North Northamptonshire
Joint Planning Unit

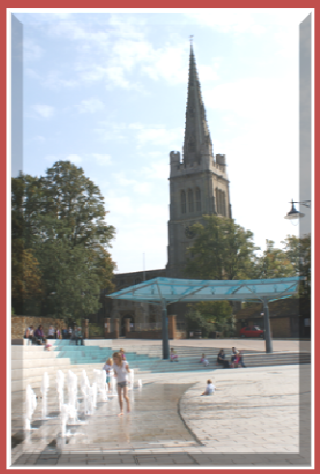
NORTH NORTHAMPTONSHIRE AUTHORITIES' MONITORING REPORT

1st April 2012 - 31st March 2013
February 2014









Corby Borough Council

East Northamptonshire Council

Kettering Borough Council

Borough Council of Wellingborough

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EXECUTIVE SUMMARY

This is the fifth joint Authority Monitoring Report (AMR) prepared for the North Northamptonshire Joint Planning Committee and constituent local planning authorities of Corby, East Northamptonshire, Kettering and Wellingborough. It covers the monitoring year 2012/13 and monitors the area's Local Development Scheme with a particular focus on the execution of policies within the North Northamptonshire Core Spatial Strategy (CSS), which was adopted in June 2008. It also includes the fourth assessment of progress with the implementation of the Wellingborough Town Centre Area Action Plan which was adopted in June 2009 (see Appendix A).

Section 1 of this document provides an introduction to the AMR – why it is required, what it needs cover and how this is being implemented locally. Section 2 provides an update (to December 2013) on how the preparation of the Local Development Scheme (the package of plans being prepared by the Joint Planning Unit and constituent local planning authorities).

Sections 3-8 provide an update on progress in implementing the CSS through use of a range of indicators which cover key policy areas including the spatial distribution of development, Economy and Town Centres, Housing (including an assessment of the five year supply of housing land), Environmental Quality and Infrastructure. Consistent with previous AMR's, the majority of the indicators used within this document have been derived from the list of Core Output Indicators that local planning authorities were previously required to report against by Government. The remaining indicators used have been drawn from both the Sustainability Appraisal of the CSS and the CSS monitoring framework.

Through use of these indicators, this AMR seeks to outline local performance/changes and comment on possible reasons why these have been noted. Since the first joint AMR (covering 2008/09), the effects of the recession has been identified as a key factor in respect of local performance against a range of indicators – most notably housing and economic indicators. This has impacted on performance in related areas. For example, the proportion of housing built in the Growth Towns is below CSS targets to date and this is in part due to viability issues affecting delivery on larger sites. Greater detail as to these impacts is provided throughout this report.

As per previous AMRs, a summary table of indicators used in provided overleaf. This shows whether output, sustainability and local indicators are showing a positive or negative trend. This is similar to the system that has been used in AMRs as produced by the former Regional Assembly and is designed to compliment this approach.

Indicators

Symbol	Name	Meaning
	Positive	Clear improvement or targets met
	Negligible	Little or no change
	Negative	Clear deterioration or targets not met
■	Insufficient/no comparable data	Includes no targets or trends to assess against

Section 9 draws together the findings from this AMR and identifies key issues and implications for the production of the Joint Core Strategy and the future approach to monitoring in North Northamptonshire. Key points include:

- Delays in plan production as the Rushden Lakes decision is awaited from the Secretary of State;
- Strategic targets for concentrating new development at the Growth Towns has not been met;
- The continued impact of the economic recession locally in relation to house completions, net jobs growth and infrastructure provision;
- The need to review local housing and employment targets in order to achieve a better jobs/homes balance;
- Continued use of greenfield land for residential development;
- A mixed housing land supply, with not all authorities able to demonstrate 5+ years (including at the strategic level);
- Some progress with delivery of infrastructure projects (including the A14 widening).
- The need to review some indicators through the Joint Core Strategy Monitoring Framework to ensure these are 'fit for purpose'.

Monitoring Indicator	Indicator Source	Relevant CSS Policy	Indicator Policy Target	Performance in 2012/13		
AMR Section 3: Overall Spatial Strategy						
% of residential development at Growth Towns	CSS	10 / Table 5	66%	2011/12 2012/13	49% 48%	↓
% of residential development at Smaller Towns	CSS	10 / Table 5	17%	2011/12 2012/13	27% 27%	↓
% of residential development at Rural Service Centres	CSS	10 / Table 5	6%	2011/12 2012/13	3% 2%	↓
% of residential development in Rural Areas	CSS	10 / Table 5	11%	2011/12 2012/13	21% 23%	↓
Employment Floorspace provided on PDL	COI BD2	9	No specific target set	2011/12 2012/13	75% 66%	↓
New & converted dwellings provided on PDL	COI H3	9	Minimum 30% of overall CSS Housing requirement	2011/12 2012/13	30% 30%	↑
% of residential development within 0.4km of a bus stop	Sustainability Appraisal of the Submission CSS[1]	9 & 13	No specific target set	2011/12 2012/13	93% 82%	↓
% of residential development within 1km of a health centre	As above	9 & 13	No specific target set	2011/12 2012/13	66% 62%	↓
% of residential development within 2km of a sports centre	As above	9 & 13	No specific target set	2011/12 2012/13	39% 37%	↓
% of residential development within 0.6km of a primary school	As above	9 & 13	No specific target set	2011/12 2012/13	69% 65%	↓

[1] Sustainability Appraisal of the Core Spatial Strategy for North Northamptonshire: Appendix 5 – Sustainability Framework [Online] Available from: http://www.nnjpu.org.uk/docs/Appendix%205%20Sustainability%20Framework.pdf

Monitoring Indicator	Indicator Source	Relevant CSS Policy	Indicator Policy Target	Performance in 2012/13		
AMR Section 3: Overall Spatial Strategy						
% of residential development within 1.5km of a secondary school	As above	9 & 13	No specific target set	2011/12 2012/13	55% 54%	↓
AMR Section 4: Economy and Town Centres						
Net jobs growth	CSS	11	2,370 net additional jobs per annum (47,400 2001-21)	No up to date data available		■
Jobs growth by sector	CSS	11	23.6%: Offices (B1) 6.2%: General Industrial (B2) 19.9%: Distribution (B8)	No up to date data available		■
Net additional employment land (by type)	COI BD1	11	No specific target set	• B1 • B1/B2 • B2 • B8 • Mixed B	3,872m^2 0m^2 -1,358m^2 10,587m^2 0m^2	↓
Employment land available (by type)	COI BD3	11	No specific target set	• B1 • B1/B2 • B2 • B8 • Mixed B	91.97ha 13.61ha 18.69ha 67.05ha 218.21ha	↓
Total floorspace for 'Town Centre Uses'	COI BD4	12	No specific target set			↑
AMR Section 5: Housing						
Plan Period and Housing Targets	COI H1	7	52, 100 net additional dwellings 2001-21	52, 100 net additional dwellings 2001-21		■

Monitoring Indicator	Indicator Source	Relevant CSS Policy	Indicator Policy Target	Performance in 2012/13		
AMR Section 5: Housing						
Net additional dwellings – in previous years (2001/12)	COI H2a	7	2001-2012: (CSS Table 3)	2001-2012 Plan requirement: 23,957 net dwellings	2001-12 net dwellings completed (actual): 17,741	↓
Net additional dwellings – for the reporting year (2012/13)	COI H2b	7	2012/13: (CSS Table 3)	2012/13 Plan requirement: 3,112 net dwellings	2012/13 net dwellings completed (actual): 1,198	↓
Net additional dwellings – in future years (2013/21)	COI H2c	7	2013-21: (CSS Table 3)	2013-2021: 25,031 net dwellings	2013-2021: 22,865 net dwellings	↓
Managed Delivery Target	COI H2d	7	No specific target set	2011/12: 17,384 dwellings	2012/13: 13,020 dwellings	■
Net additional pitches (gypsy & traveller)	COI H4	17		2010/11: 4 pitches	2012/13: 3 pitches	↓
Gross affordable housing completions	COI H5	15	32 % of completions	2010/11: 30%	2012/13: 31.14%	↓
AMR Section 6: Assessment of Housing Land Supply						
Deliverable Housing Supply (North Northants)	NPPF (Para 47)	7	5 Year supply of deliverable housing land (+5/20% buffer)	2011/12 2012/13	2.49 years 2.92 years	↓

Monitoring Indicator	Indicator Source	Relevant CSS Policy	Indicator Policy Target	Performance in 2012/13		
AMR Section 7: Environmental Quality						
No. of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	COI E1	13	No specific target set	2011/12: 6	2012/13: 6	→
Change in areas of Biodiversity Importance (ha)	COI E2	13	CSS seeks increase in priority habitats and species (targets set in Biodiversity Action Plan)	2011/12: -65.62ha (net)	2012/13: 12.95ha (net)	↑
Renewable Energy Generation (permitted and installed capacity –MW)	COI E3	14	No specific target set. CSS sets targets for residential developments	2011/12: 186.34 MW	2012/13: 37.7902 MW	↓
Development permitted in SSSIs, LNRs or Local Wildlife Sites (ha)	Sustainability Appraisal of the Submission CSS	13	No specific target set but effectively the local target is to achieve a net gain to avoid habitat fragmentation	2011/12: 6.81ha	2012/13: 0ha	↑
% of SSSIs in Favourable or Recovering Condition	As above			2011/12: 88.76%	2012/13: 88.76%	→
Accessibility to green space (% of residential development completed within 1km)	As above			2011/12: 45%	2012/13: 44%	→
Building for Life assessments of completed housing	COI H6	13	No specific target set	Score: • 11+ • 9-10.5 • 7-8.5 • -6.5	2 8 8 3	■

Monitoring Indicator	Indicator Source	Relevant CSS Policy	Indicator Policy Target	Performance in 2012/13		
Listed Buildings	Sustainability Appraisal of the Submission CSS	13	No specific target set	2011/12: 2012/13:	2,680 2,670	
Listed Buildings at Risk	As above	13	No specific target set	2011/12: 0.30%	2012/13: 0.26%	
AMR Section 8: Infrastructure						
Progress on improvement of A14 Trunk Road	CSS	6	Timely Improvements secured so as to not to impede development rates	The Highways Agency started works started in November 2013 to provide an extra lane in each direction between J7-9 (due for completion in 2015/16).		
Progress on improving sewerage infrastructure	CSS	6	Timely Improvements secured so as to not to impede development rates	Anglian Water Services to improve capacity at Broadholme Sewerage Treatment Works and design work on the strategic trunk sewer is progressing with connections to be added as development requires. The NW Kettering and Ise Valley relief sewers have been completed. Improvement to the Desborough Pumping Station planned for 2014.		
Progress on delivering other infrastructure	CSS	6	Required alongside development	A number of projects have been completed including the A43 Corby Link Road is under construction (due for completion in Spring 2014) with others started in 2012/13 including Network Rail upgrades. However, funding uncertainties remain over delivery of other key infrastructure requirements.		

1. INTRODUCTION

1.1 This Authority Monitoring Report (AMR) has been produced by the North Northamptonshire Joint Planning Unit on behalf of our partner local authorities. This reports on local activity and changes recorded between April 1st 2012 and 31st March 2013 regarding the implementation of plans and policies within the Local Development Framework (LDF)[2]. This is the fifth AMR produced for the area and it broadly follows the structure established in previous reports to ensure a consistency of approach and enable meaningful cross-referencing and analysis to be undertaken. As outlined in the 2012 AMR, a number of legislative and regulatory amendments have been made to the planning system which impacts on the monitoring reporting process, albeit the duty to monitor still remains. The key changes are outlined over the remainder of this section and details are provided as to how North Northamptonshire is adhering to these accordingly.

Regulatory and Legislative Context

1.2 The Planning and Compulsory Purchase Act 2004 ("the Act") establishes the need for local planning authorities to undertake Monitoring to provide a 'feedback loop' within the policy-making process and to establish what is happening now and what may happen in the future relative to existing plan policies and targets. Section 13 of the Act requires that local planning authorities keep under review matters which may be expected to affect the development of their area or the planning of its development. Such matters include land use, population, economic, social and environmental characteristics. Section 35[3] of the Act requires local planning authorities to make an annual report which provides information on the implementation of the local development scheme and the extent to which policies set within local development documents are being achieved. Additional legislation also exists which supplements the Act and provides further detail on the production of this annual report – namely Regulation 17 of the Environmental Assessment of Plans and Programmes (SEA) Regulations 2004 and Part 8 of the Town and Country Planning (Local Development) (England) Regulations 2012.

1.3 The 2011 AMR outlined a number of legislative and regulatory amendments which were being introduced within the planning system as part of the agenda of the coalition Government. Since this AMR was published, the majority of these procedural changes have come into force. There have, however, been additional changes introduced in the intervening period that change the statutory framework under which monitoring reports are prepared.

1.4 In March 2012 the National Planning Policy Framework (NPPF) was published. This framework outlines planning policies that are applicable to England and represents a major consolidation of planning guidance[4]. The Government made these changes to reduce

[2] Although additional updates are provided to December 2013 where useful to context-setting.

[3] As amended by the Localism Act 2011 – Part 6: Planning, Section 113: Local Development – Monitoring Reports

[4] This was reduced from over 1,000 pages to a document of around 50 pages.

administrative burden, speed up planning decisions and provide the sustainable development and growth needed to support the social, economic and environmental needs of the country.

1.5 As a result of its relative brevity, the NPPF inevitably contains less direct provisions in terms of Monitoring although it still stresses the importance of reviewing performance to help identify changing circumstances which can trigger a partial/full review of Local Plans.

1.6 The Town and Country Planning (Local Planning) (England) Regulations 2012 came into force from April 6th 2012 and have changed the name of the Annual Monitoring Report to *Authorities' Monitoring Reports.* Furthermore, these regulations specify a minimum content against which authority monitoring reports must provide updates against. These can be summarised as below:

- Report progress on the timetable and stage of preparation each of the documents specified in the local development scheme has reached, including reasons where they are not being met;
- Identify any policy specified in a Local Plan which is not being implemented and state why this is not being implemented;
- Report on the relevant number of net additional dwellings (including affordable dwellings) provided in both the reporting year and since the relevant Local Plan Policy was adopted;
- Details of any neighbourhood development order or neighbourhood development plan; and
- Information on the implementation of the Community Infrastructure Levy (CIL) (where CIL is being collected).

1.7 As highlighted in the 2012 AMR, the government removed local plan monitoring guidance (which had informed the preparation of AMRs) and advised it was now a matter for local authorities to decide what information to include in their monitoring reports (as long as these were prepared in accordance with UK and EU legislation[6]).To aid with this transition, the Planning Advisory Service issued *'Monitoring that matters: towards a better AMR'* in April 2011. This document emphasises that local authorities are responsible for their own performance management and are accountable to the public in demonstrating how the activities of planning services are helping deliver real outcomes in their area (e.g. houses built, jobs created). This guidance proposes the use of indicator bundles that 'tell a story'. For example, a range of housing indicators may be 'bundled' together to provide a more rounded picture of changes in a locality than the good news that each individual indicator is on track. It also advocates the efficient use of data and data-sharing between organisations. The principles espoused through this document have been considered accordingly and, alongside the new legislative requirements, are reflected within the remainder of this AMR.

1.8 On a cumulative basis, these changes highlight the need for local authorities to continue monitoring progress on the implementation of Local Plans and the role the planning service plays in facilitating change locally.

Monitoring the Effectiveness of the Local Plan for North Northamptonshire

1.9 Despite the changes outlined above, the core components of this AMR for North Northamptonshire have not altered relative to previous documents as the AMR is considered already in general conformity with the requirements as outlined. Key outputs will continue to focus on the implementation of Local Development Scheme as well as making use of a range of indicators to cumulatively tell a story of change in the area (Contextual, Output and Significant Effects). Furthermore, joint working has been long established in the area and a specific monitoring group[5] has been established. This group facilitates the production of the AMR through the use of a shared monitoring system which enables data to be reported consistently and accords with the PAS guidance and its support for joint monitoring and shared evidence bases.

1.10 Notwithstanding this, it is important to highlight that the Local Plan for North Northamptonshire[6], against which the implementation of policies is assessed, is currently being reviewed and as part of this process the monitoring framework (and the indicators used within) will be updated as necessary. The NNJPU has already undertaken an informal 10 week consultation on a draft of our emerging plan (August 2012) although no specific guidance was provided regarding future monitoring arrangements. However, this is a key area for development and will be addressed through the North Northamptonshire Monitoring Officers Group accordingly. For information, the latest timetable for the review of the Local Plan is provided at Section 2 of this AMR (Local Development Scheme).

Key Themes to be covered in AMR

1.11 Further to the preceding information, the remainder of this AMR will cover the implementation of the Local Plan for North Northamptonshire under the following broad headings:

- Local Development Scheme – what plans are being produced by the Councils and when;
- Overall Spatial Strategy – where is development happening?
- Economy and Town Centres – is a jobs/homes balance being met?
- Housing – are targets being met?
- Environmental Quality – is it improving?
- Infrastructure – is investment matching growth?

[5] North Northamptonshire Monitoring Task Group

[6] North Northamptonshire Core Spatial Strategy (adopted June 2008) [Online]. Available from: http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1068

Wellingborough Town Centre Area Action Plan

1.12 This AMR also reports progress on the implementation of the Wellingborough Town Centre Area Action Plan which was adopted in July 2009[7]. The Borough Council have been monitoring change in the Town Centre since the 2010 AMR and an update on this is provided at Appendix A.

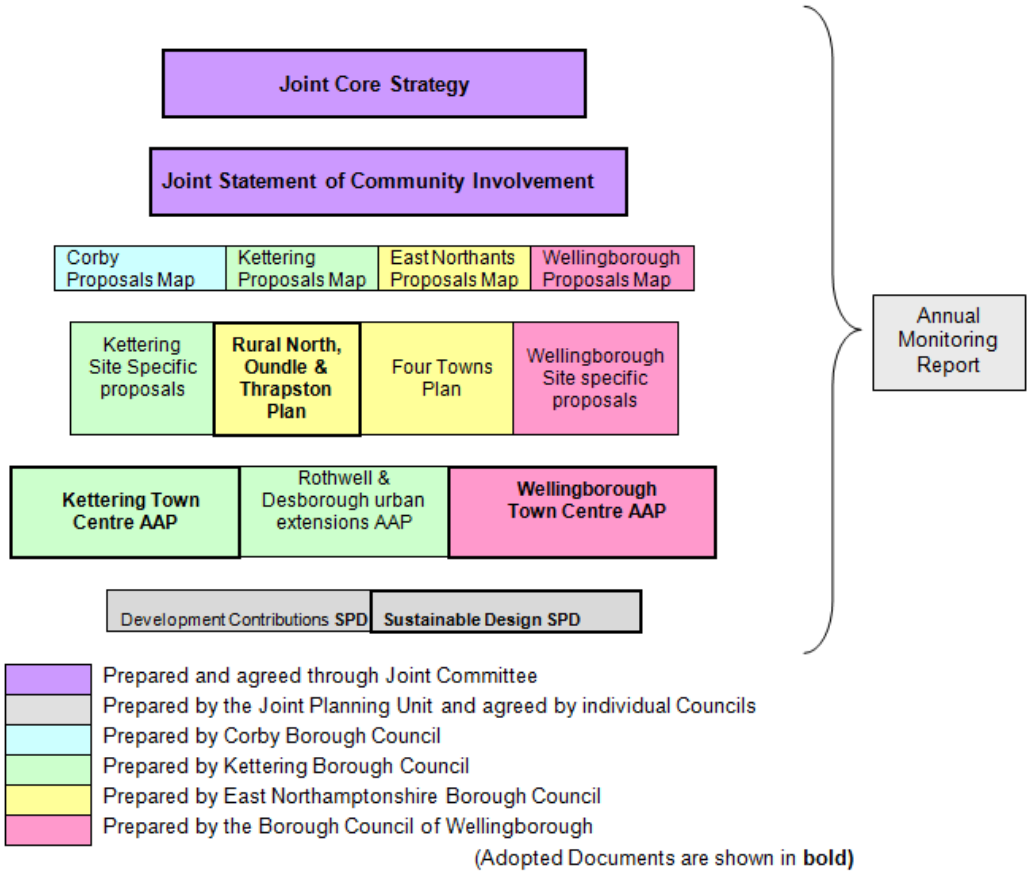
[7] Borough Council of Wellingborough (2009) *Town Centre Area Action Plan Development Plan Document* [Online] Available from: http://www.wellingborough.gov.uk/info/200132/local_development_framework/1163/town_centre_area_action_plan_development_plan_document

2. LOCAL DEVELOPMENT SCHEME

2.1 Part 113 of the Localism Act 2011 amends Section 35 of the Planning and Compulsory Purchase Act 2004 in respect of the reporting requirements associated with an Authority Monitoring Report (AMR). However, the main purpose of the AMR is maintained – namely to report local authority progress on the implementation of the local development scheme and the extent to which policies within local development documents are being achieved. These requirements are further emphasised through Part 8 (Authorities' Monitoring Reports) of the Local Planning Regulations 2012 (which also outlined additional conditions that an AMR must satisfy). Further to these requirements, this section of the 2012/13 AMR will outline how the Local Development Scheme (LDS) for North Northamptonshire is being implemented.

Progress with the Local Development Scheme

2.2 In the Summer of 2004 the four local authorities of Corby, East Northamptonshire, Kettering and Wellingborough resolved to produce a joint Local Development Framework (LDF) to coordinate the production of plans needed to deliver sustainable development in North Northamptonshire. A Joint Committee was established in July 2005, under Section 29 of the Planning and Compulsory Purchase Act 2004, to agree jointly prepared elements of the LDF. The committee comprises three elected members from each of the four districts and three from the county council. The Joint Planning Unit was established in 2004 to coordinate the LDF and, in particular, to prepare the joint documents for agreement by the Joint Committee, or in some cases, by the individual councils. The latest LDS portfolio is depicted by the below diagram which outlines the local development documents to be prepared by the North Northamptonshire Joint Planning Unit and constituent local authorities:



2.3 The North Northamptonshire Core Spatial Strategy (CSS) forms the overarching plan within the LDS and was adopted in June 2008 – the first Joint Core Strategy to be adopted in the country and the first adopted Core Strategy in the East Midlands. The CSS, which covers the period to 2021, is now being reviewed by the JPU and partner local authorities with its timeframe being rolled forward to 2031[8].

2.4 Alongside this, the partner authorities are in the process of preparing Site Specific plans based on the provisions of the adopted CSS/emerging JCS. These plans will include land allocations for development and detailed policies for the management of development.

2.5 The four councils have each extended some of their local plan policies beyond the initial 3 year period, pending completion of site specific plans. The saved polices are listed on the respective websites of each council for viewing[9]

2.6 A range of planning guidance documents were previously produced by individual councils to supplement old local plan policies including design guidance, village design statements and various development briefs. The contents of these documents may still form material planning considerations and they are listed in Appendix 5 of the LDS for information[10].

Progress in the Monitoring Year (2012/13)

2.7 The NNJPU has updated the LDS AS previously reported in the 2012 AMR and details are provided as to the plan production timetables of the Joint Planning Unit, and constituent local planning authorities, over the remainder of this section.

Adopted Local Development Documents in 2012/13

2.8 No local development documents were adopted in the monitoring year 2012/13.

[8] The replacement Core Strategy is referred to as the Joint Core Strategy (JCS) for the remainder of this AMR.

[9] Corby Borough Council (2013) *Planning – Local Plans* [Online] Available from: http://www.corby.gov.uk/site-page/planning-local-plans
East Northamptonshire Council (2013) *Development Plan Documents* [Online] Available from: http://www.east-northamptonshire.gov.uk/site/scripts/documents_info.aspx?documentID=65&pageNumber=5
Kettering Borough Council (2013) *Saved Policies* [Online] Available from: http://www.kettering.gov.uk/site/scripts/download_info.php?downloadID=1807
Borough Council of Wellingborough (2013) *Local Plan - Saved Policies Document* [Online] Available from: http://www.wellingborough.gov.uk/downloads/file/4344/local_plan-saved_policies_document

[10] North Northamptonshire Joint Planning Unit (2013) *North Northants Local Development Scheme: 2009-12 [Online]* Available from: http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1105

Current Situation

North Northamptonshire

2.9 The North Northamptonshire Joint Planning Unit (JPU) is currently working on the review of the Joint Core Strategy (JCS). A 10 week consultation was held on the Emerging Draft Plan to gather initial feedback on draft policies and sites to deliver the proposed targets within the plan (August-November 2012). Since this time a major retail and leisure development proposal at Rushden Lakes in East Northamptonshire has been subject to a call-in Inquiry by the Secretary of State. This proposal could impact on the retail strategy and other elements of the Joint Core Strategy. The Joint Committee has therefore agreed to delay finalising the Pre-Submission JCS until after the Secretary of State's decision. In the interim, in order to progress development of the Plan, the Joint Planning Unit has been working to develop those areas which are unaffected by the outcome of the Rushden Lakes decision and undertook a non-statutory consultation between August and October 2013 on key areas including strategic housing and employment sites.

2.10 The latest work programme for the JCS review was agreed at the Joint Planning Committee on June 13th 2013. This envisaged a statutory 6 week consultation on a pre-submission plan between February and March 2014 with the plan being submitted to the Planning Inspectorate in June 2014. However, this timetable will need to change given that the Secretary of State's decision on Rushden Lakes is not now due until February 2014. It is envisaged that consultation on the Pre Submission Plan will take place between July and September and the Plan will be submitted to the Secretary of State in November. Examination sessions are anticipated February/March 2015, with adoption in Summer 2015. The likely local authority production programme is set out below. This has not yet been formally agreed by the Joint Planning Committee.

Corby

2.11 Work on the Corby Site Specific Allocations DPD was suspended in April 2011 following a resolution of the Council's Local Plan committee on March 23rd 2011. This decision was taken in order to focus on the review of the Joint Core Strategy and explore alternative ways of securing a robust local policy framework. At present there is no programme of works for the preparation of additional DPD's in Corby Borough with a decision to be made on what is needed still to be taken.

East Northamptonshire

2.12 The Local Development Scheme for East Northamptonshire consists of two site specific development plan documents. The first of these - *the Rural North, Oundle and Thrapston Plan* – was adopted on July 18th 2011. The latest timetable for production of the remaining document – *the Four Towns Plan* – is outlined overleaf. Relative to the position presented in the 2012 AMR, this timetable now anticipates consultation on the proposed submission plan between September and October 2014 with submission to the Secretary of State in January

2015 and subsequent examination between June and July 2015. On this basis it is currently anticipated the document will be adopted between September and October 2015. In view of the delays there is, however, a possibility that a district wide plan will be instead prepared to include a review of the Rural North, Oundle and Thrapston Plan. This matter is due to be discussed by Members at a special "Local Plan Issues Debate" on 12 February 2014.

Kettering

2.13 The Kettering Town Centre Area Action Plan was adopted on July 6th 2011 following examination by an independent Inspector.

2.14 The Borough Council is currently working on the production of the Site Specific Proposals Local Development Document. Progress has slipped relative to the timetable presented in the 2012 AMR as the Council are running production of this document as close to the timetable of the Joint Core Strategy as possible to ensure its conformity. The latest timetable for production of this plan is for pre-submission consultation in October 2014 with the document submitted to the Secretary of State in February 2015 and examination held between May and June 2015. It is currently anticipated the document will be adopted in December 2015.

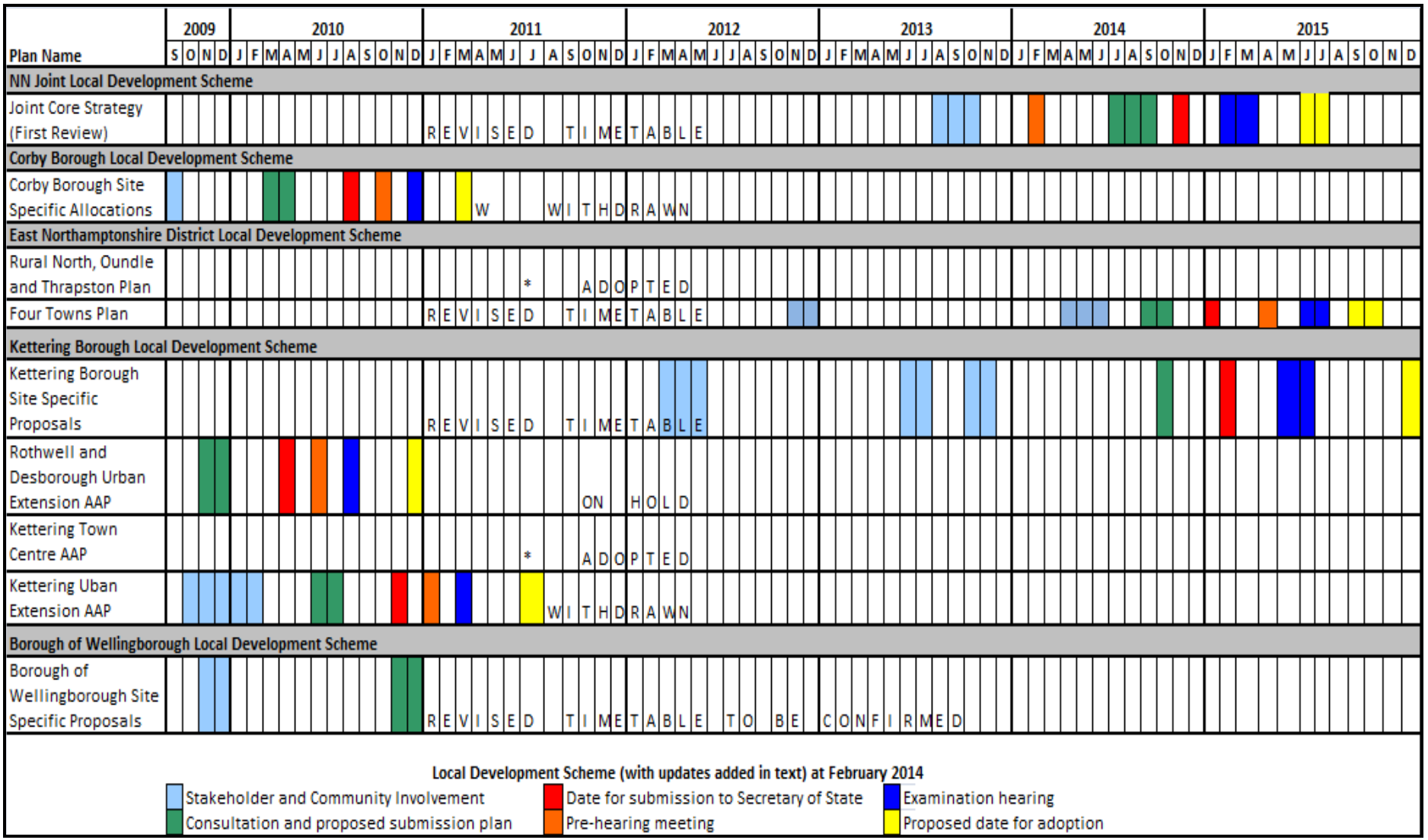
2.15 Production of the Rothwell and Desborough Urban Extension Area Action Plan is on hold at present as the Council considers its next steps. This comes after planning applications for both draft allocations were submitted. The urban extension at Desborough (KET/2011/0235) was granted planning permission on 12th March 2013, subject to the signing of a S106 Agreement. The urban extension for North Rothwell remains undetermined (KET/2007/0461).

2.16 The Kettering Urban Extension Area Action Plan has been withdrawn as the Council granted outline planning permission for the East Kettering development comprising 5,500 dwellings, and related development on 30/09/2009 (KET/2007/0694 & KET/2008/0274).

Wellingborough

2.17 The Wellingborough Site Specific Proposals Development Plan Document (SSP DPD) progressed to Preferred Options stage and was consulted on between November - December 2010. Progress has been delayed whilst work on the review of Core Strategy review takes priority. The Development Committee of 23rd October 2012 expressed a preference for the preparation of a Borough wide local plan to support the Core Strategy and this is to include a review of the Town Centre Area Action Plan and a progression of the issues in the SSP DPD. A timetable for the preparation of this plan has not yet been prepared.

Local Development Scheme timetable (at February 2014)



Neighbourhood Development Orders and Neighbourhood Development Plans

2.18 Section 116 (and Schedule 9) of the Localism Act details the basis for Neighbourhood planning to give local communities a direct say in the future development of their neighbourhood, parish or town. To this end, a number of Parish and Town Councils are now preparing Neighbourhood development Plans[11] for their respective parish areas, and updates are provided accordingly for North Northamptonshire pursuant to Regulation 34(4) of the Local Development Regulations 2012:

Corby

2.19 There have been no applications to prepare any Neighbourhood Plans or Neighbourhood Development Orders in Corby Borough to date.

East Northamptonshire

2.20 Consultation was undertaken regarding the Barnwell, Chelveston cum Caldecott and Raunds Neighbourhood area boundaries, which are proposed to cover the whole of these respective parish areas (with the exception of Chelveston cum Caldecott where 8.1ha on the edge of the parish is proposed to transfer to Stanwick Parish). The deadline for responses to these proposed boundaries was 9th December 2013 and the Neighbourhood Area boundaries for each are to be presented to the Planning Policy Committee for adoption on 12th February 2014.

2.21 The settlements of Higham Ferrers and Oundle have already agreed their Neighbourhood Areas (both covering their respective parishes) and are now actively working to prepare their Neighbourhood Plans. Rushden has consulted on the coverage of its proposed Neighbourhood Plan (covering the entire parish area) and held a statutory 8 week consultation on this between August and October 2013[12].

Kettering

2.22 The market towns of Rothwell and Desborough have had Neighbourhood Plan areas approved by the Council and work is underway preparing these. Broughton is in the early stages of establishing its Neighbourhood Plan area.

Wellingborough

2.23 Neighbourhood Plan areas have been approved for Earls Barton, Irchester and Wollaston covering the whole of these respective parishes (with the exception of Wollaston which

[11] A "neighbourhood development plan" is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan.

[12] East Northamptonshire Council (2014) *Neighbourhood Planning* [Online] Available from: http://www.east-northamptonshire.gov.uk/site/scripts/documents_info.aspx?documentID=1511&pageNumber=1

includes Strixton Playing Field and that part of the Hinwick Road industrial estate that is located within the adjoining parish of Strixton). Work is now underway preparing Neighbourhood Plans for these areas[13].

Duty to Cooperate

2.24 The 2011 Localism Act created the Duty to Cooperate. This is a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation relating to strategic cross boundary matters. In respect of AMR production, the 2012 Local Planning Regulations (34(6)) require local planning authorities report details of those actions taken under the Duty to Cooperate. To this end, an update for 2012/13 is provided.

2.25 In relation to the need to evidence activities which show compliance with the Duty to Cooperate, the JPU works with partners to ensure that this duty is met. The NPPF explains this duty as follows:

> "178. *Public bodies have a duty to cooperate on planning issues that cross administrative boundaries……* 181. *Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with crossboundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee….. Cooperation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development*."

2.26 North Northamptonshire was identified as a Housing Market Area (HMA) in a study undertaken for East Midlands Councils (DTZ Pieda 2005) which contributed to the process of sub-regional planning and encouragement of joint working on housing and planning issues. It was one of 10 HMAs identified on the basis that the majority (70%) of all household moves are contained within the HMA and there is a close relationship to Travel To Work Areas. The update to the North Northamptonshire Strategic Housing Market Assessment (Housing Vision August 2012) confirms that North Northamptonshire remains a functional housing market area both internally and in relation to adjacent areas. On this basis, the local joint planning arrangements ensure that the duty to cooperate is satisfied between the partner councils within the HMA, and have been used as a national exemplar of good practice.

