly as possible in order to achieve the critical mass needed to support infrastructure and facilities to deliver sustainable communities. This focus will:
- ensure efficient use of infrastructure (maximising the delivery of homes and jobs for a given level of public and private investment) and
 - minimise the duration of the development and the disruption for local people.
- 2.10 The LIP, therefore, identifies the preferred location of an initial SUE to each of the three Growth Towns that will be capable of incorporating a mix of uses including around 4,000 to 6,000 new homes. The SUE's at East Kettering, East Wellingborough and North East Corby all have planning consents and are capable of accommodating around a total of 18,000 new homes. It is recognised that the scope of planning obligations and factors around deliverability needs to be fully understood. The approach is being informed by use of the HCA's Area-Wide Viability Tool.

Investment in existing neighbourhoods and housing

- 2.11 There is the need to maintain our existing communities, maximising the benefits can be delivered within these areas. This includes reviewing the use of the existing housing stock to improve quality and to tackle issues such as empty homes and under-occupation. Actions may include selective demolition and remodelling. These existing neighbourhoods also offer the opportunity to deliver new homes in the shorter term on infill and brownfield sites.

Renewing the vision and reviewing the strategy

- 2.12 North Northamptonshire adopted the first joint core strategy in England. However, a review of the vision and strategies is under way to continue to effectively guide change and development in the future. The review will roll the strategy forward to 2031 and includes consideration of the area's aspirations beyond this timescale.
- 2.13 The review takes a 'Place Shaping' approach, based on better integration of the bottom up aspirations of the existing communities in the area. CABE is engaged in the review and views the place shaping approach to joint core strategy revision as a national exemplar project.
- 2.14 Visioning workshops have been held with key stakeholders and the information gained helped to frame some initial options for wider consultation early in 2011. A revised Joint Core Strategy will be adopted in early 2012.
- 2.15 Contributing to this work, at the County level the 'Northamptonshire Arc' is being developed. The Northamptonshire Arc concept captures local priorities in a practical and spatial way and in doing creates a strategic policy context for future investment decisions on transport, economic development, IT networks and environmental activities. The Arc concept, which is informed by the joint CSS, will help to align activity, create a commonality, confidence and certainty of purpose, add value and differentiate Northamptonshire from other areas.
- 2.16 Three thematic outcomes underpin the Northamptonshire Arc and the goal to secure a more prosperous county. These are:
- 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.

3. Economic and housing market context

- 3.1 After a period of unprecedented growth followed by 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 the performance of some districts for growth. Some of the headlines and issues identified in the emerging economic assessment for Northamptonshire are (more details are provided in appendix 5):
- Northamptonshire has high economic and employment rates,
 - There has been a large increase in long term unemployment since 2008,
 - Increasing unemployment amongst younger people is a growing issue,
 - Manufacturing has declined sharply in the county between 1998 and 2008,
 - Just over 2 in 5 employees are in higher level occupations. This is below the England average and that of surrounding counties,
 - Average earnings in Northamptonshire are below the national average,
 - There is the need to encourage the development of, and diversification into, more high value added sectors having more highly skilled jobs through a mix of start ups, indigenous company development and inward investment,
 - High quality office floorspace is needed, particularly in Northampton town centre, and
 - Measures will be needed to manage the demand for increased travel. Capacity improvements will be needed to tackle congestion hotspots.
- 3.9 The Sustainable Northamptonshire Economic Action Plan (SNEAP) identified the imperatives and challenges for economic growth. In summary, these are:
- To achieve a sustainable distribution of economic growth, jobs growth should broadly align with housing developments, which are focused in the urban areas of Northampton, Corby, Kettering, Wellingborough, and the market towns of East Northamptonshire. This represents a change to the current distribution of employment in the county generally, and is a significant change in the recent trend of jobs growth in some specific districts.
 - For those parts of the county where jobs growth is planned, this needs to be achieved from the resident labour force (i.e. the existing labour force and additional labour force associated with housing development). Although in value terms, economic growth can be seen as limitless, employment growth is limited by the available labour supply.
- 3.10 To achieve local aspirations for economic growth the imperatives are for more jobs and better jobs in Northamptonshire with the simultaneous challenge for these jobs to be generated in the right places so they can draw on the local labour force and support sustainable communities.

Housing

- 3.11 Housing requirements for the area are currently being reassessed through the review of the Joint Core Strategy (JCS formerly CSS).
- 3.12 Whilst North Northamptonshire has been delivering one of the highest levels of housing growth in the country, the high targets mean that to date the area has not delivered the levels of housing envisaged in the CSS. From a low base of 1,441 net new dwellings built in 2001/02, completions in North Northamptonshire rose steadily to 2,153 in 2007/08, an increase of 67%. The onset of recession saw completions in 2009/10 fall to just 1,119 net additional dwellings, a drop of 48% compared to 2007/8. House builders indicate that the recession has challenged the viability of development sites, both in terms of outright profitability and cash flow. House buyers are also having difficulty in accessing mortgages to allow them to enter the housing market. This has led to build rates being reduced dramatically to match sales output and, in some cases, to sites being mothballed.

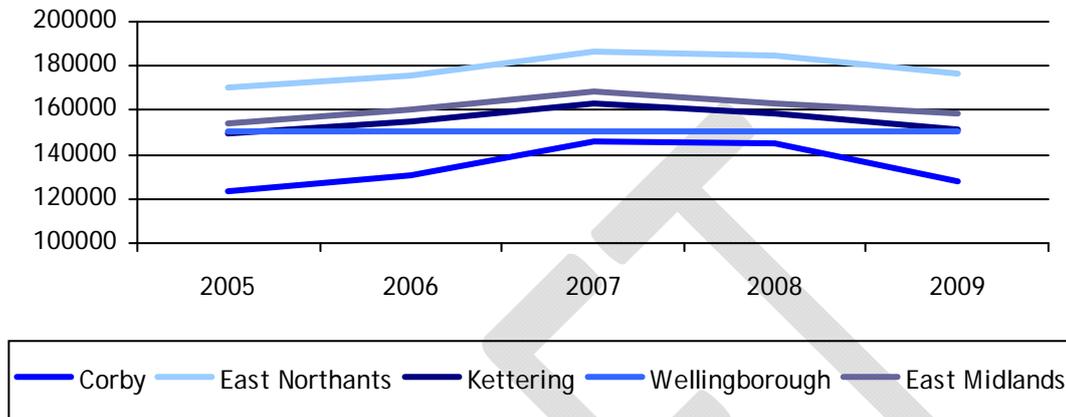
Housing profile

- 3.13 The housing stock in North Northamptonshire is fairly balanced with a broadly similar profile in terms of tenures and types of dwelling when compared with the region as a whole. Corby stands

out as having a higher than average social rented stock, this being a result of its growth as a New Town.

- 3.14 House prices in North Northamptonshire are generally below those for the East Midlands as a whole (with the exception of East Northamptonshire) and there has been a reduction in house prices since the peak in 2007. There are some high value 'pockets', particularly in the rural areas leading to real issues around affordability.

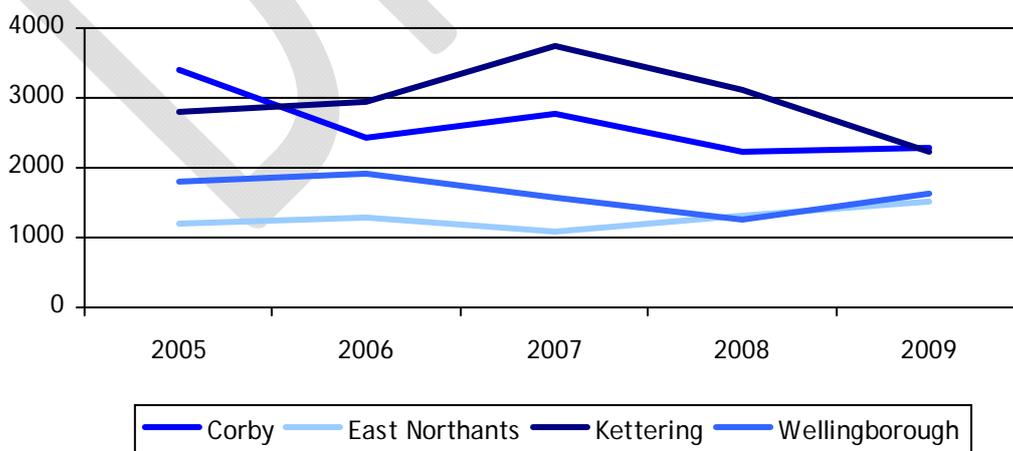
Mean house prices (*Land Registry*)



- 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.

