

West Northamptonshire

Local Investment Plan 2010-2014

Interim Statement

October 2010

Final Draft

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1. Introduction

The West Northamptonshire Housing Market Area (HMA) Local Investment Plan (LIP) has been prepared by the local authorities across West Northamptonshire, the West Northamptonshire Development Corporation and the Homes and Communities Agency as a coherent strategic plan for investment to create a cohesive, sustainable and prosperous area for its residents whilst supporting the sustainable economic development of the UK. The LIP focuses on meeting the government's Place Based Budgeting agenda. 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 enables a coordinated approach to place-making and maximising investment impact in local priority areas, particularly in a period of constrained resources.

The West Northamptonshire HMA LIP does not create new policy for the area, but rather reflects local and national strategies. It provides a focused structure for future investment that is integrated with all aspects of regeneration and growth. 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. All partners have taken 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.

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

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

The LIP has been led by a steering group comprising senior officers from Northampton Borough Council, Daventry District Council, South Northamptonshire District Council and Northamptonshire County Council together with the HCA and West Northamptonshire Development Corporation and West Northamptonshire Joint Planning Unit. Following the approval of the LIP by this group each of the councils has considered the LIP in the context of its own governance requirements. In addition, endorsement will be sought from the West Northamptonshire Joint Strategic Planning Committee.

2. The Local Vision

Partners across West Northants through the development of the E emergent West Northamptonshire Joint Core Strategy (July 2009) agreed a vision for West Northamptonshire. This has drawn on the district and county Sustainable Community Strategies and Local Area Agreement. This vision is:

"West Northamptonshire in 2026 is an outstanding UK location of choice for diverse employment opportunities, with high academic and vocational educational attainment, high quality affordable housing and a superb quality of life. It blends the best of modern cultural urban living, enhanced by a network of green spaces together with high quality parks and gardens, with beautiful tranquil villages and rolling landscapes. Its proximity to London, and connections to other parts of the UK and beyond are a great strength and it is a national example of low environmental impact development in response to climate change.

Growth focused on and joined to the main urban areas has fostered a successful economy and expanding diverse and sustainable communities, supported by good social and integrated transport facilities and infrastructure. Change is embraced. Northampton has a reputation as a great riverside City providing the focus and heart for its surrounding network of neighbourhood communities; well integrated and linked with its reinvigorated sister towns of Daventry, Towcester and Brackley. The four provide the urban centres to a wider, attractive rural scene.

Northampton City is repositioned as the key economic driver at the cultural heart of the sub region fulfilling its role as the leading retail, entertainment, employment, health and learning centre based upon a thriving mixed economy including the services it offers relative to neighbours and proud of its theatres, museums and professional sports teams. All communities have good access to many opportunities.

Daventry is an invigorated historic market town with jobs at the cutting edge of environmental technologies and sustainable building methods, offering attractive retail and leisure opportunities and a sound commercial core. Daventry International Rail Freight Terminal (DIRFT) is an internationally significant centre for strategic distribution; it is exemplary in the field of sustainable logistics. It is well connected by public and sustainable transport back to the workforce of West Northamptonshire.

Towcester is a successful, integrated and historic market town that serves the needs of its rural catchment area with a diverse economy, centred on a high technology business sector, and a vital town centre that supports the needs of its population and its rural hinterland. It has a full complement of community and cultural facilities.

Silverstone Circuit is at the pinnacle of international motor sport venues, fostering high technology motor sport business at the forefront of technology and has a state of the art educational campus.

Brackley is a vibrant, distinctive historic market town that is the major service provider for the residents of the town and surrounding countryside. It provides knowledge based, research and high technology based jobs and leisure facilities as well as an invigorated town centre offering a range of retail opportunities. All our towns have vital and vibrant centres, complementing their built heritage, with attractive retail facilities, a high standard of public realm, public transport priority and provide real alternatives to other surrounding towns. Their green networks are exemplary."

3. The Purpose of the Local Investment Plan

The West Northamptonshire Local Investment Plan outlines the principles and priorities for investment. This will deliver the area's overarching vision that draws together and related strategies for housing, regeneration, and growth set in the context of the emerging West Northamptonshire Joint Core Strategy 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. As such the LIP is closely allied to work on infrastructure planning for the West Northamptonshire Joint Core Strategy. Its relationship with other strategies is illustrated in Figure 2.

The ambition of the LIP is to detail how investment in housing and regeneration will help to deliver shared strategic outcomes in a way that is integrated with investment from other funding streams such as economic development, transportation, education and health.

The next stage of the LIP will inform more detailed Local Investment Agreements.

Consultation

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 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 for the growth of town centres and specific areas have seen significant consultation on opportunities and proposals.

The LIP however is not a policy document and is very much a working document and will be regularly reviewed and monitored to ensure it reflects all current policies and plans.

Prioritisation

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. The Steering

Group has not aimed to complete a prioritisation process across the projects and programmes considered. This will be completed when the economic position is clearer.

The Steering Group has agreed that the following broad criteria will be used to prioritise amongst the range of projects and programmes that have been proposed during the development of the LIP:

- Deliverability, and
- Value for money.

Equality, diversity and mixed communities

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 screening has been completed on the document, the aspirations and priorities. The initial equalities impact assessment screening highlighted the following issues that have been incorporated into the Plan:

The preparation of the Local Investment Plan has the potential to impact positively on equality issues, specifically under the 'socioeconomic duty', as many of the areas being proposed for redevelopment, housing and regeneration etc., are among the most deprived in the HMA area (under the 2007 Multiple Indices of Deprivation).

Regeneration and redevelopment for housing and employment has the potential to improve the quality of life of people living and working in these areas, through access to more affordable housing, more jobs etc.

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. 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.*
- *In line with best practice further EIA should be incorporated into the development and subsequent design stages of individual projects.*

Governance, monitoring and review

The West 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.

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.