2.27 In addition to these local arrangements, the JPU consults with planning authorities in adjoining HMAs and has ongoing dialogue on strategic issues including transport and housing provision through both individual contact and working through groups such as the

[13] Borough Council of Wellingborough (2014) *Applications for Neighbourhood Areas* [Online] Available from: http://www.wellingborough.gov.uk/info/200143/neighbourhood_planning/1196/applications_for_neighbourhood_areas

SEMLEP Planners' Forum. Further to the consultation on the Interim Housing Statement (August - October 2013), the JPU has had further discussions with the West Northamptonshire JPU and officers representing the Councils of Harborough, Rutland, Peterborough, Huntingdonshire and Bedford in order to clarify the approach to housing provision and the evidence base underpinning this. Through this work it has been agreed that North Northamptonshire remains a logical HMA (notwithstanding some minor areas of overlap with adjoining HMAs). It is also agreed that the approach to housing provision in the Interim Statement and emerging Joint Core Strategy (whereby North Northamptonshire meets its objectively assessed housing requirements) will not impact on the plans of adjoining authorities, who are not anticipating North Northamptonshire taking a share of their objectively assessed needs. In summary, satisfying the Duty to Cooperate is an ongoing process but it is considered that the North Northamptonshire JPU is currently meeting this requirement and will continue to do so in future through ongoing dialogue and working with partners and neighbouring authority areas.

3. Overall Spatial Strategy

Distribution of Housing Development, 2001-13

3.1 Table 1 below outlines where new dwellings have been built, by settlement, since 2001. It also shows the remaining amount of housing still to be built by 2021 in order to fulfil the strategic targets of the adopted Core Spatial Strategy.

Table 1: Distribution of Housing Development, 2001-13, by settlement category

Table 1: Distribution of Housing Development, 2001-13, by settlement category						
District/Borough	**Settlement/Area**	**Indicative Housing Requirement 2001-21 (net)**	**Recorded Housing completions 2001-12 (net)**	**Recorded Housing completions 2012-13 (net)**	**Total 2001-13**	**Residual Requirement 2013-21**
CORBY						
Growth Town	Corby	15,510	3,662	343	4,005	11,505
Rural Areas	Corby Rural[14]	1,290	647	140	787	503
Corby Totals		**16,800**	**4,309**	**483**	**4,792**	**12,008**
KETTERING						
Growth Town	Kettering[15]	7,500	2,190	151	2,341	5,159
Smaller Towns	Burton Latimer	700	470	156	626	74
	Desborough	1,940	1,123	6	1,129	811
	Rothwell	1,320	512	21	533	787
Rural Areas	Kettering Rural[16]	1,640	1,425	17	1,442	198
Kettering Totals		**13,100**	**5,720**	**351**	**6,071**	**7,029**
WELLINGBOROUGH						
Growth Town	Wellingborough	11,590	2,148	82	2,230	9,360
Rural Areas	Wellingborough Rural	1,210	917	34	951	259
Wellingborough Totals		**12,800**	**3,065**	**116**	**3,181**	**9,619**
EAST NORTHANTS						
Smaller Towns	Rushden	5,090	1,695	75	1,770	1,815
	Higham Ferrers		656	18	674	
	Irthlingborough		780	51	831	
Rural Service Centres	Raunds	1,100	256	14	270	830
	Thrapston	1,140	498	3	501	639
	Oundle	610	197	4	201	409
Rural Areas	East Northants Rural	1,460	565	83	648	812
East Northants Totals		**9,400**	**4,647**	**248**	**4,895**	**4,505**
NORTH NORTHANTS						
Growth Towns		34,600	8,000	576	8,576	26,024
Smaller Towns		9,050	5,236	327	5,563	3,487
Rural Service Centres		2,850	951	21	972	1,878
Rural Areas		5,600	3,554	274	3,828	1,772
North Northants Totals		**52,100**	**17,741**	**1,198**	**18,939**	**33,161**

Distribution of Housing Development, 2001-13, by settlement category

3.2 Between 2001-13, 18,939 net additional dwellings have been built across North Northamptonshire. This equates to attainment of 36% of the overall CSS plan targets (52,100 dwellings, 2001-21). Most new housing has been provided in the Growth Towns, with 8,576

[14] Includes Little Stanion

[15] Includes Barton Seagrave

[16] Includes Mawsley Village

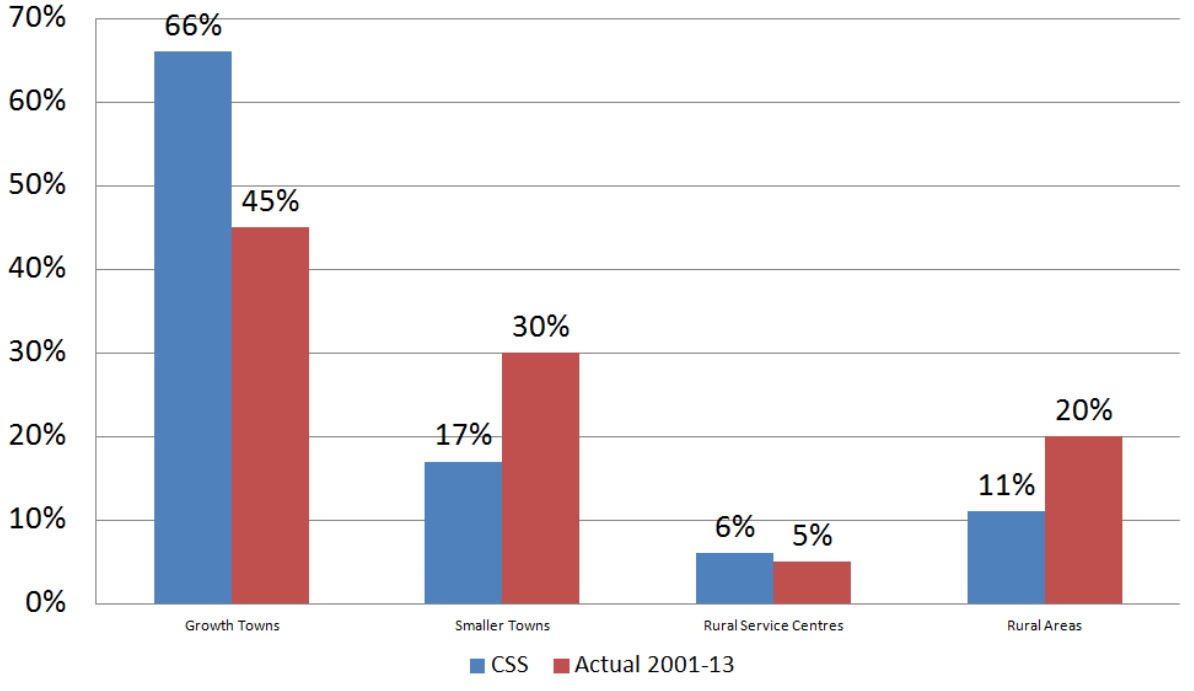
dwellings built between 2001-13. Of this figure, Corby has had the most new housing with 4,005 dwellings. Housing delivery in the towns of Kettering and Wellingborough has been lower, albeit broadly similar, with 2,341 and 2,230 dwellings built respectively.

3.3 The Smaller Towns have had the next highest levels of new housing, with 5,563 dwellings built between 2001-13. The largest amount of new housing has been provided in Rushden, with 1,770 dwellings built. Desborough has had the second highest levels of new housing over this period, with 1,129 dwellings followed by Irthlingborough (831). Housing delivery in the remaining Smaller Towns stands at 674 completions in Higham Ferrers, 626 in Burton Latimer and 533 in Rothwell.

3.4 Housing completions in the Rural Service Centres of East Northamptonshire have totalled 972 dwellings 2001-13. This is comprised of 501 new dwellings in Thrapston, 270 in Raunds and 201 in Oundle.

3.5 There have been 3,828 housing completions built across the Rural Areas of North Northamptonshire between 2001-13. Development has been highest in the villages of Kettering Borough where 1,442 dwellings have been completed (including 926 dwellings in the new village of Mawsley). There have been 951 new dwellings built across the villages of Wellingborough and 787 dwellings in Corby Borough (including 417 dwellings in the new village of Little Stanion). Finally, 648 dwellings have been provided across the rural hinterlands of East Northamptonshire.

Chart 1: Comparison of the CSS Distribution of Housing Development to actual rates recorded



3.6 In summary, the relative proportion of housing delivery, by settlement category, 2001-13, is depicted by Chart 1 above. As this shows, 45% of all new housing to date has been directed

to the Growth Towns, followed by 30% at the Smaller Towns. This pattern is consistent with the hierarchy outlined in the CSS, in that these settlements ('the urban core') have had the greatest share of all new housing to date (75% overall). However, proportionately more of this development has occurred at the Smaller Towns, and less at the Growth Towns, than envisaged through the CSS (see Chart 2). The Rural Service Centres, at April 2013, have been broadly delivering housing to the exact rate anticipated through the CSS (5%).

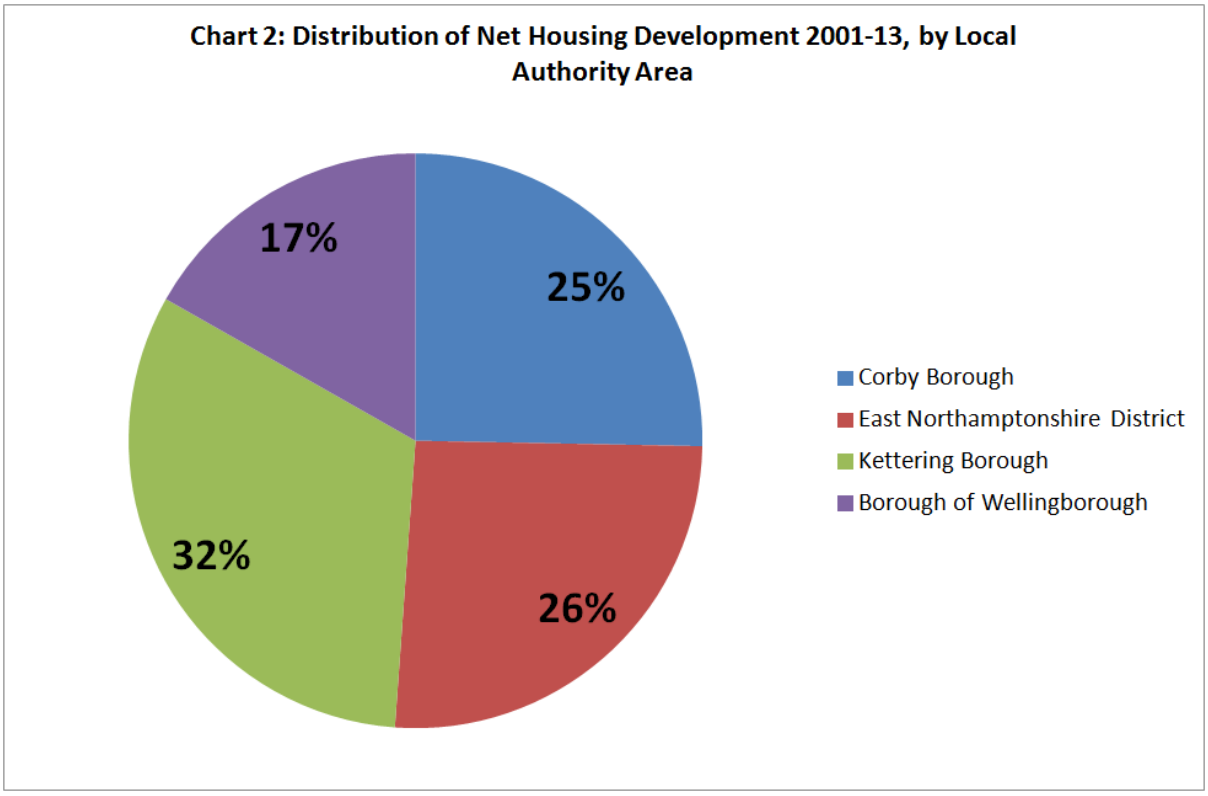
3.7 In contrast, the rural areas have seen almost double the levels of development anticipated through the JCS with 20% of all dwellings to date provided there (against an 11% plan requirement). However, this is not entirely unexpected as the rural hinterlands of Corby and Kettering contain two large development areas that have been under construction for a number of years and which have contributed significantly to rural housing provision to 2013[17]. As these sites near completion, development rates will slow and it is anticipated that housebuilding in the other settlement categories will increase as a result. In addition, of the five sustainable urban extensions identified for the Growth Towns, only Priors Hall (Corby Borough) is currently under construction. The NNJPU's partner councils are working with site developers with a view to ensuring that the urban extensions, which are key to the overall housing strategy of the CSS, can be implemented and begin to deliver housing in the near future to facilitate development at the Growth Towns and reduce the reliance on smaller settlements to provide for housing.

3.8 In summary, whilst the focus for development, 2001-13, has remained within the 'urban core' (and the three Growth Towns in particular), it is noted that proportionate rates of housing delivery differs to those levels set through the CSS. Notably, the proportion of completions in the Growth Towns is lower than envisaged through the CSS whereas this is higher in the Rural Areas and Smaller Towns, to date. This is depicted by reference to Chart 1 above.

Distribution of Housing Development, 2001-13, by Local Authority Area

3.9 The greatest share of new housing in North Northamptonshire has been located in Kettering Borough, with 6,071 net additional dwellings provided (32% of all new residential development). East Northamptonshire has had the next highest share with 4,895 dwellings (26%) closely followed by Corby Borough with 4,792 dwellings (25%). The remaining new housing has been provided in the Borough of Wellingborough where 3,181 net additional dwellings (or 17% of all new residential development) have been built. This is depicted by Chart 2 overleaf.

[17] Little Stanion, Corby Borough (417 completions), Mawsley Village, Kettering Borough (926 completions).



Distribution of Housing Development in the reporting year (2012/13)

3.10 As a primary purpose of this AMR is to report on progress made in the reporting year, an update is now provided as to the delivery of housing in 2012/13. Over this period, completions across North Northamptonshire totalled 1,198 dwellings. This figure is comprised of 483 net completions in Corby Borough, 248 in East Northamptonshire, 351 in Kettering Borough and 116 across the Borough of Wellingborough. Compared to housebuilding rates in 2011/12, this represents an increase of 97 dwellings overall (was 1,101 dwellings). At a local authority level, the biggest annual change has been recorded in East Northamptonshire, where a 35% increase in new housing has been recorded relative to the previous monitoring year, followed by Kettering Borough (12% increase). In Corby Borough, levels of housebuilding have remained consistent with the preceding year. In contrast, levels of new housing development in the Borough of Wellingborough were 5% lower than the previous year. These figures are as depicted by the Table 2 overleaf.

Table 2: Housing Completions by Local Authority, 2011/12 and 2012/13				
Local Authority	**Net completions 2011/12**	**Net completions 2012/13**	**% Change 2011-13**	**Average Annual housing completion 2001-12**
Corby	482	483	0.21%	392
East Northants	184	248	34.78%	422
Kettering	313	351	12.14%	520
Wellingborough	122	116	-4.92%	279
North Northants	**1,101**	**1,198**	**8.81%**	**1,613**

3.11 Table 1 of the CSS (Settlement Roles) outlines the hierarchy of settlements whilst Table 5 outlines the level of housing development to be directed to each settlement/settlement category over the lifetime of the plan (Distribution of Housing). Further to this, AMR Table 1 (at the start of this section) details the amount and location of net housing completions over the lifetime of the CSS. In 2012/13, 1,198 net additional dwellings were built across North Northamptonshire. The highest share of this development occurred in the Growth Towns, with 576 net completions overall (48% of all completions). The next greatest share was provided at the Smaller Towns, with 327 net completions (27%), followed by the Rural Areas (274 completions / 23%). In contrast, the category with the least level of new housing development was the Rural Service Centres, where 21 dwellings were built overall (2%).

3.12 With reference to Table 2 above, when compared to the average level of house building 2001-12, only Corby Borough exceeded its average in 2012/13, with relative shortfalls in all other areas. However, this has to be considered in the context of the an economic recession which has reduced the availability of public funding and mortgages and is hampering rates of development.

Output Indicator Housing 3: New and converted dwellings – on Previously Developed Land 

Table 3: New and converted dwellings – on Previously Developed Land (PDL)				
Local Authority	**Total Gross Housing Completions 2012/13**	**Total Gross Housing Completions on PDL 2012/13**	**% of Gross Housing Completions on PDL 2012/13**	**% Difference to 2011/2012 position**
Corby	484	87	18%	0%
East Northants	255	72	28%	-19%
Kettering	351	78	22%	-7%
Wellingborough	159	141	89%	+35%
North Northants	**1,249**	**378**	**30%**	**0%**

3.13 The NPPF identifies 12 core land-use planning principles that should underpin both plan making and decision taking. One of these 12 core planning principles relates to planning authorities encouraging the effective use of previously developed (brownfield) land, provided that it is not of high environmental value. At the local level, the need to utilise previously developed land is set through Policy 9 (Distribution and Location of Development) of the adopted CSS. This policy stipulates that at least 30% of North Northamptonshire's housing requirements are provided on brownfield sites. In this context, each local authority has an annual target of at least 30%. Performance over 2012/13 can be gauged through reference to Table 3 above. On a collective basis, North Northamptonshire has met the local policy target of 30%. However, on a local authority basis, only Wellingborough attained this (89%). East Northamptonshire was marginally short of this requirement (28%). Corby Borough delivered the lowest amount of new housing on brownfield land (18%).

3.14 In terms of a year on year comparison, only Wellingborough recorded an increase, with 35% more brownfield completions relative to the 2011/12 position. However, this is in the context of total housing completions which were notably lower overall than any other area. With the exception of Corby Borough (where there was no change to the level of housing provision on previously developed land), East Northamptonshire (-19%) and Kettering (-7%) delivered less housing on brownfield sites relative to the previous year. However, both delivered more housing in 2012/13, reducing their overall proportions concurrently, particularly as previously developed land is finite in nature. Progress in this important policy area will continue to be reported in future AMR's.

Output Indicator Environment Business Development 2: Total Amount of employment floorspace on previously developed land – by type

Table 4: Total Amount of employment floorspace on previously developed land – by type

BD2		B1a	B1b	B1c	Unclassified B1	B1/2	B2	B8	Mixed B	Total
Corby	Gross	837	0	360	0	0	102	325	0	**1,624**
	% Gross on PDL	100	100	100	100	100	100	100	100	100
East Northants	Gross	912	0	0	0	0	720	520	0	2,152
	% Gross on PDL	59	0	0	0	0	100	6	0	16
Kettering	Gross	497	0	300	0	0	0	4,607	0	5,404
	% Gross on PDL	100	0	100	0	0	0	100	0	100
Wellingborough	Gross	337	0	0	0	0	8,569	488	0	9,394
	% Gross on PDL	61	0	0	0	0	100	9	0	97.79
North Northants	Gross	**2,583**	**0**	**660**	**0**	**0**	**9,391**	**5,940**	**0**	**18,574**
	% Gross on PDL	**76%**	**0%**	**88%**	**0%**	**0%**	**100%**	**40%**	**0%**	**66%**

3.15 As a whole, 66% of all floorspace for employment use in the 2012/13 monitoring period was provided on previously developed land. This represents a decrease from the previous monitoring year (75%). All new employment floorspace provided in Corby and Kettering was on PDL and Wellingborough achieved a similarly high proportion (97.79%). Whilst East Northamptonshire provided the most employment floorspace, the majority of this was on greenfield land (16% on PDL). As this indicator has been derived from the list of 'Core Output Indicators' formerly required by Government and so there is no local target against which performance is assessed other than through reference to data published in previous AMRs.

Accessibility – Ensuring access to services and facilities from new developments

Bus Stops 

Table 5: Bus Stops	
Local Authority	**% of Completed development within 0.4km of a bus stop**
Corby	100%
East Northamptonshire	79%
Kettering	95%
Wellingborough	90%
North Northamptonshire	**82%**

3.16 As Table 5 shows, in 2012/13, 82% of all new housing completions were within 400m of a bus stop. This is slightly less than that of the previous year. It is important that this figure is as high as possible to help facilitate the attainment of modal shift and a reduction of the proportion of trips made by car. There has been little change in the values for each local authority, except for East Northamptonshire, which showed the greatest decrease (-17%), whereas other local authorities saw a change of no more than 5%. However this does not give any indication of the number of people using these stops or of the provision of new stops to serve new developments.

Health Centres (GPs only) 

3.17 For the purpose of this AMR we are only including GPs and not including other health facilities (like Opticians, Dentists and Pharmacies)

Table 6: Health Centres (GPs only)	
Local Authority	**% of Completed development within 1km of a health centre**
Corby	39%
East Northamptonshire	61%
Kettering	59%
Wellingborough	78%
North Northamptonshire	**62%**

3.18 Overall there has been a decrease of 4% from 2011/12 position in the respect of the percentage of new housing development within 1km of a health centre (Table 6). Wellingborough had the highest percentage of completed development within this distance.

Sports Centres ↓

Table 7: Sports Centres	
Local Authority	**% of Completed development within 2km of a sports centre**
Corby	56%
East Northamptonshire	34%
Kettering	54%
Wellingborough	39%
North Northamptonshire	**37%**

3.19 Compared to last year's position, there has been an overall decrease of 2% in the amount of new residential development built within 2km of a sports centre. The largest annual change has been in East Northamptonshire (-34%), which has been part due to new residential development occurring in the rural areas of the district. In contrast, Corby (+21%), Kettering (+7%) and Wellingborough (+4%) have seen more residential development provided in proximity to sports centres in 2012/13 relative to the previous year.

Primary Schools ↓

Table 8: Primary Schools	
Local Authority	**% of Completed development within 0.6km of a Primary School**
Corby	72%
East Northamptonshire	63%
Kettering	66%
Wellingborough	83%
North Northamptonshire	**65%**

3.20 Overall the amount of development within 600m of a primary school has decreased by 4% in the last monitoring year. The most significant change noted is in respect of Kettering which has decreased by 34%. The greatest increase was in Wellingborough with an increase of 18%. East Northamptonshire saw a decrease of 16% and Corby saw a decrease of 9% in new development within 600m of a primary school.

Secondary Schools

Table 9: Secondary Schools	
Local Authority	**% of Completed development within 1.5km of a Secondary School**
Corby	67%
East Northamptonshire	53%
Kettering	54%
Wellingborough	54%
North Northamptonshire	**54%**

3.21 In respect of distance to secondary schools, the overall percentage of development within 1.5km has stayed roughly the same (with a slight decrease of 1% from the previous year). The greatest increase was in Corby (+32%) and the greatest decrease was in East Northamptonshire (-12%).

4. ECONOMY AND TOWN CENTRES

4.1 The CSS Vision embodies the principle of creating a more self-sufficient area which is better able to meet the needs of local people. This is borne out by Policies 8 (Delivering Economic Prosperity), 11 (Distribution of Jobs) and 12 (Distribution of Retail Development), which seek to diversify the economy, deliver a better jobs/worker balance, net jobs growth and increasing the retention of comparison retail expenditure.

4.2 Traditionally, employment monitoring has been based on land supply but in light of the CSS objective of balancing the provision of new homes and jobs, the assessment of net job creation (gains and losses) provides a more informative analysis of North Northamptonshire's economic performance. For the purpose of the JCS review, a reasonably long term view is needed of the commercial property market, and general economic changes, as the implementation of the Plan will take time to build momentum.

Net Jobs Growth ■

4.3 When monitoring employment it is important to monitor long term economic performance. However, sources of information vary. The 2010/11 AMR made use of job creation data from the 2011 *North Northamptonshire Employment Targets* report[18] to provide an illustration of past economic performance between 1998-2010. This data is replicated in Table 10 below and is derived from a combination of Annual Business Inquiry (ABI) data for the period 1998-2008 and Business Register and Employment Survey (BRES) data for 2008-10. Although this data is not necessarily comparable, it does provide an illustration of long term economic performance. Although part of this data covers a period outside the timescales of the CSS (1998-2001), it is provided to permit trends to be identified in respect of annual job creation[19].

Table 10: Net job creation 1998-2010

LPA	CSS Net Job requirement 2001-21	Annualised CSS Net Job requirement 2001-21	Jobs created 1998-2008 (ABI)	Jobs created 2008-2010 (BRES)	Total Jobs created 1998-2010	Annual performance 1998-2010
Corby	13,580	679	-286	-1,518	-1,804	-150
East Northants	5,220	261	7,467	-948	6,519	543
Kettering	16,200	810	6,202	-882	5,320	443
Wellingborough	12,400	620	-1,371	-1,042	2,413	-201
North Northants	**47,400**	**2,370**	**12,012**	**-4,390**	**7,622**	**635**

[18] Roger Tym & Partners (2011) *North Northamptonshire Employment Targets* – Final Report [Online] Available from: http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1234

[19] No additional jobs data, covering the period to 2013, has been generated for this AMR. The NNJPU recognises the above data is outdated and is working to update this. An update note will be published on our website over the coming months to rectify this and inform the 2013/14 AMR.

4.4 On the basis of this data, and as referenced in past AMRs, North Northamptonshire has, to date, been unable to meet the employment growth required to balance high housing targets and is significantly underperforming, particularly due to significant losses of manufacturing jobs. In 1998 manufacturing was the largest sector in North Northamptonshire, accounting for 1/3rd of all employment. Between the districts, Corby was dependent on manufacturing for 50% of its jobs while in other areas manufacturing accounted for 30% of all employment. Between 1998 and 2008, all areas lost manufacturing employment. The largest losses were in Corby and Wellingborough. These areas lost around 5,000 manufacturing jobs with most in the early and middle part of that period. The size of the sectors in each authority roughly halved over that 10 year period. Kettering also lost 3,000 manufacturing jobs over the same period.

4.5 Between 1998 and 2008, East Northamptonshire and Kettering Borough have been the best performing local authorities, with East Northamptonshire exceeding its CSS target over this period. Both have also been more resilient to the recession, although all four authorities have experienced significant job losses. B8 (Strategic distribution) has been the largest growth sector in North Northamptonshire in recent years and nearly 7,000 new jobs were created in the 'wholesale, retail and repair' sectors between 1998 and 2008. This is in addition to a further 2,500 jobs in the 'transport, storage and communications' sector which has provided around 38% of the gross increase in jobs recorded.

4.6 The following output indicators build on the employment theme and highlight annual performance in respect of employment land built and available by location.

Output Indicator Environment Business Development 1: Total amount of additional employment floorspace (m^2)– by type

Table 11: Total amount of additional employment floorspace (m2) – by type

BD1		B1a	B1b	B1c	Unclassified B1	B1/B2	B2	B8	Mixed B	Total
Corby	Gross	837	0	0	0	0	102	325	0	**1,264**
	Net	602	0	0	0	0	-6,513	-3,788	0	**-9,699**
East Northants	Gross	1,536	0	446	36	0	720	9,280	0	**12,018**
	Net	1,536	0	446	36	0	720	9,280	0	**12,018**
Kettering	Gross	497	0	300	0	0	0	4,607	0	5,404
	Net	403	0	300	0	0	0	4,607	0	5,310
Wellingborough	Gross	549	0	0	0	0	8,569	488	0	**9,606**
	Net	549	0	0	0	0	4,435	488	0	**5,472**
North Northants	Gross	3,419	0	746	36	0	9,391	14,700	0	**28,292**
	Net	3,090	0	746	36	0	-1,358	10,587	0	**13,101**

4.7 As Table 11 shows, collectively, North Northamptonshire has developed 63% less employment floorspace than the previous monitoring year (was 36,206 m^2). Corby has seen a significant loss of B2 and B8 employment land. The loss of B2 land can be attributed to the development of a Tesco Extra on an employment site (St James Industrial Estate) and the loss of B8 to a change of use of two sites to a Gymnastics Academy and an indoor Paintball

facility. As per previous monitoring year, East Northamptonshire brought forward the most employment floorspace overall. North Northamptonshire did bring forward nearly twice as much B1 floorspace than in the previous monitoring year.

Output Indicator Environment Business Development 3: Employment land available (ha) – by type

Table 12: Employment land available (ha) – by type										
BD3	**Area**	**B1a**	**B1b**	**B1c**	**Unclassified B1**	**B1/B2**	**B2**	**B8**	**Mixed B**	**Total**
Corby	hectares	0.34	0	0.96	23.05	7.2	17.94	57.2	88.89	**195.58**
East Northants	hectares	2.803	17.63	0.074	1.83	0	0.39	0.92	129.308	**152.955**
Kettering	hectares	29.96	0	0	0	0	0	1.25	0	**31.21**
Wellingborough	hectares	0.076	0	0.523	14.721	6.405	0.359	7.679	0.107	**29.870**
North Northants	**hectares**	**33.18**	**17.63**	**1.56**	**39.60**	**13.61**	**18.69**	**67.05**	**218.21**	**409.61**

4.8 The purpose of this indicator is to show the amount and type of employment land available by local authority area. This includes both land allocated for employment uses in Development Plan Documents (DPD's) and sites for which planning permission has been granted for employment uses (but not included in DPD's). The stock of available employment land has reduced relative to the previous monitoring year (+18.38%). This is primarily due to a review of the available employment land across the area over the reporting year.

4.9 As Table 12 shows, there remains a significant availability of employment land in North Northamptonshire, with the greatest amount in Corby Borough, followed by East Northamptonshire, Kettering Borough and Wellingborough. However, relative to the 2011/12 AMR, there has been a decrease in total land availability in Corby, East Northamptonshire and Wellingborough (-14.22%, -13.78% and -54.21% respectively). There has been no change in the amount of employment land available in Kettering Borough. Notwithstanding this, however, what is clear, as reported in previous AMRs, is that land availability (by type) is mixed. There is more than sufficient land at the North Northants and local authority levels to deliver the B1 job requirements of the CSS. However, at the North Northants level there is not enough B2 land (as a freestanding element of supply) to deliver the requirements of the CSS and this is true for each local authority (except Corby). Similarly, In relation to B8 supply, on a cumulative basis, there is insufficient supply to deliver job targets at both the strategic and local authority levels. However, it is important to recognise that we are 13 years into the 20 year plan coverage of the CSS and jobs will have been created and lost in the interim. Therefore, although current supply may, or may not, be sufficient to deliver the job targets of the CSS, this needs be viewed in context as employment sites have been created in previous years which contribute towards overall targets, but this is not captured within this indicator. In addition, the previous few years have been characterised by economic recession and this has had a notable impact on the demand for employment land both locally and nationally.

Output Indicator Environment Business Development 4 – Total Amount of floorspace (m^2) for 'Town centre uses' ↑

Table 13: Total amount of floorspace (m2) for 'town centre uses'							
BD4	**Location**		**A1**	**A2**	**B1a**	**D2**	**Total**
Corby	**Town Centres**	**Gross**	0	211	0	0	**211**
		Net	-633	73.2	-235	0	**-794.8**
	District	**Gross**	10,942	0	837	1,111	**12,890**
		Net	10,858	0	837	1,111	**12,806**
East Northants	**Town Centres**	**Gross**	**0**	**0**	**0**	**0**	**0**
		Net	**0**	**0**	**-27**	**0**	**-27**
	District	**Gross**	**260**	**100**	**2,471**	**0**	**2,831**
		Net	**260**	**100**	**2,444**	**0**	**2,804**
Kettering	**Town Centres**	**Gross**	45	234.8	0	492.6	772.4
		Net	-306.1	195.3	-94	492.6	287.8
	District	**Gross**	4,332	0	497	1,150	5,979
		Net	3,915	0	497	1,150	5,562
Wellingborough	**Town Centres**	**Gross**	0	166	337	196	**699**
		Net	0	166	337	196	**699**
	District	**Gross**	45	166	549	196	**956**
		Net	-282	166	549	196	**629**
North Northants	**Town Centres**	**Gross**	**45**	**611.8**	**337**	**688.6**	**1682.4**
		Net	**-939.1**	**434.5**	**-19**	**688.6**	**165**
	District	**Gross**	**15,579**	**26**	**4,354**	**2,457**	**22,656**
		Net	**14,751**	**266**	**4,327**	**2,457**	**21,801**

4.10 As Table 13 shows, there has been a significant increase (314%) in the amount of floorspace for town centres uses delivered relative to the last monitoring period figure (was 5,263 m^2). A large proportion of the major gain in A1 floorspace is attributed to the development of the new Tesco Extra store in Corby. However, it is notable that only 0.75 per cent of the net floorspace was delivered within the North Northamptonshire town centres, although this was a very slight increase from the previous monitoring year. Whilst, significant regeneration opportunities remain in North Northamptonshire town centres, with adopted Town Centre Area Action Plans for Kettering and Wellingborough (as well as the ongoing development and regeneration of Corby), the implementation of these and delivery of further floorspace within the town centres, will be critical for realising these regeneration opportunities, which are a key part of the adopted CSS.

5. HOUSING

5.1 This section of the AMR outlines the levels of housebuilding recorded relative to targets and policies within the adopted NNCSS. Consistent with previous AMRs, output indicators are used to highlight rates of local housebuilding with analysis undertaken to explore and/or highlight any trends which may be emerging as a result of planning policy and/or external factors. This section also reports on housing supply in respect of the requirement to identify, and annually update, a supply of specific deliverable sites sufficient to provide five years worth of housing (relative to housing requirements) and also includes housing trajectories outlining overall performance anticipated over the plan period.

Output Indicator Housing 1 – Plan Period and Housing Targets ■

5.2 The housing requirements set out in Tables 3 and 5 of the adopted CSS came straight from the East Midlands Regional Plan, which focused planned growth in housing and employment on North Northamptonshire as part of the nationally important Milton Keynes and South Midlands Growth Area. These higher tier plans have now been abolished and the National Planning Policy Framework (NPPF) instead requires planning authorities to plan to meet the full, objectively assessed housing requirements of the housing market area, as far as is consistent with other policies of the Framework. Government household projections are the starting point for assessing these requirements, subject to adjustment in the light of local demographic and economic factors and market signals relating to price and quality.

5.3 The North Northamptonshire Joint Committee has prepared an Interim Housing Statement setting out the full, objectively assessed housing needs in the North Northamptonshire Housing Market Area consistent with the NPPF and draft National Planning Practice Guidance[20]. This has been tested through consultation and detailed technical work, including an assessment of demographic evidence by the Cambridge Centre for Housing and Planning Research. The Interim Statement was agreed on 9th January 2014 and the Joint Committee and partner authorities consider that it should be accorded significant weight in determining future housing land requirements. It is however recognised that, until a revised Joint Core Strategy is put in place, there will be debate over the weight to be accorded to the Interim Statement compared to the CSS housing targets, which remain part of the statutory development plan. For this reason, this AMR presents information on housing requirements set out in both the Interim Statement and CSS (see Table 14 overleaf).

[20] North Northamptonshire Joint Planning Unit (2014) *Interim Statement on Housing Requirements in the North Northamptonshire Housing Market Area* [Online] Available from: http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1419

Table 14: Plan Period and Housing Targets				
OI H1(a): Plan Period and Housing Targets				
Local Authority	**Start of Plan Period**	**End of Plan Period**	**Adopted CSS Housing Requirement 2001-21 (Tables 3 &5)**	**Interim Housing Statement 2011-21**
Corby	01/04/2001	31/03/2021	16,800	5,890
East Northamptonshire			9,400	3,290
Kettering			13,100	4,590
Wellingborough			12,800	4,500
North Northamptonshire			**52,100**	**18,270**

Output Indicator Housing 2 – Net additional dwellings (2001-13)

5.4 The data presented in Table 15 overleaf provides details of net housing completions for the reporting year (2012/13) and previous years (2001-12). For clarity, the former are suffixed (a) and the latter are suffixed (b).

Output Indicator Housing 2a – Net additional dwellings – in previous years (2001-12)

5.5 Table 15 outlines the number of net additional dwellings built, at both local authority and North Northamptonshire levels, over the period 2001-12. Overall, there were 17,741 net additional dwellings built over this period, comprising 4,309 dwellings in Corby Borough, 4,647 in East Northamptonshire, 5,720 in Kettering Borough and 3,065 in the Borough of Wellingborough.

Output Indicator Housing 2b – Net additional dwellings – for the reporting year (2012/13)

5.6 Table 15 outlines the number of net additional dwellings built at both local authority and North Northamptonshire levels over this AMR reporting year (2012/13). Overall, 1,198 net additional dwellings were built across North Northamptonshire. This total is comprised of 483 net completions in Corby Borough, 248 in East Northamptonshire, 351 in Kettering Borough and 116 in the Borough of Wellingborough.

