

Background Paper on Housing and Job Requirements for North Northamptonshire Spatial Options

North Northamptonshire Joint Planning Unit June 2011
www.nnjpu.org.uk

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1. Introduction

1.1 In preparing the Joint Core Strategy (JCS), consideration must be given to reasonable alternatives for delivering the spatial vision and objectives for North Northamptonshire (NN). The Place Shaping Workshop in March 2010 identified four distinct spatial options.

1.2 A number of spatial options for NN were developed with stakeholders through an intensive Place Making Workshop in the March 2010. A full report on this and previous workshops is available at www.nnjpu.org.uk. These options are summarised below.

Option A
Core Strategy Plus: the current strategy but with a greater role for Rushden and more detail for the rural areas and small towns. Settlements work as a network, providing a complementary range of facilities and services to make North Northamptonshire more self reliant The 'Urban Core' with the main towns of Corby, Kettering, Wellingborough and Rushden is the focus of development, providing jobs and services to compete with Northampton and other larger centres. A 'Rural Service Spine' of settlements extending from Raunds up to Kings Cliffe meet needs in the rural north-east.

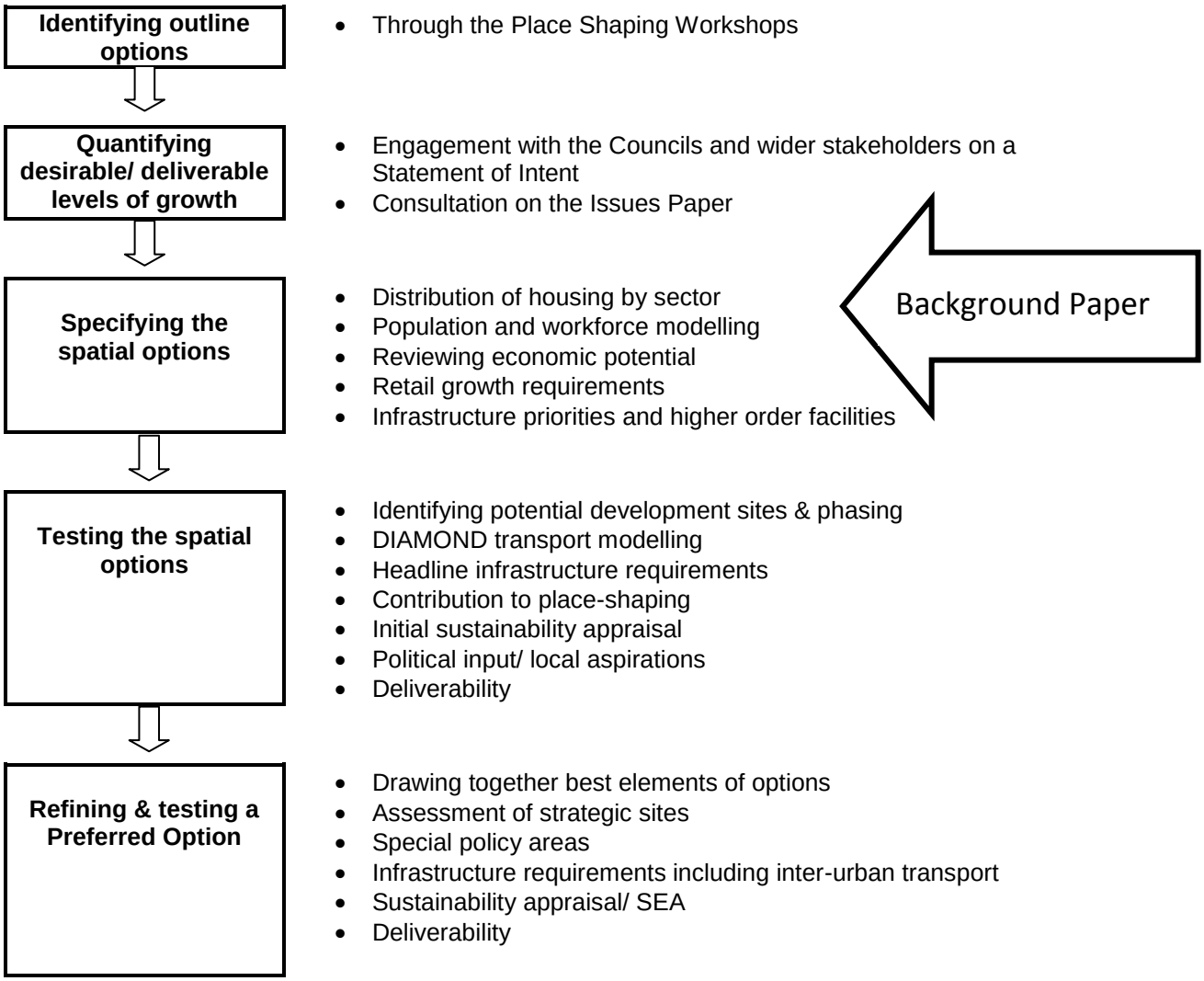
Option B
Twin Poles: instead of treating North Northamptonshire as a single functional area, this option builds on existing relationships and the distinctive character of the north (Corby/ Kettering and surrounding settlements) and the south (Wellingborough/ Rushden and surrounds). Greater self-reliance is sought within each of these areas, with significant housing and employment growth in the northern functional area and refocused growth with an employment emphasis in the southern functional area (reducing commuting to Northampton in particular).

Option C
Northern Focus: with a strong focus on Corby and Kettering for housing, jobs and retail growth as a counterpoint to Northampton. The southern area (Wellingborough and the Four Towns) would increasingly look to Northampton for jobs and services. This would mean putting the bulk of the housing growth in Corby/Kettering and focusing higher order facilities and retail growth in these two towns.

Option D
Northampton Focus: focusing on supporting Northampton's role and on growth in the north-south corridor covering Corby/ Kettering/ Wellingborough. This would be based around much improved transport links, allowing North Northamptonshire residents to access jobs and higher order facilities and services in Northampton.

1.3 The diagram below shows the process through which these outline options are being refined and tested to enable a Preferred Option to be identified for consultation in autumn 2011. This will inform the preparation of a draft Joint Core Strategy for consultation and examination by an independent Inspector during 2012.

Considering spatial options for North Northamptonshire



1.4 The arrow on the diagram above shows where this Background Paper fits into the process. Its purpose is to flesh out the emerging spatial options in respect of the distribution of homes and jobs. This is necessary to allow implications to be identified and tested in terms of transport, infrastructure and wider policy objectives. Further technical work will include consideration of strategically important proposals such as the Rockingham Motor Racing Circuit employment development and the potential for a new village at Deenethorpe Airfield so that they can, if appropriate, be reflected in the emerging options.

2. Developing the Spatial Options

2.1 Balancing homes with jobs is a key objective of the adopted Core Strategy in order to ensure that North Northamptonshire does not become more dependent upon commuting. The plan seeks 47,400 jobs against a target of 52,100 homes by 2021. The distribution of new jobs and homes in the core strategy reflects the planned roles of different areas and studies of their economic potential. It has a strong focus on the 3 Growth Towns, of which Corby is expected to provide the most new homes and Kettering the most new jobs.

2.2 The scrapping of the Regional Plan will give flexibility to reconsider the amount and distribution of new jobs and homes, including the role of East Northamptonshire which is played-down in the current core strategy but has accommodated significant additional housing and jobs in the past. This note provides a basis for considering these issues in the emerging spatial options. It will inform transport modelling and other technical work and is intended to help consultees understand the implications of different spatial options. Demographic modelling (Edge Analytics 2011) gives estimates of the labour force across North Northamptonshire, reflecting the age structure of the existing and new population. This allows a more refined approach to balancing jobs and workers than simply seeking a balance between jobs and homes.

2.3 This paper develops the spatial options by:

- Dividing North Northamptonshire into logical building blocks;
- outlining the current balance of jobs, homes and workers in each;
- identifying homes and jobs requirements to be used to describe the different spatial options for the area;
- setting out how the balance between workers and jobs in each sector might change under different spatial options;

3. Building blocks for the spatial options

3.1 Figure 1 shows the proposed sectors for refining the broad spatial options for North Northamptonshire. These are based on the four districts but, given the extent of the rural areas, East Northamptonshire and Kettering have been sub-divided as follows:

- East Northamptonshire is split into the 4 Towns Area (Sector 4) and the Rural North Oundle and Thrapston (RNOT) area (sector 5) as defined by ENC; and
- Kettering Borough is split into Kettering/ Burton Latimer and surrounding rural area east of the A14 (sector 2) and Desborough/ Rothwell and surrounding rural area (sector 6).

3.2 The sectors are useful building blocks for considering options but should be seen as broad functional areas rather than having rigidly defined boundaries. This is because an option that suggests significant growth in one sector may, in practice, require development of land in adjoining districts. Corby (sector 1) is the obvious example of this, with parts of the Priors Hall sustainable urban extension and the strategically important Rockingham Motor Racing Circuit employment proposals falling within East Northamptonshire district (RNOT sector 5). The neighbouring planning authorities will need to work closely together in taking forward such proposals.