Risk management

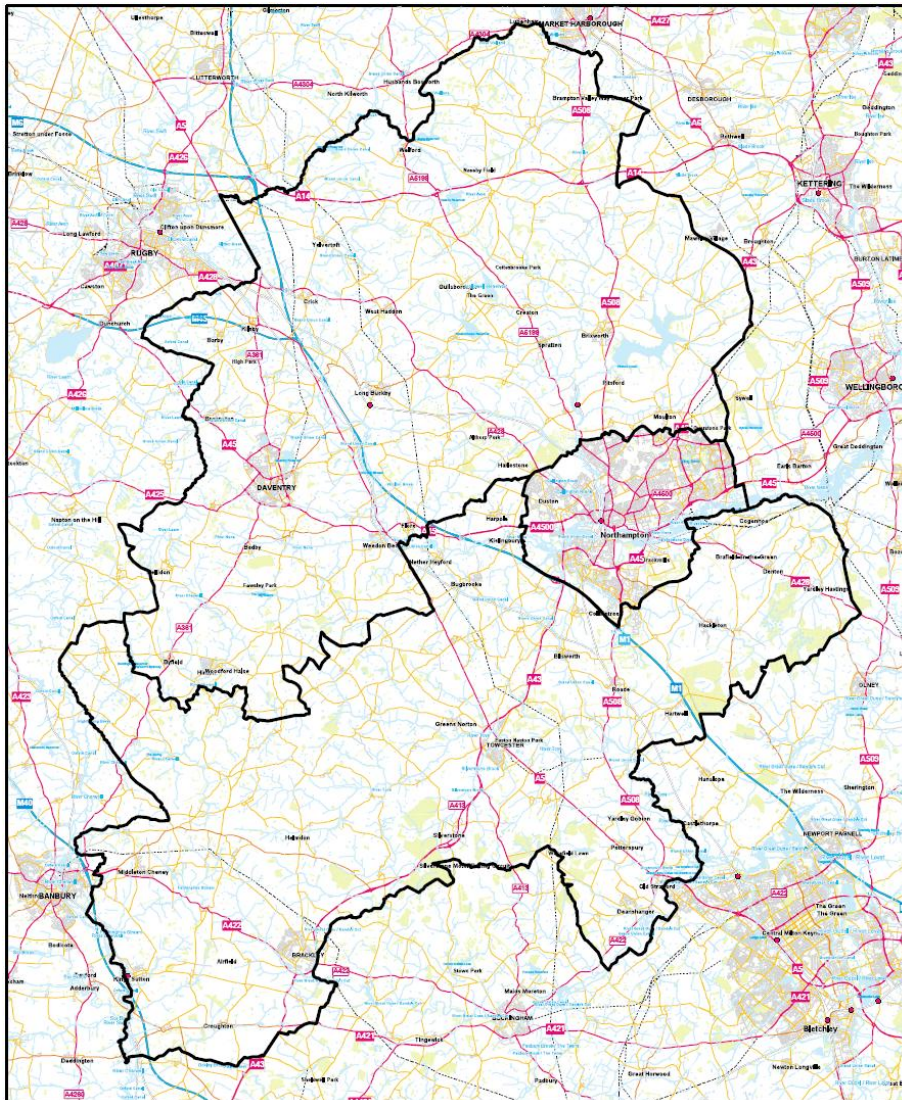
The partners involved in the LIP work diligently to reduce the risk of unsuccessful delivery. The following have been identified as the significant risks affecting the integrity of the LIP.

- 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.

4. West Northamptonshire

Location and Character

West Northamptonshire is formed from the local authorities of Daventry District, Northampton and South Northamptonshire. At its eastern edge are the remaining authorities in Northamptonshire, with Milton Keynes, Aylesbury Vale and Cherwell to the south and Stratford upon Avon, Rugby and Harborough to the West and North.



West Northamptonshire is a large geographical area containing a diverse range of places including remote hamlets in sparsely populated areas, the historic market towns of Brackley and Towcester, the growing town of Daventry and the large, densely populated Market City of Northampton, with a population of 210,500, anticipated to rise to 240,000 by 2026. Settlements in West Northamptonshire are influenced by, and in turn influence, many surrounding urban areas such as Milton Keynes, Leicester, Banbury, Oxford, Bedford, Rugby, Wellingborough and Kettering.

Apart from the four towns, the area is largely rural in character with a dispersed collection of almost 190 villages and hamlets. The villages fall into distinct groups: those with a wide range of services and facilities; those with limited service provision; and those with no facilities at all.

Challenges and Opportunities

Local Economy

West Northamptonshire has a diverse economic base. Historically the economy of the area was agriculturally based with manufacturing predominately in Northampton and Daventry. Whilst farming now accounts for much of the land use it represents a very small percentage of the employed population. In the towns there has been a shift away from large scale employment in manufacturing with significant growth in the service industries, and distribution, although in Daventry the number of people employed in manufacturing has remained broadly constant since at least the mid-1990s. In the rural areas relatively few jobs now exist and residents are increasingly commuting long distances to urban areas for work.

The range of occupations of West Northamptonshire demonstrates the shift in the economy with the area having a higher than average number of residents in professional and managerial roles and a lower than average in manual and sales jobs. Due to the location and characteristics of the area, the private sector has also been a particularly dynamic source of new jobs. Policy Exchange noted that Daventry makes “excellent economic sense” as an employment centre¹; this comment actually applies to West Northamptonshire (and indeed Northamptonshire) as a whole. However, it should be highlighted that recently there has been an increase in unemployment (9% in Northampton, 6% in Daventry District and 5% in South Northamptonshire in March 2010) though from a relatively low base. This appears to be a temporary effect of the recession and current data indicates unemployment is already dropping.

Some of the headlines and issues identified in the emerging economic assessment for Northamptonshire are:

- 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

¹ Leunig T and Swaffield J. Cities Unlimited, 2007, Policy Exchange, London, p26.

- Measures will be needed to manage the demand for increased travel. Capacity improvements will be needed to tackle congestion hotspots.

Northampton is relatively self-contained with 83% of people both living and working. Whereas being mainly rural South Northamptonshire and Daventry District have relatively poor levels of self-containment with significant numbers of people travelling outside their district for employment or other services and facilities. To some degree this is to be expected due to the character of the areas, with significant settlements outside the districts attracting the largely rural population for employment and many higher order services. However, this does not apply to the town of Daventry. Access to high speed broadband provision in rural areas of West Northamptonshire is patchy, with numerous rural settlements receiving speeds as low as 0.5Mbit/s. There are also identified issues around the fringe of Northampton where parts of major employment areas, e.g. Brackmills, also receive low download speeds due to accessing village exchanges rather than Northampton urban exchanges.

Moving forward West Northamptonshire has potential for economic growth of international importance being located within what was known as the Milton Keynes and South Midlands growth area and the Oxford Cambridge Arc. Alongside this the area's strategic links are excellent with links to the M1, M40 and M6, east coast ports and West Coast, Chiltern and Midland Mainline railways making the area a good location for businesses. The area is a relatively prosperous part of the East Midlands. However, its natural linkages to the South East provide an opportunity to perform still better. Delivering against the potential for economic growth in Northamptonshire would represent achievement of a more sustainable pattern of growth for the UK. Northamptonshire has an opportunity to lever the benefits of London, a global city, and the innovation assets of world class universities and high value businesses.

The Housing Market

The population of West Northamptonshire has seen rapid growth over the last 40 years in particular. Due to its strategic location, it has experienced significant in-migration, particularly from London and Birmingham. Much of this in-migration was a result of Northampton's and Daventry's planned town expansions started in the 1960s. In 2007 the population of West Northamptonshire was 372,200. The population is expected to continue to rise in the future, albeit at a slower rate than more recently. The area has an above average youth population and a below average older population, although strong growth in the population of older people is projected, especially in Daventry and South Northamptonshire. In these districts providing suitable accommodation for a greatly increased population of older people will be a significant challenge.

The attractiveness of West Northamptonshire as a housing location has an adverse effect on the affordability of housing. In line with national trends, house prices have fallen over recent years. However, the average house price in West Northamptonshire remains £193,117² and some local people experience significant affordability issues as a

² Source: Hi4EM <http://www.hi4em.org.uk/NR/ronlyres/C02E487E-68DB-46AA-9507-68D1DC2EEC07/0/WestNorthamptonshire.pdf>

result. Various forms of affordable housing have therefore been provided and continue to be required.