COI H2b: Net additional dwellings – for the reporting year (2012/13)

Table 15: Net additional dwellings 2001-13													
Local Authority	**2001/02** H2(a)	**2002/03** H2(a)	**2003/04** H2(a)	**2004/05** H2(a)	**2005/06** H2(a)	**2006/07** H2(a)	**2007/08** H2(a)	**2008/09** H2(a)	**2009/10** H2(a)	**2010/11** H2(a)	**2011/12** H2(a)	**2012/13** H2(b)	**Total**
Corby	96	184	422	293	369	573	457	476	372	585	482	483	**4,792**
East Northants	467	606	482	609	661	504	536	170	211	217	184	248	**4,895**
Kettering	572	572	572	572	572	572	685	422	395	473	313	351	**6,071**
Wellingborough	306	175	280	415	345	392	474	295	151	110	122	116	**3,181**
North Northants	**1,441**	**1,537**	**1,756**	**1,889**	**1,947**	**2,041**	**2,152**	**1,363**	**1,129**	**1,385**	**1,101**	**1,198**	**18,939**
Cumulative Total	**1,441**	**2,978**	**4,734**	**6,623**	**8,570**	**10,611**	**12,763**	**14,126**	**15,255**	**16,640**	**17,741**	**18,939**	**18,939**

Output Indicator Housing 2c: Net additional dwellings – in future years (2013-21)

5.7 The data presented in Table 16 has been extracted from the local authority site schedules as presented in Appendix H to this AMR. This table shows the anticipated levels of housing completions, at both local authority and North Northamptonshire levels, over the remainder of the CSS plan period and the cumulative level of completions on an annual basis.[21] This equates to 22,511 dwellings 2013-21.

Table 16: Net additional dwellings 2013-21									
Local Authority	**2013/14** H2(c)	**2014/15** H2(c)	**2015/16** H2(c)	**2016/17** H2(a)	**2017/18** H2(a)	**2018/19** H2(a)	**2019/20** H2(a)	**2020/21** H2(a)	**Total**
Corby	458	622	876	932	765	511	821	860	**5,845**
East Northamptonshire	383	659	853	952	724	527	320	280	**4,698**
Kettering	404	784	1,311	1,231	1,167	1,088	792	884	**7,661**
Wellingborough	312	374	534	624	678	724	715	700	**4,661**
North Northamptonshire	**1,557**	**2,439**	**3,574**	**3,739**	**3,334**	**2,850**	**2,648**	**2,724**	**22,865**
Cumulative Total	**20,496**	**22,935**	**26,509**	**30,248**	**33,582**	**36,432**	**39,080**	**41,804**	**41,804**

5.8 Table 16 also outlines that by 2021 on a cumulative basis it is anticipated that 41,804 net additional dwellings will have been built across North Northamptonshire. Relative to the provisions of the adopted Core Spatial Strategy, this represents a shortfall of 10,296 dwellings against the 52,100 strategic target outlined in Table 14. This figure is a result of

[21] The data presented in years 2014-19 has been used to calculate the five year housing requirement for each local authority/North Northamptonshire as presented within this section and the appendices to this AMR.

local authority performance as outlined in Table 17 below. Relative to the objectively assessed needs identified in the Interim Housing Statement, this represents a surplus of 6,984 dwellings (41,804 - 18,270 Interim Statement – 16,640 completions recorded 2011-11), allowing for increased rates of net migration into the housing market area.

Table 17: Anticipated Housing Delivery relative to CSS, 2001-21					
Local Authority	**2001-13**	**2013-21**	**Total 2001-21**	**CSS Requirement 2001-21**	**Anticipated performance 2001-21**
Corby	4,792	5,845	10,637	16,800	-6,163
East Northamptonshire	4,895	4,698	9,593	9,400	+193
Kettering	6,071	7,661	13,732	13,100	+632
Wellingborough	3,181	4,661	7,842	12,800	-4,958
Totals	**18,939**	**22,865**	**41,804**	**52,100**	**-10,296**

Output Indicator Housing 2d: Managed Delivery Target ■

Table 18: Managed Delivery Target									
Local Authority	**2012/13** H2(d)	**2013/14** H2(d)	**2014/15** H2(d)	**2015/16** H2(d)	**2016/17** H2(d)	**2017/18** H2(d)	**2018/19** H2(d)	**2019/20** H2(d)	**2020/21** H2(d)
Corby	1,388	1,501	1,650	1,821	2,010	2,280	2,785	3,922	7,023
East Northamptonshire	528	563	589	577	522	415	311	204	87
Kettering	820	879	946	974	906	825	711	522	252
Wellingborough	1,082	1,202	1,330	1,489	1,680	1,944	2,366	3,187	5,658
North Northamptonshire	**3,818**	**4,145**	**4,515**	**4,861**	**5,118**	**5,463**	**6,173**	**7,834**	**13,020**

5.9 This indicator shows the net additional dwellings required to come forward each year to 2021 for the overall housing requirement of 52,100 dwellings to be achieved (including those requirements for individual councils)[22]. This data represents the annual number of completions needed to meet strategic plan totals, taking into account past performance and future levels of supply identified in site schedules (including any shortfalls or surpluses). In other words, the 'Managed target' represents the level of completions needed to get the housing plan strategy back on track at any point in time. The value of this data is that it outlines assessment of whether past shortfalls or surpluses will be addressed through future trends in supply or whether there is any need for action to allow delivery of the strategic housing requirement.

[22] The manage line is calculated using a residual method and is derived from the total plan allocation (52,100 dwellings) less the cumulative rate of completions divided by the number of years a plan strategy has left to run.

5.10 As outlined above, there will be a projected shortfall of 10,296 dwellings relative to plan targets by 2021 (at April 2013). At the strategic level, this has the effect of causing the 'Manage' calculation to increase annually over the remainder of the plan period – a trend in sharp contrast to the position outlined in the 2009 AMR where a perceived oversupply of dwellings, relative to targets, facilitated a steady reduction in these figures. To address this, through production of the JCS, the NNJPU and partners are reviewing the housing requirements through an objective assessment of local housing needs. Alongside this, as evidenced through consultation on an Interim Housing Statement, the NNJPU and partners have been actively working to identify deliverable sites for housing which can improve North Northamptonshire's housing land supply position accordingly. On a cumulative basis it is envisaged these actions will help significantly boost the supply of housing, relative to needs, as required by the NPPF. Progress in this area will be provided in future AMRs.

North Northamptonshire Housing Trajectory, 2001-21

5.11 The data collated in Tables 14-18 is depicted graphically through use of the housing trajectory. The cumulative trajectory for North Northamptonshire is provided at Chart 3 overleaf (trajectories for individual local authorities can be found at Appendix H). The housing trajectory outlines local performance in housing delivery, both past and projected, relative to the targets set in the adopted CSS

5.12 The housing trajectory is designed to support a 'Plan, Monitor, Manage' approach to ensure that sufficient, suitable land is available to achieve local housing policy objectives. This is informed by collation of a schedule of sites, in varying stages of the planning process, and outlines where and when housing delivery is anticipated to come forward over the lifetime of the Plan. The housing trajectory outlines local performance in housing delivery, both past and projected, relative to the targets set in the adopted CSS.

5.13 As outlined in previous AMRs, preparation of a plausible housing trajectory is difficult given the ongoing economic recession. However, this trajectory is a reflection of the current situation and outlines that North Northamptonshire will be unable to deliver the planned levels of growth (52,100 dwellings) by 2021. This is due in part to a lack of housing provision in the early years of the plan period (relative to core strategy requirements), a trend that has been exacerbated by the effects of recession which has both slowed rates of housebuilding (partly due to consumer difficulties in obtaining mortgage approvals and general consumer constraint as well as some development sites being unviable due to large upfront infrastructure costs). These are trends identified nationwide and not unique to North Northamptonshire. In response to these the Government has introduced initiatives to assist first time buyers and others obtain mortgages (such as Homebuy) and it is hoped such schemes will increase the ability of people to buy a home and thereby drive house building. Progress in this area will be reported in future AMRs.

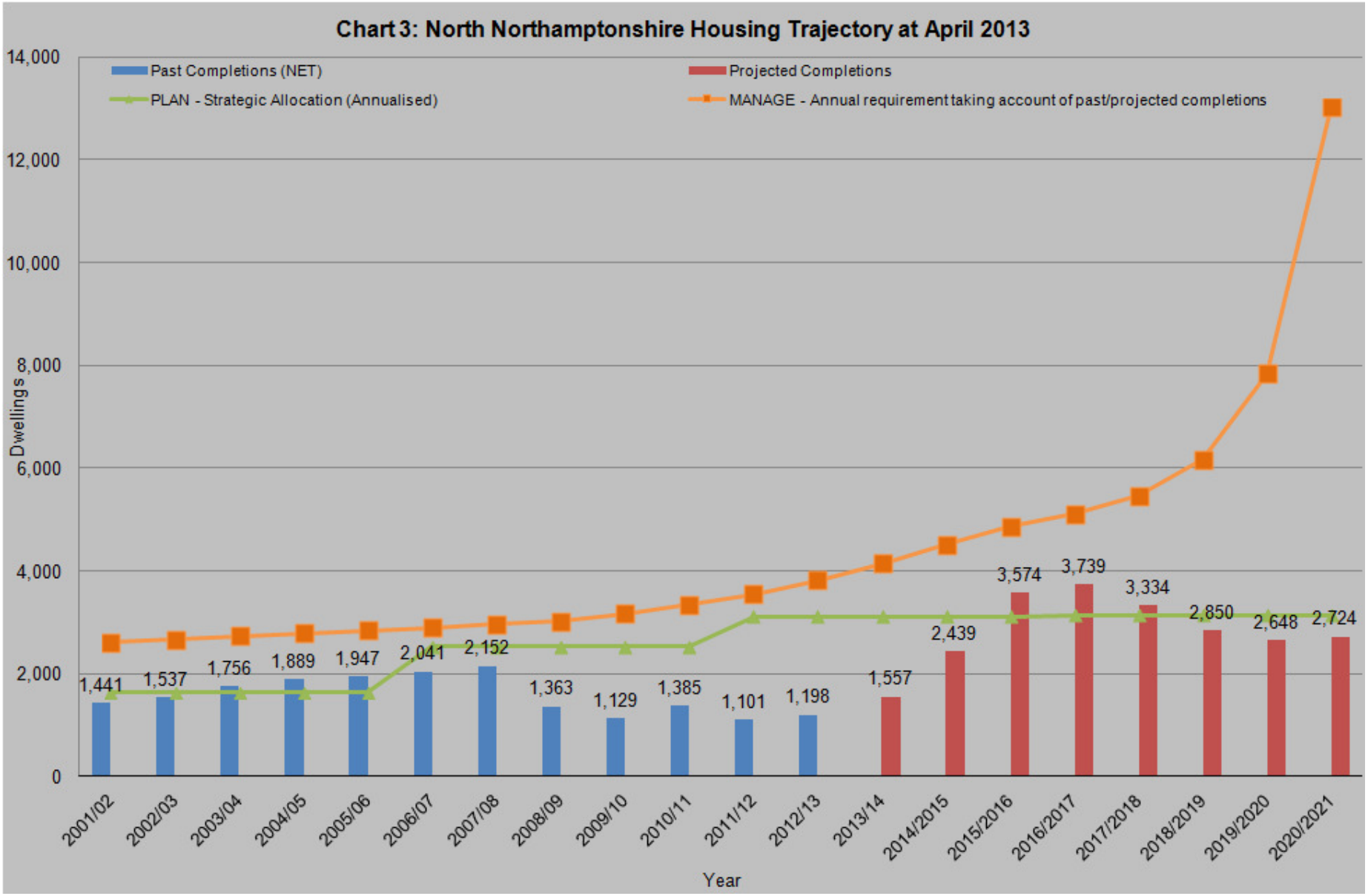
5.14 In the Housing Trajectory presented overleaf (Chart 4), the green 'PLAN' line represents the level of housing required annually to attain the overall plan requirement of 52,100 dwellings, 2001-21. These requirements reflect the annual rates of development presented in Table 3

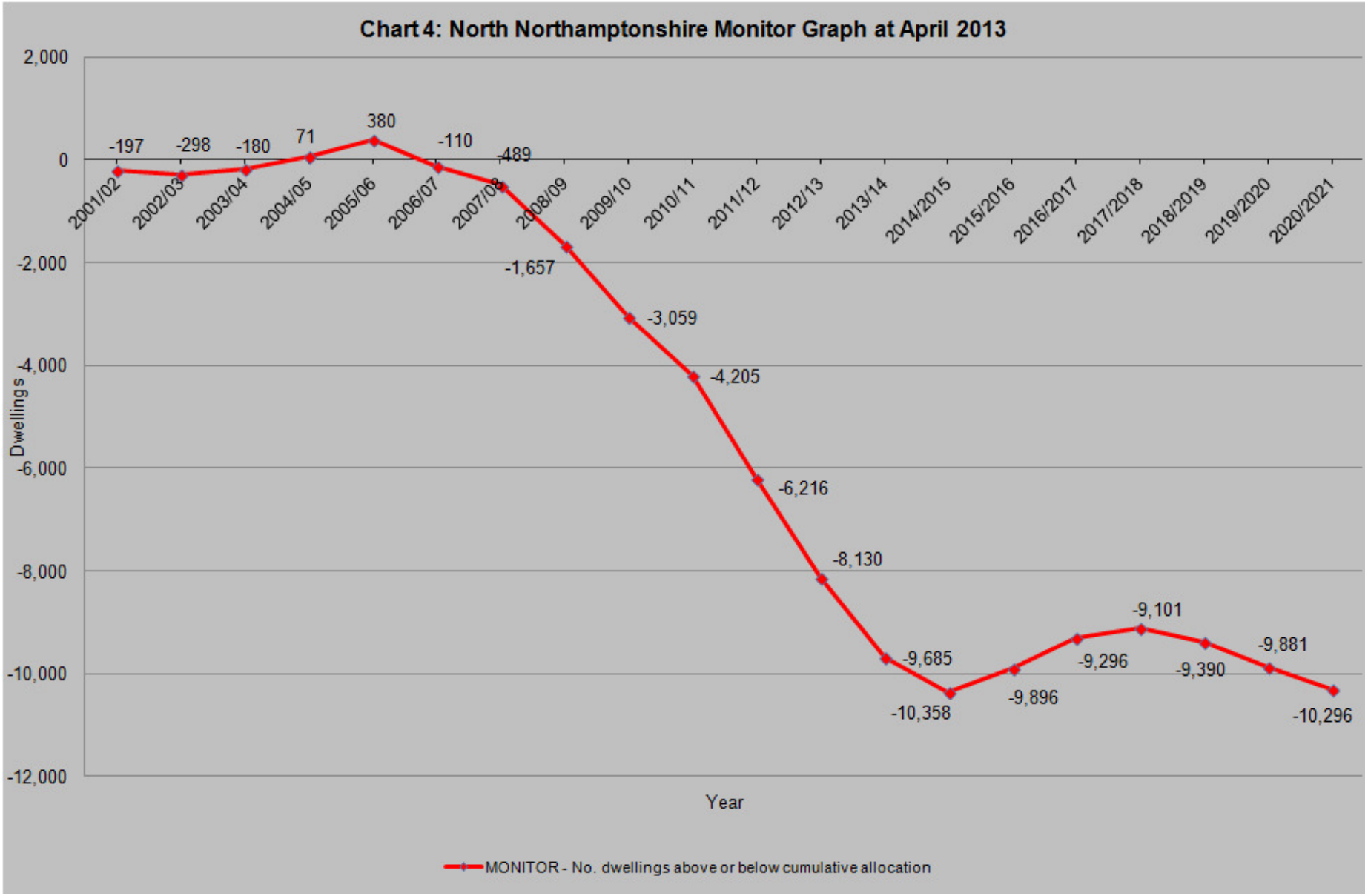
(Average annual housing provision rates 2001-2021)[23]. From April 2014 onwards, the average annual rate of completions required for the area to meet its Core Strategy targets (if there was no undersupply to this date), is 3,131 dwellings per annum. Factoring in anticipated shortfall to April 2014 (-9,685 dwellings), this figure increases to 4,515 dwellings per annum. Achieving either of these levels of development, and sustaining them to 2021, would be a major challenge locally given that the highest annual rate of completions recorded previously was in 2007/08 when 2,152 dwellings were recorded when the economic climate was significantly more buoyant.

5.15 The red 'MONITOR' line in Chart 4 overleaf details North Northamptonshire's cumulative annual performance relative to the requirements of the adopted Core Strategy (depicted by the green 'PLAN' line). This shows that by 2021 there is an anticipated shortfall of 10,296 dwellings relative to the plan requirement of 52,100 dwellings. Although a significant shortfall, relative to the 2012 AMR this figure actually represents an overall improvement, with provision for 4,887 additional dwellings identified by the constituent local authorities (shortfall was -15,537 in 2012), with all councils, except Corby Borough, boosting supply over this period. Reasons for this improvement have included more optimism generally as a result of government initiatives (e.g. HomeBuy), greater optimism regarding the delivery of the Kettering East SUE as planning conditions have been discharged, progression in housing delivery at larger sites, an increase in the number of sites being granted planning permission, applications being submitted which provide updated development assumptions and progress in resolving unsigned S106 agreements. Notwithstanding this, however, this line outlines that housing supply is projected to continue to fall short of CSS requirements to 2021. This is an ongoing issue, as reported in past AMRs, and the NNJPU and partners are actively working to address these problems (for example, through the consultation on the Interim Housing Statement and attempts to identify new sites for housing). Progress on this area will be kept under review and reported in the next AMR.

5.16 Commentary on the orange 'MANAGE' line (found in the chart overleaf) has been previously covered at paragraphs 5.8 - 5.9 and will not be repeated here.

[23]North Northamptonshire Joint Planning Unit (2008) *North Northamptonshire Core Spatial Strategy* [Online] Available from: http://www.nnjpu.org.uk/docs/Adopted%20CSS%20Final%20Proof.pdf


Chart 3: North Northamptonshire Housing Trajectory at April 2013
Past Completions (NET)
Projected Completions
PLAN - Strategic Allocation (Annualised)
MANAGE - Annual requirement taking account of past/projected completions
Dwellings
Year
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
1,441
1,537
1,756
1,889
1,947
2,041
2,152
1,363
1,129
1,385
1,101
1,198
1,557
2,439
3,574
3,739
3,334
2,850
2,648
2,724
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
2014/2015
2015/2016
2016/2017
2017/2018
2018/2019
2019/2020
2020/2021


Chart 4: North Northamptonshire Monitor Graph at April 2013
2,000
0
-2,000
-4,000
-6,000
-8,000
-10,000
-12,000
Dwellings
-197
-298
-180
71
380
-110
-489
-1,657
-3,059
-4,205
-6,216
-8,130
-9,685
-10,358
-9,896
-9,296
-9,101
-9,390
-9,881
-10,296
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
2014/2015
2015/2016
2016/2017
2017/2018
2018/2019
2019/2020
2020/2021
Year
MONITOR - No. dwellings above or below cumulative allocation

Output Indicator Housing 4: New additional pitches (gypsy and traveller) ↓

Table 19: New additional pitches (gypsy and traveller)			
Local Authority	**Permanent**	**Transit**	**Total**
Corby	0	0	0
East Northamptonshire	0	0	0
Kettering	3[24]	0	3
Wellingborough	0	0	**0**
North Northamptonshire	**3**	**0**	**3**

5.17 As Table 19 shows, in the 2012/13 reporting year 3 net additional pitches were provided across North Northamptonshire. This provision was wholly derived from The Old Willows site in Broughton (Kettering Borough). However, this represents a slight fall in provision relative to the preceding year where four permanent pitches were provided (all in Corby Borough).

5.18 Local Authority targets in respect of new pitches are set through the *North Northamptonshire Gypsy and Traveller Accommodation Assessment 2011* (GTAA). This study considers the accommodation needs of a range of Gypsy and Traveller groups (including English Gypsies, Irish Travellers, New Travellers and Travelling Show People) across a range of tenure types and quantifies these by local authority area for the period 2012-2022. In total, the GTAA sets a total requirement of 40 plots/pitches overall, comprising 30 residential and 4 transit pitches for Gypsies and Travellers and 6 plots for travelling showpeople (TS). This is as summarised by Table 20 below. The task is for the individual Districts to bring forward and allocate sites to accommodate the identified need.

Table 20: GTAA Pitch requirements 2012-22							
Local Authority	**2012-17**			**2017-22**			**Total 2012-22**
	Residential Pitches	Transit Pitches	TS plots	Residential Pitches	Transit Pitches	TS plots	
Corby	-2	0	0	3	0	0	**1**
East Northants	2	3	4	5	0	0	**14**
Kettering	3	1	0	10	0	0	**14**
Wellingborough	4	0	2	5	0	0	**11**
North Northants	**7**	**4**	**6**	**23**	**0**	**0**	**40**

[24] One of these pitches had been included within the GTAA figures so in respect of the GTAA it was a 2 pitch gain.

Output Indicator Environment Housing 5: Gross Affordable Housing Completions ↓

Table 21: Gross Affordable Housing Completions 2012/13							
Local Authority	**Social Rent**	**Intermediate Housing**	**Affordable Rent**	**FirstBuy[25]**	**Total Gross affordable homes**	**Total Gross Housing Completions**	**% Gross Affordable Housing Provision**
Corby[26]	10	13	95	**0**	**118**	484	24.38%
East Northamptonshire	6	6	2	31	**45**	255	17.65%
Kettering	85	58	9	**0**	**152**	351	43.30%
Wellingborough	70	4	0	**0**	**74**	159	46.54%
North Northamptonshire	**171**	**81**	**106**	**31**	**389**	**1,249**	**31.14%**

5.19 Policy 15 of the adopted Core Spatial Strategy (*Sustainable Housing Provision*) requires that 32% of the strategic housing target should be derived from affordable housing (40% in East Northamptonshire, 30% everywhere else). It is against these targets that performance in 2012/13 has been assessed.

5.20 In total, of the 1,249 gross housing completions recorded across North Northamptonshire in 2012/13, 389 of these were affordable homes (Table 21). This equates to 31% of the overall gross housing provision. Relative to the CSS target of 32%, this represents a 1% shortfall overall. However, this figure masks performance on a local authority basis where the CSS target has been surpassed in some instances - namely, in Wellingborough and Kettering (46.54% and 43.30% respectively). In contrast, Corby and East Northamptonshire did not attain the levels of new affordable homes required through the CSS (24.38% and 17.65% respectively). However, it should be noted, similar to the preceding year, that Wellingborough recorded the lowest (gross) housing completions overall, causing the corresponding affordable 'proportion' to appear inflated relative to other authorities. In all instances gross housing provision in 2012/13 was below the targets of the CSS and therefore the corresponding provision of affordable dwellings was similarly below required levels overall.

5.21 In terms of levels of affordable housing provision (actual homes built), the greatest number was provided in Kettering (152), followed by Corby (118), Wellingborough (74) and East Northamptonshire (45). What is striking in these results is the fall in provision of affordable homes in East Northamptonshire relative to the preceding year (-10%). This has been

[25] In previous years, FirstBuy/Help to Buy properties have not been included in LPA returns but there has been a local decision to do so going forward to highlight the prevalence of this property type and to reflect the fact Firstbuy is defined as affordable housing by the HCA

[26] Affordable Housing delivery in 2011/12 should have been reported as 102 gross affordable homes as opposed to the 138 total published.

attributed to a combination of factors, with the economic downturn causing fewer new developments starting on site, especially in high value areas, and contractual delays on a HCA funded scheme which has caused its completion date to slip into 2013/14.

5.22 However, notwithstanding the above, compared to 2011/12, 55 more affordable homes were provided across the area in 2012/13, with 389 built overall. This represents an increase of 16.47% relative to the previous year and can be attributed to the fact that more market housing was provided in 2012/13 overall.

6. ASSESSMENT OF HOUSING LAND SUPPLY

Use of Core Spatial Strategy housing targets and objectively assessed need

6.1 The NNJPU and partners consider the housing requirements of the adopted CSS to be out of date (specifically Tables 3 and 5). These housing requirements were dictated by the East Midlands Regional Plan (revoked on April 12th 2013) and substantially exceed locally arising needs. These have also proved undeliverable due to the recession, as outlined throughout Section 5.

6.2 In response to these issues, an Interim Housing Statement was consulted on between August and October 2013 which outlined the Joint Planning Committee's preferred approach to meeting Housing Requirements in the North Northamptonshire HMA, pending the submission of the new Joint Core Strategy. This was necessary to outline the objectively assessed housing need of the area and to meet the provisions of the NPPF (notably para. 215). Further to consultation feedback, the NNJPU commissioned the Cambridge Centre for Planning and Housing Research (CCHPR) to produce an updated objective assessment of local housing needs which will inform the review of the Joint Core Strategy (and overall housing requirements within). The outputs of this work were reported to Joint Planning Committee on January 9th 2014 with a revised assessment of housing land requirements based on distributing these new requirements in line with the strategy of the adopted CSS. The committee agreed the outputs of this work as a material consideration to be taken into account in the calculation of housing land requirements pending submission of the Joint Core Strategy.

6.3 Notwithstanding this, however, the NNJPU and partners recognise that the CSS remains the adopted plan for the area and the starting point in decision making. Therefore, for consistency with past AMRs an assessment is made of each local authority's (and North Northamptonshire's) housing land supply position against the requirements of the adopted CSS as well as against the up to date and objective assessment of housing requirements provided by the Interim Housing Statement (IHS).

Years covered through the assessment

6.4 This section provides an assessment of housing land supply for all local authority areas and North Northamptonshire as a whole. This is undertaken using site phasing information as outlined in the site schedules provided at Appendix H to this AMR (collated to a base date of 31/03/2013). Following the precedence set through previous AMRs, a forward looking assessment is used, with the assessment period covering 2014-19.

Components of housing supply considered in assessment

6.5 Before undertaking the assessment of housing land supply against the targets outlined, it is considered useful to outline the components of housing supply which have been used. For clarify, these are as outlined below and are consistent with the approach undertaken in previous AMRs (and para 47 of the NPPF):

- Extant planning permissions (including sites under construction);
- Development Plan (DPD) allocations (including Core Spatial Strategy and Area Action Plan (AAP) allocations);
- Saved Local Plan allocations;
- Sites where a resolution to grant planning permission exists subject to Section 106;
- Emerging DPD allocations;
- Specific, unallocated brownfield sites;
- Sites without planning permission at 31/03/2013
- An allowance for windfall development;

Housing Land Supply Position, 2014-19

Introduction

6.6 The following section outlines the composition and levels of housing supply identified across each local authority and makes an assessment of their housing land supply position in the context of both the requirements of the Core Spatial Strategy for North Northamptonshire (adopted June 2008) and Interim Housing Statement (agreed January 9th 2014).

6.7 Appendices C and D outline how each local authority's housing land requirement, 2014-19, has been calculated relative to both the CSS (Appendix C) and Interim Housing Statement (Appendix D). The deliverable supply of housing land to meet these requirements is set out in the site schedules at Appendix H.

6.8 Consistent with previous AMR's, the 'Liverpool' approach is adopted when considering any shortfall locally, with this distributed on the same proportionate basis as CSS Table 3 over the remaining plan period.

6.9 Paragraph 47 of the NPPF requires local authorities apply a 5% or 20% buffer, dependent on past performance, to their identified five year housing requirements. For the assessment made against the CSS requirements, it is clear where an authority has performed well relative to these since 2001 and therefore the buffer used is reflective of this. For the assessments made relative to the IHS requirements, both the 5% and 20% buffers are used, reflective of the fact the IHS runs from 2011 and there has been too short a timeframe to determine if a local authority is under/over performing, given the recent recession. The following tables show the implications of applying these different buffers at local authority level.

Table 22: Corby Borough: Composition of forecast housing supply, 2014-19	
Component	**Yield**
Under construction	2,564
Extant planning permissions (unimplemented at 31.03.13)	126
Resolution to grant subject to S106	663
Sites without planning permission at 31.03.13	296
Windfall Allowance (21pa 2016-19)	63
Up to 20% non-Implementation of small permissions (<5 dwl)	-6
Total	**3,706**

Table 23: Analysis of Corby Borough's housing supply against the adopted CSS, 2014-19	
(a) CSS Housing requirement, 2014-19 (inclusive of provision for past shortfalls)[27]	**8,060**
(b) CSS Housing requirement + 20% buffer:	**9,672**
(c) Identified housing supply, 2014-19	**3,706**
(d) Deliverable housing land (years), 2014-19 (c/b x 5)	**1.92**

6.10 Table 22 above outlines the components of housing land supply identified for Corby Borough over the period 2014-19. This equates to 3,706 dwellings overall. Table 23 outlines that relative to the Borough's housing requirement, 2014-19 (9,672 dwellings), there is 1.92 years worth of housing land identified in Corby. These housing requirements have been recalibrated to take into account housing delivery to 31.03.2013, together with the number of units estimated to be completed during the period 01/04/2013 – 31/03/2014[28] (relative to Table 3 of the CSS). The above assessment, consistent with NPPF para 47, incorporates a buffer into these requirements. For Corby Borough, it has been determined as appropriate that this is 20% on account of past performance relative to CSS targets.

Table 24: Analysis of Corby Borough's housing supply against the Interim Housing Statement, 2014-19	
(a) Housing requirement identified in Interim Housing Statement, 2014-19	**2,950**
(b) Housing requirement + 5% buffer: **3,359**	Housing Requirement + 20% buffer: **3,839**
(c) Identified housing supply, 2014-19	**3,706**
(d) Deliverable housing land (years), 2014-19 (c/b x 5): **5.52**	Deliverable housing land (years), 2014-19 (c/b x 5): **4.83**

6.11 Table 24 above outlines that Corby Borough's housing requirement, 2014-19 is 2,950 dwellings (as derived from Table 2 of the Interim Housing Statement). As shown by Appendix D, taking into account housing delivery between 01.04.2011 – 31.03.2014, this requirement

[27] See Appendix C

[28] Estimated completions for 2013/14 in Corby Borough is 458 dwellings

increases to 3,199 dwellings. Inclusive of a 5% buffer, this requirement rises to 3,359 dwellings or 3,839 dwellings with 20% factored in. Relative to the identified housing supply of 3,706 dwellings over this period, Corby Borough can demonstrate 5.52 years of housing land against the 5% buffer or 4.83 years against the 20% buffer.

East Northamptonshire Council

Table 25: East Northants: Composition of forecast housing supply, 2014-19	
Component	**Yield**
Adopted Rural North, Oundle and Thrapston Plan Allocations	569
Emerging DPD allocations	455
Saved Local Plan allocations	191
Full Planning Permissions	756
Outline Planning Permissions	1,284
Reserved matters Planning Permissions	215
Specific unallocated Brownfield site	40
Windfall Allowance (41dpa 2014-19)	205
Total	**3,715**

Table 26: Analysis of East Northants' housing supply against the adopted CSS, 2014-19	
(a) CSS Housing requirement, 2014-19 (inclusive of provision for past shortfalls)[29]	**3,036**
(b) CSS Housing requirement +5% buffer:	**3,188**
(c) Identified housing supply, 2014-19	**3,715**
(d) Deliverable housing land (years), 2014-19 (c/b x 5)	**5.83**

6.12 Table 25 above outlines the components of housing land supply identified for East Northamptonshire over the period 2014-19. This is 3,715 dwellings overall. Table 26 outlines that relative to the District's housing requirement, 2014-19 (3,188 dwellings), there is 5.83 years worth of housing land. These housing requirements have been recalibrated to take into account housing delivery to 31.03.2013, together with the number of units estimated to be completed during the period 01/04/2013 – 31/03/2014[30], relative to Table 3 of the CSS. The above assessment, consistent with NPPF para 47, incorporates a buffer into these requirements. For East Northamptonshire, it has been determined as appropriate that this is 5% on account of past performance.

Table 27: Analysis of East Northamptonshire's housing supply against the Interim Housing Statement, 2014-19	
(a) Housing requirement identified in Interim Housing Statement, 2014-19	**1,650**
(b) Housing requirement + 5% buffer: **1,864**	Housing Requirement + 20% buffer: **2,130**
(c) Identified housing supply, 2014-19	**3,715**
(d) Deliverable housing land (years), 2014-19 (c/b x 5): **9.97**	Deliverable housing land (years), 2014-19 (c/b x 5): **8.72**

[29] See Appendix C

[30] Estimated completions for 2013/14 in East Northamptonshire is 383 dwellings

6.13 Table 27 above outlines that East Northamptonshire's housing requirement, 2014-19 is 1,650 dwellings (as derived from Table 2 of the Interim Housing Statement). As shown by Appendix D, taking into account housing delivery between 01.04.2011 – 31.03.2014, this requirement increases to 1,775 dwellings. Inclusive of a 5% buffer, this requirement rises to 1,864 dwellings or 2,130 dwellings with 20% factored in. Relative to the identified housing supply of 3,715 dwellings over this period, East Northamptonshire can demonstrate 9.97 years of housing land against the 5% buffer or 8.72 years against the 20% buffer.

Kettering Borough Council

Table 28: Kettering Borough: Composition of forecast housing supply, 2014-19	
Component	**Yield**
Extant Planning Permissions	3,400
Adopted Town Centre AAP allocations	299
Resolution to grant subject to S106	559
Emerging DPD	380
Pre-apps and windfall	396
Unallocated Brownfield Sites	126
Cat 1 SHLAA	421
TOTAL	**5,581**

Table 29: Analysis of Kettering Borough's housing supply against the adopted CSS, 2014-19	
(a) CSS Housing requirement, 2014-19 (inclusive of provision for past shortfalls)[31]	**4,763**
(b) CSS Housing requirement +5% buffer	**5,001**
(c) Identified housing supply, 2014-19	**5,581**
(d) Deliverable housing land (years), 2014-19 (c/b x 5)	**5.58**

6.14 Table 28 above outlines the components of housing land supply identified for Kettering Borough over the period 2014-19. This equates to 5,581 dwellings overall. Table 29 outlines that relative to the Borough's housing requirement, 2014-19 (5,001 dwellings), there is 5.58 years worth of housing land. These housing requirements have been recalibrated to take into account housing delivery to 31.03.2013, together with the number of units estimated to be completed during the period 01/04/2013 – 31/03/2014[32], relative to Table 3 of the CSS. The above assessment, consistent with NPPF para 47, incorporates a buffer into these requirements. For Kettering Borough, it has been determined as appropriate that this is 5% on account of past performance.

Table 30: Analysis of Kettering Borough's housing supply against the Interim Housing Statement, 2014-19	
(a) Housing requirement identified in Interim Housing Statement, 2014-19	**2,300**
(b) Housing Requirement + 5% buffer: **2,651**	Housing Requirement + 20% buffer: **3,030**
(c) Identified housing supply, 2014-19	**5,581**
(d) Deliverable housing land (years), 2014-19 (c/b x 5): **10.53**	Deliverable housing land (years), 2014-19 (c/b x 5): **9.21**

[31] See Appendix C

[32] Estimated completions for 2013/14 in Kettering Borough is 404 dwellings

6.15 Table 30 above outlines that Kettering Borough's housing requirement, 2014-19 is 2,300 dwellings (as derived from Table 2 of the Interim Housing Statement). As shown by Appendix D, taking into account housing delivery between 01.04.2011 – 31.03.2014, this requirement increases to 2,525 dwellings. Inclusive of a 5% buffer, this requirement rises to 2,651 dwellings or 3,030 dwellings with 20% factored in. Relative to the identified housing supply of 5,581 dwellings over this period, Kettering Borough can demonstrate 10.53 years of housing land against the 5% buffer or 9.21 years against the 20% buffer.