Figure 1 - North Northamptonshire Sectors

4. Current balance of population, homes an jobs

Table 1: Position at 2009[1] **Population, Housing and Jobs (with % of North Northants total)**						
Sector	Population[1]	Labour Force[2]	Jobs (employees)[3]	Dwellings[4]	Jobs: Dwellings ratio	Jobs : Labour Force ratio
1. Corby	55,170 (18.0%)	29,594 (18.0%)	29,053 (23.6%)	24,501 (18.1%)	1.19	0.98
2. Kettering/ Burton Latimer	65,210 (21.3%)	35,172 (21.4%)	31,234 (25.4%)	29,757 (21.9%)	1.05	0.89
3. Wellingborough	75,660 (24.7%)	40,810 (24.8%)	31,652 (25.7%)	33,839 (24.9%)	0.94	0.78
4. 4 Towns	57,310 (18.7%)	30,801 (18.7%)	15,731 (12.8%)	24,920 (18.4%)	0.63	0.51
5. RNOT	27,680 (9.0%)	14,481 (8.8%)	10,537 (8.6%)	11,706 (8.6%)	0.90	0.73
6. Desborough/ Rothwell	24,870 (8.1%)	13,717 (8.3%)	4,729 (3.8%)	10,938 (8.1%)	0.43	0.34
Total	305,900	164,575	122,936	135,661	0.91	0.75

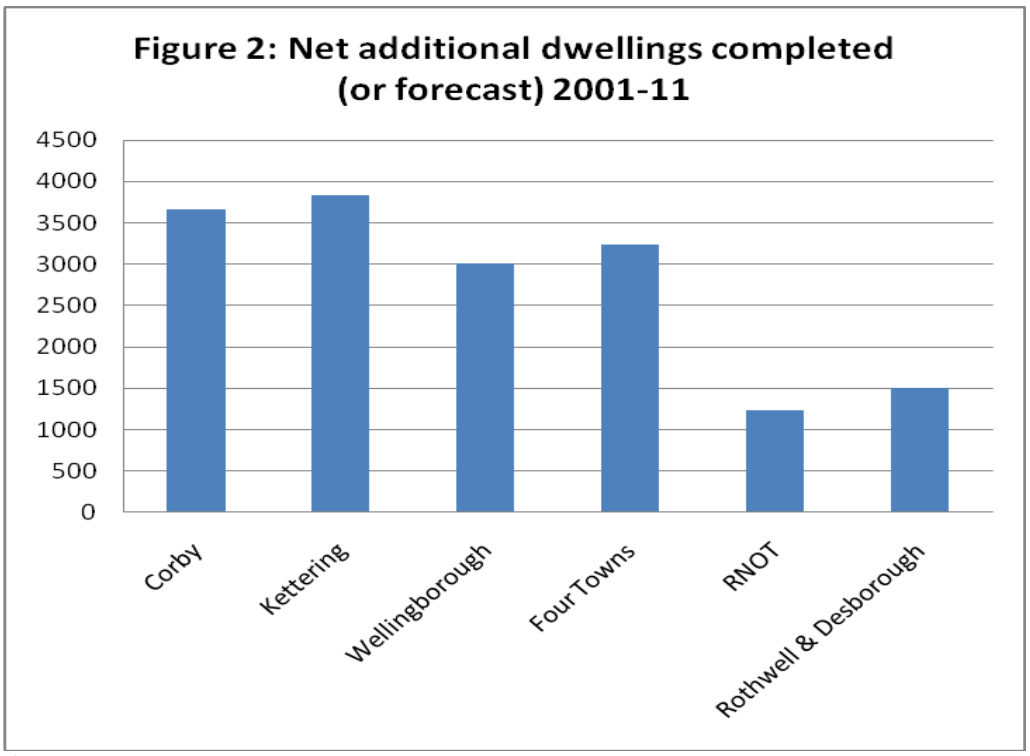
[1] 2009 is used as this is the latest available IDBR information. Labour force forecasts are for 2010.
[2] JPU population forecasts by Edge Analystics based on ONS mid 2009 population forecasts
[3] Employee numbers are from 2009 ONS Inter Departmental Business Register (IDBR).
[4] Dwelling forecasts by Edge Analystics based on ONS mid 2009

4.1 The balance between jobs, homes and workers varies across the area. Corby has the highest number of jobs per home and per worker, attracting commuters from surrounding areas, including Kettering. In contrast, Desborough/ Rothwell have the lowest ratio of jobs per home and workers, meaning that many residents must commute to surrounding centres. This position is gradually changing, with East Northamptonshire and Kettering gaining jobs since 2001 while both Corby and Wellingborough have lost jobs (IDBR). Forecasts carried out for the core strategy (Employment Land Futures – RTP 2005) suggested that Kettering and Wellingborough are best placed to generate jobs over the long term and the Plan reflects this but also seeks significant additional jobs in Corby as the other Growth Town. It sets a relatively low jobs target for East Northamptonshire, which is well on the way to being met.

5. Housing Requirements

5.1 The Regional Plan sets North Northamptonshire housing targets of 66,000 additional homes between 2001 and 2026 (including the 52,100 for the period to 2021 incorporated in the adopted Core Strategy) and an indicative further 14,000 homes between 2026 and 2031 (80,000 in total for 2001-31). The Joint Committee report of 22nd September demonstrated how, due to the recession, these previous Regional Plan and Core Strategy housing targets cannot be met.

5.2 Work on revising the core strategy gives an opportunity to review these targets and to re-base future targets for the period 2011-31, allowing a forward looking assessment of housing requirements that is not distorted by having to 'catch-up' on under provision against past targets for the period 2001-11. Around 16,400 additional homes had been built by April 2011, distributed as shown in Figure 2.



Notes:
Figures include forecast completions 2010/11 based on JPU trajectories used for Population & Household Forecasts (Edge Analytics 2011)
2010/11 forecast completions at Kettering and Rothwell and Desborough are based on 2001-10 development pattern of 28% at R&D, 72% rest of Borough.

5.3 Future trajectories for housing delivery will be largely dependent on the pace of recovery in the housing market. The JPU has used the National Housing and Planning Advisory Unit's broad assumption that housing completions will increase at a constant rate from a low in 2009/10 to a plateau from 2021/22 onwards. Further details are provided in a report to the Joint Planning Committee on 22nd September 2010 (http://cmis.northamptonshire.gov.uk/CMIS5Live).

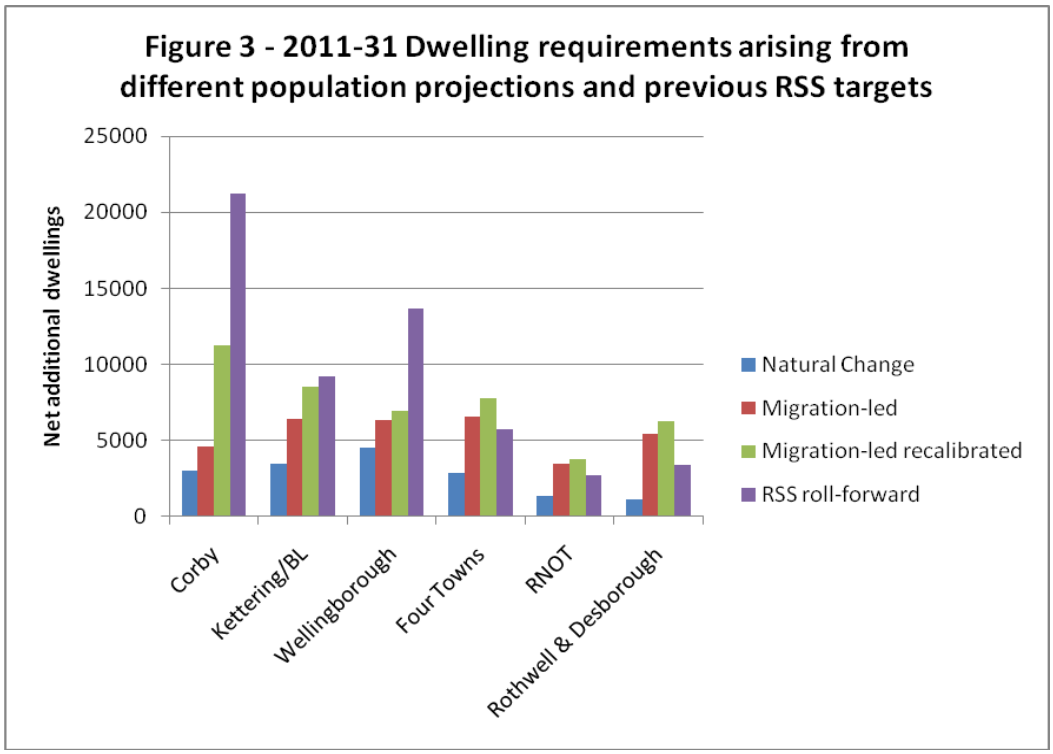
Demographic forecasts

5.4 Updated forecasts of population, households and consequent dwelling requirements have been prepared using ONS (2008 based) data on births, deaths, migration and household formation. Housing requirements for NN arising from natural change (population growth arising from balance of births and deaths if no net migration) are forecast at around 16,300 homes between 2011 and 2031, whilst the trend-based forecast (using migration data from 5 years to 2008/9) range between 32,900 and 44,600 homes (Edge Analytics February 2011). The lower of these trend or 'migration-led' forecasts approximates to 'official' ONS population projections whereas the higher forecast uses additional administrative data sources (e.g. GP registrations), which appear to show an undercount in ONS immigration estimates, particularly for Corby. For comparison, the regional plan housing requirements rolled forward to 2031 would be for 55,900 homes from 2011-31 or 62,600 if under-provision from the period 2001-11 is factored in.