Affordable housing provision targets	
Local Authority area	Affordable housing provision (%)
Corby Borough Council	30%
Kettering Borough Council	30%
Borough Council of Wellingborough	30%
East Northamptonshire Council	40%

- 3.18 These targets were incorporated into the CSS 2008, and will be reviewed as part of the refresh.
- 3.19 Housing Needs evidence supports the conclusions of the Housing Market Assessment in reaching these targets. During the period April 2009 to April 2010, 615 people presented to local authorities as homeless in North Northants; of which 277 of these were accepted. Although this represents an overall decrease from the previous year, it is clearly a significant number of people. Furthermore there has been a significant increase during the second quarter of 2010 in some local authorities; which has been expected following the national economic downturn.

Location

- 3.20 The emphasis of housing development is centred on Sustainable Urban Extensions; and other strategic brownfield sites to enable urban regeneration. Additionally the provision of affordable housing in rural locations is a key priority, as a considerable proportion of North Northamptonshire can be classified as significantly rural.
- 3.21 The Core Spatial Strategy also places particular emphasis on existing residential areas; "The environment of existing residential areas will be enhanced, including renovating and improving the existing housing stock through area based renewal or occasionally through targeted demolition and replacement where this is the most appropriate option". This reinforces the position that not only are SUEs important in the growth of the area but also finance needs to be available to ensure that existing areas are supported by regeneration of smaller brownfield sites where demand remains high.

Vulnerable people and older people

- 3.22 The Housing Market Assessment report states that about 25% of all households in North Northamptonshire have a support need.
- 3.23 Each local authority has its own specific priorities relating to vulnerable and older people. However, there are some common priorities covering developing housing and services aimed at:
- Older people, responding to the increasing proportion of the population that is aged over 75 and especially those aged over 85.
 - Young people, specifically aimed at those leaving care and those at risk of becoming homeless.
 - Teenage parents, responding the higher than average number of teenage parents in Northamptonshire.
 - People with learning disabilities to offer greater independence and integration into the community.
- 3.24 There is clearly a need to ensure the delivery of suitable housing for those with support needs, both in terms of market and affordable housing. This will apply to the delivery of fully accessible housing as part of larger market led development, and possibly the delivery of smaller purpose built accessible developments.

Gypsies and Travellers

- 3.25 The Northamptonshire Gypsy and Traveller Accommodation Assessment (GTAA) 2008 identifies a need for 41 additional residential pitches for the period 2007 - 2017 in North Northamptonshire. Partners are developing individual responses to these requirements and grant resources may be required for the provision of pitches during the period of this plan.

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. Wider place making context

- 4.1 North Northamptonshire is committed to delivering its place vision largely via strong growth that integrates new and existing communities to create vibrant and diverse sustainable places. Fundamental to achieving our place vision is providing the range of infrastructure and services required by the scale of change and growth the vision entails.
- 4.2 Creating the environment and place where people want to live and work is essential to drive the local market, ensuring demand that will present private sector business with opportunities to invest and the public sector with clear priorities of where its finite resources can leverage the greatest benefit.
- 4.3 This goes beyond the provision of new infrastructure and services but includes the rejuvenation and regeneration of places and facilities that have been short of investment over past decades. In referring to infrastructure the partnership has assessed far more than the physical infrastructure of roads or sewage system.

Corby

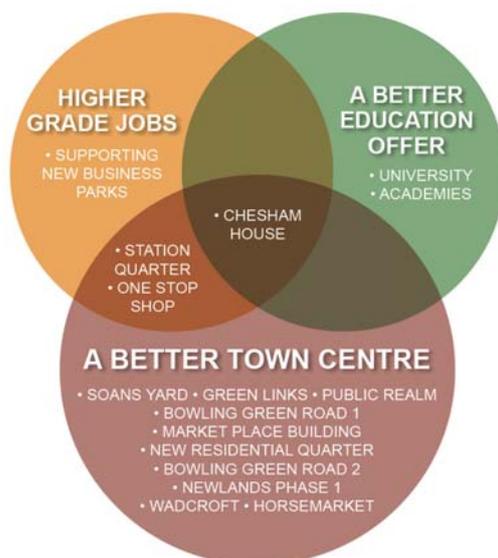
- 4.4 Our ambition remains as always - to regenerate and grow - but in response to feedback and global imperatives, there is a much greater emphasis on tackling climate change, promoting healthier living and investing in facilities and services for families, children and young people. Our goal by 2013 is to be the fastest growing Borough in the country but we also aim to make it the fastest improving with rising levels of income, skills and public satisfaction with the quality of life and the delivery of local public services.
- 4.5 Our 'One Corby' approach is designed to make this happen. It involves working together with all our partners in the public, private, voluntary and community sectors to achieve common aspirational goals.
- 4.6 Already we are over halfway towards the £4billion investment target we set in 2003, but there's far more to come. We refer to our approach as 'putting the 'Cor(e)' back into Corby', which means that as the town expands into new urban extensions we intend to reinvest the wealth generated to revitalise our older housing areas and renew our infrastructure, town centre and major cultural and sporting amenities.
- 4.7 In summary:
- Our Ambition is "To double the population of Corby by 2030, with a complementary increase in jobs, prosperity and public services that rank with the very best!"
 - Our Mission is "Working together for the future to improve the quality of life for the people in the Borough"
- 4.8 There are 6 themes under which we have set the objectives to achieve this, and they are:
- Regeneration and growth. Double the Borough's population by 2030, with a complementary increase in jobs, prosperity and the quality of local public services.
 - Climate change and environment. Provide leadership in tackling climate change and enhancing Corby's environment.
 - Economic development, jobs and skills. Fulfill Corby's potential as a dynamic, fast growing and increasingly prosperous Borough, distinguished by the quality of its built and rural environment and the calibre of its retail, cultural and sporting facilities.
 - Safer, stronger communities. Improve perception locally and nationally of Corby as a desirable and safe place to live, and reduce crime.
 - Health and well-being. Create a healthier, more physically active community and encourage sport as a catalyst for regeneration and improved quality of life for all Corby residents.
 - Customer first. Provide efficient, effective and responsive services that rank with the very best

East Northamptonshire

- 4.9 Our vision for East Northamptonshire seeks to build on the strengths of the area to develop it as a place where people want to live, work and visit. This development will be delivered through a number of key projects and initiatives and will be based upon the following principles:
- Sustainable Development
 - Regeneration
 - Economic Growth
- 4.10 These principles will form the basis of Council's new Corporate Plan which is currently being drafted. They are based on the understanding that the district needs to grow in a sustainable way which meets the needs of our existing communities.
- 4.11 Sustainable Development. Our vision is for all of our settlements to grow and develop in a sustainable way. Development must be linked to jobs growth and provision of community infrastructure to increase the self-sufficiency of communities.
- 4.12 Regeneration. Our vision is to rebuild our market towns as vibrant and thriving centres, with access to a range of commercial, retail and community amenities. The type of support required by each town to support regeneration will vary according to their specific needs but could include, for example, public realm improvements, new or improved community facilities, access to alternative transport routes or visitor interpretation and events.
- 4.13 Economic Growth. Our vision is for increased employment and a robust economy, achieved by supporting new and existing businesses to grow. We particularly wish to support new and existing Small and Medium Enterprises, a sector which has been historically strong and which will help diversify the economic base of the district.