Borough Council of Wellingborough

Table 31: Borough of Wellingborough: Composition of forecast housing supply, 2014-19	
Component	**Yield**
Extant Permissions	1,960
Saved Local Plan Allocations	340
Town Centre AAP Allocations (adopted July 2009)	185
CSS Allocation (W'boro North – additional capacity)	150
Emergent DPD Allocations	184
Windfall Allowance (40dpa 2016-19)	120
5% Lapse rate on sites less than 10 dwl	-5
Total	**2,934**

Table 32: Analysis of the Borough of Wellingborough's housing supply against the adopted CSS, 2014-19	
(a) CSS Housing requirement, 2014-19 (inclusive of provision for past shortfalls)[33]	**6,685**
(b) CSS Housing requirement +20% buffer	**8,022**
(c) Identified housing supply, 2014-19	**2,934**
(d) Deliverable housing land (years), 2014-19 (c/b x 5)	**1.83**

6.16 Table 31 above outlines the components of housing land supply identified for the Borough of Wellingborough over the period 2014-19. This is 2,934 dwellings overall. Table 32 outlines that relative to the Borough's housing requirement, 2014-19 (8,022 dwellings), there is 1.83 years worth of housing land. These housing requirements have been recalibrated to take into account housing delivery to 31.03.2013, together with the number of units estimated to be completed during the period 01/04/2013 – 31/03/2014[34], relative to Table 3 of the CSS. The above assessment, consistent with NPPF para 47, incorporates a buffer into these requirements. For the Borough of Wellingborough, it has been determined as appropriate that this is 20% on account of past performance.

[33] See Appendix C

[34] Estimated completions for 2013/14 in the Borough of Wellingborough is 312 dwellings

Table 33: Analysis of the Borough of Wellingborough's housing supply against the Interim Housing Statement, 2014-19	
(d) Housing requirement identified in Interim Housing Statement, 2014-19	**2,250**
(e) Housing Requirement + 5% buffer: **2,961**	Housing Requirement + 20% buffer: **3,384**
(f) Identified housing supply, 2014-19	**2,934**[35]
(d) Deliverable housing land (years), 2014-19 (c/b x 5): **4.95**	Deliverable housing land (years), 2014-19 (c/b x 5): **4.34**

6.17 Table 33 above outlines that the Borough of Wellingborough's housing requirement, 2014-19 is 2,250 dwellings (as derived from Table 2 of the Interim Housing Statement). As shown by Appendix D, taking into account housing delivery between 01.04.2011 – 31.03.2014, this requirement increases to 2,820 dwellings. Inclusive of a 5% buffer, this requirement rises to 2,961 dwellings or 3,384 dwellings with 20% factored in. Relative to the identified housing supply of 2,934 dwellings over this period, the Borough can demonstrate 4.95 years of housing land against the 5% buffer or 4.34 years against the 20% buffer.

[35] The housing supply identified here was collated at an April 2013 base date. In the Council's committee report to the Development Committee on 4th February on the Interim Housing Statement, the supply figure differed as the Council took account of feedback received following consultation on the Interim Housing Statement together with an updated assessment of existing commitments. This report is available at: http://www.wellingborough.gov.uk/meetings/meeting/777/development_committee

North Northamptonshire

Table 34: North Northamptonshire: Composition of forecast housing supply, 2014-19	
Component	**Yield**
Under construction	2,564
Resolution to grant subject to S106	1,222
Windfall allowance	784
Saved Local Plan allocations	531
Adopted AAP allocations	484
Adopted DPD allocations	569
Adopted CSS allocations	150
Extant permissions	7,741
Emerging DPD allocations	1,019
Unallocated Brownfield sites	166
Sites without planning permission at 31.03.13	717
Lapse rate at small sites	-11
Total	**15,936**

Table 35: Analysis of the North Northamptonshire's housing supply against the adopted CSS, 2014-19	
(a) CSS Housing requirement, 2014-19 (inclusive of provision for past shortfalls)[36]	**22,552**
(b) CSS Housing requirement +20% buffer	**27,062**
(c) Identified housing supply, 2014-19	**15,936**
(d) Deliverable housing land (years), 2014-19 (c/b x 5)	**2.92**

6.18 Table 34 above outlines the components of housing land supply identified for North Northamptonshire over the period 2014-19. This is 15,936 dwellings overall. Table 35 outlines that relative to the overall housing requirement, 2014-19 (27,062 dwellings), North Northamptonshire can demonstrate 1.83 years worth of housing land. These housing requirements have been recalibrated to take into account housing delivery to 31.03.2013, together with the number of units estimated to be completed during the period 01/04/2013 – 31/03/2014[37], relative to Table 3 of the CSS. The above assessment, consistent with NPPF para 47, incorporates a buffer into these requirements. For North Northamptonshire, it has been determined as appropriate that this is 20% on account of past performance.

[36] See Appendix C

[37] North Northamptonshire's cumulative completions estimate for 2013/14 is 1,557 dwellings

Table 36: Analysis of North Northamptonshire's housing supply against the Interim Housing Statement, 2014-19	
(g) Housing requirement identified in Interim Housing Statement, 2014-19	**9,150**
(h) Housing Requirement + 5% buffer: **2,651**	Housing Requirement + 20% buffer: **3,030**
(i) Identified housing supply, 2014-19	**2,934**
(d) Deliverable housing land (years), 2014-19 (c/b x 5): **7.36**	Deliverable housing land (years), 2014-19 (c/b x 5): **6.44**

6.19 Table 36 above outlines that North Northamptonshire's housing requirement, 2014-19 is 9,150 dwellings (as derived from Table 2 of the Interim Housing Statement). As shown by Appendix D, taking into account housing delivery between 01.04.2011 – 31.03.2014, this requirement increases to 10,316 dwellings. Inclusive of a 5% buffer, this requirement rises to 10,832 dwellings or 12,379 dwellings with 20% factored in. Relative to the identified housing supply of 15,936 dwellings over this period, North Northamptonshire can demonstrate 7.36 years of housing land against the 5% buffer or 6.44 years against the 20% buffer.

7. ENVIRONMENTAL QUALITY

Output Indicator Environment 1 – Number of Planning Permissions granted contrary to Environment Agency advice on flooding and water quality grounds ➔

Table 37: No. of planning permissions granted contrary to EA advice on flooding and water quality grounds

Local Authority	FLOODING	QUALITY	TOTAL
Corby	0	0	0
East Northamptonshire	0	0	0
Kettering[38]	2	0	2
Wellingborough	4	0	**4**
North Northamptonshire	**6**	**0**	**6**

7.1 A review of the Environment Agency's (EA) list of objections lodged to planning applications on water quality and flood risk grounds indicates that no consents were granted in 2012/13 where the EA raised concerns about water quality. In contrast, six planning applications were approved contrary to EA concerns on flood risk (Table 37). These comprised two applications in Kettering Borough and four in the Borough of Wellingborough. As outlined by Tables 38 and 39 overleaf, planning conditions were used in most instances to ensure the developments were made 'acceptable' in flood risk and water quality terms (e.g. on-site flood water being diverted away from vulnerable areas). However, there is one exception to this in application WP/2012/0172 which is a reserved matters application relating solely to the highway element of the Stanton Cross development. This was approved on the basis that the original outline application had the necessary conditions imposed and this is why no additional conditions have been required. Therefore the issue of flood risk at this site has been previously addressed by the Council.

Table 38: No. of planning permissions granted contrary to EA advice in the Borough of Wellingborough				
Planning ref.	**Location**	**EA objection on Flooding or Water Quality**	**Decision**	**Decision date**
WP/2011/0388	Land rear of 1 to 73 Compton Way Earls Barton Northampton	Flooding	Approved with conditions on Appeal	1/08/2012
WP/2012/0116	Land associated with and Railway Station Midland Road Wellingborough	Flooding	Approved with conditions	08/08/2012
WP/2012/0172	Land To South Area 12 Bovis Irthlingborough Road Wellingborough Northamptonshire	Flooding	Approved	17/10/2012
WP/2012/0416	Land east of Doddington Road Doddington Road Wellingborough	Flooding	Approved with conditions	19/12/2012
Total Approved against advice on Flooding Grounds between 01/04/2012 and 31/03/2013		**4**		

Table 39: No. of planning permissions granted contrary to EA advice in Kettering Borough				
Planning ref	**Location**	**EA objection on Flooding or Water Quality**	**Decision**	**Decision date**
KET/2012/0228	Diana Way (land off), Burton Latimer	Surface Water - FRA/FCA unsatisfactory	Approved with conditions and s106	19/03/2013
KET/2012/0617	Ironwood Avenue (land off), Desborough	PPS25/TAN15 - Request for FRA/FCA	Approved with conditions and s106	26/02/2013
Total Approved against advice on Flooding Grounds between 01/04/2012 and 31/03/2013		**2**		

Output Indicator Environment 2 – Change in areas of Biodiversity Importance (Ha)

Table 40: Change in areas of Biodiversity Importance (Ha)			
Local Authority	**LOSS**	**ADDITION**	**TOTAL**
Corby	0	1.518	677.482
East Northamptonshire	0	0.27	4,506.11
Kettering	0	7.6	1,152.28
Wellingborough	0	3.582	988.897
North Northamptonshire	**0**	**12.95**	**7,324.75**

7.2 As per previous versions of the AMR, this indicator outlines change to areas of biodiversity importance across North Northamptonshire) which is measured in relation to Local Wildlife Sites). As shown by Table 40, there was no recorded loss of any local wildlife sites in 2012/13. Relative to the 2012 AMR (where 65.62ha was lost in Corby Borough at the Stanion Lane Plantation), this is a positive trend. Rather, 12.95ha was added to the portfolio of Local Wildlife Sites across the area. In Corby 1.518ha was added at Plantation Meadow which doubled in size. The 7.6ha addition recorded in Kettering Borough was gained through Storefield Wood Grassland doubling in size and additions at Mill Farm Meadow. Additions in Wellingborough were recorded at Glamis Meadow and the Niort Way Verge respectively. Overall these figures represent a net gain in local areas of biodiversity importance and when considered to performance recorded in past AMR's, this is a positive trend for the area.

Output Indicator Environment 3 – Renewable Energy Generation

Table 41: Permitted and Installed Capacity of Renewable Energy schemes 2012/13 (MW)											
Development Status	**LPA**	**Wind onshore**	**Solar photovoltaics**	**Hydro**	**Biomass**						**Total**
					Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted Installed capacity (MW)	NN	27.916	0.131	0	0	0	8	0	0	0.056	**36.103**
Completed Installed capacity (MW)	NN	1.6232	0.064	0	0	0	0	0	0	0	**1.6872**
Total capacity (MW)	**NN**	**29.5392**	**0.195**	**0**	**0**	**0**	**8**	**0**	**0**	**0.056**	**37.7902**

Permitted Installed capacity (MW)

7.3 Table 41 above provides a breakdown of the amount of both permitted and completed installed renewable energy (MW) across North Northamptonshire in 2012/13 and the type of development this is derived from. In total 36.103MW of installed capacity was permitted across the area. In respect of schemes which were granted planning permission in 2012/13 (but not yet implemented), onshore wind developments have been consented offering a total capacity of 27.92MW. This is to be derived from 5 permitted schemes, of which four are in Kettering Borough (totalling 27.905MW) with the remaining scheme in Wellingborough (0.011MW). The largest consented scheme (14.4MW) is located at the already operational Burton Wold wind farm at Burton Latimer (which has 10 operational turbines – see Table 42 overleaf for details). The next greatest share of consented installed capacity is derived from the Biomass category, specifically municipal solid waste combustion (8MW). This potential is wholly derived from the Magnetic Park scheme at Desborough (Kettering Borough) which is an energy centre producing combined heat and power (CHP) through energy from waste technology (Table 43). Remaining consented capacity is derived through approved solar photovoltaic (PV) and Plant Biomass schemes. Six Solar PV schemes were approved across North Northants in 2012/13 with a potential to generate 0.131MW of electricity (Table 44). Of this, three schemes were in East Northamptonshire (totalling 0.012MW) one in Kettering Borough (0.049MW) and the remaining two in the Borough of Wellingborough (0.07MW). Relative to the 2011/12 AMR, this represents a significant drop in potential electricity generation (was 144.38MW) and may be linked to falls in the Feed in Tariff rate paid for electricity generated over 2012/13[39]. The remaining consented potential (0.056MW) is derived from a Plant Biomass boiler installation at Thistledown Barn, Sywell (Wellingborough) – the same location as the consented 0.011MW wind turbine referred to earlier (Table 45). Cumulatively, relative to the 2011/12 AMR, there have been more Biomass installations locally, with 8.056MW capacity consented overall. On a cumulative basis, these approvals provide an additional 36.103MW of generating capacity from renewable sources across North Northamptonshire.

Completed Installed capacity (MW)

7.4 In addition to consented developments, Table 41 also outlines the levels of generating capacity provided through the completion of previously consented schemes in 2012/13. As this shows, 1.69MW of completed installed capacity was provided in the reporting year. This was mainly provided through the completion of three wind developments in Kettering Borough (1.62MW) and supplemented by four solar PV developments in East Northamptonshire (0.064MW). Details as to the location of these developments are provided in the Tables 46 and 47 overleaf. Relative to the level of completed installed capacity in 2011/12 (15.6MW), this represents a significant reduction. Notwithstanding this, however, consents have been granted in the reporting year which should filter into

[39] Although equally this may be because no large schemes were submitted in the reporting year (unlike 2011/12)

completions in future years which will contribute to the ongoing provision of renewable energy in North Northamptonshire, consistent with national policy requirements.

7.5 Further details regarding the location and generating capacity of the applications referred to in the preceding text can be found in the Tables 37-42:

Permitted Renewable Energy Installations 2012/13

Table 42: Consented Wind Energy applications, 2012/13[40]				
LPA	**Technology**	**Application Reference**	**Location**	**Installed Capacity (MW)**
KBC	Wind	KET/2012/0517	Desborough	1.29
KBC	Wind	KET/2012/0534	Cransley	0.715
KBC	Wind	KET/2012/0556	Burton Latimer	14.4
KBC	Wind	KET/2011/0506	Burton Latimer	11.5
BCW	Wind	WP/2012/0564	Sywell	0.011
Total				**27.916**

Table 43: Consented Municipal Biomass applications, 2012/13				
LPA	**Technology**	**Application Reference**	**Location**	**Installed Capacity (MW)**
KBC	Municipal Biomass	KET/2012/0400	Desborough	8
Total				**8**

Table 44: Consented Solar PV applications, 2012/13				
LPA	**Technology**	**Application Reference**	**Location**	**Installed Capacity (MW)**
ENC	Solar PV	12/00284/FUL	Harringworth	0.004
ENC	Solar PV	12/00868/FUL	Polebrook	0.004
ENC	Solar PV	12/01417/FUL	King's Cliffe	0.004
KBC	Solar PV	KET/2012/0181	Pytchley	0.049
BCW	Solar PV	WP/2012/0058	Little Harrowden	0.02
BCW	Solar PV	WP/2013/0103/AG	Wollaston	0.05
Total				**0.131**

Table 45: Consented Plant Biomass applications, 2012/13				
LPA	**Technology**	**Application Reference**	**Location**	**Installed Capacity (MW)**
BCW	Plant Biomass	WP/2012/0564	Sywell	0.056
Total				**0.056**

[40] The two schemes as identified at Burton Latimer were erroneously reported as consented in 2011/12 in last year's AMR. These were actually consented in 2012/13 and should not have featured in the 2011/12 AMR.

Completed Renewable Energy Installations 2012/13

Table 46: Completed Solar PV schemes, 2012/13				
LPA	**Technology**	**Application Reference**	**Location**	**Installed Capacity (MW)**
ENC	Solar PV	11/02027/FUL	Raunds	0.028
ENC	Solar PV	11/02028/FUL	Raunds	0.028
ENC	Solar PV	12/00284/FUL	Harringworth	0.004
ENC	Solar PV	12/01417/FUL	King's Cliffe	0.004
Total				**0.064**

Table 47: Completed Wind Energy schemes, 2012/13				
LPA	**Technology**	**Application Reference**	**Location**	**Installed Capacity (MW)**
KBC	Wind	KET/2011/0082	Cranford	0.33
KBC	Wind	KET/2012/0517	Desborough	1.29
KBC	Wind	KET/2009/0430	Kettering	0.0032
Total				**1.6232**

Hectares of SSSI's, LNR's and LWS's lost due to residential development 2012/13 ↑

Table 48: SSSI, LNR and LWS land lost due to residential development, 2012/13 (ha)	
LPA	**Hectares of completions within a SSSI, LNR or LWS**
Corby	0
East Northamptonshire	0
Kettering	0
Wellingborough	0
North Northamptonshire	**0**

7.6 As Table 48 shows, no land was lost in any of North Northamptonshire's Sites of Special Scientific Interest, Local Nature Reserves or Local Wildlife Sites due to residential development in 2012/13. This is a positive trend considering 6.81 ha was recorded as lost in the 2012 AMR[41].

% of SSSIs in Favourable or Recovering Condition →

Table 49: % of SSSI's in Favourable or Recovering condition	
LPA	**% of SSSIs in favourable or recovering condition**
Northamptonshire	78.80
Corby	33.33
East Northamptonshire	94.87
Kettering	81.48
Wellingborough	95.00
North Northamptonshire	**88.76**

7.7 SSSIs are the country's very best wildlife and geological sites and their ongoing maintenance is essential to preserving our remaining natural heritage for future generations. These sites are important because they support plants and animals that find it more difficult to survive in the wider countryside and to this end the AMR outlines the condition of local SSSIs to highlight where issues may be. There is a Public Service Agreement with Government for 95% of SSSI land to be 'favourable' or 'recovering' condition and through this the health of the local sites can be gauged accordingly. Overall the percentage of SSSIs in favourable or recovering condition has stayed the same in North Northamptonshire and Northamptonshire as a whole. Since 2011/12, Corby has remained fairly constant (33.33%). Both East Northamptonshire and Wellingborough have seen a positive increase of 5-6% since the previous reporting year. The largest negative change was recorded in Kettering with a decrease of 13.58% in the condition of local SSSI's relative to the previous AMR.

[41] It is important to note here that this indicator does not take account of any net additions to these areas and this is to be addressed in future versions of the AMR/the monitoring framework for the Joint Core Strategy

Health – Residential development within 1km of accessible natural green space

7.8 This indicator has been derived from Sustainability Appraisal for the Submission CSS and is used as a gauge of healthy lifestyles because accessibility to local green space is considered to offer physical, mental and social benefits. Local green space, in the context of this indicator, includes nature reserves; accessible woodland; country parks; pocket parks; and Local Nature Reserves (LNRs). The figures presented in Table 50 below have been derived by mapping 2012/13 housing completions onto GIS with analysis subsequently undertaken to show the percentage of new developments within 1km of natural green space.

Table 50: Residential development within 1km of accessible natural green space

LPA	LNR	Woodland	Country Park	Pocket Parks	Nature reserves
Corby	39%	39%	0%	17%	0%
East Northamptonshire	4%	8%	9%	33%	0%
Kettering	2%	2%	0%	51%	0%
Wellingborough	24%	44%	7%	46%	0%
North Northamptonshire	**6%**	**11%**	**8%**	**34%**	**0%**

7.9 Of the new residential development provided in 2012/13, pocket parks represent the green space which is most accessible overall (34%), although this is less than the figure recorded in 2011/12 (35%). Accessibility to LNRs, Woodland, Country Parks and nature Reserves are broadly similar, albeit at low levels. Overall, accessibility to LNRs is up compared to 2011 position (+1%) and access to Country Parks and woodland are both the same compared to the 2012 position. No new development has been built within 1km of Nature Reserves in 2012/13 - a trend continued from the previous 2 years. On the whole, at the North Northamptonshire level, there has been little change in the accessibility to green space relative to new homes built. To show the change in accessibility relative to the previous year, the preceding data table has been coloured to differentiate between improvements (green), deteriorations (red) and no change (white).

Accessibility to green space: % of Residential development completed within 1km of green space

➔

Table 51: Accessibility: % of residential development completed within 1km of green space

LPA	% of Completed development within 1km of a Green space	% Change compared to 2012
Corby	56	+9%
East Northamptonshire	41	-24%
Kettering	54	+13%
Wellingborough	73	0%
North Northamptonshire	**44**	**-1%**

7.10 Linked to the preceding indicator additional analysis has been undertaken to derive an overall district/ borough-wide figure which outlines the accessibility of new residential development relative to all identified green space as identified (Table 51). The value of this additional analysis is that it provides clarity as to how each local authority/the area as a whole has fared within the year and enables easier comparison to gauge the changes. As can be seen from the above table only 44% of all new residential dwellings built in 2012/13 are within 1km of natural green space - a proportional deterioration of 1% relative to the preceding year. This has been facilitated by the noted decline in East Northamptonshire (-24%). However Corby (+9%) and Kettering (+13%) have both shown notable increases in access to green space although Wellingborough has shown no change. Overall, results for the whole of North Northamptonshire overall have stayed the same, which is positive considering the large decrease shown from last year's AMR. This is an indicator which will be reviewed through the preparation of the JCS and is likely to be linked to the Access to Natural Green space targets (ANGst) within the Green Infrastructure Delivery Plan.

Output Indicator Environment Housing 6 – Housing Quality: - Building for Life (BFL) Assessments ■

7.11 In 2012 an updated version of Building for Life was launched, called Building for Life 12 (BfL12). BfL12 is "the industry standard, endorsed by Government, for well designed homes and neighbourhoods" and is based on the National Planning Policy Framework. As such, it was decided to use BfL12 to assess the quality of new developments completed in the 2012/13 monitoring period. For the purposes of assessing completed schemes, the most notable changes between the original BfL and BfL12 are that 20 questions have been edited down to 12 and the numerical scoring system (score out of 20) has been replaced by a simple traffic light system. Assessments were undertaken by each Authority's own Building for Life assessors, and/or North Northants wide assessors. The assessment is based upon evidence from a site visit and information on the planning file.

7.12 Under BfL12, a development should aim to:

- Achieve as many 'greens' as possible
- Minimise the number of 'ambers'
- Avoid 'reds'

7.13 The more 'greens' achieved, the better a development will be. All schemes should aim to achieve 12 greens. The 12 criteria are considered to constitute the basic elements of a 'good' scheme. A development might not achieve this, however, for a number of reasons, and where a question has been assessed as amber, assessors should reflect on whether this element could have been improved, or whether local circumstances justify why a 'green' could not have been achieved. Schemes with 12 greens can be put forward to the national awards.

7.14 Whilst the traffic light system was used to assess each completed site, a 'conversion score' has been calculated for each development In order to enable straightforward comparison of schemes. To calculate the conversion scores, the following scoring system has been used:

- Green = 1 point
- Amber = 0.5 points
- Red = 0

7.15 The conversion scores are presented in Table 52 overleaf. This provides an overall score for each site out of a maximum 12, with the best schemes achieving 12/12, and the poorest achieving the lowest scores. In converting and presenting the information in this way, it is simple to understand at a glance how the assessed schemes compare in quality to each other. Low scores indicate that several BfL12 questions were assessed as red and/or amber and suggest that the quality of the scheme is not sufficient to meet policy objectives.

7.16 Whilst the updated assessment method makes direct comparison with data presented in previous AMRs more challenging, it is possible to draw out key themes for comparison and establish broad patterns which can be compared with historic data.

7.17 Table 52 demonstrates that the majority of sites assessed (i.e. 10/13) achieved conversion scores of 9 or above, with two developments scoring 11 or higher. This suggests that overall schemes perform reasonably well, albeit that there remains some scope for improvement given that the BfL12 criteria are considered the minimum to achieve a '*good*' development. Two theme areas, 'Character' (5) and 'Streets for All' (9) are the questions which most consistently fail to achieve 'green' amongst this year's schemes and are therefore areas which require greater attention in new schemes coming through the planning system.

7.18 Of the 13 sites assessed during 2012/13, 3 achieved a conversion score of 6.5 or less. Whilst this represents a small number of sites, these account for 49% of the total houses on sites assessed. The poor performance of two of these three sites might reflect the date of consent, with reserved matters applications dating back to 2004 and 2006 (the schemes with the oldest planning consents). The scale of these two sites might also partially explain this poor performance as they are also the largest of the sites assessed in this monitoring period.

7.19 In addition to the above, it is important to highlight the correlation noted in previous AMRs between design quality and date of consent, with the most recently approved developments generally performing best. Previous AMR data has also identified a general correlation between the number of houses on site and design quality, with smaller schemes generally performing better than larger schemes. This explanation is further supported by the fact that the best performing developments incorporate between 31 and 14 dwellings respectively, which are amongst the smallest developments assessed in this monitoring period.

7.20 Overall, the results show design quality is improving over time, albeit it is harder to achieve on the larger sites. Schemes are still failing on creating characterful places and streets are still tending to be designed for traffic rather than for people. We will seek to address this through additional support documents, training and the emerging policies for the new CSS/JCS.

Output Indicator Environment Housing 6 – Housing Quality: - Building for Life (BFL) Assessments

Table 52: Building for Life 12 Assessment results, 2012/13

LPA	No. of sites with a conversion score of 11 or more	No. of dwellings on those sites	% of dwellings on those sites	No. of sites with a conversion score of 9.0 to 10.5	No. of dwellings on those sites	% of dwellings on those sites	No. of sites with a conversion score of 7.0 to 8.5	No. of dwellings on those sites	% of dwellings on those sites	No. of sites with a conversion score of 6.5 or less	No. of dwellings on those sites	% of dwellings on those sites	Total no. of housing sites (or phases of housing sites)	No. of dwellings on those sites
Corby	1	31	5.4	5	303	52.9	0	0	0	1	239	41.7	7	573
East Northants	1	14	8.5	0	0	0	0	0	0	1	150	91.5	2	164
Kettering	0	0	0	1	48	52.7	0	0	0	1	43	47.3	2	91
Wellingborough	0	0	0	2	54	100	0	0	0	0	0	0	2	54
North Northants	**2**	**45**	**5.1**	**8**	**405**	**45.9**	**0**	**0**	**0**	**3**	**432**	**49**	**13**	**882**

Listed Buildings

7.21 All of the historic environment matters but there are some elements which warrant extra protection through the planning system. Since 1882, when the first Act protecting ancient monuments and archaeological remains was passed, Government has been developing the designation system. Listing emerged from the post-blitz 1940's Planning Acts, and is now applied to about half a million buildings.

7.22 A listed building is a building (or structure) that has been designated as being of 'special architectural or historic interest'. The older or rarer a building is, the more likely it is to be listed. Buildings less than 30 years old are listed only if they are of outstanding quality and under threat.

7.23 Listed buildings are graded I, II* and II. Grade I and II* are particularly important buildings of outstanding interest. Together they amount to 8% of all listed buildings. The remaining 92% are of special interest and listed Grade II.

7.24 In North Northamptonshire, at October 2013, there were 2,670 listed buildings. Relative to the 2012 AMR, there are no changes to the listed building stock of the Borough Council's of Corby, Kettering or Wellingborough. However, the figures for East Northamptonshire have been revised following a JPU review of data held by English Heritage which has found the figures reported in last year's AMR were slightly too high due to the inclusion of some sites which did not accord with the Grade I, II* and II statuses. This has been rectified in Table 53 overleaf.

7.25 The greatest number of listed buildings found locally are in East Northamptonshire District, where 1,407 buildings are located (or 53% of the overall total for North Northamptonshire). This is followed by Kettering Borough (529 buildings/20%) and Wellingborough (520 buildings/19%). Corby Borough has the lowest number of listed buildings in the area, with 214 overall (8%). In terms of buildings of outstanding interest (Grades I and II*), North Northamptonshire has 251 in total (or 9.40% of its total listed building stock), and is above the national average in this respect (8%).

Table 53: Grade I, II* and II Listed Buildings at October 2013					
LPA	**Grade I Buildings**	**Grade II* Buildings**	**Grade II Buildings**	**Total Listed Buildings**	**% of North Northamptonshire's Total Listed Buildings Stock**
Corby	8	10	196	**214**	8.01%
East Northants[42]	56	71	1,280	**1,407**	52.70%
Kettering	23	36	470	**529**	19.81%
Wellingborough	11	36	473	**520**	19.48%
North Northants	**98**	**153**	**2,419**	**2,670**	**100.00%**

Listed Buildings at Risk ↑

7.26 English Heritage published the *2013 Heritage at Risk Register* for the East Midlands in October 2013. This register, updated annually, details which listed buildings are known to be at risk of decay, collapse or loss as a result of factors which include neglect and inappropriate development.

7.27 In North Northamptonshire, there are 7 buildings at risk. East Northamptonshire has the highest number with 5, followed by Kettering and Wellingborough (1 each) and Corby (0). The distribution of these are as represented in Table 54 overleaf.

7.28 Relative to the 2012 *Heritage at Risk Register*, there have been no changes to the number of buildings listed in Corby, East Northamptonshire or Wellingborough. However, in the 2012 Register, the Orangery at Barton Seagrave Hall (Barton Seagrave. Kettering) was identified as a Grade I Building at Risk. This has been removed from the 2013 Register as the building has been repaired following grant aid from English Heritage – representing a positive change in respect of the local historic environment. Chester House (Irchester) remains the sole building at risk in Wellingborough. As flagged in previous AMRs, this is a Priority Heritage at Risk site (the only one in Northamptonshire) with remediation works necessary owing to a serious fire in May 2010. Repair of the roof and external envelope was completed in early 2013 and this has enabled the priority status of the building to move from 'A' (immediate risk of further rapid deterioration, no solution agreed) to 'B' ('immediate risk of further rapid deterioration, solution agreed). Further progress on site is anticipated through the awarding of a Heritage Lottery Fund Stage I grant to develop the site for heritage, education and commercial uses (with discussions also being held on restoring the farmhouse interior with the aim of using the building as offices). Progress at this site will continue to be monitored through future AMRs to gauge progress in preserving/restoring local heritage assets.

[42] The figures for East Northamptonshire have been amended since the 2011/12 AMR due to a review of data and removal of non-Grade I, II* and II sites as previously included.

Table 54: Grade I, II* and II Buildings at Risk October 2013					
LPA	**Grade I Buildings**	**Grade II* Buildings**	**Grade II Buildings**	**Total Listed Buildings at Risk**	**% of North Northamptonshire's Total Listed Buildings Stock**
Corby	0	0	0	**0**	0%
East Northants	3	2	0	**5**	71.43%
Kettering	0	1	0	**1**	14.29%
Wellingborough	0	1	0	**1**	14.29%
North Northants	**3**	**4**	**0**	**7**	**100.00%**

8. INFRASTRUCTURE

8.1 Policy 6 of the CSS requires new development to be supported by the timely delivery of infrastructure, services and facilities. This is necessary to cater for a growing population and to deal with existing deficiencies.

8.2 The delivery of infrastructure and services is dependent on partnership working between a variety of public and private sector agencies. The North Northamptonshire Programme of Development (PoD) and the Homes and Communities Agency's (HCA) Local Investment Plan (LIP) set out the aspirations for the local authorities and the investment priorities in achieving them, as well as the funding required across the time frame. Significant funding from the public, private sector and other sources will be required and the two documents will be key for stakeholders in making the case for funding and to identify cost effective means of providing services. This will be increasingly important in the context of national constraints on public spending.

Development Contributions Supplementary Planning Document and Community Infrastructure Levy (CIL) 

8.3 It is important for development to contribute to meeting the need for infrastructure and services arising from its implementation. In October 2010 the JPU consulted on a draft Development Contributions Supplementary Planning Document (SPD). This sets out where contributions can be legally sought and how much will be expected to be provided per dwelling.

8.4 During the consultation period, however, the Government made clear that it would progress with the Community Infrastructure Levy and only change minor aspects of the regulations adopted by the previous Government. Therefore it was decided not to progress the SPD but to work towards a CIL to be examined and adopted in due course.

8.5 Progress has been made with CIL and the four local authorities consulted on their Preliminary Draft Charging Schedule between November 9th and December 21st 2012. Towards the end of the consultation, the Government, however, published further statutory guidance for CIL. These aspects, along with the comments raised during the consultation, have been reviewed and further detail on the infrastructure has been evidenced. Kettering Borough Council, through its Planning Policy committee, has decided to pause work on CIL and to review this in six months time. The other authorities are maintaining progress and are aiming to report to their committees over the course of the next few months.

Progress overcoming strategic Infrastructure constraints

8.6 The adopted CSS identified key strategic infrastructure constraints to future growth. These are sewerage infrastructure and the levels of congestion on the A14. This AMR describes

progress in addressing these since the last document and provides an overview of progress on delivery and infrastructure planning in other areas.

A14 improvement around Kettering 

8.7 The Highways Agency is enhancing the A14 between Junction 7 and Junction 9 by providing an extra lane in each direction. The scheme will be constructed within the highway boundary and is not expected to require any more land or statutory orders.

8.8 Work started on this scheme in November 2013 and is expected to be complete in 2015/2016. The objectives of the scheme are to:

- Relieve congestion;
- Improve journey time reliability;
- Improve safety be reducing driver stress;
- Support sustainable economic growth.

Sewerage infrastructure 

8.9 The Programme of Development (PoD) assumes that works relating to sewerage treatment, water supply and foul flooding infrastructure will be principally funded through the Asset Management Plans (AMP) of the local water company, Anglian Water Services. Major investment in the current 5 year AMP investment period (2010-2015) will enable the housing growth trajectories to be maintained. The provision of new (or significant extensions to), water and wastewater treatment works is likely to require approval through the planning process. It is considered, therefore, that in order to ensure timely provision of such facilities to meet development timescales, an integrated approach to planning of the overall development, including the necessary utility provision, would minimise the risks to the environment.

8.10 The funded work, through the AMP, will provide capacity at Broadholme Sewage Treatment Works (STW), which serves the majority of North Northamptonshire. The STW will need to be extended at intervals as new developments require.

8.11 Progress on the delivery of a strategic sewer and associated pumping stations to the east of Kettering will need to be monitored closely so that development can align with the delivery. Design work of the trunk sewer is progressing and connections to this will be delivered as development proceeds. The North West Kettering relief sewer has now been completed. Construction of the Ise Valley relief sewer has commenced with planned completion by the end of 2013. Improvements to Desborough pumping station are planned for completion in the early part of 2014. The East Kettering branch of the strategic sewer is on hold pending a requisition from the developer.

Progress with other infrastructure delivery 

8.12 Funding of infrastructure provision is constrained and successful projects have generally relied on a mix of funding from a number of partners. Many of the projects reported on before have been extended or improved to provide a better service. However, due to the economic downturn, and the lack of available of funding, the number of delivered projects has significantly decreased. Those that have been delivered or improved since 2012 include:

- The commencement of A43 Corby Link Road (with completion due in Spring 2014);
- Extension to Adrenaline Alley, Corby to include a performance centre and event arena, scooter park, retail area, access control systems and a reception;
- Grant funding to improve shop frontages in Kettering town centre;
- Thrapston Fire station has been refurbished to include a dedicated police facility which has enhanced resilience;
- Completion of George Street public realm around the cube and swimming pool.

8.13 In addition to these, there are a variety of projects underway for North Northamptonshire including:

- Network Rail have started work on electrification of the Midland Mainline to achieve quicker journey times on the Midland main line between London and Sheffield. Bridge work has been completed in Burton Latimer, and will continue with work on the Pytchley Road bridge in Kettering between December 2013 and February 2014.
- Northamptonshire Police have submitted a planning application for a new custody and investigation centre in Kettering to open by 2015. This is to replace cells at Kettering and Corby police stations which are no longer fit for purpose.
- Further regeneration within Kettering town centre in relation to the public realm in Soan's Yard and The Yards has been timetabled for early 2014.
- Wellingborough have secured grant funding for works to conservation buildings in the town centre.
- Tresham Institute have secured funding and submitted a planning application for a new college facility in Wellingborough town centre.

8.14 There remains uncertainty over how other key infrastructure requirements will be funded. This will be an issue in considering individual planning applications as the planning authority will need to be satisfied there is a reasonable prospect of funding being available. The JPU have been working with partners to create the robust evidence base that will be vital to securing scarce resources over the coming years. The implication of funding from central Government on the New Homes Bonus is being explored but is not significant enough to underpin major road or other infrastructure schemes.

