


# North Northamptonshire Authorities' Monitoring Report (AMR) 2019/20

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# Executive Summary

This is the twelfth joint Authorities' Monitoring Report (AMR) which was prepared by the former North Northamptonshire Joint Planning and Delivery Unit on behalf of the constituent local planning authorities (Borough/District Councils) of Corby, East Northamptonshire, Kettering and Wellingborough. It covers the monitoring year 2019/20 and reports progress on the implementation of the Local Development Scheme for North Northamptonshire and attainment of policies within the North Northamptonshire Joint Core Strategy (JCS) (adopted in July 2016) as well as the adopted Part 2 Local Plans to date (Plan for the Borough of Wellingborough).

This AMR is published after the inception of the North Northamptonshire unitary authority in April 2021. However, this and the subsequent 2020/21 report will still use data from the local authorities on a separate basis. How the AMR will come together subsequent to this is yet to be formalised, but it is likely to continue in a similar vein to current arrangements due to North Northamptonshire wide monitoring arrangements already being well established and the four Part 2 Local Plans which correspond to the geographical areas of the four former Borough/District Councils.

Section 1 of this document provides an introduction to the AMR – why it is required, what it needs to cover and how this is being implemented locally. Section 2 provides an update on the development of the Local Development Scheme for North Northamptonshire.

Sections 3-8 provide an update on JCS implementation through a range of indicators covering key policy areas including the spatial distribution of development, the economy, housing (including an assessment of the five-year supply of housing land), the environment and infrastructure. This report represents the fourth AMR to fully utilise the monitoring framework within the JCS since its adoption, thus enabling the continued production of comparable data and analysis on a yearly basis.

Through the indicators within, the AMR needs to outline local performance/changes with commentary as to why these have been noted. Since the first joint AMR (covering 2008/09), the effect of the recession has been identified as a key factor in respect of local performance against a range of indicators – most notably the effects on housing and economic indicators. However, 11 years on and as the economy slowly recovers, the effects of the recession may be beginning to reverse as housing development has picked up again in recent years. Despite this, as always there are economic uncertainties that could cause instability again within the housing market and delivery of infrastructure, never has this been more pertinent with the emergence of the Covid-19 pandemic and subsequent lockdowns within the UK as well as the potential impacts of Brexit. Although due to timing of reporting this is unlikely to have had an impact upon the data within this report, this will potentially be felt more significantly within following years.

| Monitoring Indicator | Indicator Source | Relevant JCS Policy | Indicator Policy Target | Performance | | | |
|---|---|---|---|---|---|---|---|
| | | | | Year | Result | Target Met 18/19? | Recent Trend |
| **% of residential development at Growth Towns** | JCS | 29 | 67% | 2018/19<br>2019/20 | 56%<br>56% | N | → |
| **% of residential development at Market Towns** | JCS | 29 | 23% | 2018/19<br>2019/20 | 29%<br>29% | Y | → |
| **% of residential development at Villages** | JCS | 29 | 4% | 2018/19<br>2019/20 | 8%<br>8% | Y | → |
| **% of residential development in Rural Areas** | JCS | 29 | 6% | 2018/19<br>2019/20 | 7%<br>7% | Y | → |
| **The number and % of developments built on Brownfield Land by LPA** | JCS | 6 | No specific target set | 2018/19<br>2019/20 | 33%<br>16% | N/A | ↓ |
| **Total amount of additional employment floorspace provided annually (net)** | JCS | 22 | No specific target set | 2018/19<br>2019/20 | 386,167m$^2$<br>138,079m$^2$ | N/A | ↓ |
| **Total amount of additional employment floorspace provided on PDL** | JCS | 22 | No specific target set | 2018/19<br>2019/20 | 95.5%<br>21% | N/A | ↓ |
| **The quantum and scale of retail developments approved outside of the defined town centre areas** | JCS | 13 | No specific target | 2018/19<br>2019/20 | 3,002m$^2$<br>2,375m$^2$ | N/A | ■ |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **(Number) and scale of new logistics operations by scale** | JCS | 24 | No specific target | 2018/19<br><br>2019/20 | (2) - 89,945m$^2$<br><br>(1) – 24,102m$^2$ | N/A | ↓ |
| **No. of net additional jobs provided by LPA on an annualised basis** | JCS | 23 | 31,100 net increase in jobs 2011-31 (1,555 p.a) | 2018<br><br>2019 | +2,000<br><br>+6,000 | | ↑ |
| **Net additional dwellings in previous years (2011-19)** | JCS | 29 | 2011-2031 Plan requirement 35,000 (40,000) | 2011-2020 Plan requirement: 15,750 net dwellings | 2011-20 net dwellings completed (actual): 14,596 | N | ↑ |
| **Net additional dwellings for the reporting year (2018/19)** | JCS | 29 | JCS Annual Requirement: 1,750 | 2018/19: 2,088 net additional dwellings | 2019/20: 1,463 net additional dwellings | Y | ↓ |
| **Net additional dwellings in future years (2019/31)** | JCS | 29 | 2020-31: (JCS Table 4) | 2020-2031 requirement: 19,250 net dwellings | 2020-2031: 27,335 net dwellings | N/A | ■ |
| **New additional pitches (Gypsy and traveller) 2018/19** | JCS | 31 | In accordance with updated GTAA | 2018/19<br><br>2019/20 | 12 pitches<br><br>20 pitches | | ↑ |
| **The gross number/% of Affordable Homes provided** | JCS | 30 | No specific target for NN as a whole | 2018/19<br><br>2019/20 | 312 out of 2,122 (15%)<br><br>292 out of 1,481 (20%) | N | ↑ |
| **Deliverable Housing Supply (Corby)** | JCS | 28 | 5 Year supply of deliverable housing land (+5% buffer) | 2018/19: 6.01 years | 2019/20: 5.0 | Y | ↓ |
| **Deliverable Housing Supply (East Northants)** | JCS | 28 | 5 Year supply of deliverable housing land (+5% buffer) | 2018/19: 6.03 years | 2019/20: 6.55 | Y | ↑ |
| **Deliverable Housing Supply (Kettering)** | JCS | 28 | 5 Year supply of deliverable housing land (+5% buffer) | 2018/19: 6.9 years | 2019/20: 6.75 | Y | ↓ |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Deliverable Housing Supply (W'boro)** | JCS | 28 | 5 Year supply of deliverable housing land (+5% buffer) | 2018/19: 7.15 years | 2019/20: 6.76 | Y |  |
| **Permitted and completed renewable energy installations by type and area** | JCS | 26 | No specific target set | 2018/19<br><br>2019/20 | 0.29<br><br>0.1 | N/A |  |