Kettering

- 4.14 Kettering Borough Council is pursuing the following strategic objectives for housing and regeneration:
- A better town centre
 - Higher grade jobs
 - A better education offer
 - Affordable homes for families and vulnerable people
- 4.15 Our strategic objectives are based on the premise that town centre regeneration and the development of affordable homes go hand in hand. We do not believe that you can have one without the other. New homes provide places for families to live but they also play a vital role in boosting the local economy by supporting the development of a healthy, educated and skilled workforce. In addition, at the most basic level, new housing simply transforms places and ensures that existing communities can continue to thrive.
- 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

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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.
- 5.8. When available funding is known and the delivery agreements are being drawn up we will adopt a dual criteria approach to prioritisation, based on a combination of strategic long term criteria and deliverability criteria:

Strategic and long term criteria

- What are the ultimate core outputs (new employment land, new business premises, new housing, housing retrofit, etc) of the programme or project?
- How far does the programme or project relate to wider HMA-wide goals and priorities?

- How far does the programme or project meet (or have the potential to meet) statutory design, quality and sustainability standards?
- What is the potential of the programme or project to change the nature of the surrounding place?

Deliverability criteria

- Can the programme or project demonstrate its deliverability within the 2011/12 to 2014/15 period?
- What is the overall proposed investment package for the programme or project?
- What is the leverage of private/third sector finance?
- How far can public intervention influence programme or project delivery - i.e. does it deliver change that the market is unable to do on its own or to accelerate that change?
- What resource capacity (project management; relevant skills) is available to deliver the programme or project?
- What mitigation measures can take place within the programme or project to offset risk in individual project components?

- 5.9 The place based priorities set out in this LIP are divided into three broad categories that reflect the key challenges and opportunities in the HMA, namely:
- Developing new sustainable urban extensions,
 - Creating economically and commercially viable town centre neighbourhoods, and
 - Revitalising neighbourhoods.

Developing New Sustainable Urban Extensions

Priors Hall, Corby

- 5.10 Priors Hall is located north east of Corby town, stretching into rural East Northamptonshire, and has outline planning permission for 5,100 new homes, up to 14 hectares of employment land, 1 District Centre, 2 Neighborhood Centres, schools (1 secondary, 3 primary), hotel and formal and informal open space. A public sector stimulus package through HCA Kickstart Initiative has seen the first phase of this development being unlocked. Detailed planning permission has been granted for 750 dwellings and development has commenced together with the completion of significant infrastructure, including the Corby Academy.

Little Stanion, Corby

- 5.11 This development comprises a new village on the southern outskirts of Corby and will include a mixed-use village centre supported by a new primary school, community centre and leisure facilities. The development will deliver 1,000 new homes over a site of approximately 40 hectares. Three developers have commenced building with support from the HCA.

Oakley Vale, Corby

- 5.12 Oakley Vale is located to the south east of Corby. Oakley Vale comprises 6 phases of residential development covering an area of just over 147 hectares. Part of the site was a former quarry and part was agricultural land. The current estimate is that the final number of dwellings over these 6 phases will be 3,121. Phases 1-4 are nearing completion, approval has been given for a 250 housing scheme covering all of phase 5, and work is currently underway on an 87 dwelling scheme on phase 6. Oakley Vale contains a local centre with a public house. Adjacent to this are a number of sports pitches and a play area. There is also a secondary school and a primary school plus a reserved site for a further primary school. Finally, there is a site reserved for a community centre and work is currently underway on the design for this.

East Kettering

- 5.13 This consented planned urban extension is an area of 328.5 hectares of land to the east of Kettering and Barton Seagrave. The land is bounded by existing development on its western boundary, the A14 trunk road to the south and open countryside to the north and east. The site is

currently in arable use with additional allotments and woodland. The only buildings are farm buildings at Poplars Farm to the north of the site.

- 5.14 The vision is a thriving prosperous new community with a mix of employment and housing opportunities with well integrated community facilities. The housing development will support the provision of a new secondary school, four primary schools, retail, employment, hotel, health, leisure and community uses together with formal and informal open space.

Stanton Cross, Wellingborough

- 5.15 This development forms the majority of the Wellingborough East Sustainable Urban Extension a 360 hectare site identified in the Council's Local Development Framework; Wellingborough has outline consent for the following provision:
- 3200 residential units
 - Industrial and commercial development
 - New public transport links and interchange at the station
 - Town Park
 - New and enhanced walking and cycling routes
 - A neighbourhood centre with doctor's surgery, small supermarket and other shops, a community hall and primary school
 - 2 further secondary local centres
 - Construction of access roads, bridges and cycle/footways
- 5.16 The first Reserved Matters application for this site is currently being considered (October 2010) which provides for 162 dwellings adjacent to the proposed neighbourhood centre. On approval of this first phase, development could commence. However, funding is likely to be required to bridge the overall viability gap for the scheme as a whole. Commencement of the first phase of housing would potentially provide the confidence for the private sector to bring forward associated employment land which is available to the scheme to bring forward once development starts.
- 5.17 Following on from the first phase of Stanton Cross, infrastructure in the form of Route 2 and Route 4 (roads and bridges connecting to the town centre and A45) will be phased which will benefit the eastern side of Wellingborough. Station Island and the Station Transport Interchange will be released which will provide a high quality office environment alongside a substantially improved Station Interchange facility.
- 5.18 Stanton Cross is the Borough Council's priority for housing delivery through SUEs and it is the aspiration that this development is phased before Wellingborough North.

Eastfield Urban Quarter

- 5.19 This is a 21 ha brownfield site on the eastern side of Wellingborough which forms part of the allocation for Wellingborough East. At present it forms a 'backland' area tucked behind the residential properties lining Finedon Road to the north and Eastfield Road to the west, and mix of uses along Mill Road to the south. Land adjacent to the operational railway defines the site's eastern flanks.
- 5.20 The site has an outline planning permission for phase 1 (8.9 hectares at the southern end of Eastfield Urban Quarter) as a mixed use, predominantly residential scheme, with live/work, commercial uses (B1 and B8), retail (A1 -A5), community uses and recreation provision. A Reserved Matter application has been approved to allow 84 houses to be delivered as part of the first phase of this site, for which funding is currently being agreed. Due to the nature of this site as brownfield the further phases of this site are likely to need further financial support to allow delivery.

Creating economically and commercially viable town centre neighbourhoods

Kettering Town Centre

- 5.21 Kettering Borough Council has adopted growth targets for housing which are now enshrined in the CSS. Kettering Borough Council has established the Suite 16 Programme of Regeneration primarily aimed at delivering an enhanced commercially viable town centre. The Borough Council's aspirations are set out in the emerging Town Centre Area Action Plan. This planning policy document has been developed alongside the Suite 16 Programme.
- 5.22 The Area Action Plan includes 20,500 sq m of net retail floorspace, 1,000 sq m restaurant space and 38,500 sq m of employment space by 2021. Delivery of key projects has already commenced with KBC on target to spend £12m Growth Area Funding by March 2011.
- 5.23 Kettering Market Place lies within the historic heart of the town which has declined in use. Traffic circulation problems on the road running along side this area add to its disuse with frequent buses creating noise and pollution. The need to address the space came through consultation on the Town Centre's Area Action plan. Two public consultation workshops drew out the concept of re-sculpting the market place with the aim of introducing new uses and developing the character of the town. The project sought to act as a catalyst for the area and is supported by significant public sector investment toward public realm which has resulted in leverage of private sector investment in the town's two historic hotels and Corn Exchange.
- 5.24 The overall vision for the Kettering town centre is to create a vibrant Restaurant Quarter that allows high quality dining. The new Market Place restaurants will bring an enhanced eating offer to the Market Place. The development of a night time economy will bring strong benefits to Kettering and hasten other development outlined in its Town Centre Action Plan. HCA Property and Regeneration funding along with Growth Area Funding has been secured to deliver the new restaurant quarter. The project will see a total of 9,000 sq ft of restaurant space and 10 high quality apartments introduced to the area. Work on site commenced in April 2010 and is due for completion in spring 2011.
- 5.25 Further public realm works are planned that will better-link the new Market Place with the Shopping Quarter and the Station Quarter. The project will create pedestrian-friendly streets using a combination of pedestrianisation, shared space, enhancement of traditional street designs and development of the Horse Market Bus Interchange. The key priority projects are:
- Market Place Buildings
 - Horsemarket Bus Interchange
 - Land assembly at Station quarter
 - Site clearance to enable retail and commercial development
 - The New Residential Quarter Wadcroft
 - The Yards Bowling
 - The Station Quarter