8.15 The two Economic Partnerships that have a role in North Northamptonshire are the Northamptonshire Enterprise Partnership (NEP) and the South East Midlands Enterprise Partnership (SEMLEP). Both of these organisations have or are preparing a Growth Plan,

which sets out the required essential infrastructure that will help support economic growth. These primarily relate to the large scale infrastructure that is required to ensure the Sustainable Urban Extensions can start, or continue, to be developed. However, it should be recognised that the development of places relates not just to these large scale items, but to items of infrastructure that support the area as a sustainable place.

Progress with Infrastructure Planning

8.16 Updates since the last AMR include the following:

8.17 In respect of the **road network,** the Highways Agency (HA) is finalising a study on the A45 taking into account future anticipated development sites. This will help to inform the infrastructure delivery plan and can be used for any future funding streams which may become available. One scheme that has been successful through the Governments Pinch Point programme, announced in October 2012, is the Wilby Way roundabout and approach roads and where the installation of traffic signals is currently under construction and due to be completed in 2014. In addition work on the A14 widening scheme between started in November 2013 and is due to be completed in 2015, adding a further lane in both directions between junction 7 and 9 around Kettering.

8.18 **Public Transport** is mainly delivered by bus companies and new/amended provision arises in response to extra demand or because of a specific development which has provided start up funding through s106. Network Rail has started work on achieving quicker journey times on the Midland Mainline between London and Sheffield. Bridge work has been completed in Burton Latimer, and will continue with work on the Pytchley Road Bridge in Kettering between December 2013 and February 2014. The new bridges will allow for greater headroom and permit trains to move at higher speeds. The electrification is due to be completed to Kettering and Corby by 2017. Alongside electrification, track improvements new trains will help to transform the rail route between London and the East Midlands, offering significantly reduced journey times, improved reliability and reduced carbon emissions.

8.19 Several plans have been undertaken for **town centres.** The Irthlingborough Masterplan is ongoing and Thrapston completed their Community Plan in May 2013. Alongside these, several settlements have stated work on Neighbourhood Plans, including Earls Barton, Higham Ferrers, Oundle, Raunds, Rothwell and Wollaston. In addition a further 6 settlements have started work in the last year: Rushden, Irchester, Chelveston cum Caldecott, Barnwell, Desborough and Broughton. This now totals 12 settlements that are considering and progressing a neighbourhood plan. Other community planning works being undertaken or refreshed in Raunds, Woodford, Kings Cliffe, Titchmarsh, Stanwick, Great Addington, Woodnewton and Upper and Lower Benefield.

8.20 The **Green Infrastructure (GI)** Delivery Plan is being developed with partners and will be published early in 2014 to guide funding streams and ensure a joined up approach to development and the provision of GI to help deliver Policy 5 of the adopted CSS. The Nene

Valley is one of the 12 successful Nature Improvement Areas (NIA) that have been supported by Defra. This has bought in around £700k of funding over a three year period with partners increasing this through match funding. This has meant that there are now dedicated officers for the NIA to deliver across the range of objectives found within the business plan. Through this work an analysis of communities access to natural green space has been done to meet with Natural England's Access to Natural Green space Standards (ANGst). This is referred to in the GI delivery plan and is being used as a tool alongside planning applications. Further information on the NIA and monitoring and evaluation of the overall project can be found on the website www.nenevalleynia.org .

8.21 Several impacts have occurred in relation to **education** provision in North Northamptonshire. Firstly the school leaving age will increase incrementally. Those pupils that left Year 11 in the summer of 2013 will have to stay on in education until they are 17 and this is expected to increase to age 18 for those currently in lower years. Secondly the number of in-term transfers into the County is at a record high, and birth rates have significantly increased over the last two years, all of which will have an impact on future school provision for primary and secondary schools in subsequent years.

8.22 In relation to **Health care,** following the changes set out by the Government, health provision will primarily be run by GP led Clinical Commissioning Groups (CCGs) across the area in conjunction with NHS England. The NHS England region that covers this area is the South East Midlands area. The role of NHS England is to manage the provision of GP surgeries, extensions and new surgeries. The surgeries themselves will then manage the patient interaction with the secondary care services such as hospitals. In North Northamptonshire there are three CCGs – Corby Commissioning Group (covering the Borough of Corby), the Nene Commissioning Group (covering the rest of Northamptonshire) split into the local commissioning groups for Kettering, East Northamptonshire and Wellingborough. In addition the northern most area of East Northants including Oundle is covered by the Boarderline local commissioning group, as part of the wider Cambridgeshire and Peterborough CCG. The work of the *Healthier Together* programme reported their findings in March 2013. The next stage of the programme will take place locally for Northamptonshire using the data and evidence collected through the previous work. This will enable local solutions to be found to meet the needs of the local population. The overall aim remains the consideration of how services might be delivered in the future to meet the changing needs of the growing populations alongside best practice medical care.

8.23 Further work is required on **water** management and this is being led by Northamptonshire County Council (NCC) and the Local Authorities. A *North Northamptonshire Strategic Flood Risk Management Strategy* has been adopted by NCC in October 2013. Strategic Flood Risk Assessments phase 1 and 2 are being undertaken across North Northamptonshire and being led by the local authorities. Infrastructure identified through these documents will be highlighted within development principles and in the Infrastructure Delivery Plan.

8.24 The first **Northamptonshire Police** 'Police and Crime Plan' was published in March 2013. One aspect is 'business transformation' and includes modernising the estate and new ways

of efficiently working. As part of this aim Northamptonshire Police have submitted a planning application for a new custody and investigation centre in Kettering to open by 2015. This is to replace cells at Kettering and Corby police stations which are no longer fit for purpose. The **Fire** authority, has an *Integrated Risk Management Plan* which was published in April 2013 and sets the objectives and targets for the period 2013- 2017. One of the targets is to maximise the use of resources an example of this is the refurbishment of Thrapston fire station which now includes a dedicated police facility. Several other locations are also being considered for this enhanced station.

8.25 The **Cultural** investment plan findings on the need for facilities along with those from the Strategic **Sports** Facilities Framework will be incorporated into the review of the Core Strategy to identify specific needs. The studies and any updates of these will be used as part of the evidence base for the CIL along with any development contributions that will be needed.

9. CONCLUSIONS

9.1 This is the fifth joint Authority Monitoring Report (AMR) prepared for the Joint Planning Committee and the District/Borough planning authorities of North Northamptonshire. It is beginning to build a picture as to the implementation of the adopted North Northamptonshire Core Spatial Strategy (CSS) with the 2009 AMR providing the benchmark position against which trends can be assessed.

9.2 A range of indicators have now been consistently reported against for a number of years covering the key policy areas of Spatial Strategy, Economy and Town Centres, Housing, Environmental Quality and Infrastructure. Most of these indicators are derived from the (former) Core Output Indicator list that planning authorities were required to monitor by Government. The remaining indicators have been drawn from the CSS monitoring framework and the Sustainability Appraisal of the CSS.

9.3 As per previous joint AMR's, the current document reflects the impacts of the recession – particularly in respect of new housing provision with the levels recorded for the reporting year (2012/13), although higher than 2011/12[43], being 44% lower than the best year (2007/08 – 2,152 net completions).

9.4 Despite this, planning permission exists for over 20,000 new homes[44] across North Northamptonshire at 31.03.2013. This is reflective of the fact that the recession has had a major impact on the local housing market and provision of infrastructure which has in turn caused difficulties in meeting the housing targets set through the CSS. In response to this, and changes introduced through the NPPF, the NNJPU is undertaking a review of the CSS. Through this work revised housing requirements will be identified for North Northamptonshire (and each local authority area), representing an objective assessment of housing need. It is likely these will be significantly lower than the (now revoked) Regional Plan requirements which were incorporated into the CSS.

9.5 The executive summary at the beginning of this AMR provides an outline of local performance against key indicators. The picture is mixed and the positives, unclear and negative results are addressed below through six key questions (as set out in Section 1):

- Local Development Scheme – what plans are being produced by the Councils and when;
- Overall Spatial Strategy – where is development happening?
- Housing – are targets being met?
- Economy and Town Centres – is a jobs/homes balance being met?
- Environmental Quality – it is improving?
- Infrastructure – is investment matching growth?

[43] 1,101 net completions – the lowest total since the plan period began in 2001

[44] Excluding sites with a resolution to grant planning permission subject to S106 and allocations within adopted AAP's and DPD's/saved local plan.

9.6 These key questions are now addressed in turn making use of trends identified through the preceding list of indicators as presented in this AMR.

Progress with plan making

9.7 Section 2 outlines the latest Local Development Scheme for the area up to December 2013. Since the last AMR was published, no development plan documents have been adopted across the area. However, work is ongoing developing the evidence base upon which these plans can be based. Between August and November 2012 the North Northamptonshire Joint Planning Unit (NNJPU) held a 10 week consultation on the emerging draft plan. However, since this time the Rushden Lakes proposal has been subject to a call in inquiry by the Secretary of State and the decision on this could impact on the retail strategy and other elements of the Core Strategy. On this basis the Joint Planning Committee agreed to delay finalising the plan until the Secretary of State's decision is due (February 2014). In the interim, the NNJPU has been working to advance those areas not considered to be affected by the Secretary of State's decision and undertook a non-statutory consultation between August and October 2013 on key areas including strategic housing and employment sites in order to progress the evidence base.

9.8 As the Joint Core Strategy will form the overarching plan for the area, both Corby and Wellingborough Council's have delayed work on their local development plan documents to help facilitate its development (for example, with officer input into joint technical studies) although the latter have also considered a programme of works for development of a Borough wide local plan. East Northamptonshire Council is continuing work on the development of its Four Towns Plan to compliment its adopted Rural North, Oundle and Thrapston Plan (adopted July 2011) although its timetable has slipped relative to that presented in the 2011/12 AMR. Kettering Borough Council is working on production of its Site Specific Proposals document which it is looking to align production as close to the JCS timetable as possible. Production of its Rothwell and Desborough Area Action Plan is on hold as the Council has already consented the proposed Desborough allocation (subject to S106) and is considering an application at the proposed Rothwell site. What is clear still is that the development plans of partner local authorities need an adopted JCS to provide the strategic direction to enable production of their local plans and it is imperative that production of the JCS is prioritised. The NNJPU will continue to keep the Local Development Scheme in review over the course of the next year and report milestones accordingly.

9.9 Alongside these development plans the Councils have also been facilitating the production of Neighbourhood Plans which have been emerging since the enactment of the Localism Act. This represents a new tier of planning which requires local authority input, and, dependent on the number of neighbourhood plans coming forward in an area, can cumulatively constitute a significant additional workload, which may impact on local plan production in future.

Plan making summary

9.10 Overall, progress with plan making has not been meeting the timescales as set out in the 2012 AMR. As identified, the major factor in these delays has been the wait for the Secretary of State decision at Rushden Lakes which will have consequences for key policies within the Joint Core Strategy (JCS). In being the overarching development plan for North Northamptonshire, the delay in producing the JCS has had implications on lower tier plans at the local authority level. The Rushden Lakes decision is due in February 2014 and it is hoped progress on Local Plans can improve as a consequence. This area will be kept under review and updates provided accordingly in future AMRs.

Where is development happening?

9.11 Section 3 (Overall Spatial Strategy) outlines where development has occurred in 2012/13 and also provides a longer term perspective in terms of housing development. As Table 1 shows, new residential development has been very much focussed within the 'urban core'. In the reporting year, 75% of all housing completions occurred within this 'core', with 48% at the Growth Towns and 27% at the Smaller Towns (which includes Rushden, the fourth largest town in the area). These proportionate figures are broadly consistent with those recorded over the period 2001-12 (45% and 30% respectively). However, these are below those targets set in the CSS (66% at the Growth Towns and 17% at the Smaller Towns)[45]. This highlights a clear trend in that the Growth Towns have not, in proportionate terms, accommodated the levels of development envisaged through the CSS whereas the Smaller Towns have exceeded this, to date. Therefore, although the overall levels of development in the urban core is close to that set within the CSS, it is clear that the Growth Towns are not contributing as expected. These trends outline the ongoing issues of deliverability at the larger sites (notably the Sustainable Urban Extensions) in the Growth Towns and the continued attractiveness (to developers and buyers alike) of sites in the less sustainable locations at smaller settlements (especially the nine smaller towns together with the larger villages).

9.12 These trends have been further exacerbated by the fact the Rural Areas have had higher levels of development than envisaged through the CSS to date. In 2012/13, housing provision in the Rural Area accounted for 23% of all new dwellings built. Between 2001-12 the equivalent figure was 20%. In comparison, the CSS seeks to direct 11% of the overall dwelling requirements to the rural area so it is apparent that this area has received a greater share of new housing than the CSS envisaged. This has been facilitated to a degree by the fact that the large development sites of Little Stanion (Corby Borough) and Mawsley (Kettering Borough) are located in the rural area and completions here have helped augment the levels of rural development recorded. Additionally, King's Cliffe - the sole defined "local service centre" specified in the CSS- has a housing target of 200 dwellings (as set through the adopted RNOTP (para. 4.13)) for the period 2001-21. Of this, 100 units had been built 2001-13. Therefore, provision from this Village has also contributed to the

[45] This is also true with regards to the actual delivery of homes.

delivery rates observed in the rural area and facilitated these proportionately high overall levels of development.

9.13 In contrast, housing provision at the Rural Service Centres has been below the 6% overall target set through the CSS (2%). This represents a reversal of the trend observed 2001-12 (5% of all completions). The task for the JPU and partners is to address these trends and increase development rates in the urban core to align with the strategic direction of the CSS. This issue is to be addressed through the review of the Plan which, taking into account the objective assessment of housing need as determined, will provide more pragmatic levels of development which should be more easily attainable, going some way to reversing these trends as observed.

9.14 Linked to the question of 'where is development happening', is an analysis of the type of land being used in the development process. Table 3 provides feedback in this respect. In terms of housing developments, the CSS sets a total requirement that at least 30% of new dwellings are built on previously developed land. This target is reflective of the fact that the high housing requirements arising from the Regional Plan, coupled with a limited and finite supply of brownfield sites, required a strategy for a number of Sustainable Urban Extensions (SUEs) on the periphery of the Growth Towns, Smaller Towns and Rural Service Centres which will require use of Greenfield land. On a cumulative basis, this policy requirement was met in 2012/13 although performance at a local authority level was mixed. Only Wellingborough Council surpassed this requirement (89%) although this in part reflects the low level of housing completions in the Town pending commencement of the two planned SUEs/ All other areas fell short (although this was marginal in Kettering at 28%). Between 2008 and 2012, it has been identified that on a cumulative basis, the provision of new housing on brownfield land has steadily fallen (although it has remained static in the reporting year)[46]. Since 2011/12, Corby and Kettering Boroughs have been unable to attain this 30% target (although both have provided the greatest levels of new housing over this period) which suggests that the target is increasingly difficult to attain when more houses are provided (due to the finite nature of brownfield land). On this basis it may be appropriate that this policy area is reviewed through the Joint Core Strategy taking account of this monitoring feedback.

9.15 Performance in respect of the provision of new employment floorspace has also been consistently monitored through past and present AMRs. In 2012/13, 66% of new floorspace was on brownfield land compared to 75% in 2011/12 and 62% in 2010/11. Although this represents a decrease relative to the preceding year, there is no specific local target against which this indicator is measured. Nevertheless, this is considered a useful indicator to help identify how the area is performing regarding use of brownfield land/where development is happening and, together with the housing indicators discussed above, could help form an 'indicator bundle' which could be incorporated into the Joint Core Strategy accordingly.

[46] 2008/09: 63%; 2009/10 57%; 2010/11: 45%; 2011/12: 30%; 2012/13: 30%.

Location of development summary

9.16 In summary, the vast majority of new housing provision has occurred at the 'urban core' as required by the CSS (75%), although more is occurring at the Smaller Towns than envisaged (27%). These trends are broadly consistent with those observed 2001-12 (45%/30%). Similarly, the rural areas have had more housing growth than envisaged with 23% of all new dwellings built in this area in 2012/13 (against a target of 11%). Again, this is broadly consistent with the long term trend of 20% (2001-12). Provision of new housing in the Rural Service Centres was low (2%). What is clear is that residential development is not happening to the scale envisaged in the Core Strategy, most notably at the Growth Towns. However, the demand for new housing still exists locally and this is currently being directed to less sustainable locations, such as the Smaller Towns and Rural Areas. As outlined, these are long-standing trends and this is being exacerbated by the ongoing delays in delivery of new homes at the consented (and allocated) Sustainable Urban Extensions (SUEs). It is also clear that the new residential development that is occurring is mainly being built on greenfield land, with 70% of new dwellings overall built in 2012/13 on greenfield. Although the CSS target for this is only 30% (reflective of the scale of new dwellings needed), only Wellingborough surpassed this requirement (89% brownfield provision), with all other areas falling short. Since 2008/09, the overall proportion of new housing on brownfield land has fallen steadily (as reported through past AMRs) and it is likely this trend will continue in future as and when the SUEs (which are predominantly greenfield sites), start to progress. Linked to this, relative to the 2012 AMR position, less new employment floorspace has been provided on brownfield land in 2012/13. Although no local indicator exists against which to measure this, there has still been a decrease overall and this exacerbates the above trend and the ongoing use of local greenfield sites for development.

Is the jobs/homes balance being achieved?

9.17 The adopted CSS sets a strategic target to deliver 52,100 net additional dwellings and 47,000 net additional jobs over the period 2001-21. This equates to 0.91 jobs for every home built. However, as outlined throughout this AMR, the amount of new housing built to date has been below the targets of the plan, with 18,939 net additional dwellings built 2001-13 against a target of 27,069 dwellings over the same period (a shortfall of 30%). Notwithstanding this, however, on the basis of the CSS targets, 18,939 new dwellings should have been balanced by 17,234 jobs. However, as outlined at Table 10 (and previous AMRs), this is not the case locally, and, given the economic recession, the jobs/homes balance is not being achieved.

9.18 These trends are reflected in respect of the amount of additional employment floorspace provided in 2012/13 relative to the preceding year (-63%). Although the gross floorspace delivered remained fairly consistent (28,292m^2), the corresponding net figure is 13,101m^2 (Table 11). This has been caused by losses of both B2 (General Industrial) and B8 (Storage and Distribution) employment land in Corby. However, in gross terms, provision in these sectors demonstrates North Northamptonshire remains an attractive location, notably in respect of the latter. Linked to this, provision of net additional B1 (Office) floorspace was

higher than those levels recorded in the 2012 AMR. However, there has been a consistent local trend where provision of new B1 floorspace has been limited and it remains to be seen if this is the start of new movement towards more office developments (as the CSS seeks) or if this is a one-off event. This area will be monitored accordingly through future AMRs.

9.19 Linked to the above, this AMR also details the amount of employment land available for B-class development across the area (Table 12). Compared to the 2012 AMR, the overall quantum is reduced at 409.81 ha overall (was 501.85ha). In gross terms, this is due to changes in supply in all localities (except Kettering Borough) following a review of monitoring data in this area. Notwithstanding this, however, it is identified that relative to the job creation targets of the CSS, there is more than sufficient land available for B1 (office) uses to deliver these sectoral targets (at North Northants and local authority levels). However, this is not the case for B2 land (except Corby Borough) or B8 land (at all levels). Notwithstanding this, it is important to recognise that this analysis is undertaken in the context of job numbers for a 20 year plan (with a 2001 base date) and jobs have been created and lost since this time and so the need may not be so great in some localities (as a net gain has been made 2001-13) but equally the need may be greater in other areas (as jobs have been lost). However, with the recession of recent years it is likely that the overall supply of employment land remains significant as economic activity is not at the levels it was pre-recession and the demand for sites has reduced. This is a key area for local monitoring and will continue to be assessed going forward with a view to identification of relevant trends.

9.20 A total of 21,801m^2 net floorspace (Table 13) was developed for 'Town Centre Uses' in 2012/13 across North Northamptonshire, the majority of which again took place in Corby Borough. This represents a significant improvement (+314%). relative to the figure recorded in the 2012 AMR (was 5,263m^2). A large proportion of the gain in A1 floorspace (shops) is due to the development of a new Tesco Extra store in Corby although this is located outside the designated Town Centre shopping area. Significant A1 gains were also made in Kettering Borough, with 3,915 m^2 net provided in the District (but -306.1 m^2 was lost in the Town Centre). No A1 gains were made in the Town Centres of East Northamptonshire or Wellingborough although a District gain of 260 m^2 was made in the former and a net loss of 282m^2 in the latter. D2 gains (Assembly and Leisure) were recorded in all areas except East Northants (no new provision made), the largest in Kettering Borough (1,150 m^2) closely followed by Corby Borough (1,111 $m^{2)}$. Only Kettering and Wellingborough had any provision of D2 floorspace. Notwithstanding these results, there remains significant opportunities to continue the development of North Northamptonshire's Town Centres, with adopted plans existing for Kettering and Wellingborough and the recent (and ongoing) developments at Corby. The emphasis is now on delivery of these plans, particularly as and when economic circumstances improve. The Secretary of State's decision on the Rushden Lakes development will be an important factor in determining the future strategy for retail and leisure uses.

Jobs/Homes balance Summary

9.21 In summary, provision of homes and jobs to date has not kept in line with those levels envisaged through the CSS. The CSS sought a step-change in economic activity and was produced in the context of a more buoyant economy (although in local terms its implementation still represented a challenge). As this AMR (and previous versions) have highlighted, the provision of net additional jobs has not kept balance with new homes, with delivery of both impacted by the recession. The NNJPU and partners recognise attainment of the CSS jobs and housing targets are unrealistic and, through the production of the Joint Core Strategy, are working to rebalance housing and job targets to more pragmatic levels where delivery is to be achieved over a longer timescale. As highlighted, there is a significant supply of housing and employment land to help facilitate this, as and when the economic circumstances improve.

Are housing targets being met?

9.22 As outlined in Section 1, a key requirement of the AMR is to report the number of net additional and affordable dwellings provided locally. As reported in Section 5 (Housing), between 2001 and 2013, there has been a significant shortfall in the number of houses built relative to the requirements of the adopted CSS. Annual housing completions gradually increased in the early years of the plan period and peaked with 2,152 net dwellings built in 2007/08. However, since this time, levels of housebuilding have dropped and remained low (relative to plan targets). These effects have been augmented by the fact that much of the planned housing supply is linked to five urban extensions where development has been delayed as a result of the recession (except Priors Hall, Corby, which is under construction). CSS housing targets in respect of new additional dwellings are therefore not being met, contributing to the need to review this policy area through the JCS review. Details on progress against other housing requirements within the Plan are outlined below.

Five Year Supply of Housing Land

9.23 The need to maintain a five year supply of housing land is a national planning requirement, as set through the NPPF. The NPPF requires local planning authorities to plan positively and boost significantly the supply of housing. To achieve this local authorities are required to add an additional buffer of 5% or 20% to their housing requirements (dependent on past performance). Cumulatively, North Northamptonshire, inclusive of a 20% buffer (and ignoring variation between the districts), can demonstrate only 2.92 years of housing land relative to CSS targets, despite planning permission being in place for over 20,000 dwellings (Table 35). However, the CSS targets do not represent the full, objective assessment of housing needs, as required by the NPPF, and the NNJPU commissioned the Cambridge Centre for Planning and Housing Research (CCHPR) to help identify these through the preparation of an Interim Housing Statement (IHS). Relative to the IHS housing requirements, North Northamptonshire has 6.44 years of housing land identified (Table 36). The Joint Planning Committee has endorsed the IHS as a material consideration and the

NNJPU and partners consider this to form the area's objective assessment of need and basis against which applications for housing should be determined.

9.24 Notwithstanding this, however, in relation to performance against CSS targets, 2.92 years identified housing supply represents an increase of 0.43 years compared to the position reported in the 2011/12 AMR. This increase has occurred for a number of reasons, including more optimism generally as a result of Government initiatives (e.g. HomeBuy), an increase in the number of sites being granted planning permission, applications being submitted which provide updated development assumptions and the planning authorities working with the promoters of the SUEs to secure their implementation as soon as possible (including updated phasing assumptions on these sites). In addition to this, an update to the 2009 Strategic Housing Land Availability Assessment was published in May 2013 providing information on a range of potentially suitable sites for housing development It is hoped that all of this work, alongside the ongoing production of the Joint Core Strategy and identification of objectively assessed housing requirements through the IHS, will help facilitate a continued improvement in North Northamptonshire's supply of housing land.

Housing Trajectory and Sites Schedule

9.25 Annual performance relative to CSS housing targets is graphically illustrated by both North Northamptonshire (Charts 3 and 4) and local authority housing trajectories (Appendix B). The data informing these trajectories has been derived from the site schedules as presented at Appendix H. At April 2013, these trajectories demonstrate an overall shortfall of 10,296 dwellings relative to the CSS requirement of 52,100 dwellings, 2001-21 but a surplus of 23,504 dwellings against the Objective Assessment of Need set out in the Interim Housing Statement (18,300 dwellings 2011-21). Although there is a significant shortfall against the CSS housing targets, relative to the 2012 AMR, this figure actually represents an overall improvement, with provision for 5,241 additional dwellings identified by the constituent local authorities (shortfall was -15,537 in 2012), with all councils, except Corby Borough, identifying additional supply over this period, with reasons for this as outlined in the paragraph above.

Type of housing delivered

9.26 Gross affordable housing provision was 31% of overall supply in 2012/13. On a cumulative basis, the CSS requires 32% of the strategic requirement to be provided through new affordable dwellings. On this basis, there was a shortfall of 1% relative to this target (as set through Policy 15 of the CSS (Sustainable Housing Provision)). However, the requirement at local authority level differs, this being 30% for Corby, Kettering and Wellingborough and 40% in East Northamptonshire. Review of local authority performance outlines that Kettering (43%) and Wellingborough (47%) surpassed these requirements in 2012/13 although Corby (24%) and East Northamptonshire (18%) did not. Notwithstanding this, however, compared to the previous year, 55 more affordable dwellings were provided across the area in 2012/13, which is a positive trend.

9.27 There was a slight reduction in the provision of net additional gypsy and traveller pitches across North Northamptonshire in 2012/13 relative to the previous year with 3 permanent pitches provided overall (was 4 in 2011/12). However, unlike the preceding year where all these 4 (permanent) pitches were provided in Corby Borough, provision this year was wholly in Kettering Borough, denoting a recent spread of provision across the area, which is positive.

Housing targets summary

9.28 Overall, local performance relative to CSS housing targets is mixed. As outlined, no locality has been able to attain the levels of new housing provision required by the CSS to date, with the economic recession, and delays in bringing forward the consented and allocated Sustainable Urban Extensions, exacerbating this further. These delays have also facilitated a lack of future housing land supply, with North Northamptonshire as a whole unable to demonstrate a five year supply of housing land (although East Northamptonshire and Kettering Councils can) or enough housing supply to 2021 to attain the overall 52,100 CSS requirement. However, the supply position against the full, objectively assessed needs in the Housing Market Area, as set out in the Interim Housing Statement, is more positive with a surplus of 23,504 dwellings identified relative to target (18,300). The planning authorities consider that the Interim Housing Statement should be given significant weight in determining planning applications in future. Provision of new affordable housing has fallen marginally below the 32% CSS target although this again masks performance at local authority level, with Kettering and Wellingborough surpassing their targets. Finally, new permanent Gypsy and traveller pitches have been provided in 2012/13. Although slightly lower than those levels reported in the 2012 AMR, this is still a positive trend which contributes to the overall supply of land for such uses.

Is environmental quality improving?

9.29 Section 7 of this AMR provides information to gauge if the environmental quality of North Northamptonshire is improving.

9.30 Planning permission has been provided for renewable energy developments across North Northamptonshire throughout 2012/13 albeit overall the installed capacity of these schemes is significantly lower than those levels outlined in the 2011/12 AMR[47]. Nonetheless, the continued local consenting and installation of renewable energy technologies is a positive trend which reduces the reliance on fossil fuels and support the move to a more sustainable North Northamptonshire.

[47] Notwithstanding the fact these figures included potential for 25.9 MW wind capacity in Kettering Borough which should not have been included in the 2011/12 AMR (as these schemes were actually permitted in 2012/13 – the reporting year).

9.31 In 2012/13, no land in SSSI's, Local Nature Reserves or Local Wildlife Sites was lost due to residential development in North Northamptonshire. This was an improvement relative to the preceding two years where 13.23ha has been recorded as lost. However, although this is positive, there has been no progress towards the stated goal of increasing provision of such sites and it is therefore vital that biodiversity is fully considered by partners when determining applications for development.

9.32 Linked to this, the condition of SSSI's is considered an important gauge as to local biodiversity conservation and performance in this area is assessed relative to previous years. On a North Northamptonshire basis, there has been no change to the overall % of SSSI's in favourable or recovering condition relative to the 2011/12 AMR. However, this masks some change at the local authority level. Namely, there has been a noted fall in the % of Kettering SSSIs (-13.52%) whereas an increase has been recorded in both Wellingborough (+5.26%) and East Northamptonshire (+5.98%). The condition of SSSI's in Corby has remained consistent at 33.33% - the lowest of any local authority. Since 2008/09, performance in this area has varied most significantly in Corby and Kettering Borough's, with averages of 61.04% and 79.55% respectively – the lowest of the North Northamptonshire authorities. This is due to large movements in performance being recorded, suggesting these local authorities should be a focus with regards to improving the condition of existing designated areas. It will therefore be necessary for partners to ensure that management regimes, which can improve their overall condition, are implemented and sustained. Progress in this area will be monitored accordingly in future AMRs.

9.33 Key indicators in respect of cultural heritage relate to the number of listed buildings and those considered 'at risk'. Seven buildings have been identified as at risk in 2012/13. This represents one less building than that recorded in the preceding year (was 8). This was due to the Orangery at Burton Latimer (a Grade I listed building in Kettering Borough) being removed from the register due to repairs being made with a grant aid from English Heritage. Chester House at Irchester remains the sole Priority Heritage at Risk site in North Northamptonshire although repair works have been undertaken in 2012/13 and further repairs are anticipated through the reward of a Heritage Lottery Fund Stage I grant. The overall number of Listed Buildings has not changed in Corby, Kettering or Wellingborough since the 2012 AMR. The figures for East Northamptonshire have been amended due to a review of data and removal of non-Grade I, II* and II sites as erroneously included.

9.34 Health is another area considered under environmental quality in respect of the role that planning decisions can have in promoting this. Within North Northamptonshire, approximately 44% of completed residential development in 2012/13 was within 1km of an area of green space (although this masks differences in the performance of individual local authorities). No specific target exists against which to gauge performance other than the 'greener the better'. Overall, however, 2012/13 results were 1% below that of the previous year (was 45% overall) and 12% lower than that recorded 2010/11.

9.35 In 2012 an updated version of Building for Life was launched called *Building for Life 12* (BfL12). This new version introduced changes which included the original list of 20 questions

being edited down to 12 and the numerical scoring system being replaced by a simple traffic light system. On this basis, it is not possible to directly compare 2012/13 scores to previous years. However, for the purposes of reporting, assessment scores have been converted into numerical scores for the AMR as this seemed the simplest way to summarise and compare schemes from the reporting year to one another (rather than comparing to assessments from previous years). In 2012/13, most sites (10 out of 13) achieved conversion scores of 9 or above with 2 sites scoring 11 or higher. Overall, this suggests that schemes have performed reasonably well albeit there remains scope for improvement given that the BfL12 criteria are considered the minimum to achieve a 'good' development.

9.36 In monitoring local BfL schemes, a general correlation has been identified between design quality and date of consent, with more recently approved applications generally performing best. An additional trend has been noted in that smaller schemes generally score better in BfL terms than larger ones. Overall, the results show that design quality is improving over time albeit this is harder to achieve on larger sites. Schemes are still failing on creating characterful places and streets are still tending to be designed for traffic rather than people. The NNJPU and partners will seek to address this through additional support documents, training and emerging policies within the Joint Core Strategy.

Environmental summary

9.37 Overall, in terms of assessing whether the environmental quality of the area is improving, relative to 2011/12, there have been some improvements, with no land lost in SSSI's, Local Nature Reserves or Local Wildlife Sites due to residential development, improvements in the conditions of SSSI's in East Northamptonshire and Wellingborough and one less building considered at Risk. However, there have also been some negative trends observed, with the condition of SSSI's in Kettering falling and a decrease in the proportion of new dwellings within 1km of natural green space. Building for Life assessment scores of completed schemes have performed reasonably well although there is scope for improvement. In addition to this, there has been additional provision of renewable energy locally through the completion of previously consented schemes and this is to continue with planning permissions granted over the reporting year. In general it is considered that environmental quality is improving although greater local benefits could still be had.

Is Infrastructure investment matching growth?

9.38 As identified in previous AMR's, due to the effects of the economic downturn, funding for infrastructure has been constrained. As a consequence, the number of delivered projects has decreased. Instead there has been a focus on the extension or improvement of projects to provide a better service. Examples of projects which have been delivered or improved over 2012/13 include:

- The commencement of the A43 Corby Link Road (with completion due in Spring 2014);

- Extension to Adrenaline Alley (Corby) to include a performance centre and event area, scooter park, retail area, access control systems and a reception;
- Grant funding to improve shop frontages in Kettering town centre;
- Refurbishment of Thrapston fire station to include a dedicated police facility
- Completion of George Street public realm around the Cube and swimming pool (Corby).

9.39 These have been supplemented by the starting of a number of strategic projects across the area, including:

- Network Rail has started work on electrification to achieve quicker journey times on the Midland Mainline between London and Sheffield. Bridge work has been completed in Burton Latimer and will continue with work on the Pytchley Road bridge in Kettering between December 2013 and February 2014;
- Northamptonshire Police have submitted a planning application for a new custody and investigation centre in Kettering to open by 2015. This is to replace cells at Kettering and Corby police stations which are no longer fit for purpose;
- Further regeneration within Kettering Town Centre in relation to the public realm in Soan's Yard and the Yards (timetabled for early 2014);
- Wellingborough has secured grant funding for works to conservation buildings in the town centre;
- Tresham Institute has secured funding and submitted a planning application for a new college facility in Wellingborough town centre.

9.40 In addition to these project successes, there has been progress in tackling the key strategic infrastructure constraints to future growth – namely sewerage infrastructure and the levels of congestion on the A14. In respect of the latter, the Highways Agency started work on enhancing the A14 between Junctions 7-9 (November 2013). This is to be achieved through providing an extra lane in each direction and will provide a number of benefits, including relieving congestion, improving both journey time reliability and safety and supporting sustainable economic growth. It is anticipated these works will be completed in 2015/16.

9.41 The provision of new extensions to local water and wastewater treatment works have been identified through joint working with Anglian Water and funded principally through their Asset Management Plans (AMP). Key works include the provision of capacity at the Broadholme sewerage treatment works (as and when new developments require) and the delivery of a strategic sewer and pumping stations to the east of Kettering. Design work of the trunk sewer is progressing and connections to this will be delivered as development proceeds. The North West Kettering relief sewer has completed and construction of the Ise Valley relief sewer has commenced with completion planned for the end of 2013. Improvements to the Desborough pumping station are planned for completion in the early part of 2014. However, the East Kettering branch of the strategic sewer is on hold pending a requisition from the developer.

9.42 Notwithstanding the above, there still remains uncertainty over how other key infrastructure requirements will be funded. This will be an issue in considering individual planning applications as the planning authority will need to be satisfied there is a reasonable prospect of funding being available. The JPU and partners have been working to create the robust evidence base necessary to secure scarce resources over the coming years alongside specific infrastructure typology studies and the growth plans of the Northamptonshire Enterprise Partnership (NEP) and the South East Midlands Enterprise Partnership (SEMLEP) (which outlines the infrastructure essential to supporting local economic growth).

9.43 In addition to this, further work on infrastructure delivery is being carried out to support the review of the Core Strategy, with various studies and programmes being undertaken by partners (including the Highways Agency, the NHS, Northamptonshire Police and Network Rail). This is essential to ensure that the needs and requirements of stakeholders are understood and that the cost of providing any necessary infrastructure is factored into the viability of future development.