| Symbol | Name | Meaning |
|---|---|---|
|  | Positive | Clear improvement or targets met |
|  | Negligible | Little or no change (<5%) |
|  | Negative | Clear deterioration or targets not met |
| ■ | Insufficient/no comparable data | Includes no targets or trends to assess against |

# 1. Introduction

1.1 This Authorities' Monitoring Report (AMR), formerly known as the Annual Monitoring Report, has been produced by the strategic planning policy team (formerly North Northamptonshire Joint Planning and Delivery Unit (NNJPDU)). This reports on local activity and changes recorded between 1st April 2019 and 31st March 2020 regarding the implementation of the JCS and Part 2 Local Plans for the four former District/Borough Councils. This is the twelfth 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 comparative analysis to be undertaken. As outlined in previous AMRs, legislative and regulatory changes to the Planning system have impacted directly upon the monitoring reporting process, albeit the duty to monitor still remains. Historical context and key changes are outlined over the remainder of this section with details provided as to how North Northamptonshire is adhering to these.

**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 in order 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 local planning authorities to 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[1] 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 In March 2012 the first National Planning Policy Framework (NPPF) was published. This framework was subsequently updated in July 2018 and February 2019 and outlines planning policies that are applicable to England[2]. The Government made these changes to reduce administrative burdens, speed up planning decisions and provide the sustainable development and growth needed to support the social, economic and environmental needs of the country.

1.4 The Town and Country Planning (Local Planning) (England) Regulations 2012 came into force from April 6th, 2012, and changed the name of the Annual Monitoring Report to *Authorities' Monitoring Reports.* Furthermore, these regulations specify a minimum content against which

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

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

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 timetables 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).

1.5 As a result of its relative brevity, the NPPF inevitably contained less direct provisions in terms of Monitoring although it still stressed the importance of reviewing performance to help identify changing circumstances which could trigger a partial/full review of Local Plans. Since the NPPF's revision in July 2018 and further update in February 2019, there is even less of a reference to monitoring performance thus giving council's more freedom to monitor what they consider to be appropriate given local circumstances and taking into account the regulations provided in other government regulations (as detailed below).

1.6 The National Planning Practice Guidance (NPPG) was first published in 2014 and supports the NPPF and has been updated at various points since. The latest iteration of the guidance regarding development plan monitoring (October 2019 at the time of writing), gives guidance regarding what should be included in AMRs. This includes the sub-section *What is the role of the Authority Monitoring Report* (Paragraph: 073 Reference ID: 61-073-20190315[3]) within which it states:

*"Local planning authorities must publish information at least annually that shows progress with local plan preparation, reports any activity relating to the duty to cooperate, any information collected which relates to indicators in the plan, and any policies which are not being implemented. Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been brought into force, and monitor the provision of housing for older and disabled people. It can help inform if there is a need to undertake a partial or full update of the local plan, when carrying out a review at least every 5 years from the adoption date."*

1.7 It goes on to say: *"This information should be made available publicly. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what information the reports must contain. The reports can include other information, for example, the reports can draw on Infrastructure Funding Statements to highlight the contributions made by development, including section 106 planning obligations, Community Infrastructure Levy*

[3] As found under the Plan-making section

*and New Homes Bonus payments, and how these have been used."*

1.8 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).