5.5 Table 2 and Figure 3 show this information for each of the sectors. This illustrates how the current policy objective (RSS roll-forward) is to buck past trends by delivering above trend growth (the 'step-change' promoted by the Growth Area agenda) and to direct significant growth to Corby (to support regeneration) whilst reducing levels of growth in East Northamptonshire (to ease pressure on the smaller towns and countryside). This ability to meet housing requirements in a way that meets wider policy objectives is a key benefit of planning for the Housing Market Area as a whole through a joint Core Strategy.

Table 2 – Forecast Dwelling Requirements 2011-31	Natural Change	Migration-led	Migration-led recalibrated	RSS roll-forward
1. Corby	3031	4597	11280	21200
2. Kettering/BL	3467	6399	8528	9198
3. Wellingborough	4507	6354	6950	13700
4. Four Towns	2830	6584	7811	5712
5. RNOT	1375	3506	3785	2688
6. Rothwell & Desborough	1138	5455	6244	3402
Total	**16348**	**32895**	**44598**	**55900**

Source: Edge Analytics Population & Household Forecasts 2011



5.6 These projections are useful in framing the debate but the core strategy will also need to reflect the availability of land for new housing and the ambitions of local communities (in the first instance articulated by the local planning authorities).

Availability of suitable land

5.7 Table 3 identifies how much new housing is already 'in the pipeline' in terms of planning permissions, existing or emerging plans, or otherwise identified through studies. This is the position at April 2010 and will be updated to the April 2011 base-date for the Joint Core Strategy. The firmest commitments are clearly those with outstanding planning permission or where a council has resolved to grant permission subject to a legal agreement. However even some of these 'commitments' could come back into play if, for any reason, a development cannot proceed.

Table 3: Identified Housing Supply at April 2010[1]	
1. Corby	5,752 Permissions 1,459 Resolution to grant subject to S106 355 Saved Local Plan allocations 6,157 Emerging allocations **Total: 13,723**
2. Kettering/Burton Latimer	6,327 Permissions[2] 1,028 Resolution to grant subject to S106 944 Emerging allocations 1,169 Other **Total: 9,468**
3. Wellingborough	7,481 Permissions 857 Town centre allocations 1,490 Saved & emerging allocations **Total 9,828**
4. Four Towns	730 Permissions 258 Resolution to grant subject to S106 346 Saved Local Plan allocations 2,996 Other[1] **Total: 4,330**
5. RNOT	283 Permissions 820 Emerging allocations 893 Other **Total: 1,996**
6. Desborough/Rothwell	348 Permissions[3] 1,400 Emerging allocations 375 Other **Total: 2,123**
North Northamptonshire	20,921 Permissions 2,745 Resolution to grant subject to S106 701 Saved Local Plan allocations 9,321 Emerging allocations 857 Town centre allocations 1,490 Saved & emerging allocations 5,433 Other **Total: 41,468**

Notes

1 All data is from LPA Housing Trajectories in 2009/10 Annual Monitoring Report (base data April 1st 2010). It does not take account of completions or new permissions in 2010/11.

2 'Other' sites for the 4 Towns area includes sites previously identified as Preferred Options for the Three Towns Plan and Raunds Area Plan but which are now being reassessed.

3 Kettering BC Housing Trajectory identifies planning permissions for 56 dwellings in the 'Rural' area. This has been apportioned on a 70/30% split between Sector 6 and Sector 2.

Local aspirations

5.8 The district and borough councils are an important gauge of local aspirations. They will be reconsidering their growth ambitions in the light of various factors including the new financial incentives introduced by the Government to encourage development. Previous feedback from the districts and boroughs, including on the 'Statement of Intent' (agreed by the Joint Planning Committee on 7th December 2010) helps to identify what could be a deliverable and/or desirable level of growth. This indicates that:

- **Corby** remains committed to its goal of doubling its population in order to drive regeneration of the town. The recession has impacted on the ability to meet current housing targets but the Council aims to meet its current core strategy targets by 2026 and to maintain rates of housing development thereafter. This could see Corby grow by up to 18,700 homes between 2011 and 2031 (an average 934 per annum). Land has currently been identified to accommodate around 13,700 homes, including an additional

sustainable urban extension west of the town. Further sites would be required, potentially including land within Kettering Borough and/or East Northamptonshire.

- **East Northamptonshire** believes that it could meet its current core strategy housing target by 2028 and recognises that continued housing growth can bring benefits provided it is supported by economic development and regeneration of the towns. The Council supports managed growth in the rural areas to enable key village facilities to be sustainable. Maintaining levels of development from 2028 onwards could see the District accommodate around 5,900 homes between 2011 and 2031 (average 295 pa). Land has currently been identified for much of this development but Members have indicated that they want the distribution of development to be reviewed. Additional sites promoted in the SHLAA include land east and west of Rushden, further sites at Raunds and a new village at Deenethorpe Airfield.

- **Kettering** supports growth and considers that it could meet its current core strategy housing target by 2026. Maintaining rates of development after that could deliver 10,600 homes between 2011 and 2031 (average 530 pa). Sufficient land has been identified for most of this housing. A sustainable urban extension to the East of the town is a key element but has not yet commenced due to market conditions. Significant developments have been permitted elsewhere at Kettering and the smaller towns and the Council has prepared plans for smaller urban extensions at Desborough and Rothwell.

- **Wellingborough** has experienced relatively low levels of housing growth over the past 10 years and, consequently, it is unlikely that current core strategy targets can be met before 2031. Planning permissions are in place for sustainable urban extensions to the North and East of the town but viability and infrastructure constraints are holding back development and the Council favours development to the East taking place first. The Council has consulted on its site specific plan identifying further sites to deliver current targets. Meeting the current core strategy target by 2031 would require 9,800 new homes to be built between 2011 and 2031 (average 490 pa). However the Council wishes to see targets reduced through the review and Members have expressed an initial preference for an average of 300 dwellings per year from 2010/11 onwards. Taking account of forecast completions in 2010/11, this would require around 6,120 dwellings to be built between 2011 and 2031.

5.9 Table 4 below summarises the planning authorities' views on when targets could be delivered by and the implications if rates of housing development continued to 2031.

Table 4: Forecast Housing Delivery to 2031 based on initial feedback from local planning authorities

District	Housing Target 2001-21	Completions 2001-11[1]	Residual Target	Local planning authority view on residual target delivery date	Additional forecast completions to 2031[2]	Total completions 2011-31	% of North Northants total
Corby	16,800	3,662	13,138	2026	5,525	18,663	45.2
East Northamptonshire	9,400	4,466	4,934	2028	960	5,894	14.3
Kettering Borough	13,100	5,344	7,756	2026	2,855	10,613	25.7
Wellingborough	12,800	3,005	9,795	Average 300 dwellings p.a. from 2010/11[3]	0	6,122	14.8
Total for North Northamptonshire	52,100	16,477	35,623		9,340	41,292	100

[1] *Recorded completions from AMR 2010 plus forecast completions for 2010/11 based on Northern Focus (A1) trajectory used in population modelling (Edge Analytics Feb 2011)*
[2] *Assumes that rate of development increases steadily to 2021 and is then maintained at a constant rate*
[3] *Based on the current BCW view, which would result in current CSS targets not being delivered until around 2044*

5.10 Table 5 breaks this forecast housing delivery down by sector assuming that new dwellings in ENC and KBC are distributed broadly as per existing stock. **This will not necessarily be the case but provides a baseline for considering alternative distributions of housing.** For the purpose of fleshing out options it is proposed to use the 41,300 dwellings identified from this initial local planning authority feedback on what is deliverable and/or desirable over the period 2011 to 2031.

Table 5: Percentage share of new housing 2011-31 by Sector based on on initial feedback from local planning authorities	
1. Corby	45.2%
2. Kettering/Burton Latimer	18.8%
3. Wellingborough	14.8%
4. 4 Towns	9.7%
5. RNOT	4.6%
6. Desborough/Rothwell	6.9%

6. Job requirements

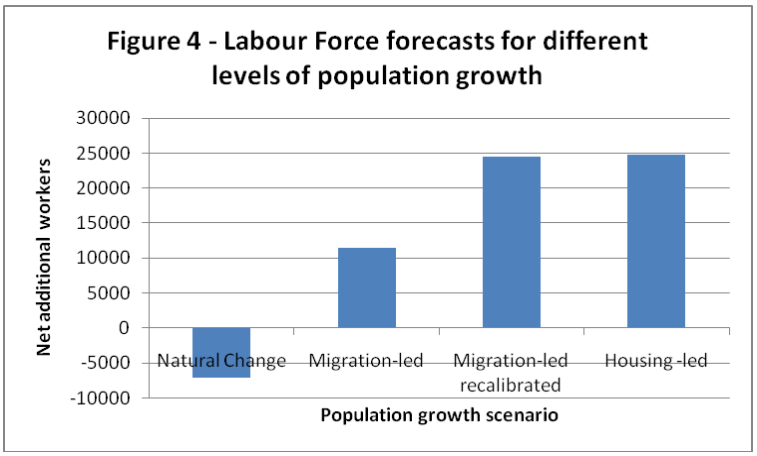
6.1 Creating new jobs in balance with the increase in homes/ workforce is one of the biggest challenges in delivering the current Core Strategy, particularly as Corby and Wellingborough have both suffered a net loss of jobs since 2001 (NN Annual Monitoring Report December 2010).This paper focuses on the number of jobs required but there are equally important issues for the JCS to address in relation to the type and quality of jobs.

6.2 The current level of 'self containment' in terms of commuting patterns could be maintained if the expansion of the workforce resulting from additional homes is matched by the creation of new jobs for those workers likely to remain within North Northamptonshire (i.e. taking account of out-commuting to places such as Northampton).