Wealth and Deprivation

The overall appearance of wealth masks pockets of deprivation in urban and rural areas. All of the South Northamptonshire District falls within the 80% least deprived parts of the UK. Much of Daventry District falls within the 60% least deprived areas in the country with the exception of a small pocket of deprivation in Daventry town. In contrast, Northampton Borough contains significant pockets of deprivation in central and eastern areas, with 24 of the 129 Super Output Areas in Northampton being among the most deprived 20% in the country. There are a number of social and economic and environmental issues facing some neighbourhoods.

Environment

The area as a whole emitted 9.0 tonnes of carbon dioxide emissions per capital in 2008 (having fallen from 9.9 tonnes in 2005), 0.8 tonnes higher than the UK average of 8.2 tonnes, the district figures being:

- Daventry, 13.7 tonnes in 2008, having reduced from 14.7 tonnes in 2005.
- Northampton, 6.3 tonnes in 2008, having reduced from 7.1 tonnes in 2005.
- South Northamptonshire, 11.4 tonnes in 2008, having reduced from 12.1 tonnes in 2005.

The area has faced the loss of biodiversity due to the development of intensive farming and the spread of urban development. This remains a risk but more sensitive design of development including, for example, sustainable urban drainage systems, can ameliorate it. The Northamptonshire Biodiversity Action Plan (BAP) defines priority species and habitats and sets an aim to increase biodiversity across the county.

Growth and Infrastructure

West Northamptonshire is a natural location for economic and, therefore, residential development. It accordingly plays an important role in the prosperity of the UK and growth is likely to continue, even if over a longer timescale than was set out in the former Regional Spatial Strategy. Local partners are committed to managing the growth process to mitigate adverse impacts and secure the best quality of life for local people. Accommodating this growth will require a major increase in capacity of the current infrastructure, either directly or through increasing the efficiency of use. This needs to include significant investment in transport, utilities (including water sewage and electricity), schools, affordable housing and health and emergency services. It will also mean investing in social infrastructure such as cultural and community facilities, children's play spaces and libraries.

A detailed Infrastructure Delivery Plan schedule will accompany the Joint Core Strategy to assist in identifying the major elements of infrastructure required to deliver the future growth proposed for West Northamptonshire up to 2026. This will include approximate cost, phasing and possible funding sources. Whilst the initial IDP schedule will form part of the Joint Core Strategy, the IDP itself will be prepared separately to the

Joint Core Strategy to allow the opportunity for updating, potentially as part of the annual monitoring report process.

The County Council has developed the Northamptonshire Arc. The concept, which is informed by the joint CSS, 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. 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 Investment Plan will be supported by a Strategic Outline Business Case on each of the core themes. These will outline more specific activities and actions and will help inform local investment in West Northamptonshire.

The positive contribution by all parties, led by the local authorities, central government, Highways Agency, Network Rail, Environment Agency, West Northamptonshire Development Corporation, Homes and Communities Agency and others will be critical to the delivery of the ambitious growth agenda for West Northamptonshire.

Design and sustainable development

There is a pressing need to ensure new developments are as sustainable as possible to minimise their impact on the environment. The scale of growth planned for West Northamptonshire will inevitably increase activity and carbon emissions, and put pressure on natural resources. This needs to be properly managed.

All new development should consider sustainability in broad terms, should be easily accessible by all modes of transport as set out in the spatial strategy. They should also take account of climate change adaptation and mitigation, flood risk, habitat protection and creation, energy efficiency, resource efficiency, waste management and minimisation, water efficiency and quality and preference to redevelopment of previously-developed land.

Sustainable developments should be inclusive, accessible and adaptable in terms of their use by all people now and in the future. Sustainable design should be sensitive to the character of the area in which it is located as well as its ecological and landscape surroundings. It should also include the use of sustainable resources which is an important part of conserving materials and natural resources. All development will be expected to take account of the need for a safer environment, both in terms of security and highway safety.

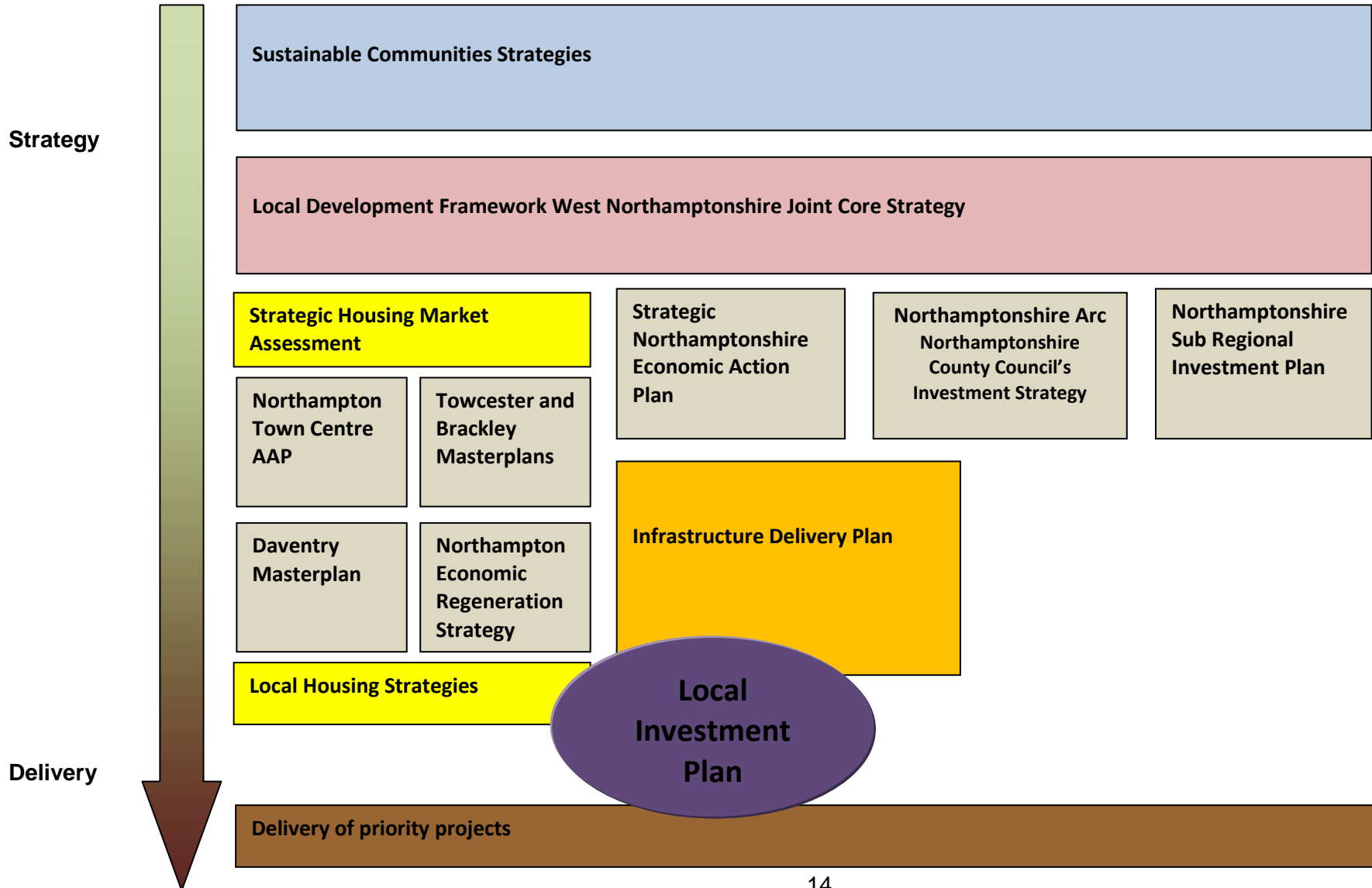
Integrating community facilities

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. The new sustainable urban

extensions to the growth towns in the West of the county will require the provision of new Primary schools and also in some instances new Secondary schools at a cost of over £30m.