A6 Towns - Desborough

- 5.26 The Lawrences Site in Desborough has been identified in the Desborough Urban Design Framework for redevelopment. The site was acquired by the Council between 2005 and 2007 using grant funding. After considering options for redeveloping the site, the Borough's Executive Committee agreed in September that its preferred option was to sell the site so that it could be developed as a supermarket. A full procurement exercise followed which resulted in the Council agreeing Heads of Terms with Greatline Developments for the sale of the site. Recently, the Council has agreed a contract for the sale of the site to Greatline Developments - this is subject to a number of conditions which includes the removal of the restrictive covenant. Discussions are ongoing with the Coop about removing the covenant through negotiation, the Executive Committee have also agreed in 'principle' that it will use its statutory planning powers (s237 powers) to remove the covenant should a negotiated settlement not be forthcoming. The applicants have received pre-application planning advice and will be commencing a consultation on their plans very shortly. After this, it is anticipated that they will formally submit their plans for determination.

- 5.27 A number of potential buildings exist within Desborough town centre which may be suitable for conversion into community facilities. Further work is required to look at the options that may be available, the financial costs and possible sources of funding. As part of the negotiations that are taking place with the potential developers of the former Lawrence's factory site, financial contributions are being sought towards the cost of providing community facilities within the town. It is hoped that this will provide a contribution to the capital cost of the project.
- 5.28 A sustainable urban extension is proposed for land to the north of Desborough, it is being planned through the Rothwell & Desborough Urban Extension Area Action Plan. The urban extension will provide:
- 700 dwellings
 - shops
 - primary school
 - other community facilities
 - enhancement and provision of open space
 - improved connectivity, especially with the town centre

A6 Towns - Rothwell

- 5.29 The Rothwell & Desborough Urban Extension Area Action Plan proposes a sustainable urban extension for Rothwell which will consist of:
- 700 dwellings
 - 4 hectares of B1 and B2 land for employment
 - shops
 - community facilities
 - enhancement and provision of open space
 - a new junction off the A6
 - improved connectivity to Rothwell town centre
 - a buffer to protect Rothwell Gullet Nature Reserve

A6 Towns - Barton Seagrave

- 5.30 Outline planning permission has been granted for a maximum of 450 dwellings, community centre and open space, for land to the west of Polwell lane, Barton Seagrave.

A6 Towns - Burton Latimer

- 5.31 The Core Spatial Strategy provides Burton Latimer an indicative housing requirement of 700 dwellings. A number of approved planning appeals for residential proposals on Greenfield sites adjoining the town have contributed to the town already providing in excess of its requirement. At one recent appeal the Planning Inspector commented "...Burton Latimer could grow by around 30% in total over the period 2001-21."

Evolution Corby

- 5.28 The Town Centre project involves the second phase of the comprehensive redevelopment of Corby Town Centre. Private Sector investment of £35m facilitated phase 1- Willow Place which opened in December 2007. The commercial and residential housing market has delayed the delivery of the second phase.

Parkland Gateway, Corby

- 5.29 The Parkland Gateway project is designed to deliver key civic, cultural, educational facilities, public realm, housing (approx 390 homes) and infrastructure on a phased basis to produce the comprehensive development of a key strategic brownfield town centre site. These facilities are seen as essential as the town expands under the Corby Regeneration Framework. The Parkland Gateway site is located to the west of the town centre and covers 22.1 ha in total; of which 17.0 ha is woodland area (known as Hazelwood) and the balance of 5.1 ha contains a mix of community

and college facilities. The project is being delivered in phases. Phase 1 centres round CBC's ownership and phase 2 centres round Tresham Institute (the local college).

- 5.30 To date the project has delivered a new 50m regional swimming facility and the completion of the Corby Cube is anticipated November 2010. The new Civic Hub integrates the Councils civic suite with a new theatre, library and other community facilities.
- 5.31 Within phase 2, Tresham College will relocate from their existing campus in the town centre to a facility under construction by September 2011. Whilst the wider Parkland Gateway benefitted from a detailed Master Plan and this informed the comprehensive vision; a refresh is planned to be completed by March 2011.

Integrated Transport Hub, Corby

- 5.32 This project delivered in partnership with East Midlands Development Agency (EMDA), Corby Borough Council (CBC), and Northamptonshire County Council (NCC), Network Rail (NR) and East Midlands Trains (EMT), NNDC and HCA. The scheme comprises a new railway station with an adjacent public transport interchange, car parking, cycle parking and high quality public realm.
- 5.33 The project provides a major economic boost to Corby by encouraging both businesses and individuals to the town, demonstrates the long term commitment to the town and significantly improves its connectivity. It has been estimated that the service will bring an overall economic benefit of £200-£300 million to Corby. Construction was completed in Jan 2009. HCA has residual land ownership of about 1.5ha. It is intended to take this land forward for a mixed use redevelopment in conjunction with an adjacent site owned by Stagecoach, subject to relocating an operational bus depot. Once again, a review of the existing Master Plan is anticipated to be concluded by March 2011.

Town Centre Redevelopment, Wellingborough

High Street

- 5.34 Located on the western fringes of Wellingborough Town Centre, the High Street Development Site is approximately 2.5ha and is proposed to provide approximately 220 dwelling units, a hotel, small retail, leisure and office space. The site will be the first phase of regeneration as designated in the Wellingborough Town Centre Area Action Plan. £1 million of Growth Area Fund investment will support the construction of an essential new access road into the site, which is due to commence in October 2010.
- 5.35 A developer partner is being secured for the site in order to bring forward the site in a comprehensive manner following a Compulsory Purchase Order scheme led by the Borough Council. Particular focus will be targeted on the south west corner of the site adjacent to the new access road which will be an area for market intervention to provide affordable and market homes.

Market Square - Church Street (Retail Core)

- 5.36 This will be a catalyst to bring forward further proposals for a second phase of redevelopment centred around the Market Square and Church Street (Retail Core), providing approximately 15 - 20,000 sq ft of additional retail floorspace including a landmark anchor store, a remodeled Market Square with Ideas Store and a pedestrianised environment along Church Street. Work to relocate Tresham Institute (Further and Higher Education College) from its Church Street site will continue to ensure that this facility remains in the town.

Rear of Cambridge Street / Alma Street

- 5.37 Proposals to redevelop land at the rear of Cambridge St and Alma Street are currently being reviewed and could also come forward as part of a second phase of the town centre regeneration. Restaurant or leisure related uses on the Cambridge Street frontage are proposed to support the creation of a Leisure Quarter, complementing the cluster of restaurant and other related uses already in the vicinity of Cambridge Street and Gloucester Place. The inner site will be predominantly residential development, estimated to comprise 60 dwellings along with high quality footpaths, public realm and upgraded vehicular circulation and parking arrangements. Other elements of the Town Centre Area Action Plan may be prioritised in relation to market

demand, availability of sites and the requirement of infrastructure where funding may be reduced.