6.3 At the 2001 Census, 76% of working residents of NN also worked in NN (Employment Land Futures report Table 3.1). Table 1 indicates that there are approximately 0.75 jobs for each worker in NN (in 2009). This level of self containment would, in theory, be increased if the number of new jobs created matched the expansion of the workforce, regardless of out-commuting. This approach is challenging given the relatively poor record of job creation in recent years but it should be considered given that the Pre-Submission Draft of the West Northamptonshire Joint Core Strategy significantly scales back the proposed levels of housing and job creation to deal primarily with locally generated demands (rather than in-migration/ in-commuting). This could restrict the availability of jobs within West Northamptonshire and reduce the proportion of North Northamptonshire residents commuting there. It could also have a beneficial impact in diverting investment in employment development to available sites in North Northamptonshire (although it might equally go elsewhere).

6.4 If the population of NN grew only through natural change (i.e. no in or out-migration), the ageing population would result in the workforce reducing by a forecast 7,100 people between 2011 and 2031 (Edge Analytics Feb 2011). This assumes that current economic activity rates will be maintained. In contrast, an additional 41,300 dwellings would enable the workforce of NN to increase by around 24,800 people between 2011 and 2031. This is in part because it is forecast that many in-migrating households will be young and economically active.

6.5 For comparison, trend based (migration-led) forecasts of the growth in the NN workforce between 2011 and 31 range from an increase of 11,500 (using official ONS migration statistics) to 24,500 (re-calibrating migration assumptions using additional local evidence). These different forecasts are shown in Figure 4 below (source: Edge Analytics Feb 2011).



6.6 Maintaining the existing ratio of jobs to workers in NN would require around **18,700 jobs** (forecast increase in labour force x 0.75 from Table 1). This figure is used to describe Option D (Northampton Focus). Increasing levels of self containment could be achieved by creating additional jobs, with **24,800** being enough to theoretically (if jobs were taken by NN residents) provide jobs for all new economically active residents. This figure is used to describe Options A (Core Strategy Plus) and C (Northern Focus). Finally, a still higher figure of **33,400** net additional jobs would theoretically enable net out-commuting to be reduced. This target is used to describe Option B (Twin Poles).

6.7 These labour-supply based jobs requirements need to be cross-checked with demand-based job estimates to test their plausibility, not least because they are substantially below the CSS indicative job requirement of 47,400 jobs over a 20 year period (2001-21 in that instance). This previous figure arose from the MKSM Growth Area strategy, which sought to redistribute jobs to NN (Corby in particular) in order to balance high housing targets and to support economic regeneration.

6.8 The scale of interventions required to deliver the MKSM/ CSS indicative job requirements is illustrated by the various economic forecasts of job creation over the period 2001-21, set out below. Few of these forecasts extend to 2031 but they give an indication of the level of jobs that could be created over a 20 year period and are therefore a reality check for targets after 2021 (sources: Northamptonshire SELA 2009, MKSM Research Project 2009).

Table 5 – Alternative forecasts of net additional jobs created in North Northamptonshire

Source	Forecast Jobs 2001/21	Forecast Jobs 2001/31
MKSM Study Tempro Baseline (2002)	14,500	24,100
CoPELA Scenario A (2006)	27,857	
Cambridge Econometrics LEFM (2007)	28,500	
EMDA (2008)	11,216 (rolled forward)	16,824 (rolled forward)
MKSM Research Project (2009)	9,000 (baseline) 13,000 (with population growth in line with housing targets)	

6.9 Without exception, these forecasts are substantially lower than the CSS/MKSM policy driven requirement of 47,400 jobs 2001-21. They are borne out to some extent by performance in the period 2001-9 (including part of the recession) when only 4,029 net additional jobs were created (NN Annual Monitoring Report 2010 page 20), with both Corby and Wellingborough experiencing net job losses.

6.10 The labour-supply based targets of 18,700 or 24,800 jobs for 2011-31 set out at paragraph 6.6 are thus comparable to some of the more optimistic economic forecasts for the previous 20 years. The higher target of 33,400 is higher than the most optimistic forecast suggests, but remains considerably below the CSS/MKSM targets. Further work is being carried out to arrive at robust jobs targets for NN. However, for the purpose of this paper, the targets set out in paragraph 6.6 are considered to be an ambitious but reasonable basis for considering spatial options.

6.11 Extensive commitments of employment land exist across North Northamptonshire which are theoretically capable of accommodating more than enough jobs to balance planned growth in housing and work force. However some of this land is tied up in the sustainable urban extensions and many other sites are not of sufficient quality to attract commercial investment from existing firms looking to relocate or from businesses new to the area.

6.12 The replacement Joint Core Strategy will draw on the findings of various studies focusing on actions required to generate additional jobs, including the identification of high quality employment sites and measures to support existing businesses and encourage working from home.

7. Distribution of homes and jobs under the different spatial options

Homes

7.1 The initial feedback from the local planning authorities on the deliverable/ desirable level and distribution of housing growth fits best with what the Place Shaping Workshop in March 2010 described as a 'Northern Focus' (Option C). The other options provide alternative ways of considering functional relationships between places in and around North Northamptonshire and what this might mean for the distribution of homes and jobs. The options are described below using the scale of growth identified in Section 5 and 6 of this paper.

7.2 Table 6 sets out some broad assumptions about the distribution of homes and jobs under each of the four options.

Table 6: Implications of options for distribution of homes and jobs

	Housing	Jobs
A. Core Strategy Plus	Distribution as per adopted core strategy proportions but with additional for Sector 4 (4 Towns) to reflect enhanced role for Rushden. This achieved by reducing level of growth at Wellingborough (Sector 3).	Distribution of jobs as per adopted core strategy but with increased jobs to match additional labour force in Sector 4, through taking a share of jobs from each of the three growth towns.
B. Twin Poles	Broadly equal growth in North (shared equally between Sectors 1 & 2) and South (Sectors 3 & 4) with an increased level of growth at the 4 Towns. Less growth in Sectors 5 & 6.	Corby (1) and Kettering (2) together providing jobs to balance growth in labour force in northern area. Wellingborough (3) and 4 Towns (4) together providing jobs to balance growth in labour force in southern area, plus as many jobs again to claw back some outcommuting (particularly from Northampton). Job targets in Sectors 5 & 6 to match growth in workers.
C. Northern Focus	Growth focused on Corby (Sector 1) then Kettering (2) reflecting enhanced roles of these settlements as a counterpoint to Northampton and other larger centres. Share of growth based on initial LPA feedback.	Corby (1) and Kettering (2) together providing jobs to balance growth in labour force in northern area. Wellingborough (3) and 4 Towns (4) continue to have close dependence on Northampton but the current number of jobs is maintained. Jobs in Sectors 5 & 6 to match growth in workers.
D. Northampton Focus	Growth focused on Arc transport corridor with additional growth at Kettering (2) and Wellingborough (3) reflecting proximity and links to Northampton.	Jobs distributed based on forecast growth in labour force but at a ratio of only 0.75 jobs per worker, continuing existing commuting patterns which reflect the importance of Northampton as an employment centre.

7.3 These assumptions can be translated into a potential share of homes for each sector as shown in Table 7 below.

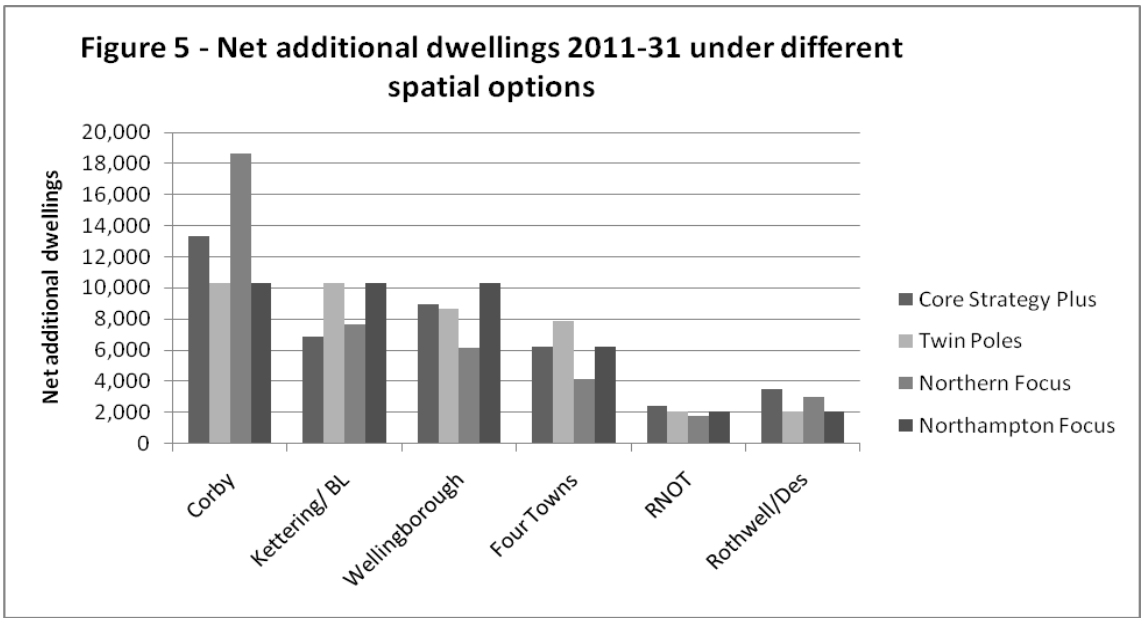
Table 7: Assumptions on distribution of additional dwellings										
Sector	Existing dwellings as % of North Northants total	Distribution of additional dwellings in adopted core strategy as % of total[1]	Assumptions for Options (% of net new dwellings)							
			A. Core Strategy Plus		B. Twin Poles		C. Northern Focus		D. Northampton Focus	
1. (Corby)	18.8	32.2	48.9	32.2	50.0	25.0	64.0	45.2	50.0	25.0
2. (Kett/ BL)	21.3	16.7		16.7		25.0		18.8		25.0
3. (BCW)	24.8	24.6	36.7	21.7	40.0	21.0	24.5	14.8	40.0	25.0
4. (4 Towns)	19.0	12.1		15.0		19.0		9.7		15.0
5. (RNOT)	7.9	5.9		5.9		5.0		4.6		5.0
6. (Des/ Roth)	8.3	8.5		8.5		5.0		6.9		5.0

[1] This is based on core strategy Table 5, with ENC broken down as per RNOT plan (3,090 dwellings) and KBC broken down on assumption that Sector 6 (which includes new village of Mawsley) accommodates 70% of rural requirement

7.4 The potential share of new homes for each sector can then be translated into the dwelling requirements set out in Table 8, based on a total of c. 41,300 for the period 2011-31. The housing development trajectories necessary to achieve different levels of housing growth in each sector are shown in Appendix 1.