1.9 As of January 2018 amendments to the Neighbourhood Planning Act brought into effect provisions under sections 8(1) and 8(3) that requires local planning authorities to identify the strategic priorities for the development and use of land in their area.

1.10 To aid with this transition, the Planning Advisory Service (PAS) 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 etc.) 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.

1.11 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.

**Joint Core Strategy (JCS)**

1.12 Through AMR production, and the feedback loop this provides, it was possible to gauge the extent to which the previous (2008) Core Spatial Strategy (CSS) policies were or were not working. This, along with other factors helped facilitate the production of a replacement Part 1 Local Plan for the area, known as the Joint Core Strategy (JCS). Following an independent examination in November 2015; the JCS was formally adopted in July 2016. As part of the JCS an entirely new set of indicators are now established as part of the overarching Monitoring Framework for North Northamptonshire, these can be observed in the Table 9 of the JCS. The 16/17 AMR was the first that solely used targets set out in the current JCS rather than its predecessor.

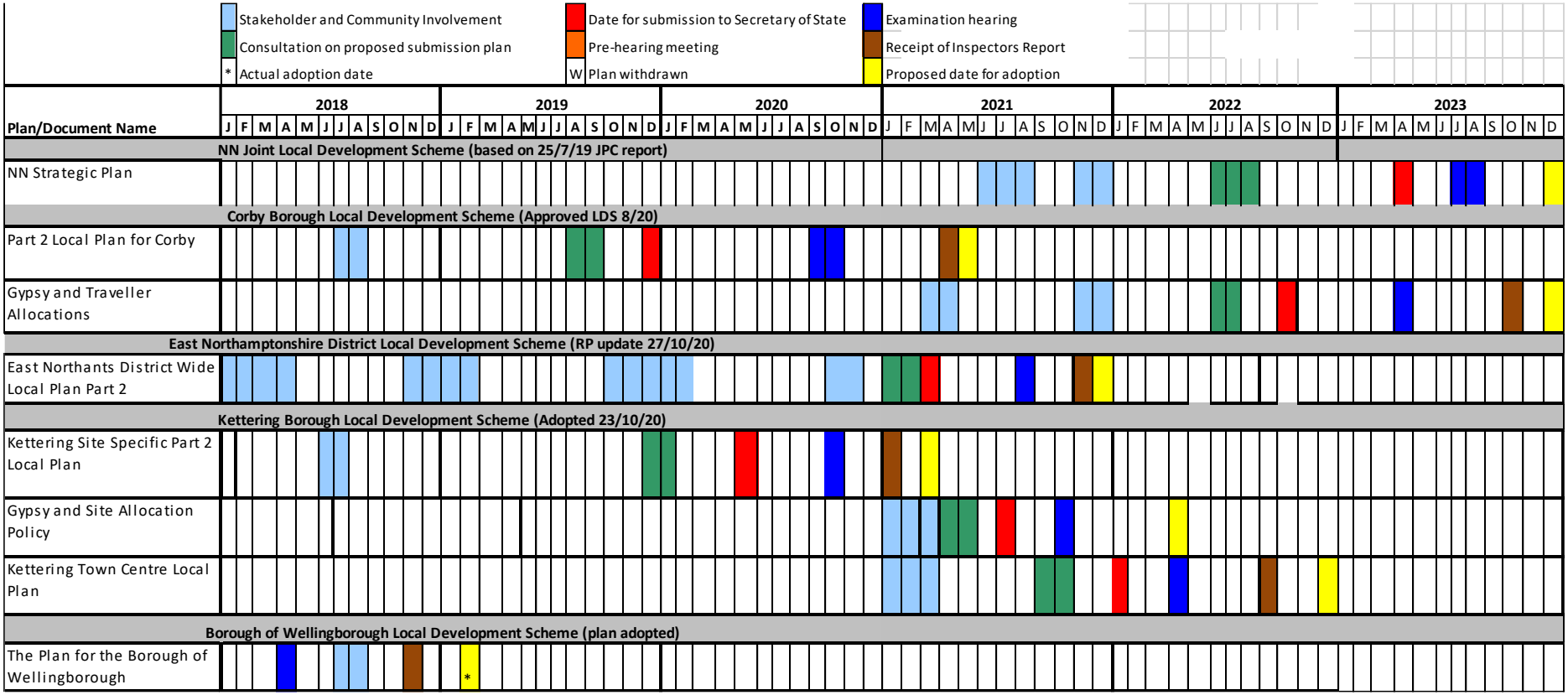
1.13 With the introduction of the JCS and its new Monitoring Framework this ultimately meant that new data sets have been acquired that differ to those gathered in AMRs prior to the 16/17 year. This therefore also means that comparisons with much of the data provided in AMRs that predate this are difficult to make where there are differences. However, as a baseline has now been established in the 16/17-year, subsequent AMRs have now been able to make more direct data comparisons. Datasets that have always been consistent through all eleven joint AMRs will continue to be monitored in the same way, such as housing delivery and employment floorspace. Around 20 of the 70 monitoring indicators in the current JCS

framework are extant from the previous iteration to enable a constancy of approach and reporting.