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. Support to bring the gap where demand and opportunity provides for enhanced and expanded school capacity will be needed.

5. Strategic framework



Northamptonshire Partnership has developed the Northamptonshire Sustainable Communities Strategy which provides an overarching document for the all Northamptonshire Councils' priorities. It has also been endorsed by Daventry District, South Northamptonshire and Northampton Borough Council. Each council, also has their own Sustainable Community Strategy.

This existing strategic framework contains commonly held themes which have been included in this Local Investment Plan. The approach will be a place based system of priorities and projects which have the five common ambitions running through them.

Local LIP objectives / outcomes	West Northamptonshire Ambitions (drawn from SCSs)				
	To be successful through sustainable growth and regeneration	To develop through having a growing economy and more skilled jobs	To have safe and strong communities	Healthy people who enjoy a good quality of life	Improved connectivity
Amount of land brought back into beneficial use	X	X	X		X
Leverage of private sector investment	X	X			
Links and coherence with other public investment	X	X		X	X
Employment floorspace generated	X	X		X	
Jobs created or protected	X	X	X	X	
Proportion of homes delivered to code level 3 and above	X		X	X	
Quality of place and quality of life outputs and outcomes	X		X	X	X
Meeting diverse housing needs	X		X	X	
Addressing climate change adaption or mitigation.	X	X	X	X	X

6. Thematic Priorities

Affordable Housing

A shared priority for all partners is to maximise the opportunities to provide additional affordable housing and support the creation of a greater mix of housing in all communities. Over recent years partners have worked hard to deliver affordable homes across West Northamptonshire. The existing affordable housing targets are as follows:

- Northampton 35%;
- Daventry 29%;
- South Northamptonshire 40%.

Delivery rates in 2008/9 were:

- Northampton 41%;
- Daventry 35%;
- South Northants 21%³.

In Northampton and Daventry town many of these dwellings have been delivered as a planning obligation on larger market housing developments. Within the rural areas there has been a reliance on rural 'exception' sites to meet local housing need in the villages.

Many of the priority projects included within the LIP are focussed on the delivery of affordable homes in the identified priority places or in rural locations across the area. It is worth noting that in all locations HCA grant has been required to deliver affordable housing. The Strategic Housing Market Assessment (SHMA) for the Housing Market Area (HMA) published in 2009 and recently updated, identified the need for different types of housing. The SHMA showed a strong need for social rented homes particularly in Northampton. However it also found that for the HMA as a whole there is a limited need for new intermediate affordable housing although South Northamptonshire does have a need for this tenure. There is a total requirement of 36,400 new homes across the HMA area to 2026 fig 98 shows the suggested tenure mix for the three Local Authority areas.

Housing Requirement by Area 2008-2026 (Note: Figures may not sum due to rounding, Source: ORS Housing Market Model)

Housing Type	Local Authority		
	Daventry	Northampton	South Northamptonshire
House Prices at 2008/09 levels			
Market housing	7,000	11,000	5,800
Intermediate affordable housing	0	0	1,500
Social rented housing	2,500	7,200	1,300
Total Housing Requirement (2008-26) equals 36,400	9,500	18,300	8,600
Market housing	73.8%	60.3%	67.7%
Intermediate affordable housing	0.0%	0.0%	17.5%
Social rented housing	26.2%	39.7%	14.7%

³ Annual Monitoring Reports 2008/9 (Daventry, Northampton, South Northants)

A viability appraisal was carried out at the same time as the SHMA study. This indicated that in certain areas affordable housing delivery would be extremely challenging unless HCA grant was available. The less viable areas for each district are suburban, older urban and Eastern Northampton, Daventry town and Brackley town. Many of the place based projects highlighted in subsequent chapters are in locations identified within the viability study as requiring public subsidy to support affordable housing provision. It should be noted that there may be site specific circumstances where a development in any part of West Northamptonshire requires public subsidy in order to achieve the required level of affordable housing.

Rural Affordable Housing

Delivery of affordable housing for people in rural communities is a specific strategic priority that needs to be addressed. House prices and rent are particularly expensive in rural areas of West Northamptonshire making many village properties unaffordable for local people. This has resulted in villages struggling to remain sustainable with services and facilities, such as shops, post offices and schools suffering adverse consequences and affecting the overall quality of rural life. South Northamptonshire and Daventry Councils are committed to an on-going rural affordable housing programme. This includes a rolling programme of parish level housing need surveys, village walkabouts and site identification resulting in a pipeline of developments. The key delivery mechanism for rural affordable housing across West Northamptonshire is rural 'exception' sites which are currently reliant on grant resources. In order to ensure sustainable, balanced rural communities and meet the identified housing needs of local people it is essential that a rural programme of affordable housing with the potential to support rural 'exception' sites is maintained.

Specialist Housing Provision

In addition to general needs affordable housing, the Strategic Housing Market Assessment identified the housing needs of both specific household groups and vulnerable people who require specialist housing provision. The population of West Northamptonshire is likely to become older and in particular the proportion of people aged 60 years and above is expected to grow considerably. There will be more people requiring specialist accommodation and housing related support, leading to a need for a change in the nature of housing and other residential accommodation. This is likely to involve private, community and public sector action and funding, and a mixture of refurbishment of existing stock and provision of new houses and other accommodation.

The SHMA also looked at the housing issues relating to minority ethnic groups in the local area. Key findings of the study were that compared to the white British population the BME population was much younger, more likely to live in overcrowded housing conditions and a higher proportion lived in social housing.

The Northamptonshire Supporting People Team highlights the need for supported housing for people with learning disabilities in terms of housing targeted at those with higher level needs but also provision that will allow people to live independently within communities. There is also the need for housing for people with mental health problems in Northampton, responding to the demand generated by local psychiatric hospital provision.

The Northamptonshire Gypsy and Traveller Accommodation Assessment (GTAA) 2008 identifies a need for 51 residential pitches, 10 transit pitches and 4 travelling show people plots for the period 2007 – 2017 in West Northamptonshire. Partners are required to provide sufficient sites to meet identified accommodation needs for gypsies, travellers and travelling showpeople and grant resources may be required for the provision of pitches during the period of this plan.

Assisted Living Housing Development

This is a specific project (part of the 'Future of Local Authority Older Peoples Homes' Project) to identify 4 potential sites to deliver 160 social rented units with the scope for further private units for sale unit in developments. The process will include the following phases with further interaction in new developments identified in the LIP to allocate units in new developments to ensure provision within new communities.