Table 8 – Net additional dwellings 2011-31

	Option	A	B	C	D
Sector		Core Strategy Plus	Twin Poles	Northern Focus	Northampton Focus
1	Corby	13,296	10,320	18,676	10,320
2	Kettering/ BL	6,898	10,320	7,638	10,320
3	Wellingborough	8,958	8,681	6,122	10,330
4	Four Towns	6,198	7,847	4,132	6,198
5	RNOT	2,432	2,062	1,769	2,062
6	Rothwell/Des	3,515	2,066	2,975	2,066
	Total	**41,296**	**41,296**	**41,312**	**41,296**



Jobs

7.5 Paragraph 6.6 above provides the following range of job requirements for the period 2011-31:

- 18,700 net additional jobs to maintain existing commuting patterns;
- 24,800 to match the number of new workers and new jobs at a ratio of 1:1
- 33,400 to claw back a proportion of the residents who currently commute out of North Northamptonshire (see notes for Table 10 below)

7.6 These approaches are considered reasonable looking at the NN Housing Market Area as a whole but become less practical for the individual Sectors. This is because many factors affect the location of employment and the economic prospects of a locality. For instance the A14 and A45 corridors attract investment in strategic distribution, whilst the larger towns tend to have the premises, infrastructure, workforce and concentration of firms that attract new businesses and allow existing ones to prosper. Planning for employment must therefore be based on an understanding of the economic markets operating across NN, as well as the policy objective of enhancing the self reliance of places by creating a better balance between jobs and workers.

7.7 Table 9 shows labour force forecasts for each of the Sectors based on the levels of housing growth set out in Table 8 and assuming that current rates of economic activity are maintained. These forecasts reflect the age structure of the existing population and the level of in-migration by predominantly younger, economically active households.

Table 9: Forecast change in Labour Force 2011-31 (Edge Analytics 2011)

	A Core Strategy Plus	B Twin Poles	C Northern Focus	D Northampton Focus
1. Corby	13,278	9,329	20,417	9,329
2. Kettering/BL	3,193	7,757	4,180	7,757
3. Wellingborough	4,462	4,090	653	6,304
4. Four Towns	2,230	4,419	-512	2,230
5. RNOT	-121	-628	-1,030	-628
6. Rothwell & Desborough	1,841	-112	1,114	-112
Total	**24,883**	**24,855**	**24,822**	**24,880**

7.8 These forecasts provide a useful input into addressing job requirements across NN but, for the reasons outlined above, must be considered alongside other factors including:

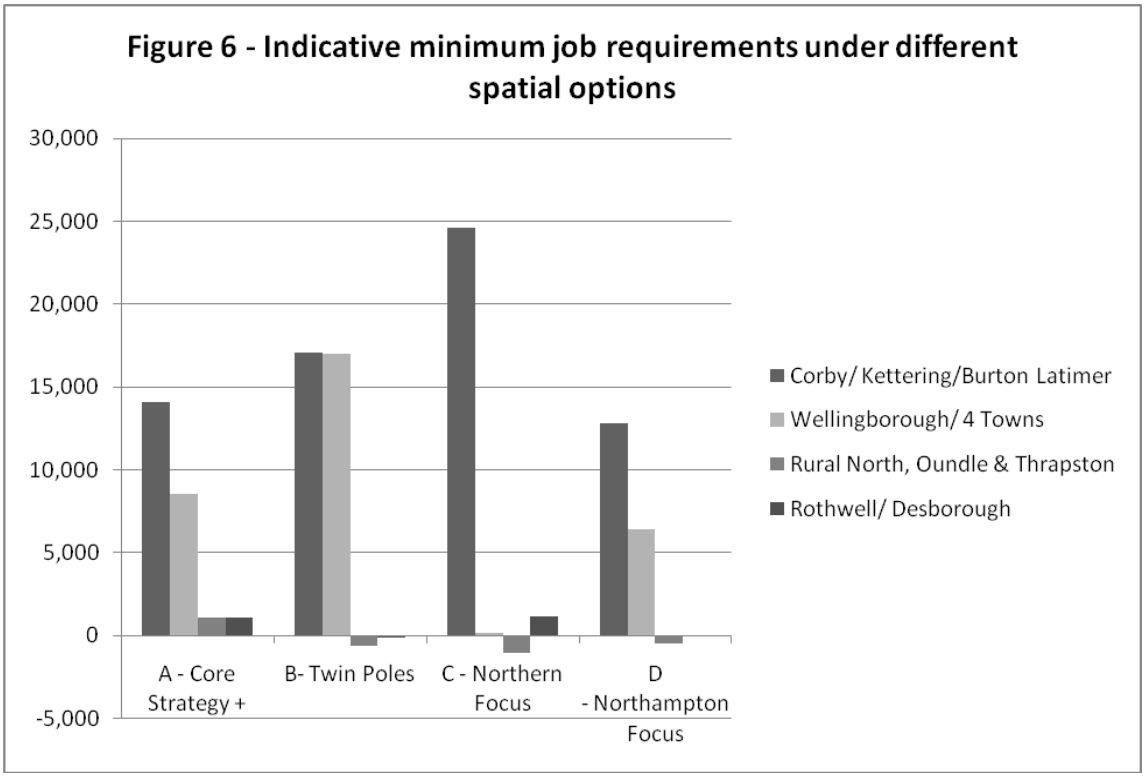
- Deliverability – the potential of an area to generate new jobs based on factors such as: past performance; existing economic structure; locational advantages; infrastructure capacity; and suitable, viable development sites;
- Policy objectives - including strengthening the roles of certain towns as employment centres for a wider area, and enhancing the self reliance of places by addressing the imbalances identified in Section 4 above, such as the low ratio of jobs to workers in Desborough & Rothwell (Sector 6)

7.9 Further work is being undertaken to provide indicative minimum jobs requirements by type of employment for the individual sectors. This will help to identify a Preferred Option that achieves an optimum, deliverable distribution of new jobs across NN. In order to provide an indicative distribution of jobs in advance of this work, Table 10 below shows a distribution of 24,800 additional jobs for Options A and C, 33,400 for Option B and 18,700 for Option D, based on the assumptions set out in Table 6. Corby and Kettering are grouped as a northern functional area (with RNOT and Rothwell/ Desborough) due to their close relationship, particularly in commuting patterns. Wellingborough and the Four Towns are grouped as a southern functional area for the same reasons. The distribution of jobs within these two functional areas will need to be considered taking account of factors such as those set out in paragraph 7.8 above.

Table 10: Indicative minimum job requirements 2011-31				
	A Core Strategy Plus	B Twin Poles	C Northern Focus	D Northampton Focus[2]
1. Corby	6,894			6,997
2. Kettering/BL	7,172	17,086	24,597	5,818
3. Wellingborough	6,299			4,728
4. Four Towns	2,230	17,018[1]	141	1,673
5. RNOT	1,094	-628	-1,030	-471
6. Rothwell & Desborough	1,111	-112	1,114	-63
Total	**24,800**	**33,364**	**24,822**	**18,682**

[1] Forecast increase in workforce is 8,509 (see Table 9). Providing twice this number of jobs could reduce dependence on out-commuting by increasing the ratio of jobs: workers in the southern area as a whole from 0.66 to 0.78 (see Table 1).

[2] Job requirement is forecast growth in labour force (Table 9) multiplied by 0.75 (NN ratio of jobs: workers from Table 1)



7.10 A low or negative value indicates that net additional jobs are not required to meet an increase in the labour force within that part of NN. The priority within these sectors may therefore be retaining or replacing existing sources of employment. However it may equally be desirable to increase levels of employment within these areas where this would address wider policy objectives such as addressing current deficits in employment opportunities, supporting the expansion of successful businesses, or making best use of suitable sites. An obvious example of the latter is the Rockingham Motor Racing Circuit, which is likely to generate significant additional jobs within Sector 5 (RNOT) that will primarily serve an expanding workforce in Sector 1 (Corby). Such factors will be taken into account in arriving at minimum job requirements in the Preferred Option for NN.