Infrastructure provision summary

9.44 In summary, growth is not at the levels envisaged when the Core Strategy was produced in more buoyant economic times and the need for, and provision of, infrastructure is reflective of this in the context of constrained levels of funding. However, work is progressing to ensure the evidence exists to enable the delivery of sustainable places. Progress in this area will continue to be reported in future AMR's.

APPENDIX A

WELLINGBOROUGH TOWN CENTRE AREA ACTION PLAN

Introduction

The Town Centre Area Action Plan Development Plan Document (the Plan) sets the direction for the future development of the town centre to 2021. It includes specific proposals for key areas of change as well as more general planning policies. It is used to direct investment across the town centre, including the determination of planning applications for development. The Plan forms part of the Local Development Framework for the Borough of Wellingborough and was adopted by the Council on 21st July 2009. It can be viewed on the website at:

http://www.wellingborough.gov.uk/info/200132/local_development_framework/1163/town_centre_area_act

The Plan includes a set of objectives to be delivered through the implementation of policies in the Plan and a framework which has been developed, enabling progress towards the delivery of the objectives to be monitored. A 'sustainability appraisal' has also been prepared in order to determine the likely significant social, economic and environmental impacts of implementing the Plan. European Directive 2001/42/EC (the SEA Directive) also requires monitoring to be undertaken in order to identify any significant environmental effects. The Sustainability Appraisal includes objectives which, where practicable, are linked to targets, the achievement of which are measured using indicators. The Sustainability Appraisal can be viewed at:

http://www.wellingborough.gov.uk/downloads/file/2681/tcaap_submission-sustainability_appraisal

This section of the Authorities' Monitoring Report outlines performance against the output indicators in the monitoring framework of the Plan and against the significant effect indicators in the Sustainability Appraisal.

Objective 1 - To redevelop the Market Square so that its status is reinforced as the heart of the town			
Indicator	**Policy**	**Target**	**Progress**
Number of market stalls	WTC5	No overall loss in the average number of stalls	No overall loss in number of stalls they remain the same.
Comprehensive redevelopment of Market Square and Tresham Institute sites	PS1	Completion in accordance with the Development Programme	Planning Application submitted by Tresham to redevelop their facility on their current site. Other development not yet programmed.

Objective 2 - To seek a major increase in retail provision, bringing enhanced quality and choice, whilst keeping the centre compact			
Indicator	**Policy**	**Target**	**Progress**
Net additional retail floorspace for comparison goods	WTC2	Development of 15,500m² net additional retail floorspace for comparison goods by 2021.	No additional floorspace created
Percentage of the street level frontage of the primary shopping area in non shop (A1) use.	WTC3	A maximum of 20%	Of the total shop frontage 20% is in non A1 use.
Percentage of the street level frontage of the secondary shopping area in non shop (A1) use.	WTC4	No further loss of shop (A1) uses	Of the total length of secondary frontage 41% is in non A1 use
Length of break in the shopping (A1) frontage arising from the grant of planning permission.	WTC4	No new development to create or add to breaks of 20m or more in the shopping (A1) frontage	No further breaks which add to, or result in, breaks of 20m have been created.
Identified provision completed and outstanding	PS1-8 and PS10	Completion of sites in accordance with the timetable in the Development Programme.	The first of 12 sites to move forward is the High Street (policy PS3). A development brief was adopted in 2006 and a compulsory purchase order was confirmed in 2008. £1million of Government Growth Area Funding was used in 2011 to construct an access road and demolish several buildings on site. A preferred developer has been appointed and a planning application for a mixed use site was submitted in November 2012 **(WP/2012/0452). However this was refused, further work is being done by the developer on this site for a new planning application to be submitted in early 2014.**

Objective 3 - To promote mixed-use development that will help drive a broadly-based, dynamic local economy and vibrant community that combines retail, leisure, cultural and commercial facilities and attractions			
Indicator	**Policy**	**Target**	**Progress**
The number of applications that do not adhere to the criteria in Policy WTC6	WTC6	Refuse all applications which fail to meet the criteria in Policy WTC6 (shop fronts).	No applications for shop fronts were refused.
Identified provision completed and outstanding	WTC7	Completion of the Cultural Quarter, the Ideas Store/Discovery Centre and hotel in accordance with the timetable in the Development Programme	Developments not yet programmed on the Cultural Quarter or Market Square. The Church St/Market Square sites (including the Ideas Store) are planned for the second phase of regeneration in Wellingborough (after the High St site).
Number of restaurants within the Leisure Quarter	WTC7	Increase the number of restaurants (A3 uses) within the Leisure Quarter.	There were 7 restaurants and café uses (A3) within leisure quarter in 2012-2013
Percentage of street level frontage of each Commercial Fringe Area within use classes A and D	WTC8	At least 75% of the overall street level frontage of each individual Commercial Fringe Area to be within use classes "A" and "D"	Of the 133 units within the Commercial Fringe Areas, 99 units (74.4%) are within uses classes A and D. Further work, however, needs to be undertaken in order to establish a baseline figure for the percentage of street level frontage of each Commercial Fringe Area within use classes A and D
Percentage of the overall street level frontage of the Town Centre Mixed Use Areas in each use class outside the proposed development site areas.	WTC9	Within the Mixed Use Areas as a whole, no overall loss in the street level frontage occupied by non-residential uses outside of the proposed development site areas.	Data unavailable.

Indicator	Policy	Target	Progress
Amount of vacant upper floorspace above shops and other commercial premises within Market St, Silver St, Sheep St, Cambridge St , High St, Oxford St (to junction with Sharman Rd) and Midland Rd (to junction with Victoria Rd).	WTC10	Reduce the amount of vacant upper floorspace above shops and other commercial premises	Data unavailable - further work required in order to establish a baseline figure
Amount of additional B1 office floorspace.	WTC11	Provision of 2500 sq m of additional B1 floorspace.	There has been a net loss of 1654 sqm of B1 floorspace.
Identified provision completed or outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above
Objective 4 - To conserve and enhance the centre's heritage, respecting historic buildings, links & views			
Indicator	**Policy**	**Target**	**Progress**
The number of applications that adhere to the criteria in Policy WTC12	WTC12	Refuse all applications which do not accord with Policy WTC12, where relevant, regarding the protection and enhancement of the architectural and historic fabric of the town centre.	Policy WTC12 not used as a reason for refusal.
Identified provision completed and outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above.

Objective 5 - To enhance town centre living with new housing opportunities and improved community and recreational facilities within a stimulating, healthy, clean and safe environment			
Indicator	**Policy**	**Target**	**Progress**
Net additional homes provided.	WTC13	Provide for approximately 850 new homes by 2021.	2 additional dwellings delivered in 2012-2013.
Percentage and number of open market homes on sites of 15 or more dwellings designed to 'wheelchair accessible' standards.	WTC13	5% of open market homes on sites of 15 or more dwellings to be designed to 'wheelchair accessible' standards.	No sites of 15 or more dwellings were completed during the monitoring year.
Percentage and number of open market homes on sites of 50 or more dwellings restricted by covenant to a discount of 30% below the equivalent full market value	WTC13	15% of open market homes on sites of 50 or more dwellings to be low cost and restricted by covenant to a discount of 30% below the equivalent full market value.	No sites of 50 or more dwellings were completed during the monitoring year.
Percentage and number of affordable homes on sites of 15 or more dwellings	WTC13	All sites of 15 or more homes to include 30% affordable housing, with a mix of 25% social rented and 5% intermediate housing.	No sites of 15 or more dwellings were completed during the monitoring year.
Identified provision completed and outstanding	WTC14	Completion of the Cultural Quarter, the Ideas Store and public lavatories in accordance with the timetable in the Development Programme	Developments not yet programmed on the Cultural Quarter or Market Square. (see objective 2, above).
Identified provision completed and outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above.

Objective 6 - To encourage the best in architecture, urban design and public spaces with energy and resource efficient development that minimises carbon dioxide emissions			
Indicator	**Policy**	**Target**	**Progress**
Public Realm Strategy adopted	WTC15	Prepare a Public Realm Strategy by the end of 2009	A Public Realm Strategy was adopted by the Council in July 2009
Identified provision completed and outstanding	WTC15	Implement the rolling programme in accordance with the timetable set out in the Public Realm Strategy.	£3.5million of Government Growth Area Funding used in 2010/11 to provide highway and public realm improvements on Sheep St/Silver St and Market St/Gloucester Place, Wellingborough. Also used to introduce a zoo themed play area (aimed at under 7yr olds) within Croyland Gardens.
Identified provision completed and outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above.
Objective 7 - To develop skills and educational attainment, particularly through improvements to tertiary education			
Indicator	**Policy**	**Target**	**Progress**
Completion of the Tresham Campus	WTC16 PS3	Completion of the Campus in accordance with the timetable set out in the Development Programme for site C.	The Tresham Institute has submitted a planning application for creating a new facility on part of their current site.
Objective 8 - To strengthen the green open space network and Swanspool Brook in terms of their biodiversity and recreational value, whilst reducing the risk of flooding			
Indicator	**Policy**	**Target**	**Progress**
Amount of Environmentally Important Open Space (EIOS) developed.	WTC17	No loss of Environmentally Important Open Space.	No loss of Environmentally Important Open Space.
Identified provision completed and outstanding	PS10	Completion in accordance with the timetable in the Development Programme.	Development not yet programmed.

Objective 9 - To ensure that the town centre is a convenient, safe and accessible place that is easy to get to and get around			
Indicator	**Policy**	**Target**	**Progress**
Completion of the Northern Interceptor route and closure of Church St to through traffic.	WTC18	Completion of the Northern Interceptor route and closure of Church St to through traffic in accordance with the timetable set out in the Development Programme.	Development not yet programmed but could be incorporated within phase 2 with the development of the Church St/Market Square sites.
Number of improvements completed or outstanding	WTC19	Completion of the improvements to the bus network by 2021	£2 million of Governments Growth Area Funding was used to provide public realm and highway improvements in Sheep St/Silver Street in 2010. As part of this scheme, bus priority measures were introduced between Tithe Barn Road and Silver Street in Wellingborough. An extension to this scheme is not yet programmed.
Identified provision completed	WTC19	Completion of the bus interchange in accordance with the timetable set out in the Development Programme for site E1.	Development not yet programmed, due to come forward with development of Church St/Market Square site.
Number of car parks completed and outstanding	WTC20	Completion of the car parks on sites C and E1 in accordance with the timetable set out in the Development Programme.	Development of car park on site C (High St) will be included within a planning application for the High St.. Development of the car park on site E1 is not yet programmed but could to come forward with the development of Church St/Market Square site.
Percentage of completed developments that provide, as a maximum, parking to a standard based on the County Council's accessibility-based tool.	WTC20	Development of sites PS1 to PS10 inclusive to provide, as a maximum, parking to a standard based on the County Council's accessibility-based tool.	See objective 2, above.

Length of cycle routes completed or outstanding	WTC21	Completion of the proposed cycle network by 2021	No progress
Percentage of developments that provide secure cycle facilities in accordance with operative standards.	WTC21	All developments to provide secure cycle facilities in accordance with operative standards	Data unavailable
Length of pedestrian routes and number of crossings completed or outstanding	WTC22	Completion of the proposed network of new/improved pedestrian routes and crossings by 2021.	Development not yet programmed but continually reviewed in conjunction with the public realm strategy.
Identified provision completed	WTC22	Completion of the Pedestrianised Priority Area in accordance with the timetable set out in the Development Programme for sites E1 andE2.	Development not yet programmed (see objective 2, above).
Identified provision completed or outstanding	PS1-PS10	Completion of site in accordance with the timetable in the Development Programme.	See objective 2, above.

Objective 10 - To sustain a high quality regime of town centre management and ensure that new development and other partner agencies contribute to delivery proposals, including the provision of infrastructure

Indicator	**Policy**	**Target**	**Progress**
Percentage of people surveyed who consider the town centre to be safe, friendly, attractive and well maintained	WTC24	Increase in the percentage of people who consider the town centre to be safe, friendly, attractive and well maintained	Available figures relate to the Borough as a whole (see significant effect indicators relating to the landscape and built environment objectives, below).

Infrastructure completed and developer contributions received.	WTC25	Ensure that infrastructure and/or developer contributions made necessary by the development of any of the Proposal Sites (PS1 to PS10 are provided in accordance with the planning permission and/or legal agreement	See objective 2, above.
Identified provision completed	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above.

Significant Effect Indicators

Accessibility objective - To enable all people to have similar and sufficient access to services and facilities.

Significant effects - A major positive effect is anticipated following the implementation of a series of bus priority measures; improvements to pedestrian and cycling facilities; a new public transport interchange; the concentration of new facilities and services within a compact town centre; and the intensification of residential development close to facilities.

Indicator - 2005 modal split for all journeys to the town centre (%)

Town Centre	Car	Bus	Bicycle	Walk
Wellingborough	49	9	1	40
Corby	48	24	2	26
Kettering	54	14	0	31
Rushden	60	7	1	30

Source: North Northamptonshire Town Centres – Roles and Relationships Study (2005)

Commentary - The above baseline figures indicate that, compared to Corby and Kettering, the percentage of people walking to the town centre is higher whilst the percentage of people using the bus for such journeys is lower. The proposals in the Plan that are expected to have a positive impact on modal shift have yet to be implemented.

Housing objective - to provide greater opportunities for people to meet their housing needs.

Significant effects - A major positive effective is expected as a result of the implementation of proposals that provide for over 850 new homes in the town centre, including 30% affordable housing.

Indicators – Total dwellings completed in the town centre and the percentage that are defined as affordable.

Dwellings completed 2012/13	Affordable housing
2	0

Commentary –The dwellings completed in 2012/13 were on 'windfall' sites rather than on sites allocated in the Plan where provision is made for over 850 new homes.

Community objective - to value and nurture a sense of belonging in a cohesive community whilst respecting diversity.

Significant effects - A major positive effect is anticipated through the provision of new and enhanced community facilities including proposals for a new library/ideas store and a cultural quarter.

Indicators – The percentage of people who, in the last year have used:

	2006	**2008**	**2009**
museums/galleries	27	34.1	31.7
libraries	61	60.7	55
theatres/concert halls	52	54.5	47.4

Source: Place Survey

Commentary – The community facilities that are expected to have a significant effect have yet to be constructed. The above figures therefore provide a baseline against which the impact arising from the future delivery of the community facilities can be assessed.

Skills objective - to assist people in gaining the skills to fulfil their potential and increase their contribution to society and the economy.

Significant effects - A major positive effect is expected to be achieved through the provision of modern premises for Tresham College.

Indicators - The percentage of the working-age population with no qualifications and qualified to NVQ4 or above.

	Wellingborough %	East Midlands %	Great Britain %
NVQ4 and above	21.4	28.4	32.9
No qualifications	12	11.5	10.6

Source: NOMIS annual population survey January 2011 – December 2011

Commentary – The above figures indicate that the level of qualifications attained by the working-age population is below the regional and national averages, however there has been an improvement in those obtaining NVQ 4 and above from 2010 where the figure was 14.1%

Liveability objective – to create healthy, clean and pleasant environments for people to enjoy living, working and for recreation and to protect and enhance residential amenity.

Significant effects - A major positive effect is anticipated through the provision of residential developments which will increase overall 'liveability'

Indicator - overall general satisfaction with the local area (%)

2006	2008	2009
67	70.7	70.9

Source: Place Survey

Commentary – The above figures relate to the Borough as a whole rather than solely to the town centre. In addition, the residential developments that are expected to have a significant effect have yet to be constructed. The above figures therefore provide a baseline against which the impact arising from the future delivery of the community facilities can be assessed.

Landscape objective - to maintain and enhance the quality, character and local distinctiveness of the landscape, including its contribution to the character and setting of settlements.

Built environment objective – to maintain and enhance the quality and distinctiveness of the built environment.

Significant effects – A major positive effect is expected as a result of the implementation of public realm improvements; the creation of new or significantly improved public open spaces; the replacement of unsympathetic buildings; and the construction of attractive buildings.

Indicator - the percentage of people surveyed who consider the town centre to be safe, friendly, attractive and well maintained

% people who feel very safe or fairly safe*

	2008	2009
After dark (%)	35.0	41.4
During the day (%)	76.0	78.3

% people very or fairly satisfied with parks and open spaces*

2008	2009
64.3	71.2

Source: Place Survey * figures relate to the Borough as a whole

Commentary - The above figures relate to the Borough as a whole rather than solely to the town centre. In addition, the improvements that are expected to deliver a major positive effect have yet to be implemented.

Cultural heritage objective – to protect and enhance sites, features and areas of historical, archaeological, geological and cultural value and their settings.

Significant effects - A major positive effect is anticipated through the redevelopment of the Market Square; the conservation and enhancement of buildings of heritage value; and public realm improvements.

Indicator - % of listed buildings at risk.

There are no listed buildings within the town centre on the national at risk register

Commentary - In May 2010 Wellingborough was successful in a Heritage Lottery Fund bid for the town centre. As part of this process, a local 'buildings at risk' register has being compiled**.** This identified 22 buildings at local risk within the Conservation Area.

Indicator - people who believe the setting of All Hallows Church and the Market Square has been enhanced.

Commentary – Preparation and implementation of a scheme for the enhancement of the Market Square has yet to take place.

Climate change objective – to reduce the emission of greenhouse gases and protect people from the effects of climate change.

Air quality objective – to reduce all forms of air pollution in the interests of local air quality and the integrity of the atmosphere.

Significant effects - Intensified development is expected to increase traffic levels, resulting in a major negative effect on climate change. The creation of a large multi-storey car park on Site E1 may also counterbalance the proposed improvements with additional car movements to the north of the site. Increased traffic levels are also likely to increase pollution and have a major negative effect on air quality.

Indicator - levels of particulate matter (PM_{10})

Commentary - PM_{10} monitoring results for 2005 showed that monitored sites were well within the annual mean air quality objective of 40µg/m³ and were below the maximum permitted number of 35 exceedences of the 24 hour mean objective. Subsequent Updating and Screening Assessment reports have concluded that the air quality objective is likely to be met in the Borough and monitoring of particulate matter has therefore been discontinued.

Indicator – levels of nitrogen dioxide

Annual mean concentration of nitrogen dioxide (µg/m³)

Location	**2006**	**2008**	**2009**	**2010**	**2011**
Sheep St	34.9	30.50	33	28.10	31.00
Alma St	24.5	24.8	23.82	27.13	24.70
Market St	21.3	21.50	23.83	22.08	23.40
Swanspool House	17.3	16.10	18.36	19.18	17.00

Source: 2011 Air Quality Progress Report for Borough Council of Wellingborough

Commentary - The monitoring results indicate that all sites were within the annual mean air quality objective. There does not appear to be any general trend in the results presented.

Soil and land objective – to ensure the efficient use of land and maintain the resource of productive soil.
Significant effects - optimising brownfield site development opportunities and high density development is expected to have a major positive impact on the efficient use of land.
Indicators – The percentage of new dwellings completed at: less than 30 dwellings per hectare; between 30 and 50 dwellings per hectare and above 50 dwellings per hectare.
Indicator – the percentage of development on brownfield land
Commentary – The 2 dwellings completed in the town centre in 12/13 were all on brownfield land.

Energy use objective – to minimise energy consumption, increase energy efficiency and maintain the stock of non renewable energy sources.
Significant effects - Implementation of the Town Centre Area Action Plan is likely to have a major positive effect on energy use through the provision of opportunities to enable development of more energy efficient buildings/layouts.
Indicator - % of commercial developments meeting at least BREEAM 'very good' standard and the % of residential units delivered to the standards included in Policy 14 of the Core Spatial Strategy.
Commentary - This indicator was not monitored during 2012/13 although, as noted elsewhere, the allocated sites in the Plan have yet to come forward for development.

Waste objective – to reduce the consumption of finite materials and increase reuse and recycling.
Significant effects - The increased quantum of development is expected to generate additional waste, resulting in a major negative effect.
Indicators- % household waste recycled and the % of construction and demolition waste going to landfill
Commentary – Information specific to the town centre and the % of construction and demolition waste going to landfill is unavailable. During the year 11/12, 40.0% of household waste generated in the Borough was recycled. This comprised of 15.3% compost and 24.7% recycled.

Employment objective – to maintain and enhance employment opportunities and to reduce the disparities arising from unequal access to jobs.

Significant effects - Implementation of the proposals is expected to have a major positive effect through the creation of employment opportunities, skilled and unskilled.

Indicator - % of the working-age population that is in employment

	2001		2005		July 2011 – January 2012			
	Count	%	Count	%	Count	%	East Midlands (%)	Great Britain (%)
Economically Active	36,857	70.8	37,400	83.7	39,500	80	77.5	76.6
All unemployed	1,676	4.7	1,500	3.9	3,500	8.6	8.1	8.1

Source: ONS Annual population Survey July 2011 – June 2012

Commentary - The above figures relate to the Borough as a whole as data specific to the town centre is not available. As noted elsewhere, however, none of the allocated sites in the Plan have been developed to date and it is therefore premature to assess the impact of the implementation of the Plan on the creation of employment.

Wealth creation objective – to retain and enhance the factors which are conducive to wealth creation, including infrastructure and the local strengths and qualities that are attractive to visitors and investors.

Significant effects - opportunities for a variety of new businesses are expected to have a major positive effect.

Indicators - the total number of VAT registered businesses in the area at the end of the year and the percentage change in the number of VAT registered businesses.

	Enterprise Births	**Enterprise Deaths**	**Active Enterprises**
2005	330	300	2,890
2007	395	285	3,005
2009	295	370	3,080

Source: ONS 2009 These figures are no longer collected be BERR

Commentary – The above figures relate to the Borough as a whole as data specific to the town centre is not available. The figures indicate that the total number of active enterprises remains slightly higher than in 2005. As noted elsewhere, however, none of the allocated sites in the Plan have been developed to date and it is therefore premature to assess the impact of the implementation of the Plan on the creation of new

businesses.

Town Centres objective – to protect and enhance the vitality and viability of town centres and market towns.

Significant effects - It is anticipated that the implementation of the Town Centre Area Action Plan will have a major positive effect on the vitality and viability of the centre through the inclusion of significant retail and other development complemented by residential and leisure facilities and comprehensive accessibility improvements

Indicator – Experian retail ranking

We have not purchased this recently	**2001**	**2008**
Wellingborough	351	282

Commentary - The above data indicates an improvement in the retail ranking of Wellingborough. The Management Horizons Europe Index, however, indicates a decline in position from 350th in 2003/4 to 399th in 2008.

Indicator - % of vacant units within the town centre

2003	**2007**	**2009**	**2010**	**2012**
13	8	14	11	8

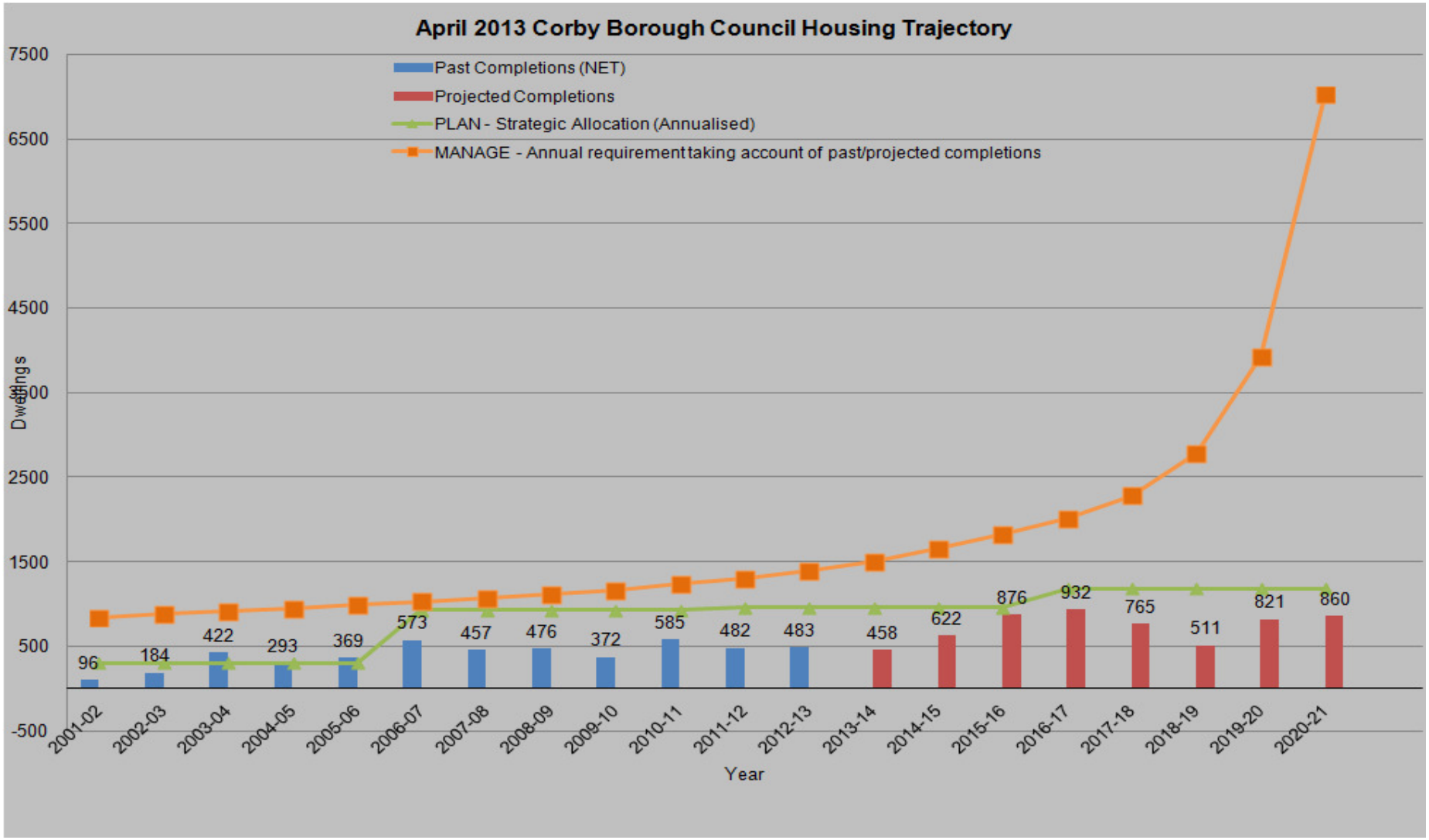
Commentary - A survey undertaken by the Borough Council indicates that out of a total of 228 A1 retail units in the town centre, 8% were vacant. This is down 3% from last year.

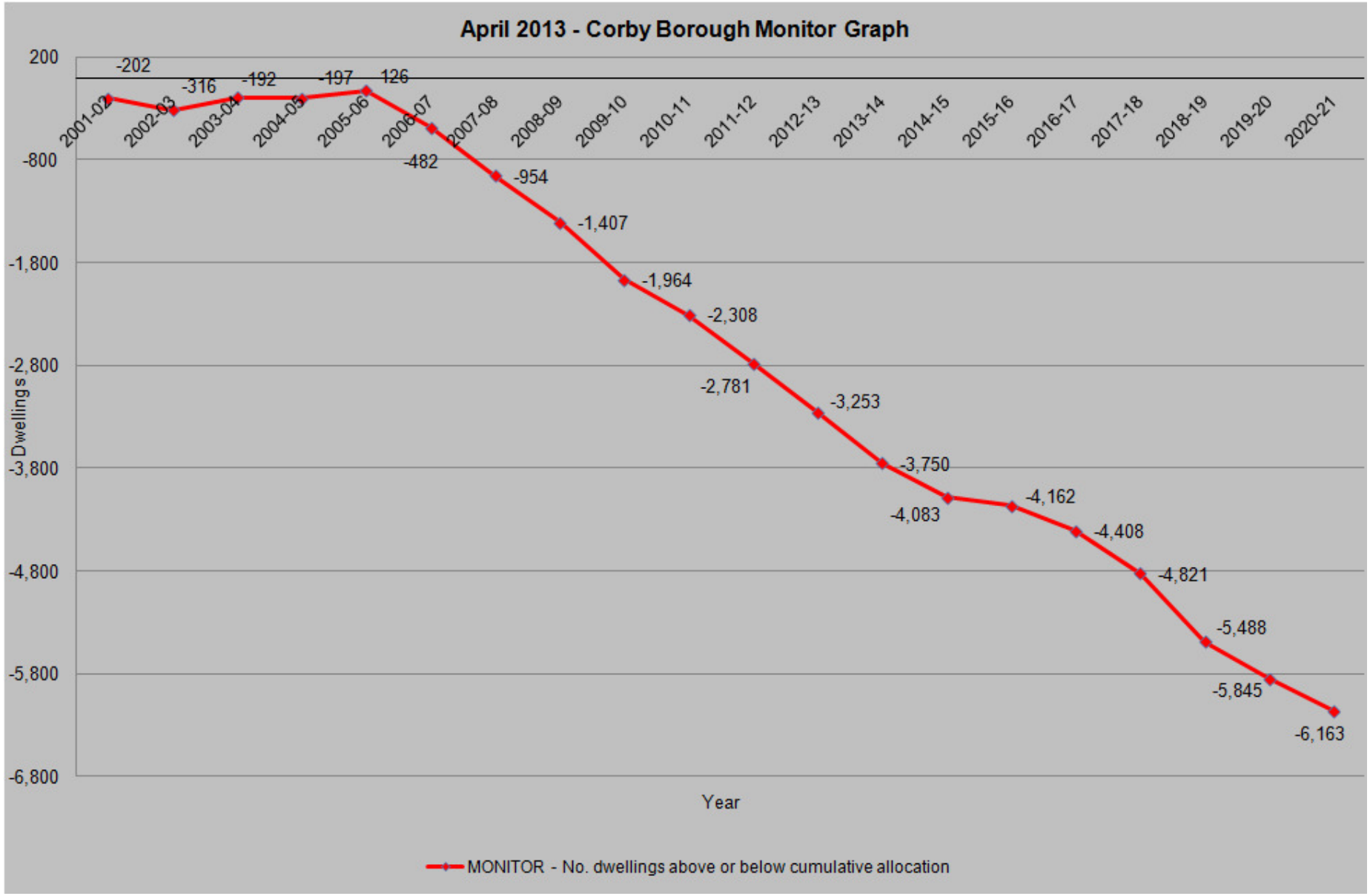
CONCLUSIONS

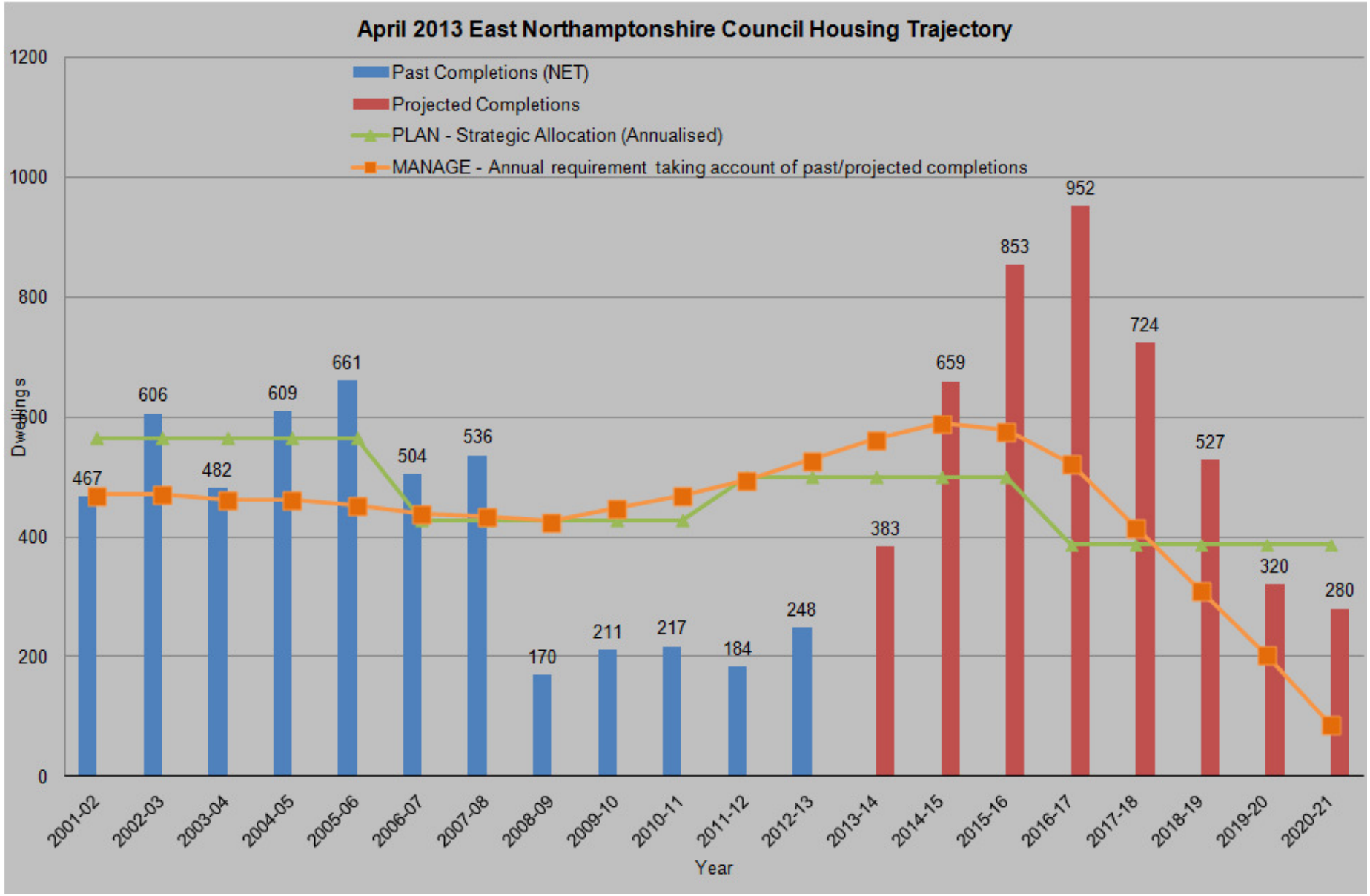
The Town Centre Area Action Plan was adopted in 2009 and implementation is, therefore, at a relatively early stage. In particular, the allocated sites in the Plan have yet to come forward for development and, consequently, monitoring of the implementation and impact of the Plan is currently limited. The provision of Growth Area Funding towards town centre improvements, including the redevelopment of the High Street car park area; Heritage Lottery Funding; and other initiatives being pursued by the Council and its partners, will, however, help to regenerate the town centre and stimulate development over the coming years.