- Procurement Process commences in conjunction with procurement of 4 Specialist Dementia Homes providing 200 places
- Developer/consortium awarded contract to be delivered on a phased basis with final completion by 2016.
- Co-ordinate development with Dementia Care Homes Provision and Closure of existing homes programme.

Integrating community facilities

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. The new sustainable urban extensions to the growth towns in the West of the county will require the provision of new Primary schools and also in some instances new Secondary schools at a cost of over £30m.

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. Support to bring the gap where demand and opportunity provides for enhanced and expanded school capacity will be needed.

Strategic Connectivity

"Transforming Connectivity" will be an umbrella for a number of co-ordinated initiatives through the Northamptonshire Arc, aimed at providing the best return for investment in transport infrastructure. It will embrace delivery of information, new technology and branding of transport services, improving travel for commuters, business travellers, shoppers, leisure travellers and visitors alike.

In the short- to medium-term, the lack of good transport links will potentially be a very real constraint for delivering economic growth in Northamptonshire. Without a strategic business case, significant investment in new transport infrastructure will be challenging to achieve in the next 10 years. Improvements will need to be effectively targeted to provide the most benefit. Despite planned improvements to the highways network for the county, the impact of growth continues to have an adverse affect on congestion. It will become increasingly difficult and unpredictable to move around the area unless measures are taken to counteract the effects of growth. The additional congestion will be particularly focused on those areas where development is planned, the A45 around Northampton and towards Daventry and the A43 around Towcester in particular. The principal effects of this congestion, if not tackled, will be to seriously restrict the economic growth and prosperity of the county by:

- Undermining the competitiveness of existing local businesses, by affecting deliveries and business travel;
- Compromising the feasibility of some new developments, by reducing the accessibility of sites and reducing their economic viability; and
- Lengthening the time taken for development to happen due to existing infrastructure being unable to cope with planned increases in traffic movement resulting from new developments.

The pillars for delivery of Transforming Connectivity are:

- Planning public transport improvements so that they serve the areas and people who are most likely to use and benefit from them with a key focus on town centres (and other major employment and service centres) and inter-urban connectivity. This work includes the Northamptonshire Arc Transport (NAT) inter-urban public transport system and an urban advanced transit system for Daventry;
- Developing genuine alternatives to travel by car by introducing a targeted programme of improvements and personalised travel planning;
- Making better use of the existing road network utilising new technologies and planning the location of new employment and business facilities as this impacts on the existing network where demand is focused;
- Looking at the location of new employment and business facilities as this has an impact on the existing network where demand is focused;
- Unlocking the potential of new forms of public transport using, in particular, the transformative power of ICT to transform public experience and cost effectiveness.
- Developing an iconic Northampton Castle Station (2016-2021) as a high quality, well connected facility to tie in with the proposed introduction of a new high-speed inter-city rail service , serving the needs of Northampton and the wider sub-region; and
- Developing more attractive, effective and accessible bus and coach interchanges, particularly the Grey friars interchange in Northampton and Daventry town centre.

Connectivity also concerns the movement of information and ideas via electronic means, principally the Internet. It is clear that access to high speed, reliable Internet connectivity is already an important factor for economic prosperity and social inclusion. As such, it is vital that:

- West Northamptonshire moves quickly on to secure high speed and high capacity Internet connectivity to support business development.

- Existing gaps and limitation in broadband coverage, particularly in rural areas, are overcome.

Positive working relationships with BT will help to enable the upgrade of exchanges to deliver super fast broadband with the economic growth in across the area already influencing BT to allocate Daventry, Hardingsstone, Weston Favell, and Brackley exchanges for upgrading to Super Fast Broadband in the early phases.

7. Northampton

Northampton is the County Town, of Northamptonshire, the principal settlement in West Northamptonshire, and is the area's largest employment, retail and cultural centre. It has a population of 210,500 people (Office of National Statistics 2009 mid-year estimate). It has a sizable town centre and two particularly significant district centres: in the north (Kingsthorpe) and east (Weston Favell). The town centre currently provides a limited retail offer and requires major new investment in its retail provision; new offices; public realm improvements and waterside offer (phase one has already been completed) and improved accessibility. Some areas of Northampton are in urgent need of housing improvement led regeneration.

By 2026 the population of Northampton is likely to have grown from 200,000 to around 300,000 people. It will have a transformed town centre, which results in Northampton being granted City status. A new shopping centre twice the size of the current one, a new 'City Class' railway station, vibrant waterside and cultural areas, more innovative businesses, more graduate level jobs, more affordable homes and an economy driven by high level skills, innovation and emerging technologies are all aspirations for Northampton.

Northampton's aspirations will not be achieved solely by the creation of new buildings, town centre retail offers or new cultural facilities, but also by raising the expectations and enthusiasm of everyone involved. Northampton has its chance to be transformed via economic growth; bringing in employment and high quality housing is an initiative involving new development and investment in the County which, when recognised and adopted by the public and private sectors, can be crucially important in bringing about major uplift to the town.

Many people and organisations in Northampton are already forging ahead. The University of Northampton has internationally recognised expertise in leather technology and faculties in subjects ranging from fashion to fine art, sustainable construction to non-destructive testing, high performance engineering to resource efficiency, business and health.

Legal & General, Avon Cosmetics, Debenhams, Barclaycard, Carlsberg, and Nationwide are all major investors in the town. The Grosvenor Centre redevelopment is seen as the catalyst to further improvements within the town with +£300 million worth of private funding being invested in Northampton's future by Legal and General. Network Rail and London Midland will build a new railway station suitable for a City – work that is being supported by the Northampton Borough Council, Northamptonshire County Council and West Northamptonshire Development Corporation.

Northampton College is investing almost £100 million in two major new facilities for the town. Moulton College, which is in Daventry District but close to the town, is expanding

rapidly to meet the needs of young people from all over the country, with a £46 million investment plan to upgrade and extend its facilities.

Businesses, developers and investors increasingly recognise the value of Northampton and the benefits of investing a major growth area.

If these key agencies and stakeholders can pull together, in the same direction, and get the local populace on board too, Northampton can realise its opportunity to be a truly special place in the future.

Northampton Housing and Regeneration

Northampton Borough Council's Housing Strategy 2010 – 2015 sets out the requirements for housing in Northampton over the next five years. This falls under four overarching priorities:-

- Managing supply and growth for the future of Northampton
- Creating resilient and cohesive communities
- Delivering well-designed, high quality homes, neighbourhoods and services
- Improving customer access, opportunity and choice

Owner occupiers make up 72% of the population of Northampton with 16.5% in social rented accommodation and 8% in private rented accommodation. The average house price is £156,600 compared to a national average of £169,400. However despite historical delivery and the recent drop in house prices there are still significant housing affordability issues in Northampton due to low incomes, with market housing remaining out of reach for many local people. It is therefore a corporate priority to provide more affordable housing and a target of 100 affordable units per year has been set. To help achieve this, the Council will continue to work with our partner RSLs, developers and land agents that the type and tenure of housing built in Northampton meets local need.

