1. **Purpose**

1.1 To seek endorsement of the West Northamptonshire Local Investment Plan 2010-2014 (Interim Statement) Oct 2010 as a coherent strategic plan for investment.

2. **Recommendations**

2.1 That the Council continue to support the development of the West Northamptonshire Local Investment Plan 2010-2014 as a co-ordinated approach to partner investment in place making, maximising investment in the agreed priority areas, and endorse the Interim Statement.

2.2 That the Director of Planning and Regeneration in association with the relevant Portfolio Holder, be delegated to make further appropriate amendments as the document progresses to finalisation, and subsequently approve, on behalf of the Council, the finalised West Northamptonshire Local Investment Plan 2010-2014.
3. **Issues and Choices**

3.1 **Report Background**

3.1.1 The West Northamptonshire Housing Market Area (HMA) Local Investment Plan (LIP) has been prepared by a working group comprising all the local authorities across West Northamptonshire, the West Northamptonshire Development Corporation and the Homes and Communities Agency. It provides a strategic plan for investment priorities from these organisations to create a cohesive, sustainable and prosperous area for its residents whilst supporting the sustainable economic development of the UK.

3.1.2 The LIP focuses on meeting the government’s Place Based Budgeting agenda and seeks to build on the Home and Communities Agency’s approach to the ‘single conversation’ investment strategy by drawing together a more co-ordinated prioritization of public spending. It has an emphasis on a ‘whole area’ approach to commissioning and investment by all partners, on infrastructure such as housing, health, economy, education and transport. Consistent with the Localism agenda, it is very much a locally generated plan. The LIP will assist in maximising investment impact in local priority areas, particularly in a period of constrained resources.

3.1.3 It does not create new policy, but rather reflects implementation in the delivery of local and national strategies, for example the emerging West Northamptonshire Joint Core Strategy with its associated Infrastructure Delivery Plan. It provides a focused structure for future investment that is integrated with all aspects of regeneration and growth. This comprehensive investment approach will assist in the delivery of appropriate housing and sustained regeneration across the area, creating places where people want to live and work.

3.1.4 The LIP is not yet finalised, but it is at a stage where it is considered all partners should seek clarification through their respective relevant local governance arrangements to ensure support for the priorities outlined within it and its effective implementation and delivery. Endorsement will also be sought from the West Northamptonshire Joint Strategic Planning Committee.

3.1.5 The LIP covers the period 2010 to 2014 in detail, and addresses the longer-term aspirations to 2026. The LIP should not be seen as fixed. It will be subject to regular review to take into account changing policy context as well as to reflect wider partner priorities.

3.1.6 The key areas of the West Northamptonshire HMA LIP are:

- Thematic priorities, reflecting our constituent partners’ Sustainable Community Strategies (SCS) that deliver specific policy objectives;
- Place based priorities, targeting investment for housing, regeneration, growth, renewal and place making;
- Addressing the funding gap and principles of future co-investment
- An Action Plan outlining delivery roles & responsibilities
- Monitoring and review
3.2 **Northampton Focus**

3.2.1 A corporate priority and key focus for Northampton will be the provision of affordable housing as Northampton grows from the current 200,000 population to 300,000 in 2026. The priority areas for housing investment will be; The Central Area including Spring Boroughs, Northampton East, Dallington Grange and Kings Heath. In addition to these areas, there is also a need for investment in the council’s own stock and the development of the school surplus sites and other small sites, not in the priority areas.

3.2.2 The key regeneration projects for Northampton in the LIP include, The Gosvenor Centre, The waterside, St Johns and Spring Boroughs as well as Castle Station and Project Angel.

3.3 **Issues**

3.3.1 The West Northamptonshire LIP Steering Group comprising officers from the contributing organisations 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.

3.3.2 The LIP is to be reviewed formally on an annual basis. However, the regular delivery progress updates from the partners will influence the review timescale of the LIP.

4. **Implications (including financial implications)**

4.1 **Policy**

4.1.1 The LIP does not create new policy, but rather seeks to draw together organisations to prioritise investment to deliver local and national strategies, such as the West Northamptonshire Joint Core Strategy and Northampton Central Area Action Plan. This comprehensive investment approach will ensure the delivery of appropriate housing and sustained regeneration across the area, creating places where people want to live and work.

4.2 **Resources and Risk**

4.2.1 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,
• Responding to the Localism agenda and the impact on delivering the priorities identified in the LIP.

4.2.2 There are no direct financial implications of the development of the LIP.

4.3 **Legal**

4.3.1 The LIP is a strategic guidance document but is not legally binding. It brings together aspirations and targets from other documents but does not contain new policies.

4.4 **Equality**

4.4.1 The positive impact which could potentially arise is not limited to one particular group, but would affect all people living in, working in, and visiting the areas to be improved.

4.4.2 For the next stages of the LIP process specific recommendations include: ‘Further review of Equalities impact should be undertaken at the next stage of the document, which will include a prioritisation process to ensure that this does not have an adverse impact and is fully considered in the process’.

4.4.3 In line with best practice further Equalities Impact Assessments should be incorporated into the development and subsequent design stages of individual projects.

4.5 **Consultees (Internal and External)**

4.5.1 There has been a consultation process with a wider range of partners when the LIP was in a draft form and the results are reflected in the current document. The plan’s preparation reflects local strategies and policies 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 also been extensive consultation involved in developing the emerging Joint Core Strategy.

4.5.2 All partners are taking the document through relevant local governance arrangements to ensure support for the priorities outlined within the document and effective implementation and delivery of the plan.

4.6 **How the Proposals deliver Priority Outcomes**

4.6.1 The West Northamptonshire Local Investment Plan outlines the principles and priorities for investment. This will deliver the area’s overarching vision that draws together related strategies for housing, regeneration, and growth set in the context of the emerging West Northamptonshire Joint Core Strategy, the Northampton Central Area Action Plan and emerging Northamptonshire Economic Strategy. It aims to set out a coherent approach to meeting the infrastructure needs of West Northamptonshire in delivering these priorities. It is therefore consistent with all of the Council’s five corporate priorities.
4.7 **Other Implications**

4.7.1 The West Northamptonshire LIP 2010-2014 is an Interim Statement, Oct 2010, and is a final draft. As previously stated in this paper, it should be seen as a working document and one that will be subject to regular updates and reviews.

4.7.2 The version attached to this Cabinet Paper will be subject to further refinement taking into account additional comments from the contributing organisations. This will include the removal to the reference to PFI for Northampton East on the fig on page 34, following the government’s withdrawal of funding.

5. **Background Papers**

5.1 Appendix 1 - The West Northamptonshire Local Investment Plan 2010-2014 (Interim Statement) Oct 2010

(Sent by email to all Management Board on 17.1.11 from Charlotte Rous)

5.2 Appendix 2 – Updated/editorial changes as suggested by Northampton Borough Council’s Senior Management Team

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