1.14 Further to this, due to the extensive list of monitoring indicators it was agreed amongst monitoring officers at the partner LPAs that not all indicators will need to be reported on annually and it will be more suitable to report on certain indicators less frequently, i.e. two yearly. This gives certain development, which can be slow to come forward, a chance to make significant progress and add value to reporting. This is mainly applicable to some indicators relating to infrastructure and green infrastructure. Additionally, it was agreed that some of the indicator outputs crossover and potentially create duplication, therefore some amalgamation of data outputs will be necessary to make the report more succinct – this is particularly appropriate for indicators that yield qualitative data, primarily green infrastructure.

# 2. Local Development Scheme

Figure 1: North Northamptonshire Local Development Scheme at October 2020



**LDS – Current Situation – 2020**

North Northamptonshire

2.1 The North Northamptonshire Joint Planning Committee (JPC) formally adopted the Joint Core Strategy (JCS) in July 2016.

2.2 Regulation 10A of the Town and Country Planning Regulations 2012 states that it is a legal requirement for all local plans to be reviewed at least every five years and this position has been further clarified through the 2019 NPPF (para 33) which now states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan. The JPDU undertook a review to determine whether the JCS needed updating and reported to the JPC in July 2019 where it was agreed that the JCS does not require updating at the present time. The reasons for this are summarised below:

- The JPDU presently considers that the JCS is up-to-date and the policies are working, including in relation to housing delivery.
- The proposed timescale for the preparation of the Arc spatial framework has slipped from that envisaged by the National Infrastructure Commission (NIC). This should ideally provide the strategic context for the JCS update and the JPDU will continue to input into this work.
- The prospect of a specific North Northamptonshire growth deal, including a commitment to a rapid review of the JCS, appears to have diminished. This reduces the urgency of revising the JCS and will make it prudent to consider various scenarios for the scale of new housing and jobs growth to be planned for in the JCS.
- The North Northamptonshire Strategic Plan will be a key statutory document for the new unitary authority, and it is better that this authority owns and shapes the plan from the start rather than inheriting a work-in-progress. The indicative timetable for the preparation of the North Northamptonshire Strategic Plan allows for this and also gives time for the Arc Spatial Framework to emerge.
- This position should remain under review as an update of some or all of the JCS policies may be required if some form of growth deal comes back on the table or there is another significant change in circumstances (e.g. new cross boundary issues or a major increase in Local Housing Need).

Corby

2.3 As was reported in the last AMR, the Corby Part 2 Local Plan was submitted to the Secretary of State on 19th December 2019 for independent examination. An Inspector was appointed in the New Year and the Examination took place from 29th September to 1st October 2020. The Inspector has since produced a note of their initial findings and consultation on the Main Modifications will take place early in January/February 2021. The latest LDS estimates that the Inspectors Report will be received in April 2021, although adoption will take place under the new North Northamptonshire Council in autumn 2021.

East Northamptonshire

2.5 Since the last AMR the LDS for East Northamptonshire has been revised as the Council required two additional rounds of consultation on additional sites for the Part 2 Local Plan. The first of these consultations took place from 10th February to 23rd March 2020 and the second from 5th October to 16th November 2020. Following this Council is now expecting to have the Pre-Submission Local Plan (Regulation 22) agreed at committee in January 2021 for consultation to run from February to March 2021 with Submission to take place at the end of the month prior to the inception of the Unitary Authority in April 2021. The latest LDS states that the Examination is estimated to take place in late Summer 2021 and after receipt of the Inspector's Report in Autumn 202. Dependent upon the examination hearing dates, adoption can take place before the close of the calendar year.

Kettering

2.6 The Kettering Town Centre Area Action Plan was adopted on 6th July 2011 following examination by an independent Inspector. The period of the Plan is 2011 – 2021. It is proposed that this Plan will be reviewed when the Local Plan Part 2 is adopted.

2.7 As was reported in the last AMR, Kettering Borough Council consulted on its Pre-Submission Part 2 Plan from 18th December 2019 to 12th February 2020. Following this, Submission to the Secretary of State took place on 28th May 2020. Subsequent to this an Inspector was appointed and the Examination process took place from 8th-16th October 2020. The Inspector will publish a note in early 2021 and it is hoped that consultation on the Main Modifications can be launched in January 2021. The latest official LDS sets out that Adoption of the Part 2 Plan could take place in Winter 2021, but it is now likely that the Inspectors report will be received in March 2021 and Adoption in Summer 2021 under the Unitary Authority.

Wellingborough

2.8 The Plan for the Borough of Wellingborough (PBW) was formally adopted in February 2019.

2.9 The council has been working on a selection of follow up Supplementary Planning Documents (SPDs) including an 'Open Space: Developer Contributions SPD' and a 'Sports Provision: Developer Contributions SPD' which the council committed to preparing during the proposed modifications to the plan – both of these documents were adopted in June 2020. These projects will support the effective implementation of relevant Plan policies.