The residential elements of schemes outlined below will provide a percentage of affordable housing, the current requirement is 35% although 39.7% is suggested by the SHMA. However the recent viability appraisal indicated that in most areas of Northampton the required amount of affordable housing cannot be delivered without grant. In 2010/11 RSLs delivered 303 affordable units in Northampton but all of these required grant aid in order to be viable."

The Strategy also confirms the priority areas for housing investment which are:

- The central area;
- Northampton East; and
- Dallington Grange / Kings Heath

Most of the Council's sites are in these areas but there is also a need for investment in council's own stock and the development of the surplus school sites and other small infill sites which are not in the priority areas. These sites will help in delivering priority one in the Housing Strategy (i.e. managing supply and growth for the future of Northampton).

Northampton Town Centre

Northampton's draft Central Area Action Plan sets out the development plans for the county town. The vision is that;

'By 2026 Northampton City Centre will be firmly established as the economic and cultural centre for Northamptonshire. It will be the destination of choice for people within the County and beyond to live, work and relax. The City Centre will be using its strengths, in particular its architectural heritage, its riverside, a distinctive retail offer and its cultural offer, as a key to its success'.

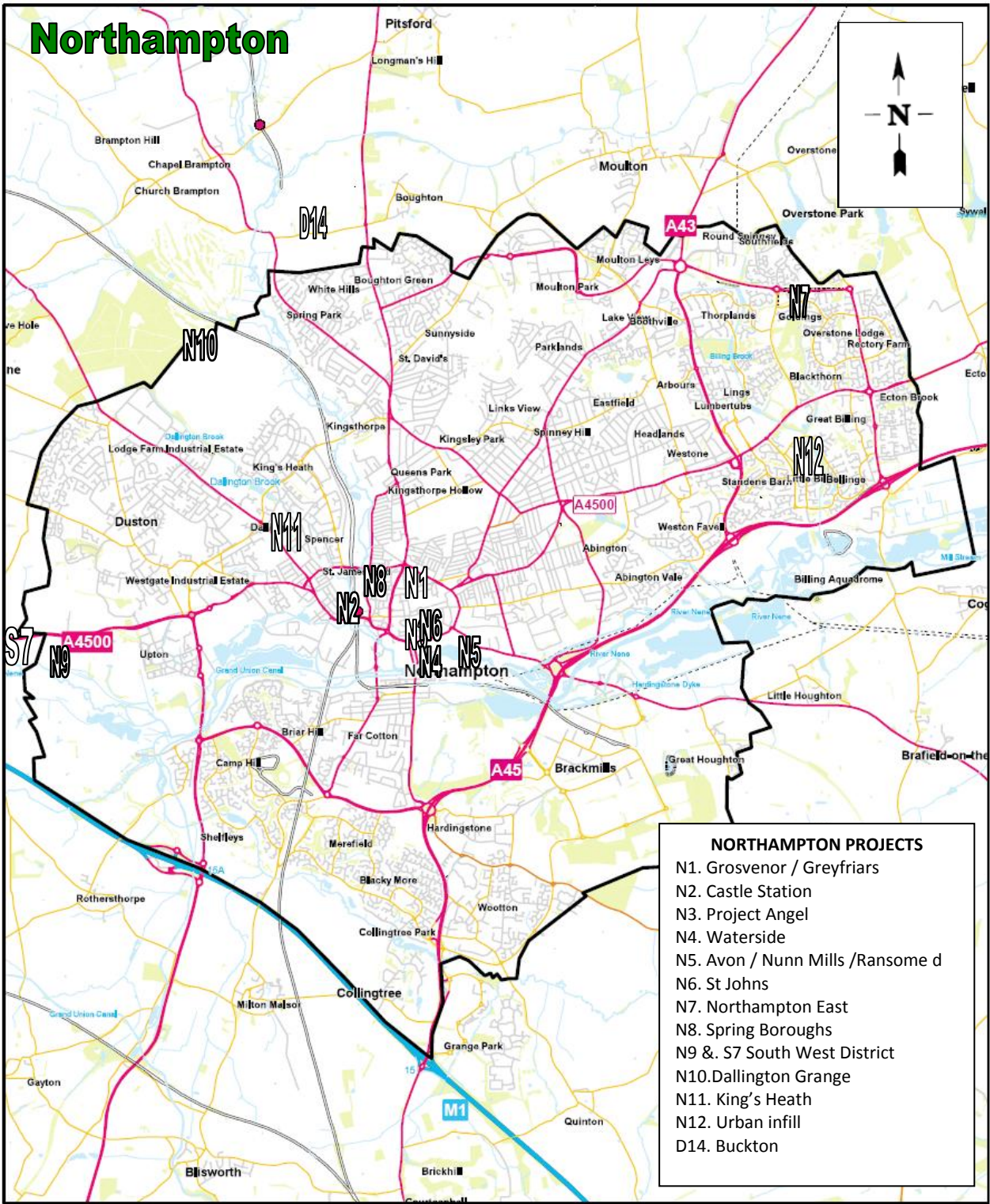
The strategy promotes:

- An expanded retail offer for Northampton that is distinctive and combines the best in major high street names with niche and specialist retail and leisure
- A new inter-city railway facility linking key employment areas, housing and creating a gateway to the town centre;
- A lively St John's cultural quarter alongside a new base for public services and employment .
- A focus on developing the waterside with a new marina encompassing leisure and employment opportunities.
- Facilities equal to or better than the best European cities of a similar size

The Market Square transformation project has been implemented as a catalyst and phase 1 of the town centre regeneration. Together with the recent public realm improvements in Gold Street and Marefair, these initiatives provide a platform for further regeneration activity including the next phase of public realm, and improved connectivity between the town centre projects and waterside

The following principal town centre regeneration initiatives are:

- Grosvenor / Greyfriars
- Castle Station
- Waterside
- Avon / Nunn Mills /Ransome Rd
- St Johns /Project Angel
- Spring Boroughs



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N1 Grosvenor /Greyfriars

“Major expansion of the retail offer in Northampton Town Centre by doubling the retail space of the Grosvenor Shopping centre”

A major priority for the regeneration of the town centre and the economic success of the county will be the demolition of the Greyfriars Bus Station and expansion of the Grosvenor Shopping Centre. Delivering this £350m project will be key to unlocking the potential of the town centre as a top quality retail destination, underpinning Northampton’s regional role as the County town and ultimately a City. Securing delivery of a new expanded Grosvenor Centre will lead to wider regeneration activity and inward investment opportunities in the town centre, the rest of the town and the county . As part of this major initiative up to 40,000 sq. m. of additional retail floorspace will be developed along with a new bus interchange.

Northampton Town Centre’s retail offer has followed a declining trend in the recent years. It is faced with substantial competition from out-of-town centre shopping destinations which now accounts for over 50% of the retail spend within Northampton. The redevelopment of Grosvenor Shopping Centre is considered as a catalyst to the regeneration of the Town Centre and a lynch pin to accelerating other planned regeneration projects in Northampton.