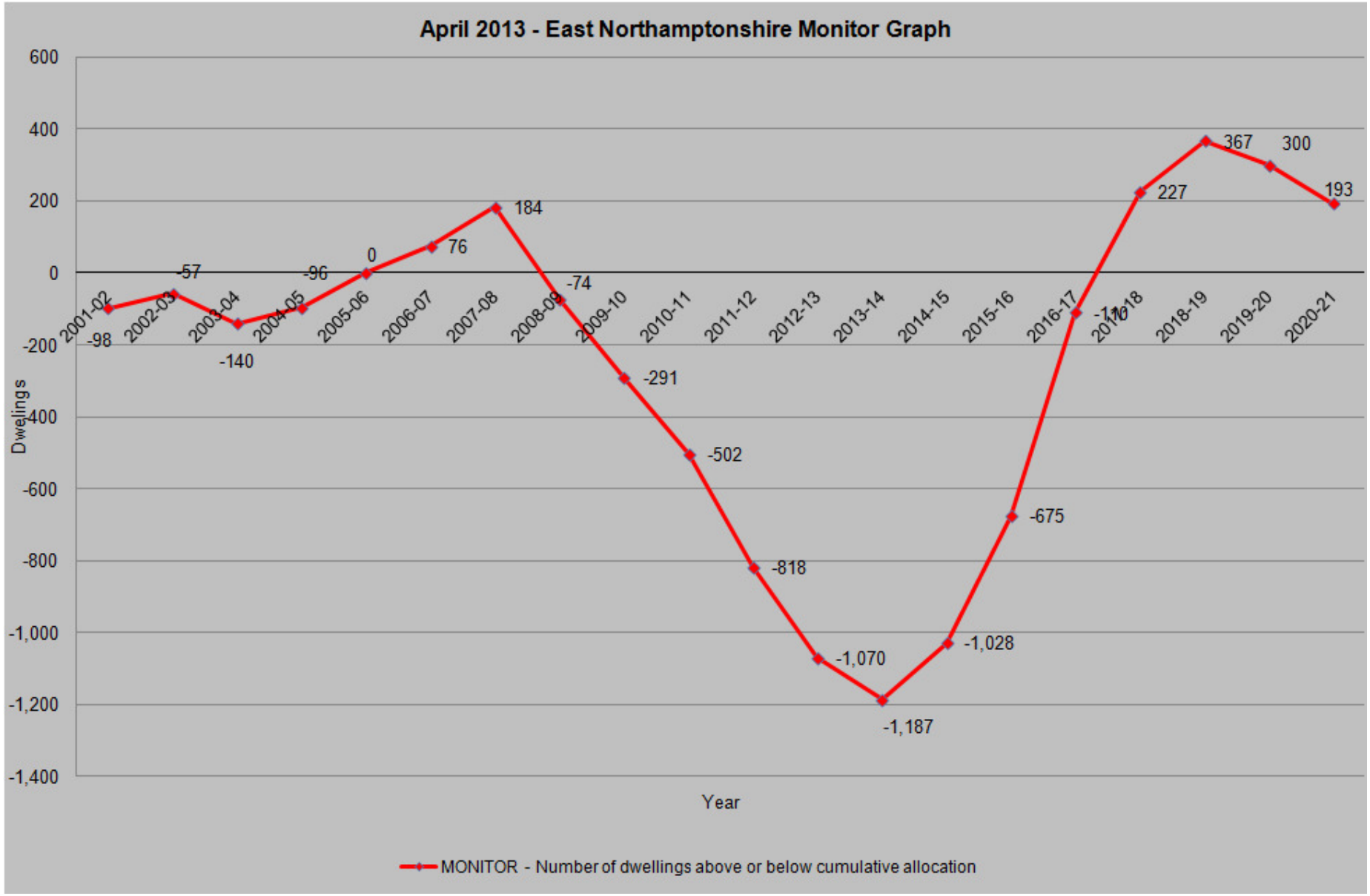
This monitoring report for the town centre has, however, provided an opportunity to gather information which will act as a baseline against which to monitor future changes. The need for further survey work, in order to collect information which is not currently available, has also been highlighted. Future authorities' monitoring reports will, as the policies and proposals in the Plan are gradually implemented, provide an improved evidence base which can be used to examine patterns and trends in the indicators and assess the degree to which policy and sustainability objectives are being achieved.

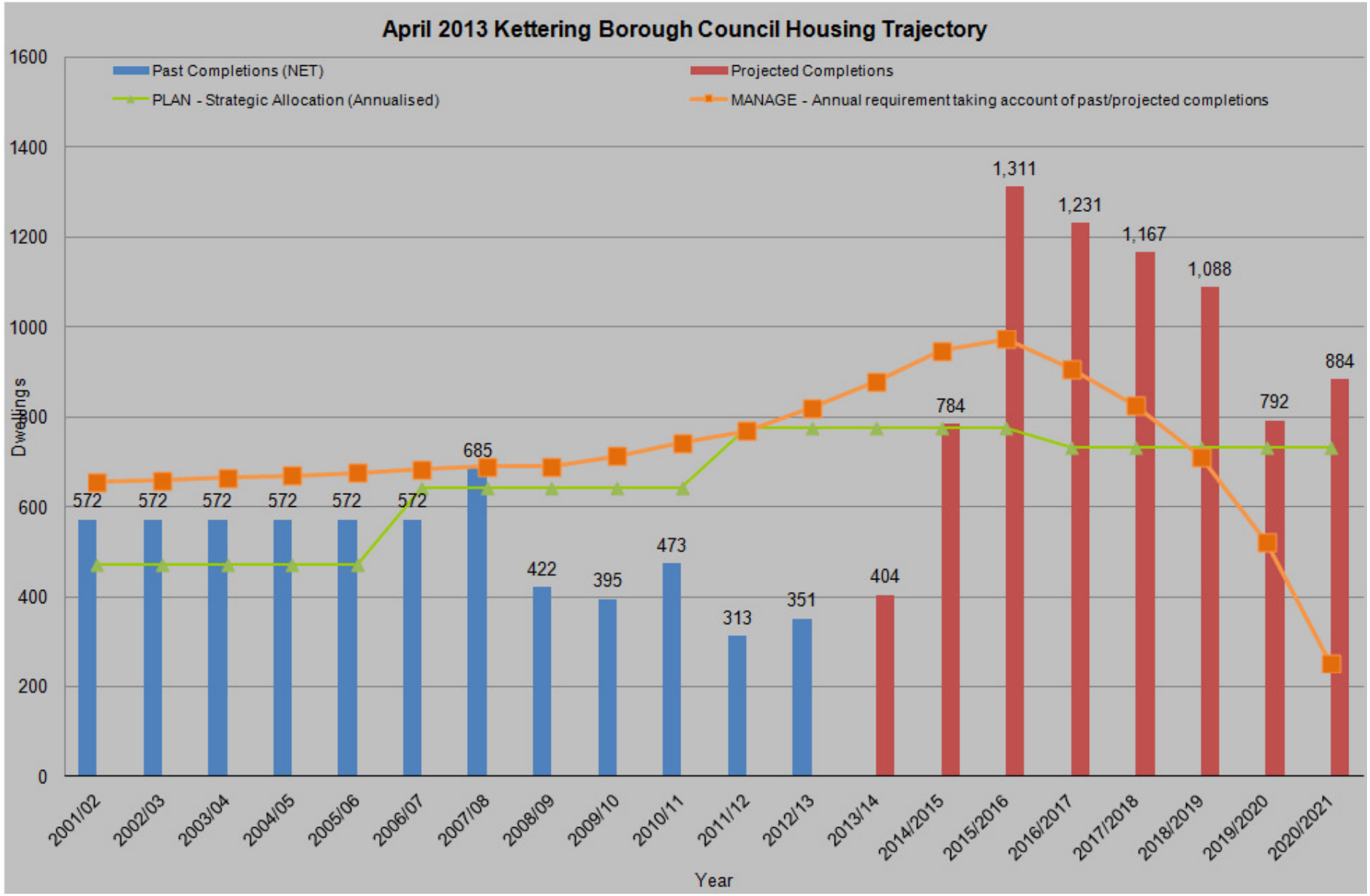
APPENDIX B: DISTRICT HOUSING TRAJECTORIES ASSESSING PAST AND PROJECTED PERFORMANCE RELATIVE TO THE ADOPTED CORE STRATEGY, 2001-21

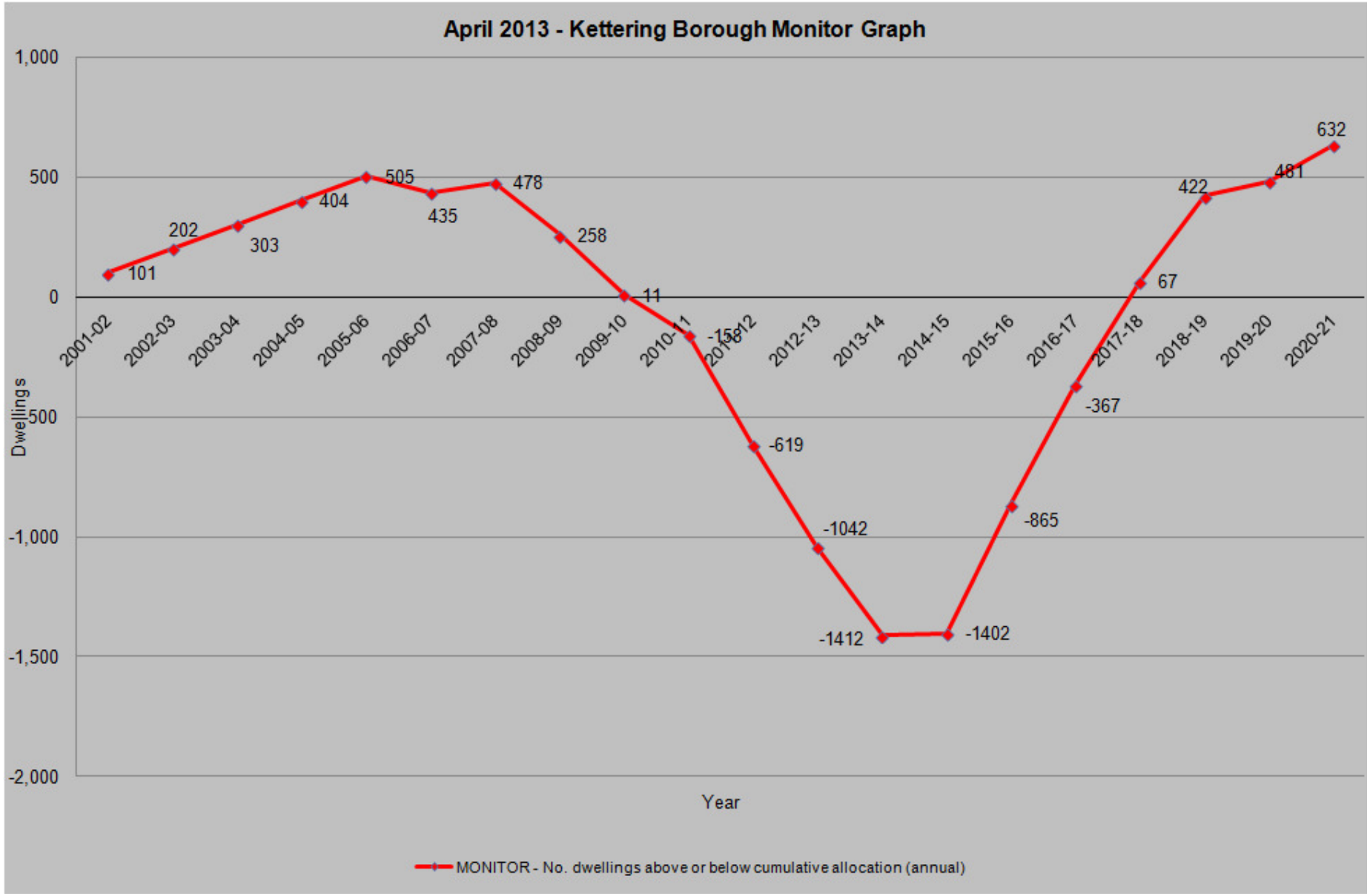


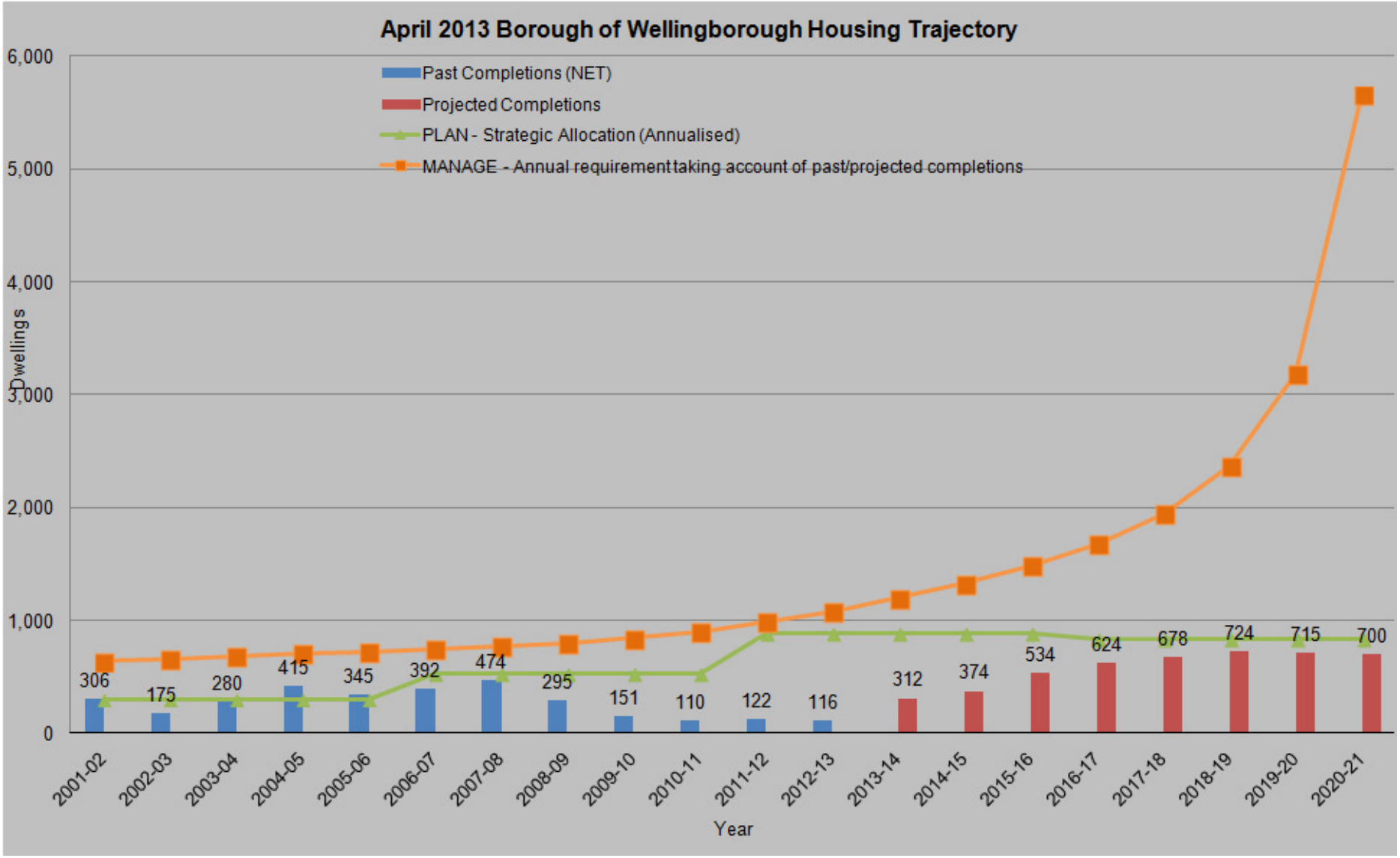

April 2013 - Corby Borough Monitor Graph
200
-800
-1,800
-2,800
-3,800
-4,800
-5,800
-6,800
Dwellings
Year
2001-02
2002-03
2003-04
2004-05
2005-06
2006-07
2007-08
2008-09
2009-10
2010-11
2011-12
2012-13
2013-14
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
-202
-316
-192
-197
126
-482
-954
-1,407
-1,964
-2,308
-2,781
-3,253
-3,750
-4,083
-4,162
-4,408
-4,821
-5,488
-5,845
-6,163
MONITOR - No. dwellings above or below cumulative allocation

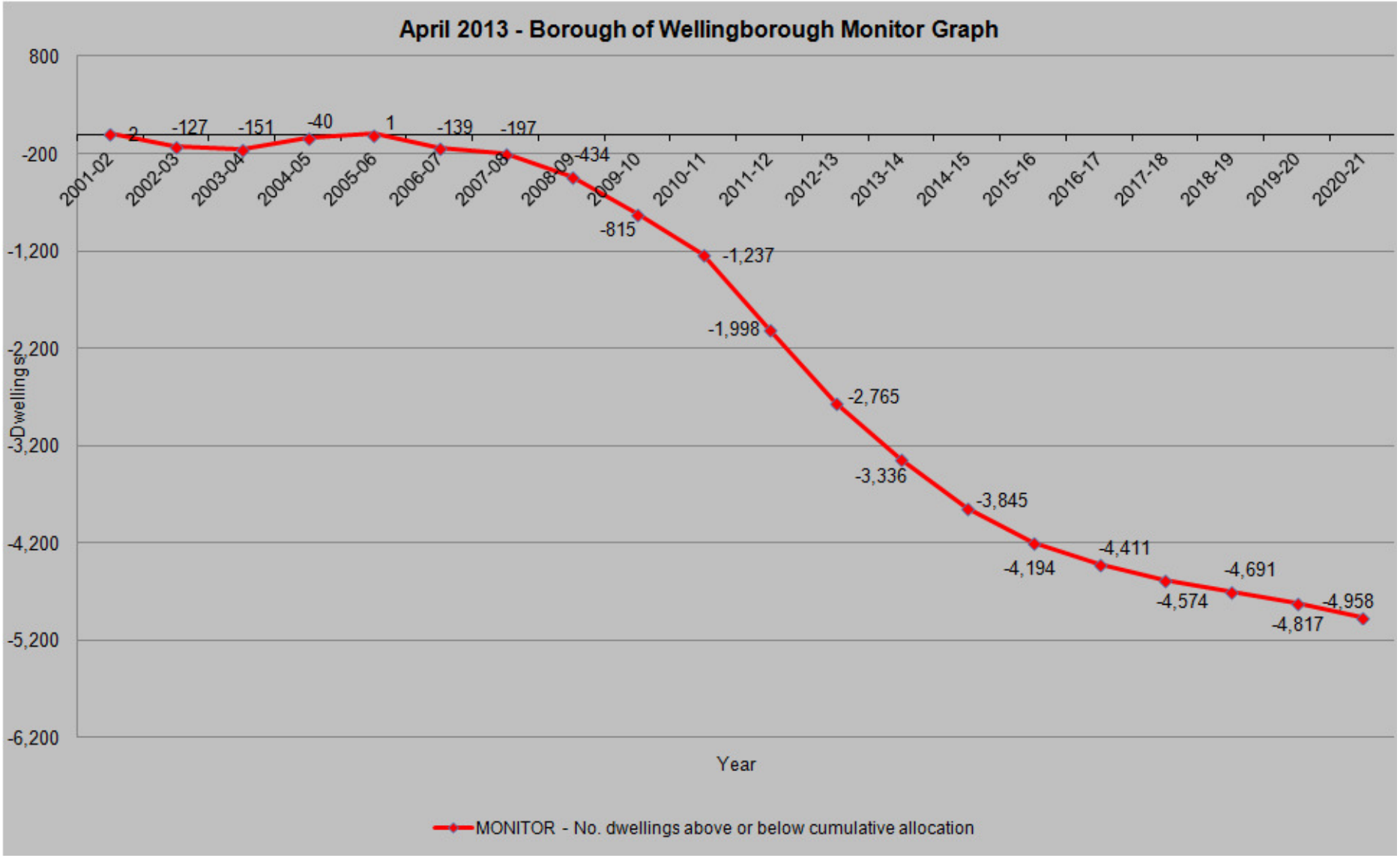

April 2013 East Northamptonshire Council Housing Trajectory
Past Completions (NET)
Projected Completions
PLAN - Strategic Allocation (Annualised)
MANAGE - Annual requirement taking account of past/projected completions
Dwellings
Year
1200
1000
800
400
200
0
467
606
482
609
661
504
536
170
211
217
184
248
383
659
853
952
724
527
320
280
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


April 2013 - East Northamptonshire Monitor Graph
600
400
200
0
-200
-400
-600
-800
-1,000
-1,200
-1,400
Dwellings
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
-98
-57
-140
-96
0
76
184
-74
-291
-502
-818
-1,070
-1,187
-1,028
-675
-110
227
367
300
193
Year
MONITOR - Number of dwellings above or below cumulative allocation


April 2013 Kettering Borough Council Housing Trajectory
Past Completions (NET)
Projected Completions
PLAN - Strategic Allocation (Annualised)
MANAGE - Annual requirement taking account of past/projected completions
Dwellings
Year
1600
1400
1200
1000
800
600
400
200
0
572
572
572
572
572
572
685
422
395
473
313
351
404
784
1,311
1,231
1,167
1,088
792
884
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
2014/2015
2015/2016
2016/2017
2017/2018
2018/2019
2019/2020
2020/2021


April 2013 - Kettering Borough Monitor Graph
1,000
500
0
-500
-1,000
-1,500
-2,000
Dwellings
101
202
303
404
505
435
478
258
11
-152
-619
-1042
-1412
-1402
-865
-367
67
422
481
632
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
Year
MONITOR - No. dwellings above or below cumulative allocation (annual)


April 2013 Borough of Wellingborough Housing Trajectory
Past Completions (NET)
Projected Completions
PLAN - Strategic Allocation (Annualised)
MANAGE - Annual requirement taking account of past/projected completions
6,000
5,000
4,000
3,000
2,000
1,000
0
Dwellings
306
175
280
415
345
392
474
295
151
110
122
116
312
374
534
624
678
724
715
700
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
Year


April 2013 - Borough of Wellingborough Monitor Graph
800
-200
-1,200
-2,200
-3,200
-4,200
-5,200
-6,200
-Dwellings
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
2
-127
-151
-40
1
-139
-197
-434
-815
-1,237
-1,998
-2,765
-3,336
-3,845
-4,194
-4,411
-4,574
-4,691
-4,817
-4,958
Year
MONITOR - No. dwellings above or below cumulative allocation

APPENDIX C: CALCULATION OF THE FIVE YEAR REQUIREMENT (REQ.), 2014-19, AGAINST THE ADOPTED CORE STRATEGY

CORBY BOROUGH COUNCIL (CBC)

Calculation of the Housing Land Requirement (Req.) 2014-19, relative to the Adopted CSS

Completions 2001-12 (net):	4,309
Recorded Completion 2012/13 (net):	483
Projected Completion 2013/14 (net):	458
Projected Residual at April 2014 (net):	11,550
Total 2001-21	**16,800**

(a) Year	(b) CSS: Annual Housing Req.	(c) CSS: Housing Req. as a %	(d) Revised CSS taking account of projected performance to 31/03/2014	(e) Five Year Housing Req. 2014-19
2014/15	955	12.24%	1,414	
2015/16	955	12.24%	1,414	
2016/17	1,178	15.10%	1,744	**8,060**
2017/18	1,178	15.10%	1,744	
2018/19	1,178	15.10%	1,744	
2019/20	1,178	15.10%	1,745	
2020/21	1,178	15.10%	1,745	
Totals	**7,800**	**100.00%**	**11,550**	

CBC – Required targets 2014-19 (+20%)	
CBC Requirement 2014-19 (net):	**8,060**
CBC Requirement 2014-19 (net) + 20%	**9,672**

EAST NORTHAMPTONSHIRE DISTRICT COUNCIL (ENC)

Calculation of the Housing Land Requirement (Req.) 2014-19, relative to the Adopted CSS

Completions 2001-12 (net):	4,647
Recorded Completion 2012/13 (net):	248
Projected Completion 2013/14 (net):	383
Projected Residual at April 2014 (net):	4,122
Total 2001-21	**9,400**

(a) Year	(b) CSS: Annual Housing Req.	(c) CSS: Housing Req. as a %	(d) Revised CSS taking account of projected performance to 31/03/2014	(e) Five Year Housing Req. 2014-19
2014/15	500	17.04%	702	
2015/16	500	17.04%	702	
2016/17	387	13.19%	544	**3,036**
2017/18	387	13.19%	544	
2018/19	387	13.19%	544	
2019/20	387	13.19%	543	
2020/21	387	13.19%	543	
Totals	**2935**	**100.00**%	**4,122**	

ENC – Required targets 2014-19 (+5%)	
ENC Requirement 2014-19 (net):	**3,036**
ENC Requirement 2014-19 (net) + 5%	**3,188**

KETTERING BOROUGH COUNCIL (KBC)

Calculation of the Housing Land Requirement (Req.) 2014-19, relative to the Adopted CSS

Completions 2001-12 (net):	5,720
Recorded Completion 2012/13 (net):	351
Projected Completion 2013/14 (net):	404
Projected Residual at April 2014 (net):	6,625
Total 2001-21	**13,100**

(a) Year	(b) CSS: Annual Housing Req.	(c) CSS: Housing Req. as a %	(d) Revised CSS taking account of projected performance to 31/03/2014	(e) Five Year Housing Req. 2014-19
2014/15	774	14.85%	984	
2015/16	774	14.85%	984	
2016/17	733	14.06%	932	**4,763**
2017/18	733	14.06%	932	
2018/19	733	14.06%	931	
2019/20	733	14.06%	931	
2020/21	733	14.06%	931	
Totals	**5213**	**100.00%**	**6,625**	

KBC – Required targets 2014-19 (+5%)	
KBC Requirement 2014-19 (net):	**4,763**
KBC Requirement 2014-19 (net) + 5%	**5,001**

BOROUGH COUNCIL OF WELLINGBOROUGH (BCW)

Calculation of the Housing Land Requirement (Req.) 2014-19, relative to the Adopted CSS

Completions 2001-12 (net):	3,065
Recorded Completion 2012/13 (net):	116
Projected Completion 2013/14 (net):	312
Projected Residual at April 2014 (net):	9,307
Total 2001-21	**12,800**

(a) Year	(b) CSS: Annual Housing Req.	(c) CSS: Housing Req. as a %	(d) Revised CSS taking account of projected performance to 31/03/2014	(e) Five Year Housing Req. 2014-19
2014/15	883	14.79%	1,376	
2015/16	883	14.79%	1,376	
2016/17	841	14.08%	1,311	**6,685**
2017/18	841	14.08%	1,311	
2018/19	841	14.08%	1,311	
2019/20	841	14.08%	1,311	
2020/21	841	14.08%	1,311	
Totals	**5,971**	**100.00%**	**9,307**	

BCW – Required targets 2014-19 (+20%)	
BCW Requirement 2014-19 (net):	**6,685**
BCW Requirement 2014-19 (net) + 20%	**8,022**

NORTH NORTHAMPTONSHIRE (NN)

Calculation of the Housing Land Requirement (Req.) 2014-19, relative to the Adopted CSS

Completions 2001-12 (net):	17,741
Recorded Completion 2012/13 (net):	1,198
Projected Completion 2013/14 (net):	1,557
Projected Residual at April 2014 (net):	31,604
Total 2001-21	**52,100**

(a) Year	(b) CSS: Annual Housing Req.	(c) CSS: Housing Req. as a %	(d) Revised CSS taking account of projected performance to 31/03/2014	(e) Five Year Housing Req. 2014-19
2014/15	3,112	14.20%	4,487	
2015/16	3,112	14.20%	4,487	
2016/17	3,139	14.32%	4,526	**22,552**
2017/18	3,139	14.32%	4,526	
2018/19	3,139	14.32%	4,526	
2019/20	3,139	14.32%	4,526	
2020/21	3,139	14.32%	4,526	
Totals	**21,919**	**100.00%**	**31,604**	

NN – Required targets 2014-19 (+20%)	
NN Requirement 2014-19 (net):	**22,552**
NN Requirement 2014-19 (net) + 20%	**27,062**

APPENDIX D: CALCULATION OF THE FIVE YEAR REQUIREMENT (REQ.), 2014-19, AGAINST THE INTERIM HOUSING STATEMENT (IHS) – AGREED 9TH JANUARY 2014

CORBY BOROUGH COUNCIL (CBC)

Calculation of the Housing Land Requirement (Req.) 2014-19, relative to the Interim Housing Statement (as agreed by JPC on January 9th 2014)

Recorded Completion 2011/12 (net):	482
Recorded Completion 2012/13 (net):	483
Projected Completion 2013/14 (net):	458
Projected Residual at April 2014 (net):	4,477
Total 2011-21	**5,900**

(a) Year	(b) IHS: Annual Housing Req.	(c) IHS: Housing Req. as a %	(d) Revised IHS req. taking account of projected performance to 31/03/2014	(e) Five Year Housing Req. 2014-19
2014/15	590	14.29%	640	
2015/16	590	14.29%	640	
2016/17	590	14.29%	640	**3,199**
2017/18	590	14.29%	640	
2018/19	590	14.29%	639	
2019/20	590	14.29%	639	
2020/21	590	14.29%	639	
Totals	**4,130**	**100.00%**	**4,477**	

CBC: Required targets 2014-19	
CBC Requirement 2014-19 (net):	3,199
CBC Requirement 2014-19 (net) + 5%	3,359
CBC Requirement 2014-19 (net) + 20%	3,839

EAST NORTHAMPTONSHIRE DISTRICT COUNCIL (ENC)

Calculation of the Housing Land Requirement (Req.) 2014-19, relative to the Interim Housing Statement (as agreed by JPC on January 9th 2014)

Recorded Completion 2011/12 (net):	184
Recorded Completion 2012/13 (net):	248
Projected Completion 2013/14 (net):	383
Projected Residual at April 2014 (net):	2,485
Total 2011-21	**3,300**

(a) Year	(b) IHS: Annual Housing Req.	(c) IHS: Housing Req. as a %	(d) Revised IHS req. taking account of projected performance to 31/03/2014	(e) Five Year Housing Req. 2014-19
2014/15	330	14.29%	355	
2015/16	330	14.29%	355	
2016/17	330	14.29%	355	**1,775**
2017/18	330	14.29%	355	
2018/19	330	14.29%	355	
2019/20	330	14.29%	355	
2020/21	330	14.29%	355	
Totals	**2,310**	**100.00**%	**2,485**	

ENC: Required targets 2014-19	
ENC Requirement 2014-19 (net):	1,775
ENC Requirement 2014-19 (net) + 5%	1,864
ENC Requirement 2014-19 (net) + 20%	2,130

KETTERING BOROUGH COUNCIL (KBC)

Calculation of the Housing Land Requirement (Req.) 2014-19, relative to the Interim Housing Statement (as agreed by JPC on January 9th 2014)

Recorded Completion 2011/12 (net):	313
Recorded Completion 2012/13 (net):	351
Projected Completion 2013/14 (net):	404
Projected Residual at April 2014 (net):	3,532
Total 2011-21	**4,600**

(a) Year	(b) IHS: Annual Housing Req.	(c) IHS: Housing Req. as a %	(d) Revised IHS req. taking account of projected performance to 31/03/2014	(e) Five Year Housing Req. 2014-19
2014/15	460	14.29%	505	
2015/16	460	14.29%	505	
2016/17	460	14.29%	505	**2,525**
2017/18	460	14.29%	505	
2018/19	460	14.29%	505	
2019/20	460	14.29%	504	
2020/21	460	14.29%	503	
Totals	**3,220**	**100.00%**	**3,532**	

KBC: Required targets 2014-19	
KBC Requirement 2014-19 (net):	2,525
KBC Requirement 2014-19 (net) + 5%	2,651
KBC Requirement 2014-19 (net) + 20%	3,030

BOROUGH COUNCIL OF WELLINGBOROUGH (BCW)

Calculation of the Housing Land Requirement (Req.) 2014-19, relative to the Interim Housing Statement (as agreed by JPC on January 9th 2014)

Recorded Completion 2011/12 (net):	122
Recorded Completion 2012/13 (net):	116
Projected Completion 2013/14 (net):	312
Projected Residual at April 2014 (net):	3,950
Total 2011-21	**4,500**

(a) Year	(b) IHS: Annual Housing Req.	(c) IHS: Housing Req. as a %	(d) Revised IHS req. taking account of projected performance to 31/03/2014	(e) Five Year Housing Req. 2014-19
2014/15	450	14.29%	564	
2015/16	450	14.29%	564	
2016/17	450	14.29%	564	**2,820**
2017/18	450	14.29%	564	
2018/19	450	14.29%	564	
2019/20	450	14.29%	565	
2020/21	450	14.29%	565	
Totals	**3,150**	**100.00%**	**3,950**	

BCW: Required targets 2014-19	
BCW Requirement 2014-19 (net):	2,820
BCW Requirement 2014-19 (net) + 5%	2,961
BCW Requirement 2014-19 (net) + 20%	3,384

NORTH NORTHAMPTONSHIRE (NN)

Calculation of the Housing Land Requirement (Req.) 2014-19, relative to the Interim Housing Statement (as agreed by JPC on January 9th 2014)

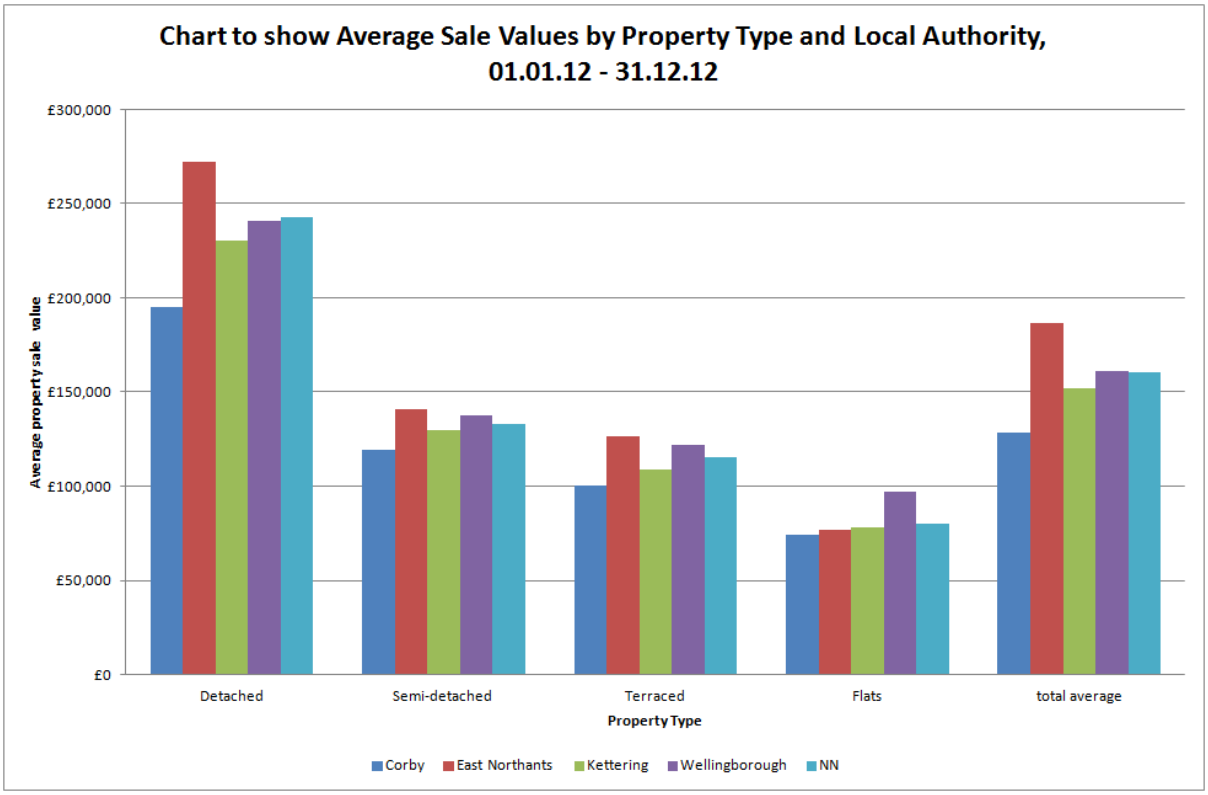
Recorded Completion 2011/12 (net):	1,101
Recorded Completion 2012/13 (net):	1,198
Projected Completion 2013/14 (net):	1,557
Projected Residual at April 2014 (net):	14,444
Total 2011-21	**18,300**

(a) Year	(b) IHS: Annual Housing Req.	(c) IHS: Housing Req. as a %	(d) Revised IHS req. taking account of projected performance to 31/03/2014	(e) Five Year Housing Req. 2014-19
2014/15	1,830	14.29%	2,063	
2015/16	1,830	14.29%	2,063	
2016/17	1,830	14.29%	2,063	**10,316**
2017/18	1,830	14.29%	2,063	
2018/19	1,830	14.29%	2,064	
2019/20	1,830	14.29%	2,064	
2020/21	1,830	14.29%	2,064	
Totals	**12,810**	**100.00%**	**14,444**	

NN: Required targets 2014-19	
NN Requirement 2014-19 (net):	10,316
NN Requirement 2014-19 (net) + 5%	10,832
NN Requirement 2014-19 (net) + 20%	12,379

APPENDIX E: AVERAGE HOUSE PRICES 2012

Average House Prices, January – December 2012[48]