2.10 The council has also produced a 'Rural Exceptions Sites SPD' to add further detail to Policy 13 of the JCS and Policy H6 of the PBW. This SPD sets out a framework by which rural exceptions sites can be delivered and was adopted in October 2020.

2.11 Finally the Council has been working on an Air Quality SPD in conjunction with the East Midlands Air Quality Network (EMANQN) to supplement the PBW and Policy 8 of the JCS. This SPD went out to consultation between 19th October and 30th November, responses to this are currently being considered before moving towards adoption.

Local Development Scheme

2.12 A graphical summary of these updates is available above in Figure 1. However, it must be noted that this is the position of the LPAs at the time of data collection at the end of 2020 and may not be reflective of the council's position at the time of this report's publication. For the most up to date information, please refer to the respective council's directly.

Duty to Cooperate

2.13 Duty to cooperate is set out in planning legislation and includes activities such as the preparation of development plan documents and other local development documents. The JPDU/strategic planning policy team has maintained ongoing dialogue with a number of adjoining local planning authorities, as well as other prescribed bodies, on a variety of issues throughout the reporting year. The LPAs have also maintained dialogue with relevant organisations where this has been necessary for their Part 2 Local Plans.

**Neighbourhood Plans and Neighbourhood/Local Development Orders**

2.14 The below information on Neighbourhood Plans sets out any updates that have taken place since the last AMR. Neighbourhood Plans that have already been 'made' (as reported in previous AMRs) or have not seen any progress since the last AMR will not be reported on below. Information on these can be found in previous AMRs or the respective Council websites:

Corby

- **Gretton –** The Submission Gretton Neighbourhood Plan was subject to public consultation between 17th July and 11th September 2020. Following this an Examiner was appointed to carry out the Examination of the Plan and their report has now been issued. The Plan was then due to move to referendum, but due to the Covid-19 pandemic the Government has issued guidance putting on hold all Neighbourhood Plan referendums until 6th May 2021; therefore, the Council will look to arrange the referendum for this time.

East Northamptonshire

- **Great Addington –** Neighbourhood Area formally designated on 8th April 2020.
- **Hargrave –** Consultation upon 1st draft (Regulation 14) consultation version of Neighbourhood Plan, 25 January – 8 March 2021; submitted 23 April 2021; Regulation 16 consultation, 17 May – 28 June 2021, inclusive.
- **Nassington –** Neighbourhood Area formally designated 7th January 2021.
- **Ringstead –** Consultation upon 1st draft (Regulation 14) consultation version of Neighbourhood Plan, 17 July – 31 August 2020.

Kettering

- **Braybrooke –** On 14th April 2020 Kettering Borough Council designated the Parish of Braybrooke as the Neighbourhood Plan Area for the Braybrooke Neighbourhood Plan.
- **Re-designation of the South West Kettering (Headlands Community) Neighbourhood Forum** – Regulation 14 consultation on the Pre-Submission Draft of the Neighbourhood Plan took place from 16th December 2019 to 19th February 2020. The Plan was then due to move to the examination and referendum process, but due to the Covid-19 pandemic the Government has issued guidance putting on hold all Neighbourhood Plan referendums until May 2021. In addition to this, under the Town and Country Planning Act 1990 (as amended) the designation of a Neighbourhood Forum ceases to have effect after 5 years to the day on which it was designated. Therefore, the South West Kettering (Headlands Community) Neighbourhood Forum submitted an application for the re-designation of the Forum to continue preparing the South West Kettering (Headlands Community) Neighbourhood Plan. Consultation on the application took place from 11th August 2020 until 22nd September 2020 and at the Executive Committee of Kettering Borough Council on 14th October 2020 Members voted unanimously to the Forum's re-designation.

Wellingborough

- **Ecton –** Following consultation the Ecton Neighbourhood Plan moved to the examination process by which the Plan was confirmed by the examiner to move toward the referendum process. However, due to the Covid-19 pandemic the Government has issued guidance putting on hold all Neighbourhood Plan referendums until May 2021.

# 3. Overall Spatial Strategy (Adopted Joint Core Strategy)

3.1 In adherence with the NPPF, the following section has been produced relative to the provisions of the North Northamptonshire Joint Core Strategy (JCS). This is now the 4th AMR to monitor against the JCS monitoring framework. This represents a change of approach to AMRs pre 2016/17 where analysis had been undertaken relative to the strategic framework of the 2008 Core Spatial Strategy (CSS).

3.2 Through the JCS the strategic objective is for North Northamptonshire to deliver a minimum of 35,000 net additional dwellings between 2011-2031, with the quantum and distribution of this new housing aligned to the role identified for the respective settlements. Table 1 and Chart 1 overleaf provide further detail on this, including how much new housing has been delivered since 2011.