Swanspool, Castle, Brickhill and Croyland

5.38 Development opportunities exist for regeneration in these Wards to enhance the appearance of Wellingborough town. These developments can help create vibrant neighbourhoods capable of supporting services such as local shops, transport and community facilities and the Core Spatial Strategy indicates that high density development should be directed to locations most accessible on foot, cycle and public transport. Key sites include;

- St John's Street
- Knights Court Estate
- Chester Rd
- Sunlight Factory, Buckwell End

East Northamptonshire

5.39 East Northamptonshire has six market towns, ranging in size from Rushden with a current population of nearly 30,000 to Oundle with nearly 6,000. East Northamptonshire Council is working with its local communities and Town and Parish Councils to take responsibility for local planning within their areas to ensure that we create thriving places to live and work, balancing the regeneration of town centres with preserving the character and heritage of the district. Demand from housing developers for medium sized sites continues to be strong in all our market towns. Growth will be encouraged where it would benefit the local economy and bring other benefits to the district but it will be need to be carefully managed. In some cases there are current infrastructure gaps which need to be filled before further expansion can take place whilst in other cases the speed of growth needs to be paced to enable new residents to be absorbed into local communities.

Rushden Regeneration Project

5.40 Renewed focus for regeneration in Rushden has been provided by a Master Plan created via the internationally renowned Enquiry by Design led by the Prince's Foundation for the Built Environment. This Master Plan identifies a number of town centre regeneration projects based on the town's potential to become a thriving hub. A regenerated town centre will provide the right conditions for a variety of businesses to succeed, fostering a place where people will want to live, shop and invest. Several strategic aims have been developed through the Masterplan to ensure that development meets the overall objectives and vision for Rushden. These are:

- to improve vehicular movement and access for the benefit of the town centre;
- to create a new public space and provide a high quality environment;
- to introduce new mixed use development within the town centre to complement and support existing uses and to enhance Rushden's vitality;
- to reconnect the town centre to adjacent built up areas; and
- to rationalise car parking provision and provide better access to public transport.

5.41 Work has started with Growth Area Funding to improve three areas of the High Street, including the two gateways, while feasibility work is continuing on the civic and community hubs. Further key sites will be developed over the next few years, including the Newton Road car park and the Recycling Centre & Contractors Depot which will be vacated in 2012.

Other Market Towns in East Northamptonshire

5.42 The majority of these towns have undergone health checks and / or feasibility studies at some point in the past. These studies need to be refreshed to reflect the economic context for the foreseeable future and build on previous investment in town centre regeneration.

Raunds

5.43 A master planning exercise funded by the HCA has just been recently completed in Raunds. The purpose of the exercise was to set out a spatial strategy for the town for the next 15 years (2011-2026).

5.44 A draft report has been produced, which contains initial recommendations, including:

- Regeneration of the town centre
- A target of 500 new homes, to be evenly spread across/around the town.
- Infill residential development within the urban area
- New small office and/or workshop space

Thrapston

- 5.45 The proposals for **Thrapston** town centre regeneration draw on its role as a Rural Service Centre and the findings of a healthcheck which identified the following key development sites:
- High Street (library and fire station site). This site has the potential to provide a mixed use housing, retail and community development, but it has not been possible to progress it because of difficulties with land assembly.
 - Land at Cosy Nook and rear of High Street properties. This site has the potential to provide a mix of uses including town centre car parking, retail, offices and housing.
 - Bull Ring and Church Walk. This area could create an important new civic space for the town and offers an opportunity to deliver a mix of uses. A planning application has been submitted for a mixed use development to the north of this area which may be the catalyst for further development.
 - Cattle Market. Redevelopment of this site could deliver a mix of retail and new town centre parking and is anticipated to come forward in the next 12 months.

Irthlingborough

- 5.45 It is anticipated that a Master Planning exercise will commence early in 2011 for **Irthlingborough**, building on a previous health check which set out an overall vision for the town and identified scope for improvements to:
- the environmental quality and visual appearance of the town;
 - buildings that are currently in a poor state of repair;
 - facilities for young people;
 - transport provision;
 - car parking facilities in the town centre; and
 - the provision of sport, leisure and community facilities.
 - protection of existing retail facilities
 - Identification and development of mixed use employment sites

Oundle

- 5.46 East Northamptonshire Council will be supporting **Oundle** Town Council in the creation of its Oundle 2020 Plan which will combine a Town Plan and a Design Statement to outline the local vision. The regeneration of Oundle town centre has already been identified as a key priority.

Higham Ferrers

- 5.47 The final town of **Higham Ferrers** has the potential for greater diversification of its economy via tourism based on its historic core.

- 5.48 Current priorities for the town include:

- Improved parking facilities
- Traffic Calming
- Regeneration of the Windmill Banks area

- 5.49 In addition to the individual town priorities, there are a number of infrastructure improvements required to the district, to ensure that any growth can be sustainable; such as for example improvements to the A45 (highway and footbridge).

Revitalising Neighbourhoods

Empty Properties, East Northamptonshire

- 5.50 A project is currently underway seeking to identify empty properties the district which are a priority for targeted intervention to bring back into use. This is a significant issue for the area, with over 426 empty properties in the district as at January 2010.

Corby

- 5.51 Hand-in-hand with wider retail and commercial regeneration and development has been an inter-related policy of estate renewal for parts of the Borough with the most challenging situations and reputations. The local authority remains the owner and provider of most social housing in the Borough, but is aware of the need to see this reflect modern aspirations and dovetail into modern mixed-tenure neighborhoods, with services delivered through broad-based neighborhood teams. A demolition programme to remove over 350 low-demand properties has taken place and is paving the way for targeted new housing development to re-model and revitalize the local housing market. The overall Regeneration Framework for Corby seeks to regenerate the inner estates in parallel with the Sustainable Urban Extensions of the town. Progress has been good so far due to the market attraction to the town's huge growth potential. This has been offset by the lack of confidence within the housing market generally. HCA funding via Kickstart and LA Newbuild has assisted in stimulating these stalled strategic sites.

Kingswood Estate, Corby

- 5.52 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.
- 5.53 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

- 5.54 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.
- 5.55 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

- 5.56 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.

- 5.57 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

- 5.58 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.

Brickhill/Queensway and Hemmingwell Estates, Wellingborough

- 5.59 These estates comprise a high percentage of properties which are social rented. There are high density issues on both estates and the layout of the properties makes them unpopular as well difficult to secure. The Council owns land adjacent to an area of the Hemmingwell where housing stock has proven difficult to let in the past and would provide an opportunity for estate redevelopment. There have also been significant perception issues for the Hemmingwell estate and some areas for regeneration within Queensway, although these are being overcome through positive neighbourhood development work by both the Council and local residents' associations and community groups. Regeneration resources to revitalise these neighbourhoods would build on this and help to provide sustainable communities for the future.
- 5.60 The layout and communal areas of much of these estates is typical of 60s/70s "Post Radburn" developments. The design of the flats and the communal areas tends to encourage anti-social activities and helps to create an atmosphere of insecurity and a fear of crime which is perceived and not necessarily the case. This creates a difficult to let cycle resulting in less suitable tenants being accommodated and high turnover creating a less stable community within the area.
- 5.61 The Minerva and Kilnway estate, within Brickhill/Queensway, is in need of regeneration and it is felt that the redevelopment of the more difficult to let flats has the potential to involve existing residents in the re-provision of their housing in a way that improves conditions on the estate, both by eliminating two difficult and costly to manage blocks and by creating a 'landmark' development at the main pedestrian entrance to the estate.
- 5.62 Derelict pub sites and shopping parades within these estates often adjacent or close to shops or local facilities provide opportunities to bring forward housing regeneration schemes which remove eyesores and also deliver schemes for vulnerable people. Priority sites include the Calendar Pub, Queensway and the Prince of Wales Pub, Croyland Road.

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.
- 6.5 In addition, there may be scope for other interventions to contribute towards the social and economic well being of villages - such as improvements to the physical and technological infrastructure.

Brownfield / infill development

- 6.6 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.
- 6.7 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

- 6.8 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.

- 6.9 Some of the schemes for vulnerable and older people identified at this stage include:
- Supported housing schemes that will help to prevent homelessness;
 - The re-provision of accommodation for people with learning disabilities to increase integration in the community;
 - Housing for people who misuse drugs and alcohol; and
 - Exploring the opportunities to develop extra care housing schemes for older people.