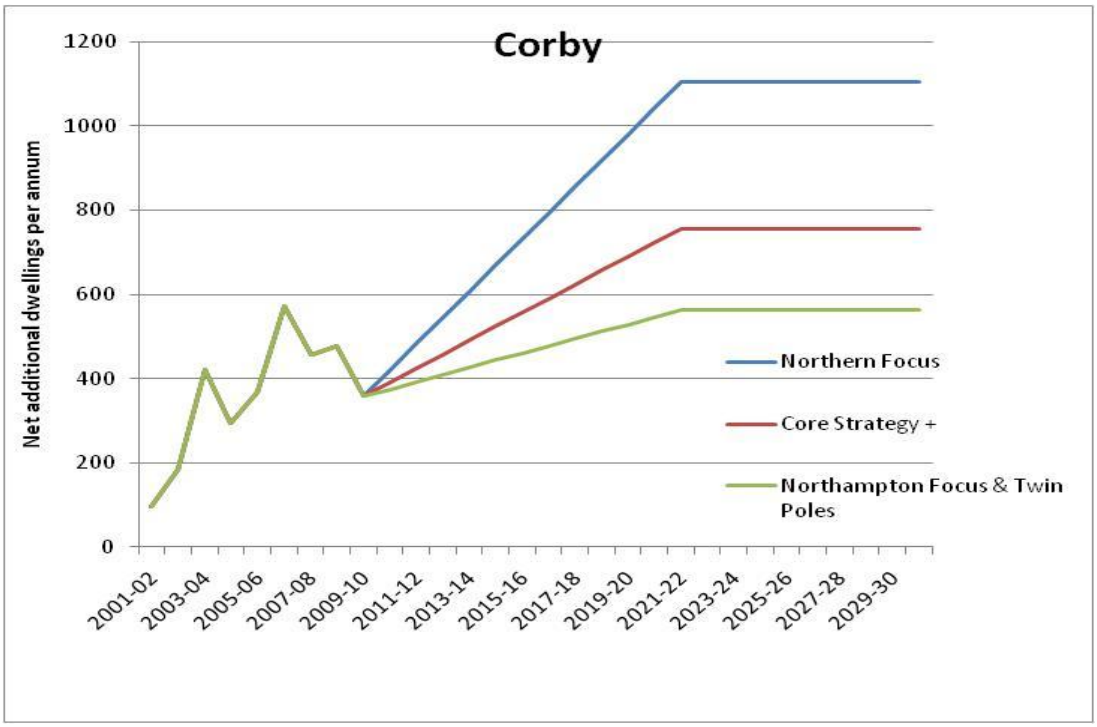
8. Conclusions

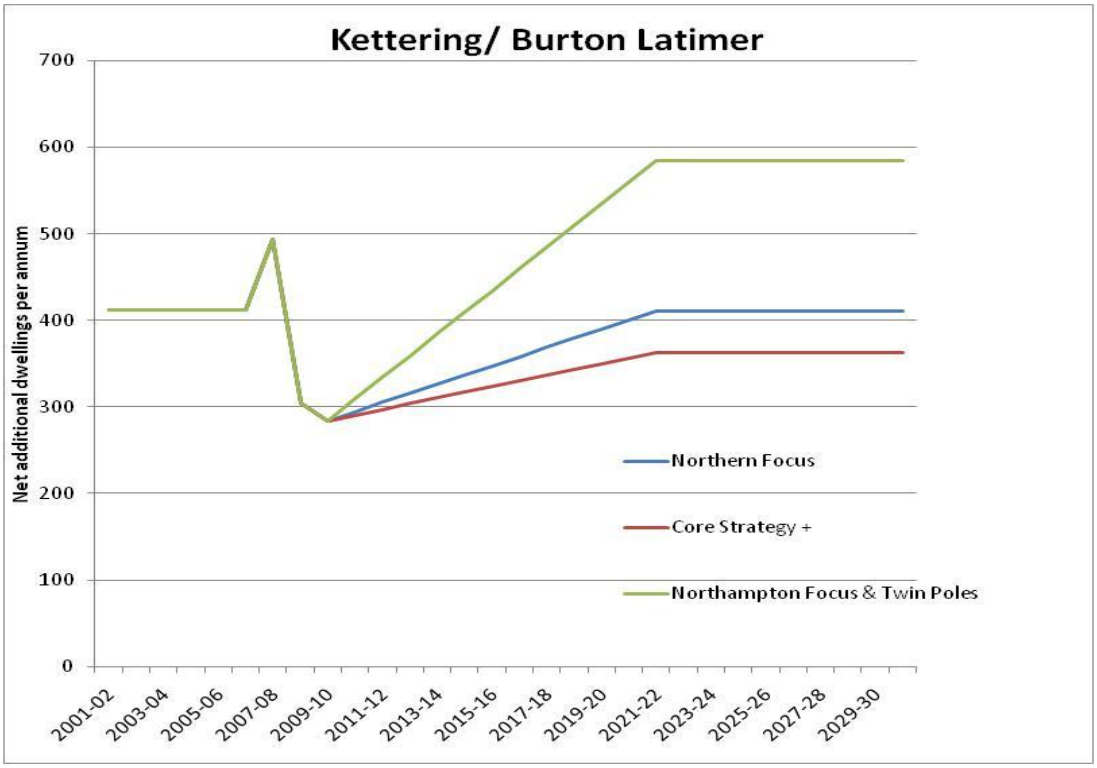
8.1 This paper has refined four spatial options for North Northamptonshire in terms of the distribution of new homes and jobs. Information on increases in homes, population and workforce under each option is summarised in the diagrams in Appendix 2. This is a technical exercise to help understand the implications of different strategies for places within North Northamptonshire and it is important to note that no option has been endorsed by the Joint Planning Committee or the partner local planning authorities.

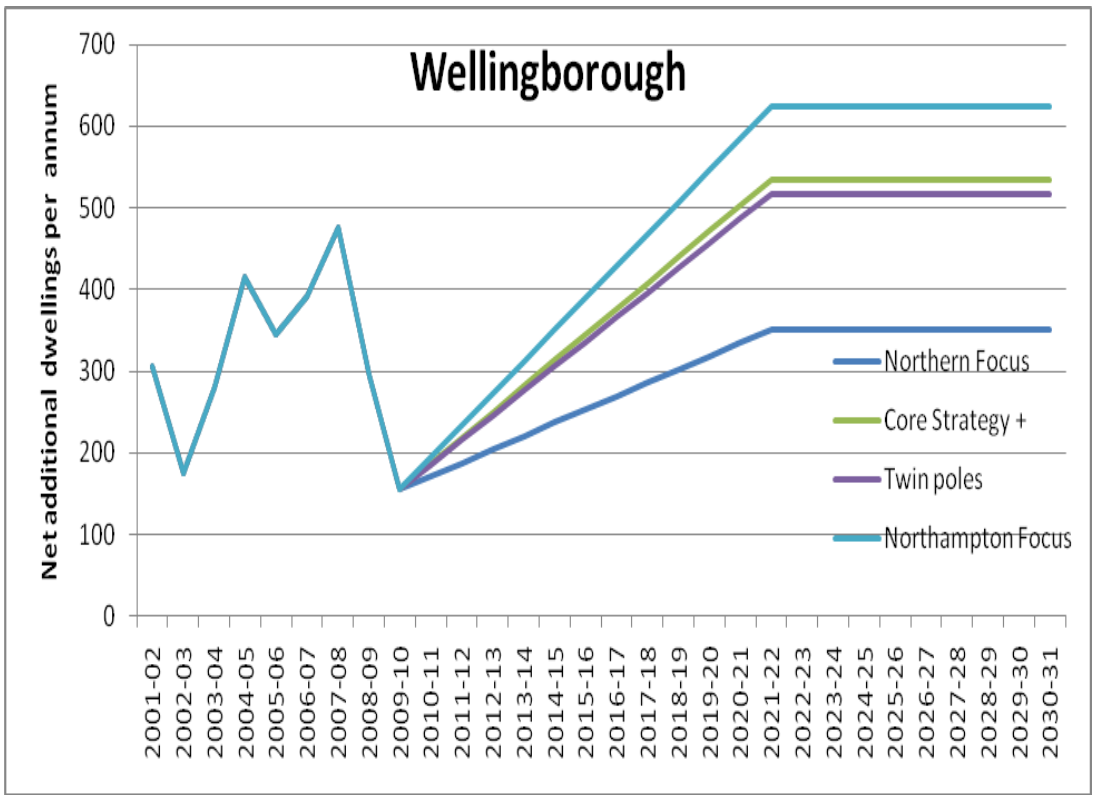
8.2 Further work is required to refine the options, in particular the job requirements for individual sectors. This, together with further work identified in the diagram on page 2 of this paper, will allow reasonable options to be debated and assessed so that a Preferred Option can be identified for consultation in autumn 2011. This is likely to be a hybrid, drawing on the best performing elements of the four options described in this paper.