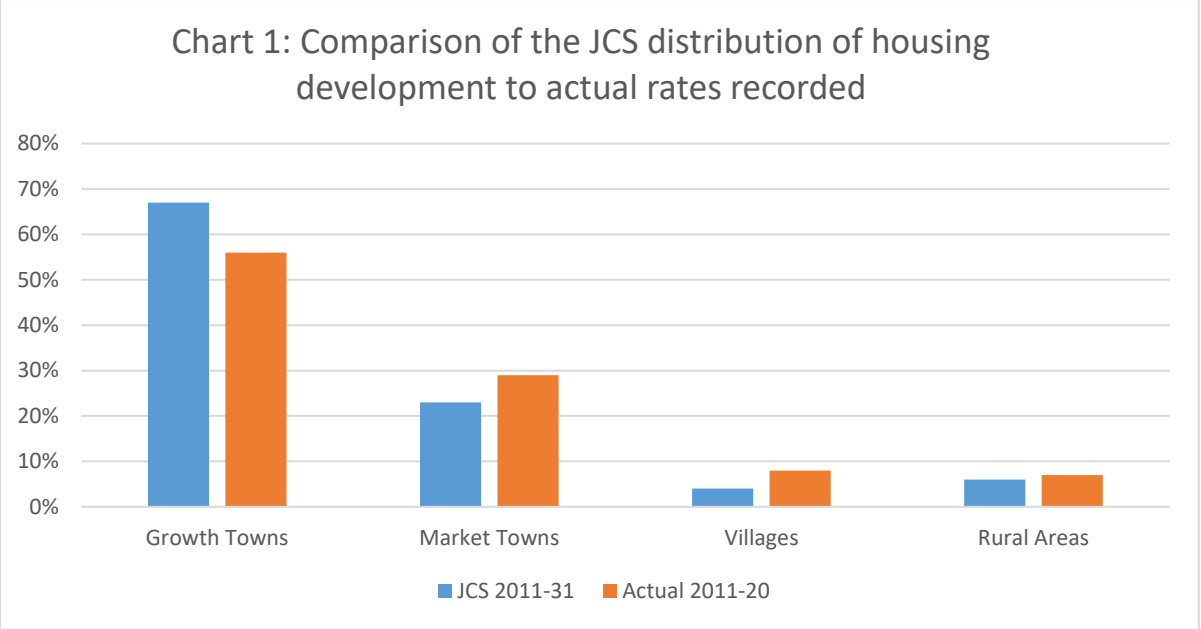
3.3 This section also outlines other spatial changes such as those developments that have been built on brownfield land.

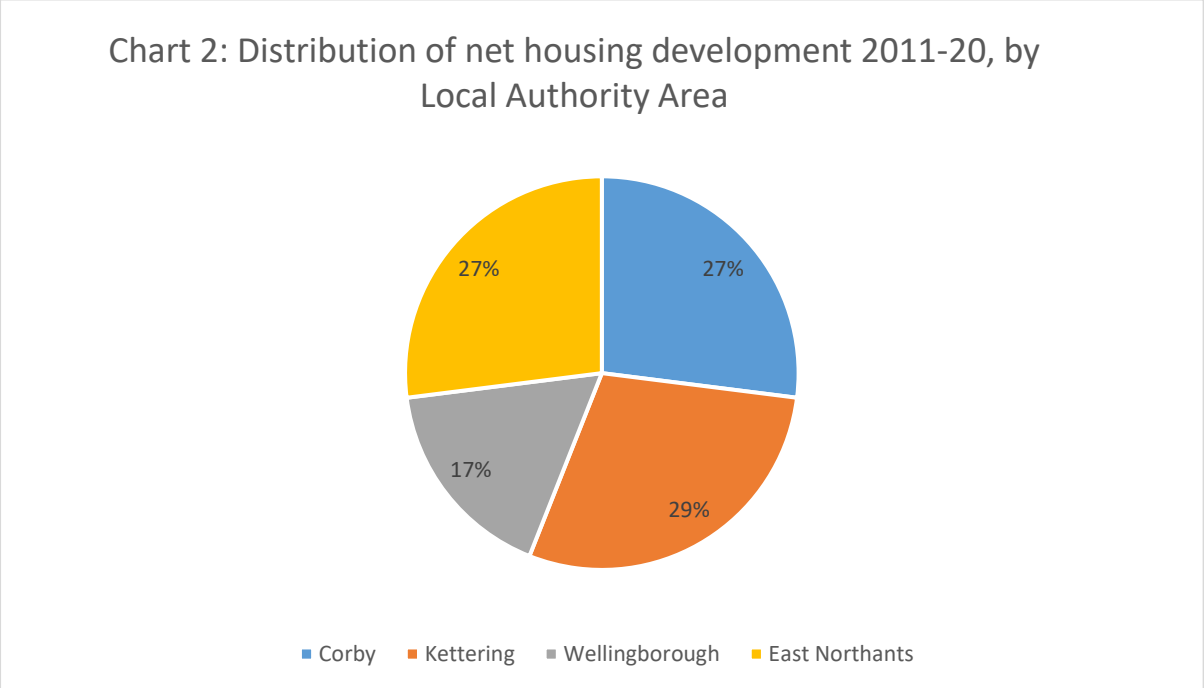
3.4 A summary of the findings are presented at the end of this section.