Design and quality

- 6.9 Creating places that look good and work well is central to the vision for North Northamptonshire. It is evidenced by many award winning examples of good design including the Stanwick Lakes Visitor Centre, the Corby Cube and the Kettering Market Place. The policy framework for the quality agenda is provided by the Core Spatial Strategy and accompanying Supplementary Planning Document on Sustainable Design. A Design Action Programme has been developed by the JPU, with support from CABE and Arts Council England. Led by the Design Action Manager, this programme has increased capacity and skills within North Northamptonshire and raised the quality of developments. Actions have been delivered against 4 themes:
- **Delivering good design through the planning system** - advice on major development proposals such as Stanton Cross Wellingborough and holding monthly 'design surgeries' at each of the partner authorities. Drawing in external resources such as the East Midlands Design Panel and Transform MKSM.
 - **Delivering high quality places through unique projects/programmes** - input into public realm projects such as George Street Corby. Working with CABE to base the review of the Core Strategy on 'place shaping' principles, including pilot study of Kettering urban structure.
 - **Enhancing quality through training, research and development** - running events and training for officers, councillors and partners on issues such as Code for Sustainable Homes, Designing out Crime and Manual for Streets.
 - **Delivering high quality places through networks** - building and supporting capacity within the partner authorities through a regular Design Officers Group, training Building for Life Assessors, and study tours of exemplar schemes

7. Governance and risk

- 7.1 The North Northamptonshire LIP Steering Group will be responsible for monitoring and reviewing the progress of the LIP by the partners. Those organisations identified to lead on priorities and projects will provide regular monitoring reports to the steering group.
- 7.2 The five authorities have taken this document forward through their individual governance processes before joint ratification.
- 7.3 The LIP is to be reviewed formally on an annual basis. However, the regular delivery progress updates from the partners influence the review timescale of the LIP.
- 7.4 The partners work diligently to reduce the risk of unsuccessful delivery. The following have been identified as the significant risks affecting the integrity of the LIP.
- Reductions in spending by central and local government,
 - Further economic downturn and uncertainty over house prices,
 - The appetite for developers to proceed in the economic climate,
 - Inability to secure investment in appropriate infrastructure to deliver key growth and regeneration projects,
 - Delays in securing necessary planning consents for priority projects,
 - Changing government policy leading to a change of focus for the priorities in the LIP, and
 - Responding to the Localism agenda and the impact on delivering the priorities identified in the LIP.

8. Equality and diversity

8.1 The partners to the Local Investment Plan place diversity, equal opportunities and promoting cohesion at the heart of service provision. To ensure that the LIP reflects this commitment, an equalities impact assessment has been completed on the document, the aspirations and priorities. The impact assessment did not identify any negative implications as a result of the Plan but highlighted the following issues that have been incorporated into the Plan:

- The importance of projects targeted specifically at vulnerable and older people.
- The need to have specific responses to meet the needs of residents living in rural areas to help prevent isolation and ensure access to facilities.

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9. Consultation

- 9.1 The plan's preparation reflects local strategies that have, in turn, reflected extensive local engagement. For example:
- the local vision and priorities identified in sustainable communities strategies were set through a series of public consultation events and engagement with key partners
 - there has been extensive consultation involved in developing the emerging Joint Core Strategy
 - More local plans and master plans for the growth of town centres and specific areas have seen significant consultation on opportunities and proposals.
- 9.2 Further consultation on the draft LIP has been led by the local authorities using the processes they have deemed appropriate.

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Appendix 1. Developing new Sustainable Urban Extensions

Key Project	Assets/Resources	Delivery Mechanisms	Key Milestones	Outputs	Position Statement
Priors Hall	<ul style="list-style-type: none"> 2010/11 £12.4m HCA 	<ul style="list-style-type: none"> Phase 1 384 homes HCA/ Developer/ LA Partnership 	<ul style="list-style-type: none"> 384 homes completed 2011 Sales by 2014 	<ul style="list-style-type: none"> 4,100 homes Education and community facilities Road infrastructure 	<ul style="list-style-type: none"> Consented site identified in the Core Spatial Strategy
Little Stanion	<ul style="list-style-type: none"> 2008-2011 £4,250m HCA 	<ul style="list-style-type: none"> HCA/ Developer/ LA Partnership - Kickstart Investment Support, Homebuy Direct, NAHP 	<ul style="list-style-type: none"> 145 homes funded through Kickstart - completions March 2011 	<ul style="list-style-type: none"> 1,000 new homes Primary school Community centre Leisure centre 	<ul style="list-style-type: none"> Consented site identified in the Core Spatial Strategy
Oakley Vale	<ul style="list-style-type: none"> Private sector investment 	<ul style="list-style-type: none"> Developer/ LA Partnership 	<ul style="list-style-type: none"> Phase 6 completion 	<ul style="list-style-type: none"> 3000 new homes Local centre Primary school Secondary school Sports facilities 	<ul style="list-style-type: none"> Outline planning consent granted March 2000. Phases 1 - 4 now delivered
East Kettering	<ul style="list-style-type: none"> Yet to be identified 	<ul style="list-style-type: none"> Private Sector with Public Sector Contribution 	<ul style="list-style-type: none"> 800 homes by 2016 2,305 homes by 2021 	<ul style="list-style-type: none"> 5,500 mixed tenure homes Education and community facilities 	<ul style="list-style-type: none"> Consented site identified in the Core Spatial Strategy.
Stanton Cross	<ul style="list-style-type: none"> Phase 1-161 Homes 	<ul style="list-style-type: none"> Significant private and Public Sector investment required to unlock this site 	<ul style="list-style-type: none"> 301 homes build stimulates £7m infrastructure requirement 	<ul style="list-style-type: none"> 3,100 new homes 58 hectares of employment land 7,585 new jobs New public transport link and walking / cycling routes Country park Neighbourhood centre Secondary schools 	<ul style="list-style-type: none"> Consented stalled site with significant infrastructure funding gap; Phase 1 gap funding estimated at £7.1m
Eastfield Urban Quarter	<ul style="list-style-type: none"> Phase 1- 80 homes 	<ul style="list-style-type: none"> Private Sector with some Public Sector Contribution 	<ul style="list-style-type: none"> 250-260 homes 	<ul style="list-style-type: none"> 250-260 homes 	<ul style="list-style-type: none"> Consented site for 550 units revised to low density housing scheme of approximately 250 homes. HCA gap funding of £1m approved but Subject to Contract

Appendix 2. Creating economically and commercially viable town centre neighbourhoods