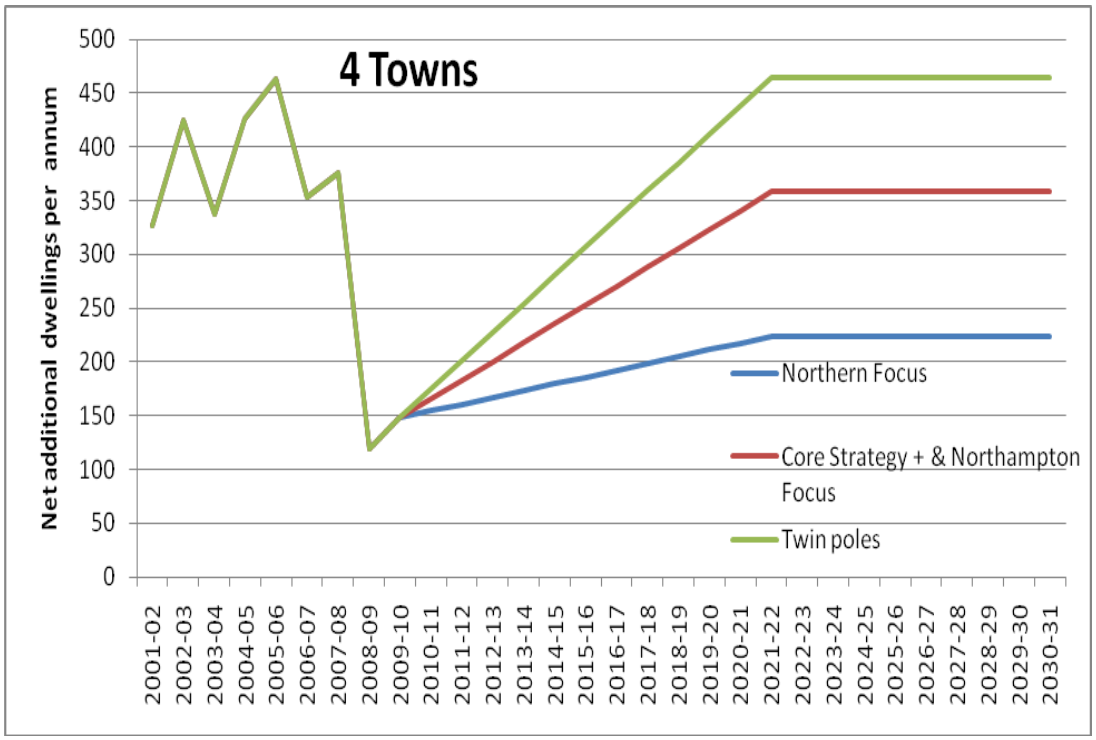
Appendix 1

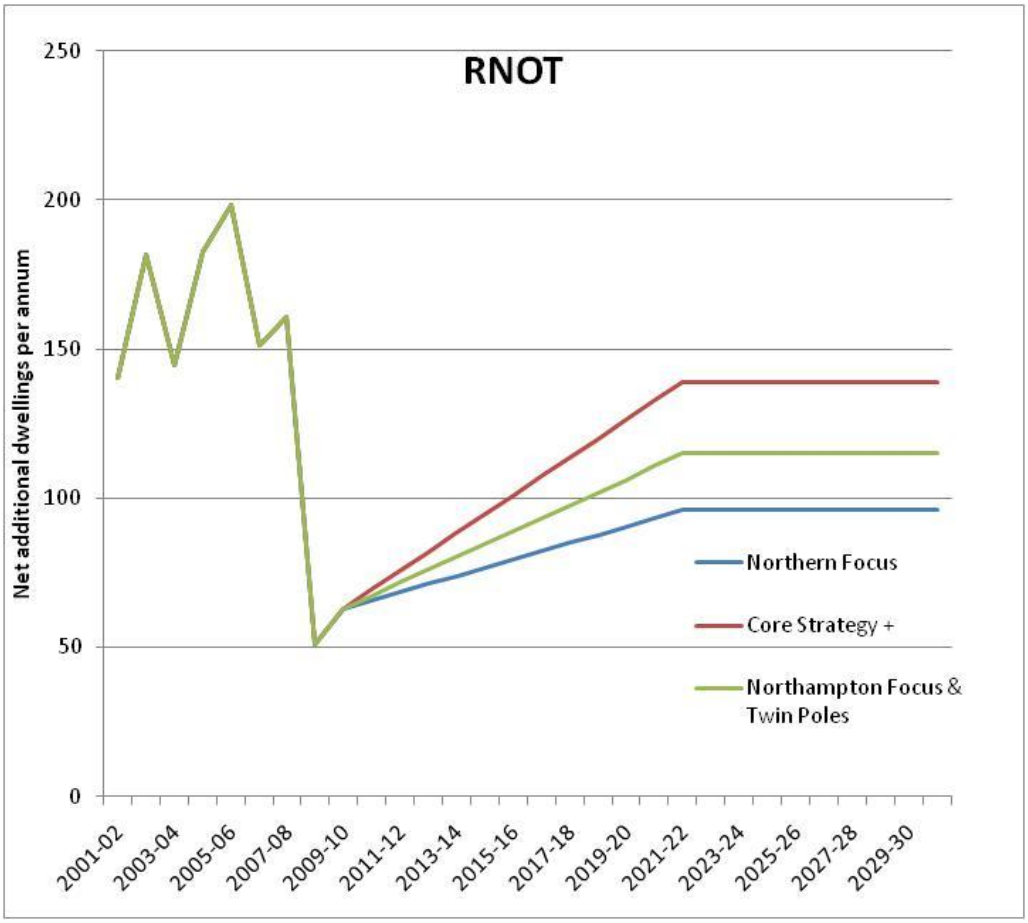
Indicative Housing Trajectories to meet housing requirements of different options

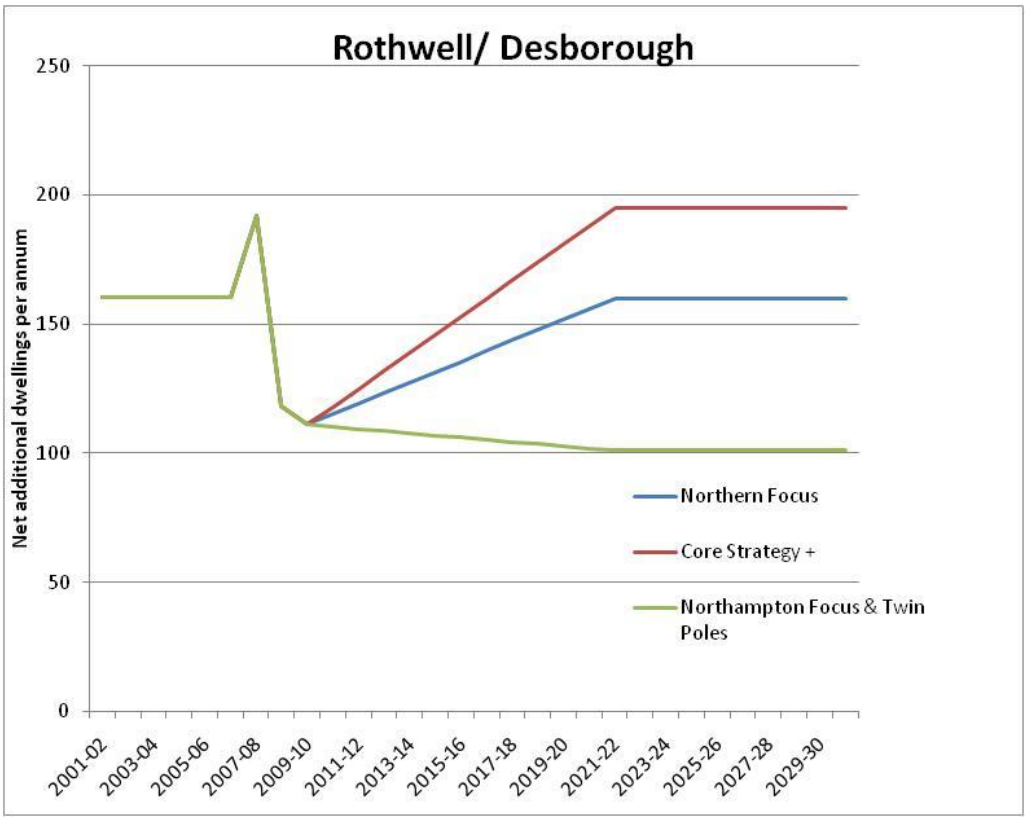





Wellingborough
Net additional dwellings per annum
700
600
500
400
300
200
100
0
2001-02
2002-03
2003-04
2004-05
2005-06
2006-07
2007-08
2008-09
2009-10
2010-11
2011-12
2012-13
2013-14
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
2024-25
2025-26
2026-27
2027-28
2028-29
2029-30
2030-31
Northern Focus
Core Strategy +
Twin poles
Northampton Focus