| Table 1: Distribution of Housing Development, 2011-31, by settlement category | | | | | | |
|---|---|---|---|---|---|---|
| **District/Borough** | **Settlement/Area** | **Indicative Housing Requirement 2011-31 (net)** | **Recorded Housing completions 2011-19 (net)** | **Recorded Housing completions 2019-20 (net)** | **Total 2011-20 (net)** | **JCS Residual Requirement 2020-31 (net)** |
| **CORBY** | | | | | | |
| Growth Town | Corby | 8,290 | 2,896 | 359 | 3,255 | 5,035 |
| New Village | Little Stanion | 790 | 618 | 9 | 627 | 163 |
| Rural Area | Corby Rural | 120 | 130 | 3 | 133 | -13 |
| **Corby Totals** | | **9,200** | **3,644** | **371** | **4,015** | **5,185** |
| **KETTERING** | | | | | | |
| Growth Town | Kettering | 6,190 | 1,902 | 254 | 2,156 | 4,034 |
| Market Towns | Burton Latimer | 1,180 | 1,110 | 59 | 1,169 | 11 |
| | Desborough | 1,360 | 373 | 20 | 393 | 967 |
| | Rothwell | 1,190 | 320 | 2 | 322 | 868 |
| Rural Areas | Kettering Rural | 480 | 173 | 15 | 188 | 292 |
| **Kettering Totals** | | **10,400** | **3,878** | **350** | **4,228** | **6,172** |
| **WELLINGBOROUGH** | | | | | | |
| Growth Town | Wellingborough | 5,750 | 1,511 | 240 | 1,751 | 3,999 |
| Villages | Earls Barton | 250 | 310 | 63 | 373 | -123 |
| | Finedon | 150 | 98 | 15 | 113 | 37 |
| | Irchester | 150 | 21 | 5 | 26 | 124 |
| | Wollaston | 160 | 50 | 2 | 52 | 108 |
| Rural Area | Wellingborough Rural | 540 | 127 | 29 | 156 | 384 |
| **Wellingborough Totals** | | **7,000** | **2,117** | **354** | **2,471** | **4,529** |
| **EAST NORTHAMPTONSHIRE** | | | | | | |
| Growth Town | Rushden | 3,285 | 1036 | 19 | 1,055 | 2,230 |
| Market Towns | Higham Ferrers | 560 | 370 | 4 | 374 | 186 |
| | Irthlingborough | 1,350 | 320 | 27 | 347 | 1,003 |
| | Raunds | 1,060 | 662 | 47 | 709 | 351 |
| | Thrapston | 680 | 251 | 223 | 474 | 206 |
| | Oundle | 645 | 343 | 3 | 346 | 299 |
| Rural Areas | East Northants Rural | 820 | 512 | 65 | 577 | 243 |
| **East Northants Totals** | | **8,400** | **3,494** | **388** | **3,882** | **4,518** |
| **NORTH NORTHAMPTONSHIRE** | | | | | | |
| Growth Towns | | 23,515 | 5,956 | 872 | 8,217 | 15,298 |
| Market Towns | | 8,025 | 3,283 | 385 | 4,134 | 3,891 |
| Villages | | 1,500 | 970 | 94 | 1,191 | 309 |
| Rural Areas | | 1,960 | 835 | 112 | 1,054 | 906 |
| **North Northants Totals** | | **35,000** | **13,133** | **1,463** | **14,596** | **20,404** |

| Table 2: Housing Completions by Local Authority, 2018/19-2019/20 (Policy 29) | | | | |
|---|---|---|---|---|
| **Local Authority** | **Net Completions 2018/19** | **Net Completions 2019/20** | **Annual % change on the preceding year** | **Average Annual Housing Completions 2011-2020** |
| **Corby** | 632 | 371 | -41% | 446 |
| **East Northants** | 473 | 388 | -18% | 431 |
| **Kettering** | 644 | 350 | -46% | 470 |
| **Wellingborough** | 339 | 354 | +4% | 275 |
| **North Northants** | **2,088** | **1,463** | -30% | **1,622** |

3.5 One of the key monitoring headlines in every AMR relates to the overall housing completion figure for North Northamptonshire; the area saw 1,463 net completions in 19/20 which is a decrease on 18/19 of 30% where the figure was 2,088. This new completion figure is the lowest seen in North Northamptonshire since 2014 (1,450) and can be largely contributed to significant decreases in completions in Kettering (-46% on the previous year) and Corby (-41% on the previous year). Wellingborough was the only authority that saw greater completions than 2018/19 with a 4% increase. Reasons are being explored for this downturn in housing numbers, it is thought that one contributing factor could be that due to Covid-19 and restrictions in place at the time of monitoring, meant that more desk-based monitoring took place rather than site visits. Desk-based monitoring relies on sources of data such as building control records to determine when and where housing completions have taken place and there is often a lag in terms of how long it takes for this information to come to light, whereas by physically visiting a site more real time data is produced. Another factor to consider is the cyclical nature of SUE delivery phases, whereby this would tend to fluctuate as specific on-site infrastructure obligations need to be delivered which will, in turn, affect delivery rates in any particular year.