Key Project	Assets/Resources	Delivery Mechanisms	Key Milestones	Outputs	Position Statement
Kettering town centre	<ul style="list-style-type: none"> £12m Growth Area Funding £560,000 HCA funding 	<ul style="list-style-type: none"> Public & Private Sector 	<ul style="list-style-type: none"> Complete GAF projects by March 2011 	<ul style="list-style-type: none"> 20,500 sq m retail floorspace 1,000 sq m restaurant space 38,500 sq m employment space 	<ul style="list-style-type: none">
Wadcroft, Kettering	<ul style="list-style-type: none"> Minimum Gap of £6m identified 	<ul style="list-style-type: none"> Public & Private Sector 	<ul style="list-style-type: none"> Gap analysis concluded March 2011 	<ul style="list-style-type: none"> Economic 	<ul style="list-style-type: none"> Master Plan prepared 2008 Area Action Plan preferred options to be finalised 2010/11
Wadcroft, Kettering	<ul style="list-style-type: none"> Minimum Gap of £6m identified 	<ul style="list-style-type: none"> Public & Private Sector 	<ul style="list-style-type: none"> Gap analysis concluded March 2011 	<ul style="list-style-type: none"> Economic 	<ul style="list-style-type: none"> Master Plan prepared 2008 Area Action Plan preferred options to be finalised 2010/11
Station Quarter	<ul style="list-style-type: none"> Infrastructure requirement of £12m 	<ul style="list-style-type: none"> Public and Private Sector 	<ul style="list-style-type: none"> Development appraisal Completed March 2011 	<ul style="list-style-type: none"> Offices Transport Interchange Car Parking Public Realm 	<ul style="list-style-type: none"> Master Plan prepared 2008 Area Action Plan preferred options to be finalized 2010/11
Supporting New Business Parks, Kettering	<ul style="list-style-type: none"> Business Park identified in SUE and in development at Cransley Park Other key landholdings adjacent to A14 	<ul style="list-style-type: none"> Public and Private Sector 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Higher Grade, Higher Density Jobs 	<ul style="list-style-type: none">
Bowling Green Road, Kettering	<ul style="list-style-type: none"> KBC own majority of site Police and Magistrates Court occupy remainder 	<ul style="list-style-type: none"> Public and Private Sector 	<ul style="list-style-type: none"> Scoping Study completed December 2009 	<ul style="list-style-type: none"> Economic 	<ul style="list-style-type: none"> Master Plan prepared 2008 Area Action Plan preferred options to be finalised 2010/11
A6 Towns - Desborough	<ul style="list-style-type: none"> £2.2m public funding to acquire Lawrences site Developer contribution from redevelopment of site 	<ul style="list-style-type: none"> Public and Private Sector 	<ul style="list-style-type: none"> Site bought 2005 Conditional sale 2010 	<ul style="list-style-type: none"> Jobs Retail 	<ul style="list-style-type: none"> Desborough Urban Design Framework (2004) identified site for redevelopment

A6 Towns - Rothwell	<ul style="list-style-type: none"> Private Sector Investment 	<ul style="list-style-type: none"> Private Sector 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Housing 	<ul style="list-style-type: none">
A6 Towns - Barton Seagrave	<ul style="list-style-type: none"> Private Sector Investment 	<ul style="list-style-type: none"> Private Sector 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Housing 	<ul style="list-style-type: none">
Parkland Gateway, Corby	<ul style="list-style-type: none"> Public Sector £9.3m (£6.3 expended) 	<ul style="list-style-type: none"> Public & Private Sector Partnership 	<ul style="list-style-type: none"> Master Plan reviewed by March 2011 Demolition of Tresham site January 2012 	<ul style="list-style-type: none"> 392 homes 2ha brownfield land reclamation £64.5m PSI 27,250 sq.m of mixed commercial employment space 	<ul style="list-style-type: none"> Detailed Master Plan in place Update required
Integrated Transport Hub, Corby	<ul style="list-style-type: none"> Public Sector = £43.2m): - £19m Corby Borough Council - £11.162m HCA (£1.22m expended) - £9m GAF 2 	<ul style="list-style-type: none"> Public & Private Sector Partnership 	<ul style="list-style-type: none"> Master Plan reviewed by March 2011 	<ul style="list-style-type: none"> 60 homes 7300 sq.m employment land 3ha brownfield land reclamation 	<ul style="list-style-type: none"> Detailed Master Plan in place Update required
High Street, Welling borough Ph 1	<ul style="list-style-type: none"> £42,000 procurement funding Infrastructure & housing funding sought 	<ul style="list-style-type: none"> Public & Private sector 	<ul style="list-style-type: none"> Start on site 2011/12 	<ul style="list-style-type: none"> 857 homes (30% affordable) 	<ul style="list-style-type: none"> Town Centre Area Action Plan seeks to regenerate the town centre bring forward retail, commercial, leisure, community & residential use.
Rushden Regeneration	<ul style="list-style-type: none"> LA land contribution to include: - John Street Car Park - Duck Street Car Park - Newton Road Car Park, - Recycling & Contractor Depot 	<ul style="list-style-type: none"> Public & Private Sector 	<ul style="list-style-type: none"> Master Plan 2012-2013 	<ul style="list-style-type: none"> Mixed use including residential Reclamation of brownfield land Community facility 	<ul style="list-style-type: none"> Masterplanning undertaken by Princes Foundation Gap funding need anticipated