The actions required to deliver this project include:

- Agreement with stage coach for relocation of bus lay over facilities
- Location and delivery of new bus interchange facilities
- Demolition of Greyfriars Bus Station, car park and offices above

N2 Castle Station

‘Creating an iconic new gateway to Northampton providing better facilities, capacity and services’

Redevelopment of the Castle railway station is pivotal to the future prosperity of the area, providing a business and communications hub for the whole county.

It is being brought forward on a phased basis. Phase one will see the provision of a new multi storey car park, enhancements to the public realm and a “world class” iconic station building. Phase two will involve commercial development on land surrounding the site including a substantial amount of offices (up to 26,000 square metres, residential (up to 200 new homes) and ancillary shops and restaurants / cafés.

An outline masterplan for the station is complete and funding is committed to develop an outline design for the preferred option in association with Network Rail for the station and car park.

N3 Project Angel

‘The creation of a major civic hub providing 2,500 jobs in the town centre’

It has been recognised that there is a shortage of modern, flexible, high quality office accommodation in Northampton.

It is envisaged that this project will deliver a mixed use facility including office accommodation (public and private sector), civic hub and public realm, including cafe, restaurants and bars of up to 28,000 square metres.

The project will co-locate the County Council and other public sector staff into Northampton town centre. These staff are currently located in 13 offices in and around the town centre and in out of town business parks. The project will provide opportunities for businesses to thrive in Northampton town centre, by

- bringing staff currently located out of town (c2,000 – 2,500 staff) into the centre;
- providing opportunities for businesses within a mixed use facility;
- freeing up other sites for new commercial business use or redevelopment.

This project coupled with other developments, such as Castle Station, Grosvenor Shopping Centre and others, as identified in the sub-regional investment plan and Central Area Action Plan are critical to the future economic health of the County.

N4 Waterside Regeneration

‘A long neglected asset, revitalised as a destination for employment, living and leisure’

Successful redevelopment of the Waterside will transform the image of Northampton and provide new facilities for local people. Along the river corridor there are a number of significant employment, leisure and residential opportunities that will not come forward without intervention. A master-plan is being developed for mixed use development in the area and strategic land acquisitions have begun.

Significant progress has been made in starting to realise the vision for the Waterside. WNDC has purchased a number of properties to create viable development sites along St Peter’s Way. Further downstream, NBC, NCC, WNDC and the Environment Agency have committed over £2m to the creation of a marina at Becket’s Park which will open in Spring 2011.

N5 Avon / Nunn Mills / Ransome Rd

‘A flagship mixed use development, providing up to 2,000 homes and major commercial development.’

This 40 ha strategic redevelopment area comprises three sites separated by Nunn Mills Road and an operational but disused railway line. Together, the Nunn Mills, Ransome Road and Avon sites form one of the largest town centre brown field development opportunities in the UK. It is prioritised in the Housing Strategy to provide much needed affordable housing in this Central Area to release pressure from Spring Boroughs.

The LIP partners are working together with the landowners to deliver a high quality mixed use development on this landmark site. Since 2004 the HCA has invested over £20m in site assembly and the provision of strategic infrastructure with funding assistance from WNDC’s GAF budget and HCA direct investment.

Avon Cosmetics has delivered its new European headquarters on the site, safeguarding jobs in Northampton.

WNDC has recently acquired land to enable improved access and is committing £2.3m for vital junction improvements in 2010/11 to deliver a first phase of development of up to 450 homes at Ransome Road.

WNDC will be seeking to use its Compulsory Purchase Powers to secure land for a new spine road to be completed to link the sites to enable their full redevelopment potential to be secured.

The viability of the Avon / Nunn Mills/Ransome Road area is being further improved by a section of the £7 million Northamptonshire County Council inter urban CIF scheme being implemented in 2010-11 along Bedford Rd and Barnes Meadow. This improvement will help to improve highway capacity and improve reliability of bus services.

N6 St Johns

'Major enhancement to Northampton's Cultural heart'

The proposed St John's development will be on two areas currently used as surface level car parking within the cultural quarter of Northampton town centre next to the Royal and Derngate Theatres. The vision for the site is to enhance the cultural offer of the area through the provision of a large public space surrounded by high quality restaurants, together with a hotel and substantial amounts of office floorspace and living accommodation to add to the vitality and viability of the central area.

The Council has signed a collaboration agreement with a developer and is looking to start development on site in 2012. A hotelier has been confirmed as an occupier of the site, other options currently being actively pursued are:

- University of Northampton town centre campus
- An iconic Innovation Centre being progressed by the West Northampton Development Corporation in partnership with the University and Northampton Borough Council

St John's Development being a brownfield has a number of small infrastructure and remedial challenges that need to be resolved to allow the planned development to take place successfully. For example, St John's Development site is adjacent to the proposed Angel Street Development. The two sites share similar infrastructure constraints that will be simultaneously addressed to allow both sites to be investment ready.

When fully developed, this project will:

- Significantly uplift Northampton's cultural quarters
- Generate around 450 direct new jobs
- Regenerate sections of the Guildhall Road to be brought back into commercial uses.
- Add significant value to the nearby conservation area.

N7 Northampton East

In July 2009 NBC was successful in being asked to submit an outline business case for potential funding for a major housing Public Finance Initiative (PFI) project. The project, if approved, will transform the Thorplands and Eastfield estates. The scheme will consist of a mixture of refurbishment works, demolition of existing homes and new build affordable homes in their replacement. Although significant, this project only addresses a small proportion of the regeneration requirements Northampton East. The need for additional change within this area is set out in Regeneration Strategy for Northampton East and is prioritised in the Housing Strategy. The Strategy will act as a co-ordination framework for the work of the LIP partners and others to improve the area.

Booth Rise

This site which is located in Northampton East has planning permission subject to a Section 106 agreement. It is a clear and deliverable priority for NBC in line with both the spatial priorities of the Housing Strategy and also increasing the supply of affordable housing units. The site will provide 111 homes all of which will be much needed affordable housing.

N8 Spring Boroughs Regeneration Masterplan

Spring Boroughs is the largest single residential area with Northampton's central area. Within this area NBC owns 83% of all dwellings, a significant proportion of which currently fail to meet Decent Homes Standard. Without intervention all 647 council owned properties will become non decent by 2026. The estate falls within one of the most deprived areas of the Country (top 5%) The potential redevelopment of the Spring Boroughs Housing estate is identified within the Central Area Action Plan and is a key objective for achieving priority 3 within the Housing Strategy 2010-2015. NBC is committed to regenerating the estate and the wider area from Grafton Street in the north to Marefair in the south. The Council has started to engage with the local community to begin the process of working up a deliverable masterplan for the regeneration of the area.

N9 South West District Urban Extension

'The South West District of Northampton, promises thousands of high quality new homes and jobs'

The South West District is one of the major areas identified for urban expansion in Northampton. The area combines the creation of 6 new communities across 557 Ha of land. Major public sector investment, (£80m plus), has already delivered significant strategic infrastructure including roads, flood defences and sewers to facilitate the delivery of these new communities

Northampton South West District could accommodate over 6,000 new homes. To date approximately 1,800 homes have been built at Upton and at the former St Crispin's Hospital site. The major future housing sites in Northampton South West District are outlined below:

Upton: An exemplar Sustainable Urban Extension of up to 1,380 homes has been promoted by the HCA with partners since 2001. To date the HCA has funded and delivered £24m in strategic site infrastructure (including SUDs, estate roads, playing fields and a community centre). Over 700 new homes have been constructed so far, including approximately 22% affordable housing. Over the next 5 years the HCA's objective is to complete delivery at Upton, including a final phase of up to 380 homes plus the provision of local and commercial facilities serving the development and surrounding area.