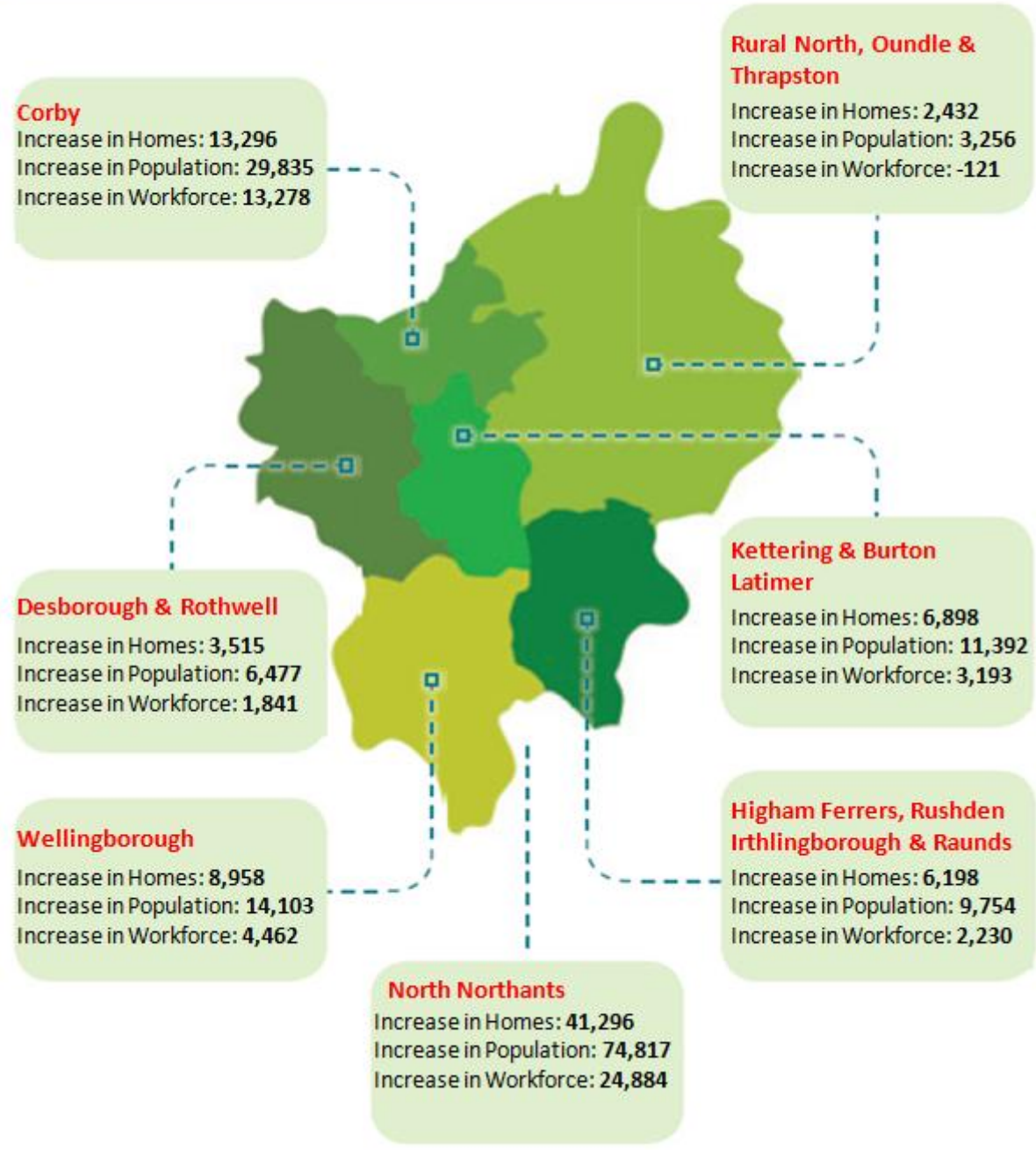

4 Towns
Net additional dwellings per annum
500
450
400
350
300
250
200
150
100
50
0
2001-02
2002-03
2003-04
2004-05
2005-06
2006-07
2007-08
2008-09
2009-10
2010-11
2011-12
2012-13
2013-14
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
2024-25
2025-26
2026-27
2027-28
2028-29
2029-30
2030-31
Northern Focus
Core Strategy + & Northampton Focus
Twin poles


RNOT
Net additional dwellings per annum
250
200
150
100
50
0
2001-02
2003-04
2005-06
2007-08
2009-10
2011-12
2013-14
2015-16
2017-18
2019-20
2021-22
2023-24
2025-26
2027-28
2029-30
Northern Focus
Core Strategy +
Northampton Focus & Twin Poles

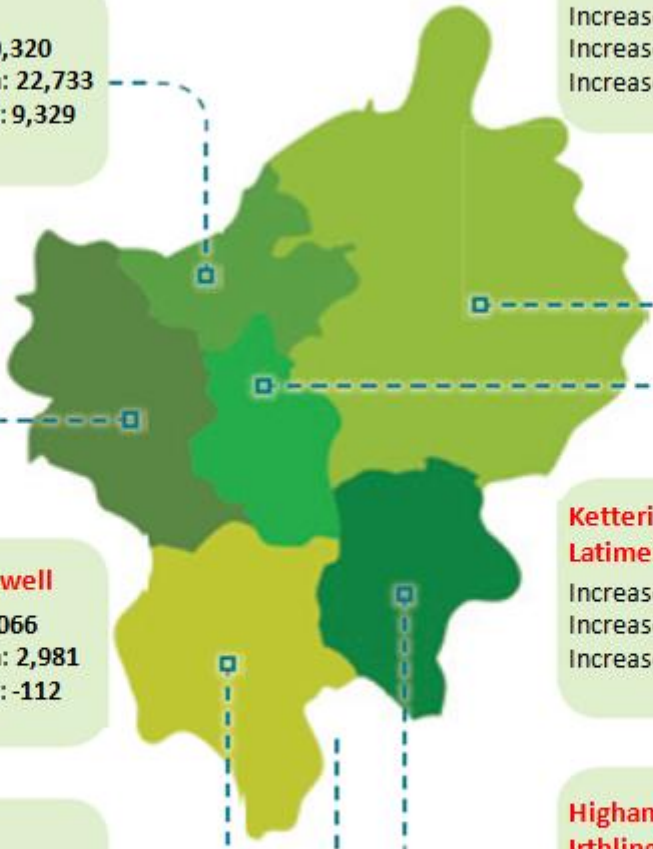

Rothwell/ Desborough
Net additional dwellings per annum
250
200
150
100
50
0
2001-02
2003-04
2005-06
2007-08
2009-10
2011-12
2013-14
2015-16
2017-18
2019-20
2021-22
2023-24
2025-26
2027-28
2029-30
Northern Focus
Core Strategy +
Northampton Focus & Twin Poles

Appendix 2

Option A – Core Strategy Plus
Increase in Homes, Population and Workforce in North Northamptonshire 2011-2031



Option B – Twin Poles
Increase in Homes, Population and Workforce in North Northamptonshire 2011-2031



Corby
Increase in Homes: **10,320**
Increase in Population: **22,733**
Increase in Workforce: **9,329**

Rural North, Oundle & Thrapston
Increase in Homes: **2,062**
Increase in Population: **2,355**
Increase in Workforce: **-628**

Desborough & Rothwell
Increase in Homes: **2,066**
Increase in Population: **2,981**
Increase in Workforce: **-112**

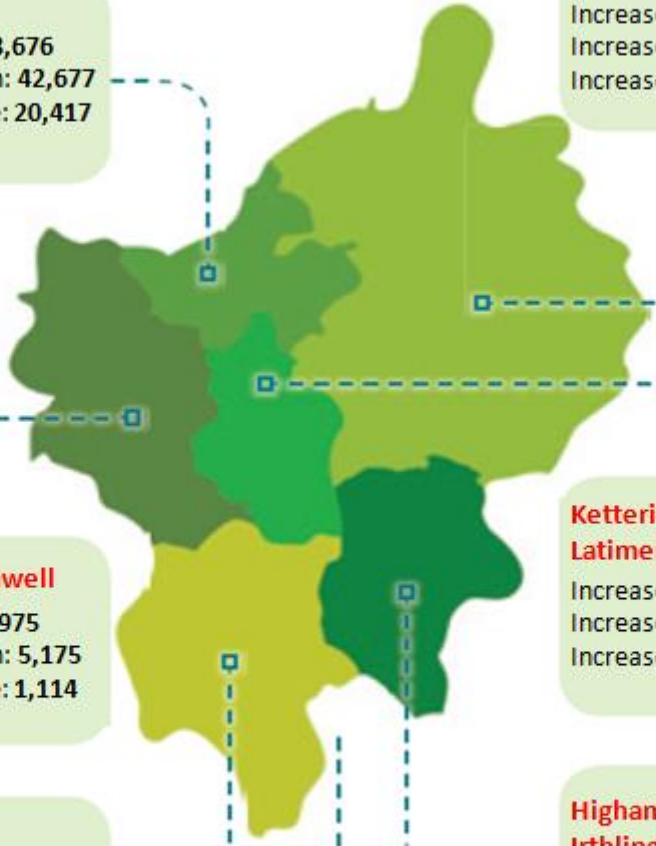
Kettering & Burton Latimer
Increase in Homes: **10,320**
Increase in Population: **19,452**
Increase in Workforce: **7,757**

Wellingborough
Increase in Homes: **8,681**
Increase in Population: **13,449**
Increase in Workforce: **4,090**

Higham Ferrers, Rushden Irthlingborough & Raunds
Increase in Homes: **7,847**
Increase in Population: **13,712**
Increase in Workforce: **4,419**

North Northants
Increase in Homes: **41,296**
Increase in Population: **74,682**
Increase in Workforce: **24,853**

Option C – Northern Focus
Increase in Homes, Population and Workforce in North Northamptonshire 2011-2031



Corby
Increase in Homes: **18,676**
Increase in Population: **42,677**
Increase in Workforce: **20,417**

Rural North, Oundle & Thrapston
Increase in Homes: **1,769**
Increase in Population: **1,642**
Increase in Workforce: **-1,030**

Desborough & Rothwell
Increase in Homes: **2,975**
Increase in Population: **5,175**
Increase in Workforce: **1,114**

Kettering & Burton Latimer
Increase in Homes: **7,638**
Increase in Population: **13,136**
Increase in Workforce: **4,180**

Wellingborough
Increase in Homes: **6,122**
Increase in Population: **7,413**
Increase in Workforce: **653**

Higham Ferrers, Rushden Irthlingborough & Raunds
Increase in Homes: **4,132**
Increase in Population: **4,795**
Increase in Workforce: **-512**

North Northants
Increase in Homes: **41,312**
Increase in Population: **74,838**
Increase in Workforce: **24,822**

Option D – Northampton Focus
Increase in Homes, Population and Workforce in North Northamptonshire 2011-2031