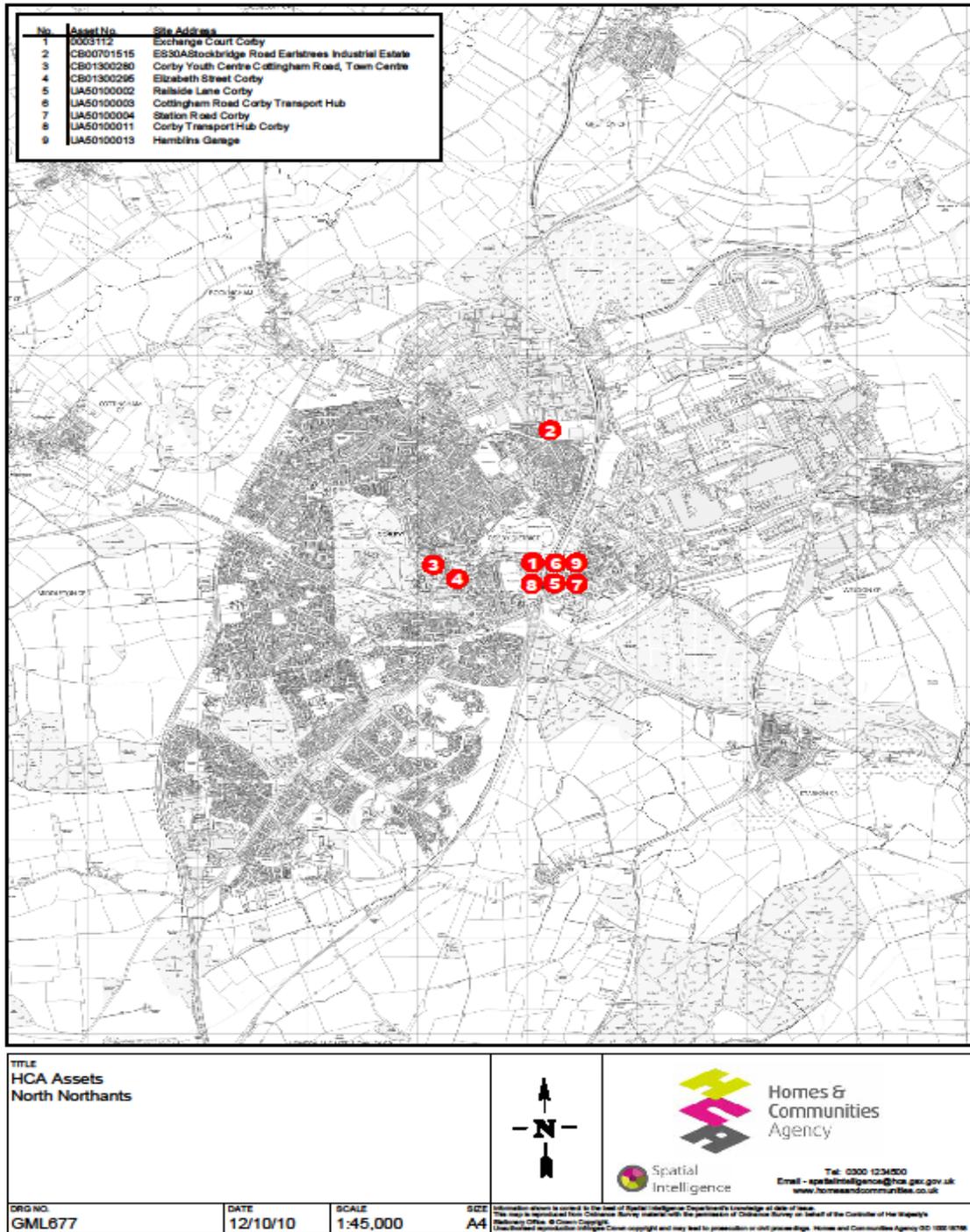
Appendix 3. Revitalising neighbourhoods

Key Project	Assets/Resources	Delivery Mechanisms	Key Milestones	Outputs	Position Statement
Kingswood, Corby	<ul style="list-style-type: none"> £4.8M HCA Kickstart £ 1.53M HCA LA Newbuild 	<ul style="list-style-type: none"> Public & private sector 	<ul style="list-style-type: none"> Completion March 2011 	<ul style="list-style-type: none"> 146 homes (21% affordable) 	<ul style="list-style-type: none"> Started on site March 2010
Arran Way, Corby	<ul style="list-style-type: none"> £1.53M HCA LA Newbuild/ NAHP 	<ul style="list-style-type: none"> Public sector 	<ul style="list-style-type: none"> Completion March 2011 	<ul style="list-style-type: none"> 30 affordable homes 	<ul style="list-style-type: none"> Started on site March 2010
Copenhagen Rd, Corby	<ul style="list-style-type: none"> £0.714M 	<ul style="list-style-type: none"> Public sector 	<ul style="list-style-type: none"> Completion March 2011 	<ul style="list-style-type: none"> 14 affordable homes 	<ul style="list-style-type: none"> Started on site March 2010
Leighton Rd, Corby	<ul style="list-style-type: none"> £0.331M 	<ul style="list-style-type: none"> Public sector 	<ul style="list-style-type: none"> Completion March 2012 	<ul style="list-style-type: none"> 8 affordable homes 	<ul style="list-style-type: none"> Start on site anticipated March 2011
Tresham Site, Kettering	<ul style="list-style-type: none"> £2m NAHP 	<ul style="list-style-type: none"> Public & private sector 	<ul style="list-style-type: none"> Start on Site February 2010 	<ul style="list-style-type: none"> 80 homes 	<ul style="list-style-type: none"> Planning Application being prepared
Kettering brownfield / infill	<ul style="list-style-type: none"> £5m NAHP per annum 	<ul style="list-style-type: none"> Public & private sector 	<ul style="list-style-type: none"> A range of sites brought forward 2011 to 2020 	<ul style="list-style-type: none"> 150 affordable homes per annum 	<ul style="list-style-type: none"> Sites at various stages
Wellingborough brownfield / infill	<ul style="list-style-type: none"> £4m NAHP per annum 	<ul style="list-style-type: none"> Public & private sector 	<ul style="list-style-type: none"> A range of sites brought forward 2011 to 2015 	<ul style="list-style-type: none"> 133 affordable homes per annum 	<ul style="list-style-type: none"> Sites at various stages

Rockingham Rd ph 1, Corby	<ul style="list-style-type: none"> £3.145M HCA Kickstart 	<ul style="list-style-type: none"> Public & private sector 	<ul style="list-style-type: none"> Completion March 12 	<ul style="list-style-type: none"> 67 homes 	<ul style="list-style-type: none"> HCA funding has enabled the development of this stalled site
Pen Green, Corby	<ul style="list-style-type: none"> £27,000 HCA Approved Expenditure (£9,000 expended) 	<ul style="list-style-type: none"> Public sector 	<ul style="list-style-type: none"> 2011-12 	<ul style="list-style-type: none"> 245 homes 	<ul style="list-style-type: none"> Corby BC, Metropolitan Housing Trust & HCA land Planning application submitted Site Viability Assessment commenced
Nippendale, Rushden	<ul style="list-style-type: none"> £2m NAHP maximum LA capital funding 	<ul style="list-style-type: none"> Public & private sector 	<ul style="list-style-type: none"> 2012-13 	<ul style="list-style-type: none"> 43 affordable homes 	<ul style="list-style-type: none"> Spire Homes land Pre-application planning discussion stage Mixed development of family housing and fully adapted properties for older and disabled people

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Appendix 4. HCA strategic land holdings across North Northamptonshire



Appendix 5. Northamptonshire Economic Assessment Evidence Base, June 2010

EMPLOYMENT

Existing Skills

- Approximately 41.8% of employees in Northamptonshire are in higher level occupations which is below the national average and surrounding areas highlighting that the county has proportionately fewer higher value added jobs. Northamptonshire has a lower skills profile than the region, England and, especially, surrounding counties / areas. 15% of the working age population in the county have no qualifications and only 26.1% have qualifications at NVQ4 and above. This puts the county in a relatively disadvantaged position and this skills gap needs to be closed if Northamptonshire is to achieve its full potential. Increased pupil attainment and school performance is crucial to increasing life chances and raising skill levels.
- Measures are needed to create more high value added and higher skilled jobs in the county.

Earnings

- Average earnings in Northamptonshire are below the national average. This reflects the fact that the county is a relatively low-skilled area and has a proportionately smaller share of high value added sectors compared to the national average.
- There are wide variations in earnings by district with Corby having the lowest average wage and Daventry the highest.

BUSINESS AND ENTERPRISE

Enterprise:

- There is a need to increase the level of entrepreneurialism in the county to encourage a higher rate of company creation (particularly in higher value added sectors).
- There is a need to encourage the development of, and diversification into, more highly value added sectors having more highly skilled jobs through a mix of start ups, indigenous company development and inward investment.
- Business and education need to work together to develop enterprising skills.

LAND, BUILDINGS AND INFRASTRUCTURE

Commercial land and buildings

- There is 5.3 million sq m of commercial floorspace in Northamptonshire. In 2007/08, 31% of commercial floorspace development in the East Midlands was in Northamptonshire.
- High quality office floorspace is needed to help meet job targets, attract investment and reduce pressure for further greenfield development.

Housing market

- Northamptonshire needs to provide an average of 5,128 new homes per annum by 2026 to meet its targets.
- Annual rates of housebuilding have fallen to 2,472 in 2008/09 from a high of 4,417 in 2006/07.
- Average house prices in the county were £132,600 in October 2009, below the national average.
- There are issues of affordability in some parts of the county, partly due to rising house prices and a lack of access to affordable borrowing.
- Viability is an issue for many large scale urban extensions and regeneration projects. The HCA has developed an Area Wide Viability Model and North Northamptonshire was one of the pilot areas to inform this tool.
- Housing targets are unlikely to be met without significant investment and support from Government.

Transport and Infrastructure

- Northamptonshire has seen higher levels of traffic growth than the rest of England.
- The number of congestion 'hotspots' is increasing, particularly within the 'Northamptonshire Arc' and the A43 / A45 corridors.
- Economic growth will increase the demand for travel.
- Road-based public transport needs to provide an attractive alternative to the private car if it is to make a significant impact on congestion. 12% of households do not have access to a car.
- Travel to work data shows that the county is fairly self contained with 77% of residents working within the county.
- Demographic change and the increase in the number of elderly people particularly over 85 will increase the need for attractive alternatives to the private car and accessing many services.
- Measures will be needed to manage the demand for increased travel. Capacity improvements will be needed to tackle congestion hotspots.
- Investment in Next Generation Broadband infrastructure and services are essential to support economic growth.

PEOPLE AND COMMUNITIES

Deprivation

- According to the IMD, Northamptonshire is just outside the top quartile of local authority areas in terms of being least deprived (the county is ranked 38th out of 149 local authority areas). However, the county is still more deprived than surrounding counties/areas.
- However, Northamptonshire has a particular problem with crime. In 2007, a third of the Lower Layer Super Output Areas in the county are in the top 20% of deprived areas nationally in terms of the crime. Moreover, this situation has deteriorated considerably since 2004. Corby and Northampton are particularly bad crime hotspots.
- In August 2009, 13.5% of the working age population in Northamptonshire were on a benefit, below the national average

ENVIRONMENT

Low carbon economy

- The county has a target of reducing CO₂ emissions.
- 40% of carbon emissions are from road transport.
- Emissions from housing, industry and transport need to be reduced.
- Planning has an important role reducing the impact of development on the environment, including emissions
- The county produces fairly high levels of household waste, but recycling rates are amongst the highest in the country (46%). Increases in household numbers and in business premises will increase pressure on waste facilities.

Natural assets

- Northamptonshire has a wealth of natural assets.
- A co-ordinated approach is needed to protect and improve biodiversity in the county.