Upton Lodge: The southern section of the Sandy Lane Relief Road, completed by the HCA in October 2009, has opened up the Upton Lodge area for development, including plans for up to 1,400 new homes on land owned by the HCA. West Northamptonshire Development Corporation's Planning Committee approved the Upton Lodge application in outline in late 2008. Work is ongoing to finalise the S106 Agreement and secure a development partner for the site. There is a requirement of 35% affordable housing on this site in order to meet housing need. Upton Lodge is linked to the urban extension at Norwood Farm that is actually situated within South Northamptonshire (see the South Northamptonshire section).

Upton Park: The proposed Upton Park development links with both Upton Lodge and the existing Upton development in the area. Accessed from the new Cross Valley Link Road, it will be a high quality mixed use scheme, including up to 1,200 new homes and employment floorspace. NBC will require 35% of units to be affordable. The HCA intends to submit an outline planning application for Upton Park in Autumn 2010.

Princess Marina Hospital: This site previously provided in-patient Mental Health and Learning Disabilities Services for Northampton. Over the past 10 years new facilities have been implemented in other parts of the town to free up this site for redevelopment. The current plans suggest a development of 500 homes with 35% affordable housing. The NHS will procure a development partner in 2010/11. Previous investment in the local road network by the HCA has enabled this development by providing part of the required access to the site.

Banbury Lane: This site owned by the HCA will deliver up to 200 homes.

Much advance infrastructure to enable delivery of housing in the South West District has already been delivered by HCA and NCC with both internal funding and match funding support from CLG and WNDC including:

- The Cross Valley Link Road Sandy Lane Relief Rd (southern Section) and Sandy Lane Improvement North
- Flood alleviation works at Upton
- Further improved public transport services – particularly along Weedon Rd
- Cycle and Walking linkages into existing area and town centre.

Further key infrastructure that is needed to deliver this urban growth includes:

- HCA to identify and fund a site for a park and ride service, working with Northamptonshire County Council.
- Future connection to the NAT service improved connections to new and existing community

N10 Dallington Grange

'Proposed mixed use development with regeneration benefits for the existing community'

Dallington Grange is a longstanding potential growth location within Northampton. The site has been identified in the development plan for housing development for over 30 years. An outline planning application for 3,500 homes plus employment land has been submitted.

The site sits alongside the King's Heath area of Northampton. The King's Heath area is a priority area for regeneration as identified within the Housing Strategy, with an associated Regeneration Framework having been developed by WNDC. The Dallington Grange urban extension has the ability to help regenerate this part of Northampton as well as provide affordable housing to meet the housing need.

WNDC has commissioned a Regeneration Framework to explore the wider regeneration opportunities in the neighbouring Kings Heath area should planning permission be granted. In 2010/11 WNDC will be working with the applicants and key stakeholders with the aim of delivering a positive outcome to the application.

Infrastructure requirements

- Connectivity – Sandy Lane Link Road
- Access to North and East Northampton
- Access into town centre – (CIF scheme helps towards PT improvements from Kings heath area)
- Future connection to the NAT service improved connections to new and existing community

Urban extensions adjacent to Northampton situated in Daventry Council area

Proposed urban extensions within neighbouring districts such as Buckton Fields and Norwood Farm relate to the planned growth of Northampton as they occur on Northampton's boundary (see the Daventry and S.Northants section).

Northampton Public Realm

In addition to the above projects significant ongoing investment in the public realm is an essential part of the overall town centre regeneration.

The Market Square transformation project has been implemented as a catalyst and phase 1 of the town centre regeneration. Together with the recent public realm improvements in Gold Street and Marefair, these public sector initiatives (reflecting an investment of £8m) provide a platform for further regeneration activity including the next phase of public realm works, and the enabling of improved connectivity between the town centre projects the waterside, and Avon / Nunn Mills / Ransome Road regeneration area. Improvements to Abington Street are planned to increase the appeal of the town centre.

Decent Homes

Northampton Borough Council has recently agreed a 5-year Housing Asset Management Strategy 2010-2015. This illustrates what capital resources are available to be spent on the Council's stock in the next 5 years. It is planned that £52.1m will be spent to bring a large percentage of the Council's 12,214 dwellings up to the Decent Homes Standard. Despite this level of investment the Council will still not meet the Decent Homes Standard across all its housing stock. Future changes to the HRA Subsidy system could have a significant impact on how the Council achieves Decent Homes, but until this is finalised, it remains one of the number one priorities for Housing in Northampton.

Other options available to the Council to achieve the Decent Homes standard include Arms Length Management Organisation, PFI and large or partial stock transfer. Work will take place during late 2010 and early 2011 to provide the Council's Cabinet Advisory Panel with information on how the Council should proceed in order to meet Decent Homes for all of its stock.

N12 Urban Infill

Opportunities exist on other previously developed sites for regeneration to occur, particularly in the predominantly municipal housing estates. NBC is committed to delivering on these urban infill sites particularly those in the Central and eastern areas and Dallington Grange/Kings Heath and those which will provide affordable housing in line with the priorities in the Housing Strategy.

Old school sites

There is also a series of urban infill sites created as a result of a reorganisation of schooling over the last decade within Northampton. Nine are within the Central and Eastern areas prioritised in the Housing Strategy but all are important urban infill sites which will provide much needed affordable housing as a priority. The sites all have planning permission with Section 106 agreements in place to provide residential accommodation which will include 35% affordable housing. Subject to the level of developer activity, they are therefore deliverable brownfield sites all in areas of housing need.

Robinson House

This urban infill site was formerly a single persons accommodation block. It is currently empty and surplus to NBC's requirements. The Council would like to see the site developed by a housing association to provide 100% affordable housing. It is envisaged demolition and rebuild would provide up to 24 dwellings. It is in line with both the spatial priorities of the Housing Strategy and also increasing the supply of affordable housing units. The affordable units realised from this site can potentially have a

positive impact on the Northamptonshire East PFI scheme and help with decanting any residents displaced as a result of demolition.

Garage sites/SPA Blocks

NBC will be bringing forward several former garage sites and former single person flatted accommodation which will be redeveloped to provide affordable housing.

Private Sector Housing

In Northampton there is also a need to bring empty homes in the private sector back into use. NBC has a target of bringing 250 back into use by 2013. There is also an issue regarding decency of homes in the private sector, in 2009-10 NBC invested £1,647,290 in private sector properties towards Decent Homes, Climate Friendly Communities, Renovation Grants and Affordable Warmth schemes.

HCA land assets

The HCA owns significant land assets within Northampton. They include key strategic sites in Northampton South West District and Ransome Road. Through the Local Investment Plan, the HCA will seek to utilise other land assets in Northampton to meet the aims and objectives of local partners arising from the LIP and other emerging policies.