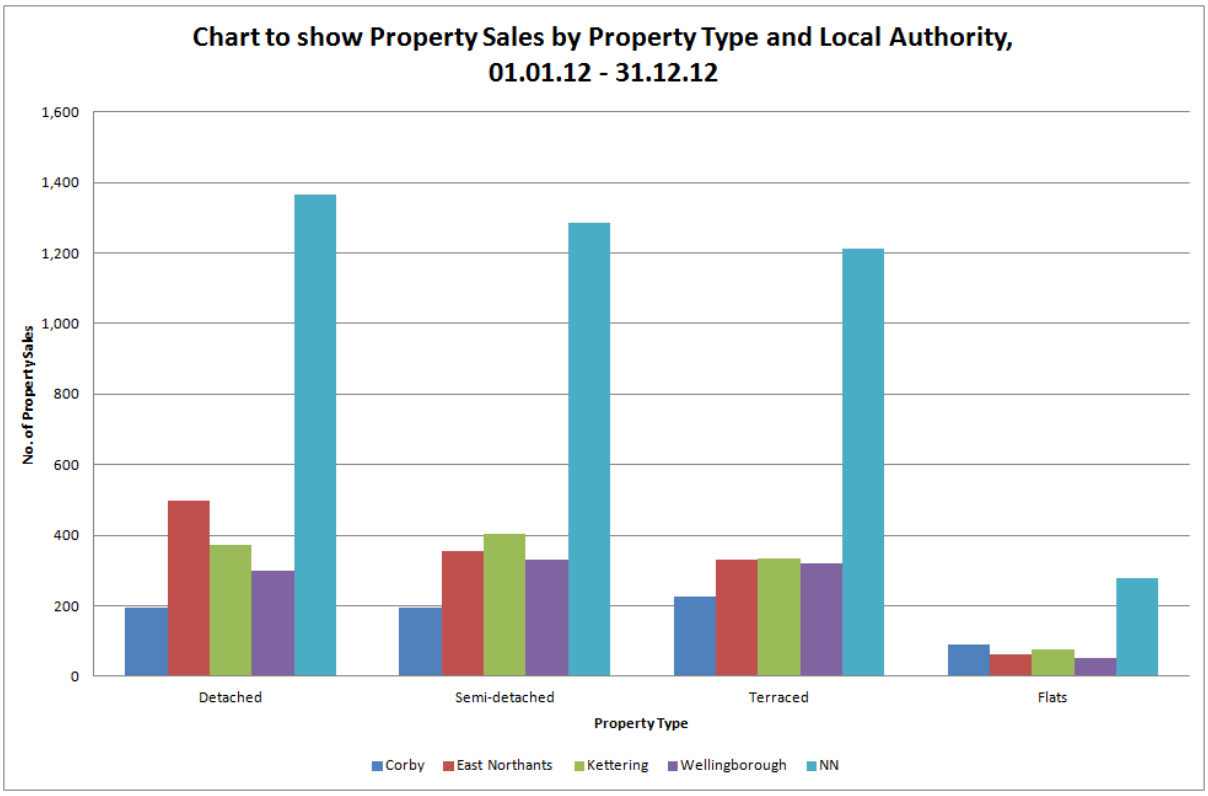


The above chart shows the average price of properties sold by local authority area in the calendar year 2012. As this shows, East Northamptonshire is generally the most expensive place in which to buy housing, with the greatest average sale values recorded in 3 of the 4 property types assessed. In contrast, Corby is the most affordable location locally in which to buy property, followed by Kettering and Wellingborough. These are trends which have been recorded in previous versions of the AMR and are reflective of the relative demand for housing in an area with the greatest areas of demand exhibiting the highest house prices. Details as to these average house prices are provided in the table below for clarity:

LPA	Detached	Semi - detached	Terraced	Flats	Total Average
Corby	£195,266	£119,372	£100,499	£74,151	**£128,398.77**
East Northamptonshire	£272,062	£140,648	£126,244	£76,798	**£186,248.13**
Kettering	£230,474	£129,983	£108,622	£78,237	**£152,223.34**
Wellingborough	£240,911	£137,289	£121,639	£97,344	**£161,210.92**
North Northamptonshire	**£242,943**	**£133,192**	**£115,352**	**£80,077**	**£160,566.71**

[48] Housing Intelligence for the East Midlands (2013) Land Registry House Sales 2012 North Northants [Online] Accessible from: http://hi4em.derby.gov.uk/Web/DataBank/Forms/By%20HMA.aspx (Land Registry 2012 Nth Northants.xls)

House Sales, January – December 2012[49]



LPA	Detached	Semi - detached	Terraced	Flats	Total house sales
Corby	195	196	227	91	**709**
East Northamptonshire	499	356	330	62	**1,247**
Kettering	371	403	333	75	**1,182**
Wellingborough	299	329	321	51	**1,000**
North Northamptonshire	**1,364**	**1,284**	**1,211**	**279**	**4,138**
% of all house sales	32.96%	31.03%	29.27%	6.74%	**100.00%**

The above data shows the number of house sales by property type and local authority area between January 1st and December 31st 2012. As this shows, the most popular property type over this period was detached housing, with 1,364 sales (33% of all housing), of which the greatest volume were in East Northamptonshire (499). However, sales of semi-detached and terraced housing also proved popular with 1,284 and 1,211 homes sold respectively. Kettering Borough was the most popular location for semi-detached properties in 2012 (403 dwellings) closely followed by East Northamptonshire (356) and Wellingborough (329). Levels of sales of terraced housing were broadly similar across these local authority areas, with 333 sales in Kettering, 330 in East Northamptonshire

[49] Housing Intelligence for the East Midlands (2013) Land Registry House Sales 2012 North Northants [Online] Accessible from: http://hi4em.derby.gov.uk/Web/DataBank/Forms/By%20HMA.aspx (Land Registry 2012 Nth Northants.xls)

and 321 in Wellingborough. Flats were the least popular type of property purchased in 2012, accounting for only 7% of all sales. These were most popular in Corby Borough (91 sales) and least in Wellingborough (51).

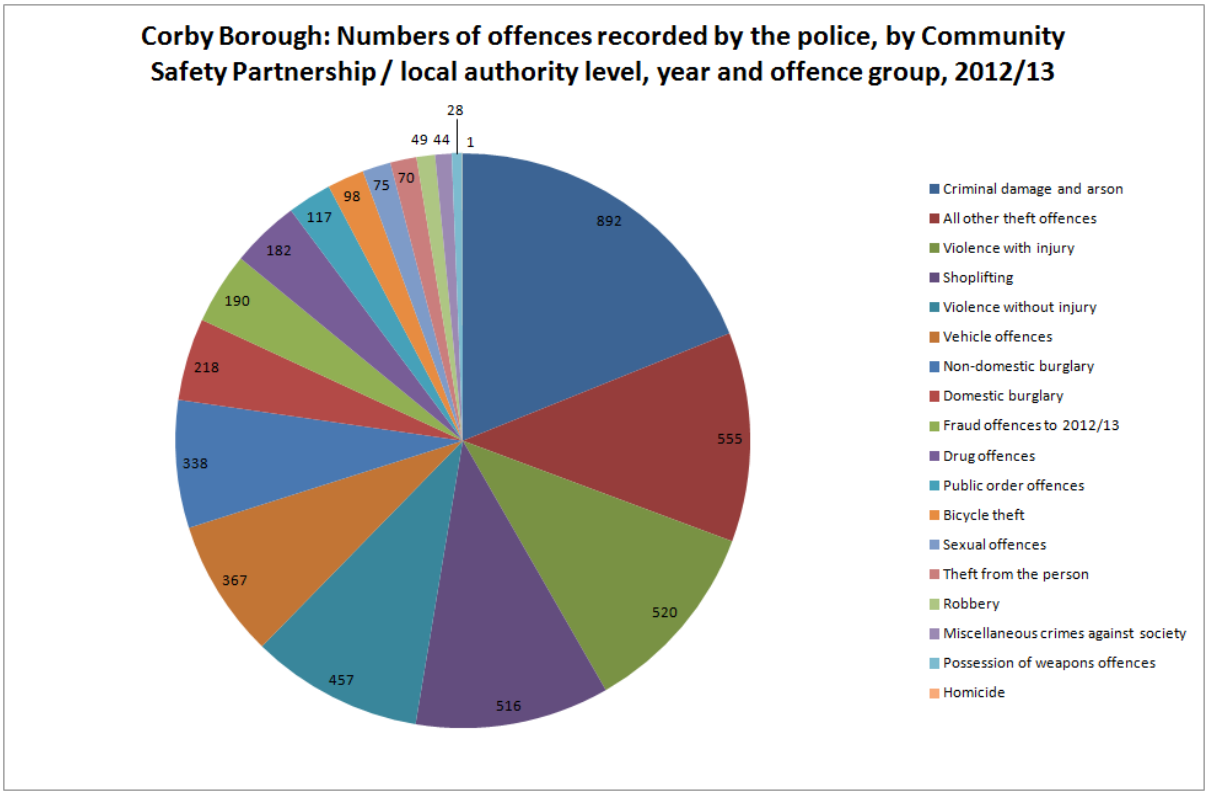
What is apparent is that the greatest demand for housing, in terms of total sales recorded, exists in East Northamptonshire although this is similarly high in Kettering and Wellingborough. In contrast, on the basis of analysis of 2012 sales, Corby Borough has seen less demand for housing relative to adjacent areas.

APPENDIX F: NUMBER OF RECORDED CRIME OFFENCES 2012/13

Data has been retrieved from the Office for National Statistics relating to the '*Numbers of offences recorded by the police, by Community Safety Partnership/local authority level and offence group'* for 2012/13. This data shows the total number of offences recorded by group and local authority area. For ease, each offence has been ranked by local authority area so it is quickly possible to gauge the most prevalent offences across the area. In previous AMRs this section has made use of the *Crime Survey for England and Wales* as the basis for reporting incidences of crime locally (and to provide a comparator to previous years). However, due to changes in the way ONS collates this indicator it has not been possible to retrieve like for like updates this year as data has not been collated consistently on all offences. On this basis, by way of measure, the current AMR reports on total offences by group and provides comment on those offences where like for like data can be retrieved. The intention is to continue measuring this data set going forward although this is dependent on the continued publication of this data by ONS. Analysis of crime by local authority area is now produced below.

CORBY

Local authority	Offence	2012/13	Rank	%
Corby	Criminal damage and arson	892	1	18.91%
Corby	All other theft offences	555	2	11.77%
Corby	Violence with injury	520	3	11.02%
Corby	Shoplifting	516	4	10.94%
Corby	Violence without injury	457	5	9.69%
Corby	Vehicle offences	367	6	7.78%
Corby	Non-domestic burglary	338	7	7.17%
Corby	Domestic burglary	218	8	4.62%
Corby	Fraud offences to 2012/13	190	9	4.03%
Corby	Drug offences	182	10	3.86%
Corby	Public order offences	117	11	2.48%
Corby	Bicycle theft	98	12	2.08%
Corby	Sexual offences	75	13	1.59%
Corby	Theft from the person	70	14	1.48%
Corby	Robbery	49	15	1.04%
Corby	Miscellaneous crimes against society	44	16	0.93%
Corby	Possession of weapons offences	28	17	0.59%
Corby	Homicide	1	18	0.02%
Total		**4,717**	n/a	**100.00%**

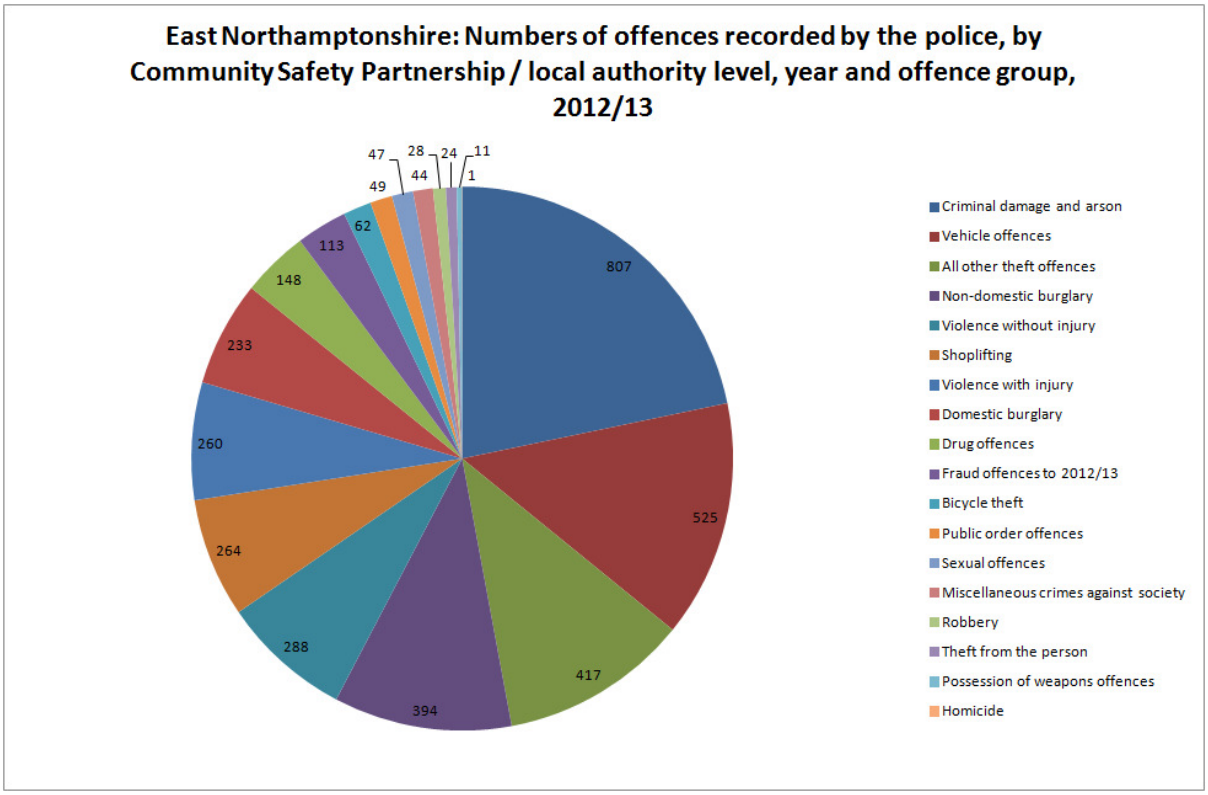


As the table and chart above shows, Criminal damage and arson was the most prevalent offence in Corby Borough in 2012/13 – amounting for 18.91% of all recorded offences (892 incidents). This was followed by, to a lesser degree, all other theft offences (11.77% / 555 incidents), violence with injury (11.02% / 520) and shoplifting (10.94% / 516). These offences accounted for over half of all crimes recorded in Corby Borough in 2012/13. Other notable incidences recorded in 2012/13 were violence without injury (9.69% / 457 incidents), vehicle offences (7.78% / 367) and non-domestic burglary (7.17% / 338). The remaining 22.73% comprised less prevalent offences including fraud, drug offences and bicycle theft.

Relative to the 2012 AMR, incidents of (domestic) burglary are up in the District (was 168 in 2011/12), as are robberies (was 60 in preceding year) although incidents of sexual offences are up (was 66).

EAST NORTHAMPTONSHIRE

Local authority	Offence	2012/13	Rank	%
East Northants	Criminal damage and arson	807	1	21.72%
East Northants	Vehicle offences	525	2	14.13%
East Northants	All other theft offences	417	3	11.22%
East Northants	Non-domestic burglary	394	4	10.61%
East Northants	Violence without injury	288	5	7.75%
East Northants	Shoplifting	264	6	7.11%
East Northants	Violence with injury	260	7	7.00%
East Northants	Domestic burglary	233	8	6.27%
East Northants	Drug offences	148	9	3.98%
East Northants	Fraud offences to 2012/13	113	10	3.04%
East Northants	Bicycle theft	62	11	1.67%
East Northants	Public order offences	49	12	1.32%
East Northants	Sexual offences	47	13	1.27%
East Northants	Miscellaneous crimes against society	44	14	1.18%
East Northants	Robbery	28	15	0.75%
East Northants	Theft from the person	24	16	0.65%
East Northants	Possession of weapons offences	11	17	0.30%
East Northants	Homicide	1	18	0.03%
Total		**3,715**	n/a	**100.00%**



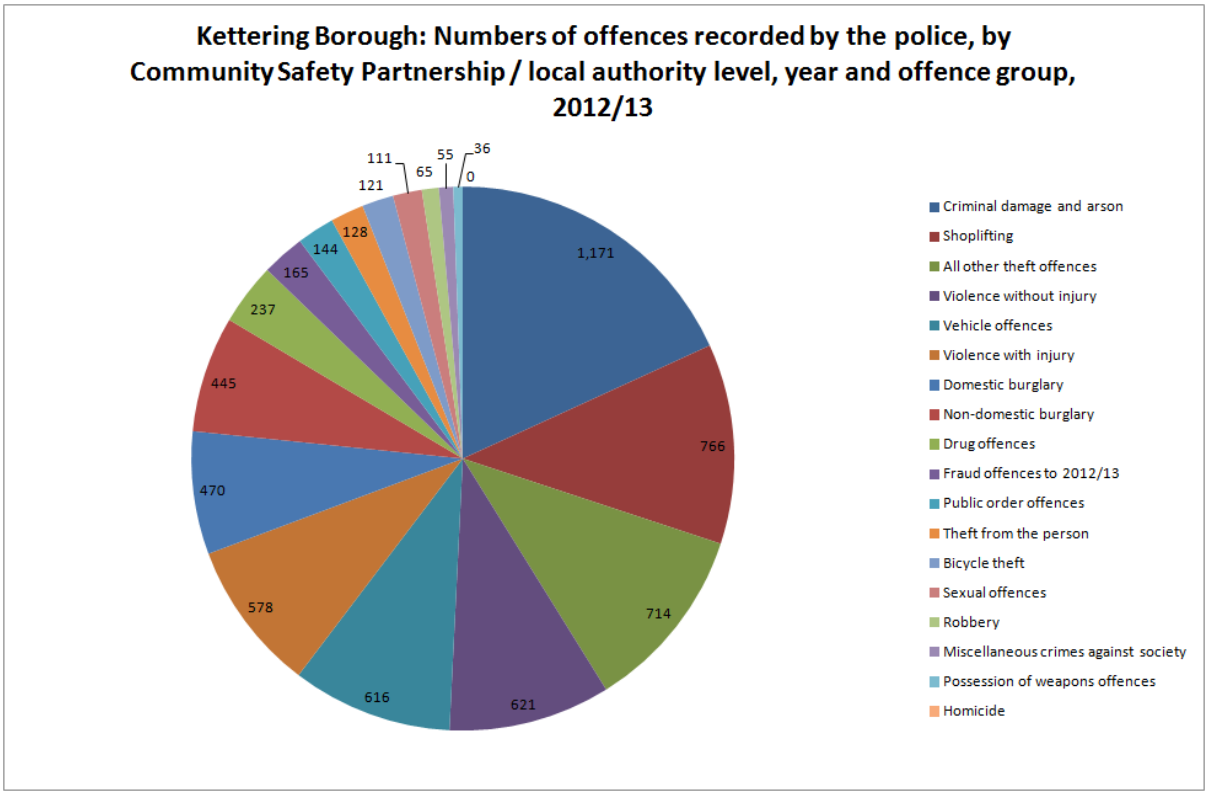
Alike Corby Borough, Criminal damage and arson was the most prevalent offence in East Northamptonshire in 2012/13, accounting for 21.72% (807 incidences). This was followed by, to a lesser degree, Vehicle Offences (14.13% / 525 incidences), all other theft offences (11.22%/417 incidences) and non-domestic burglary (10.61%/394 incidences). These offences accounted for over half of all crimes recorded in East Northamptonshire in 2012/13.

Other notable incidences recorded in 2012/13 were violence without injury (7.75% / 288 incidents), Shoplifting (7.11% / 264), violence with injury (7.00% / 260) and domestic burglary (6.27% / 233). The remaining 14.19% comprised less prevalent offences including fraud, public order and drug offences.

Relative to the 2012 AMR, incidents of (domestic) burglary are down in the District (was 250 in 2011/12), as are robberies (was 31 in preceding year) and sexual offences (was 48).

KETTERING

Local authority	Offence	2012/13	Rank	%
Kettering	Criminal damage and arson	1,171	1	18.17%
Kettering	Shoplifting	766	2	11.89%
Kettering	All other theft offences	714	3	11.08%
Kettering	Violence without injury	621	4	9.64%
Kettering	Vehicle offences	616	5	9.56%
Kettering	Violence with injury	578	6	8.97%
Kettering	Domestic burglary	470	7	7.29%
Kettering	Non-domestic burglary	445	8	6.91%
Kettering	Drug offences	237	9	3.68%
Kettering	Fraud offences to 2012/13	165	10	2.56%
Kettering	Public order offences	144	11	2.23%
Kettering	Theft from the person	128	12	1.99%
Kettering	Bicycle theft	121	13	1.88%
Kettering	Sexual offences	111	14	1.72%
Kettering	Robbery	65	15	1.01%
Kettering	Miscellaneous crimes against society	55	16	0.85%
Kettering	Possession of weapons offences	36	17	0.56%
Kettering	Homicide	0	18	0.00%
Total		**6,443**	n/a	**100.00%**



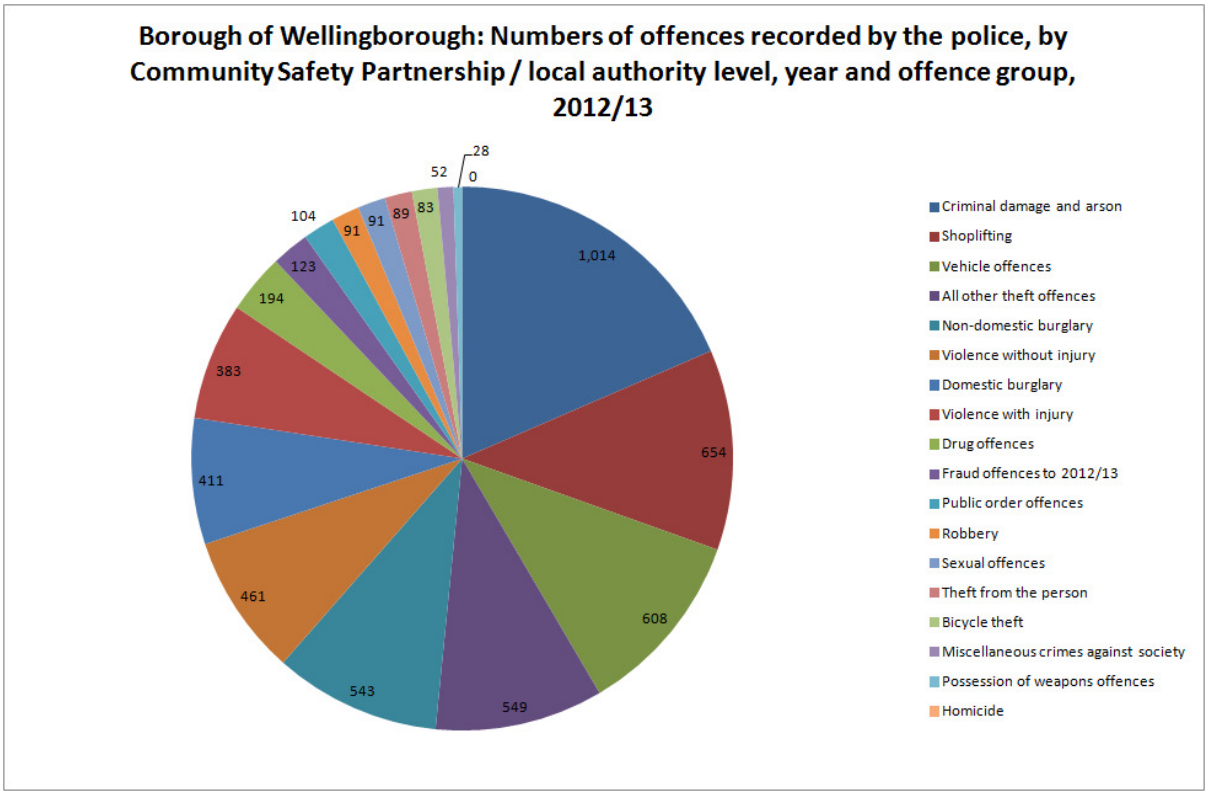
Similar to Corby Borough and East Northamptonshire, Criminal damage and arson was the most prevalent offence in Kettering Borough in 2012/13, accounting for 18.17% (1,171 incidences). This was followed by, to a lesser degree, Shoplifting (11.89% / 766 incidences), all other theft offences (11.08%/714 incidences) and Violence without injury (9.64%/621 incidences). These offences accounted for over half of all crimes recorded in Kettering Borough in 2012/13.

Other notable incidences recorded in 2012/13 were Vehicle Offences (9.56% / 616 incidents), Violence with injury (8.97% / 578), domestic burglary (7.29% / 470) and non-domestic burglary (6.91% / 445). The remaining 16.48% comprised less prevalent offences including fraud, public order and drug offences.

Relative to the 2012 AMR, incidents of (domestic) burglary are up in the Borough (was 291 in 2011/12), as are sexual offences (was 95) although incidents of robbery are down (was 83 in preceding year).

WELLINGBOROUGH

Local authority	Offence	2012/13	Rank	%
Wboro	Criminal damage and arson	1,014	1	18.51%
Wboro	Shoplifting	654	2	11.94%
Wboro	Vehicle offences	608	3	11.10%
Wboro	All other theft offences	549	4	10.02%
Wboro	Non-domestic burglary	543	5	9.91%
Wboro	Violence without injury	461	6	8.42%
Wboro	Domestic burglary	411	7	7.50%
Wboro	Violence with injury	383	8	6.99%
Wboro	Drug offences	194	9	3.54%
Wboro	Fraud offences to 2012/13	123	10	2.25%
Wboro	Public order offences	104	11	1.90%
Wboro	Robbery	91	12	1.66%
Wboro	Sexual offences	91	13	1.66%
Wboro	Theft from the person	89	14	1.62%
Wboro	Bicycle theft	83	15	1.52%
Wboro	Miscellaneous crimes against society	52	16	0.95%
Wboro	Possession of weapons offences	28	17	0.51%
Wboro	Homicide	0	18	0.00%
Total		**5,478**	n/a	**100.00%**



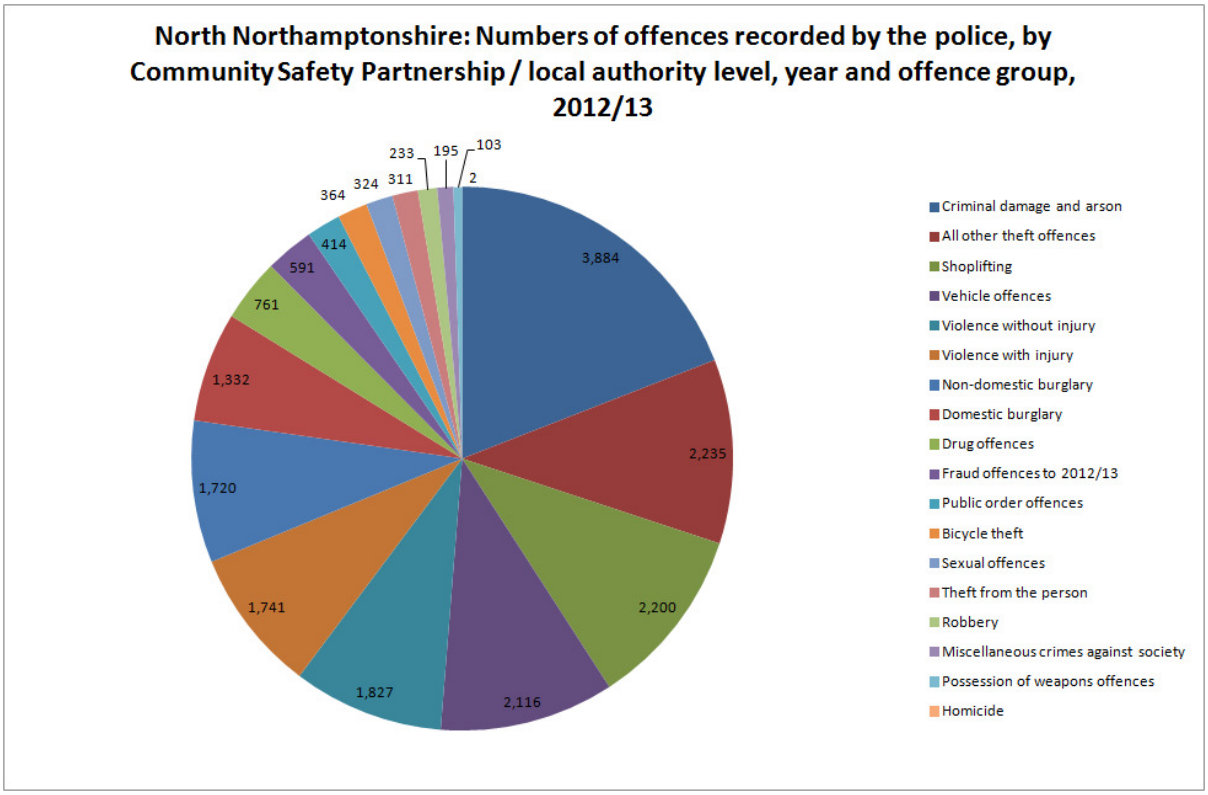
As noted elsewhere across the area, Criminal damage and arson was the most prevalent offence in the Borough of Wellingborough in 2012/13, accounting for 18.51% (1,014 incidences). This was followed by, to a lesser degree, Shoplifting (11.94% / 654 incidences), vehicle offences (11.10%/608 incidences) and All other theft offences (10.02%/549 incidences). These offences accounted for over half of all crimes recorded in Borough of Wellingborough in 2012/13.

Other notable incidences recorded in 2012/13 were Non-domestic burglary (9.91% / 543 incidents), Violence without injury (8.42% / 461), domestic burglary (7.50% / 411) and Violence with injury (6.99% / 383). The remaining 15.61% comprised less prevalent offences including fraud, public order and drug offences.

Relative to the 2012 AMR, incidents of (domestic) burglary are up in the Borough (was 285 in 2011/12), as are robberies (was 117) although sexual offences are up (was 85 in preceding year).

NORTH NORTHANTS

Area	Offence	2012/13	Rank	%
NN	Criminal damage and arson	3,884	1	19.08%
NN	All other theft offences	2,235	2	10.98%
NN	Shoplifting	2,200	3	10.81%
NN	Vehicle offences	2,116	4	10.40%
NN	Violence without injury	1,827	5	8.98%
NN	Violence with injury	1,741	6	8.55%
NN	Non-domestic burglary	1,720	7	8.45%
NN	Domestic burglary	1,332	8	6.54%
NN	Drug offences	761	9	3.74%
NN	Fraud offences to 2012/13	591	10	2.90%
NN	Public order offences	414	11	2.03%
NN	Bicycle theft	364	12	1.79%
NN	Sexual offences	324	13	1.59%
NN	Theft from the person	311	14	1.53%
NN	Robbery	233	15	1.14%
NN	Miscellaneous crimes against society	195	16	0.96%
NN	Possession of weapons offences	103	17	0.51%
NN	Homicide	2	18	0.01%
Total		**20,353**	**n/a**	**100.00%**

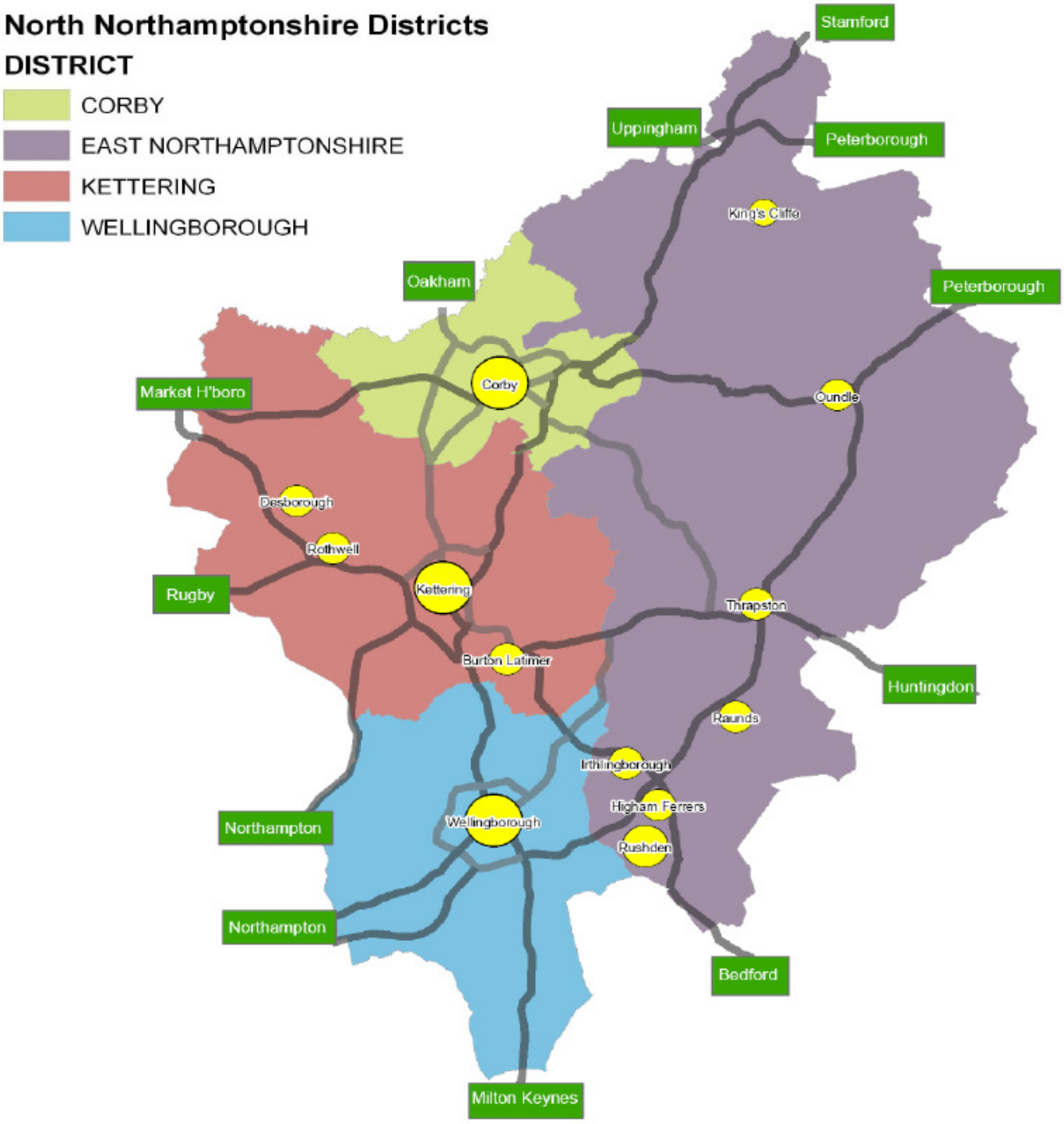


Criminal damage and arson was the most prevalent offence in North Northamptonshire in 2012/13, accounting for 19.08% (3,884 incidences). This was followed by, to a lesser degree, All other theft offences (10.98% / 2,235 incidences, Shoplifting (11.81%/2,200 incidences) and Vehicle offences (10.40%/2,116 incidences). These offences accounted for over half of all crimes recorded in North Northamptonshire in 2012/13.

Other notable incidences recorded in 2012/13 were Violence without (8.98% / 1,827 incidents), and with injury (8.55%, 1,741 incidents), non- domestic (8.45% / 1,720) and domestic burglary (6.54%/1,332 incidents). The remaining 16.20% comprised less prevalent offences including fraud, public order and drug offences.

Relative to the 2012 AMR, incidents of (domestic) burglary are up across the area (was 994 in 2011/12), as are sexual offences (was 294) although robberies are down (was 291 in preceding year).

APPENDIX G: MAP OF NORTH NORTHAMPTONSHIRE



APPENDIX H: LOCAL AUTHORITY HOUSING SITE SCHEDULES 2001-21