3.6 In terms of the rural/urban split and split by local authority area (Charts 1 and 2 above) there is rarely substantial change on a yearly basis and in fact there is no substantive change to report on either of these from the previous monitoring year.

| Table 3: the number and % of new developments built on Brownfield land by LPA 19/20 | | |
|---|---|---|
| | | **Housing (units)** |
| **Corby** | No. delivered | 371 |
| | No. on Brownfield | 54 |
| | % on Brownfield | 14.6% |
| **East Northamptonshire** | No. delivered | 388 |
| | No. on Brownfield | 55 |
| | % on Brownfield | 14% |
| **Kettering** | No. delivered | 350 |
| | No. on Brownfield | 40 |
| | % on Brownfield | 11% |
| **Wellingborough** | No. delivered | 354 |
| | No. on Brownfield | 86 |
| | % on Brownfield | 24.3% |
| **North Northamptonshire** | No. delivered | **1,463** |
| | No. on Brownfield | **235** |
| | % on Brownfield | **16%** |

3.7 As guided by Policy 6 of the JCS, the amount of housing built on Brownfield Land is recorded as part of the AMR. In 2019/20 16% of all new housing built in North Northamptonshire was developed on Brownfield land this is a decrease of 17% on the previous year despite data being available for all LPAs this year (whereas this wasn't the case in 2018/19). The highest performer was again Wellingborough with 24% and the lowest Kettering with 11%, albeit all authorities experienced a decrease on the previous year. This can potentially be partly explained by the Covid-19 related monitoring restrictions as described in para 3.5, but also the fact that a majority of build outs are now happening at the major SUEs which are primarily made up of greenfield land. Data on employment land developed on brownfield land is available in Chapter 4 - Economy.

3.8 In conclusion, as discussed in para 3.5 there appears to have been some disruption to housing completions and monitoring as a consequence of the Covid-19 pandemic and associated restrictions with figures dropping to their lowest level in 6 years. It is likely further effects of the pandemic will be felt in the forthcoming monitoring years, although it is difficult to predict to what extent this will be. Notwithstanding this, matters such as rural/urban split remain unchanged to what was observed in the previous AMR. When observing the likes of Chart 1, there remains some imbalance in terms of where growth is taking place compared to what is expected in the JCS, albeit over the years the gaps have been closing. It is likely that the Growth Towns are to continue to see further incremental increases in the coming years as more of the SUEs begin to build at a more rapid pace and this is already being observed. As noted in previous years it is clear that the majority of developments are now taking place on Greenfield Land and it appears this is increasing with the more significant build out taking place at the SUEs, with the dataset shown in Table 3 evidencing that just 16% of all housing development is being brought forward on PDL.

# 4. Economy

4.1 The JCS aims to make North Northamptonshire more economically self-reliant by achieving a sustainable balance between local jobs and workers and to deliver a more prosperous and diverse economy. It seeks to accomplish this through planning for enough jobs to match the forecast growth in labour (the target set for job numbers by 2031 is 31,000). In addition, it also aims to ensure the right amount and type of employment land is available in locations that balance the demands of the market with the capacity of infrastructure and the need to protect and where possible enhance the environment.

4.2 Within this section data is presented to show the location and quantity of employment land delivered and the amount of employment land available, as well as updated on site-specific examples of strategic employment sites such as the Rockingham Motor Racing Circuit Enterprise Area. Information is also given on the provision of logistics floorspace and training schemes delivered within the monitoring year and, as per previous AMRs, figures on job numbers within North Northamptonshire and the changes seen on the preceding year.

4.3 A summary of the key findings are presented at the end of the section.

| Table 4: Total amount of additional employment floorspace by type (m2) 19/20 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **BD1** | | **B1a** | **B1b** | **B1c** | **Unclassified B1** | **B1/B2** | **B2** | **B8** | **Mixed B** | **Total** |
| **Corby** | Gross | 215 | 0 | 0 | 4,364 | 0 | 0 | 2,091 | 82,952 | 89,551 |
| | Net | 215 | 0 | 0 | 4,364 | 0 | 0 | 2,091 | 82,952 | 89,551 |
| **East Northamptonshire** | Gross | | | | | | | | | |
| | Net | | | | | | | | | |
| **Kettering** | Gross | 298 | 0 | 0 | 0 | 0 | 0 | -81 | 14,554 | 14,772 |
| | Net | 298 | 0 | 0 | 0 | 0 | 0 | -81 | 14,554 | 14,772 |
| **Wellingborough** | Gross | 1,190 | 0 | 628 | 37 | 0 | 1,683 | 34,710 | 2,747 | 40,995 |
| | Net | 1,103 | 0 | 504 | -3,704 | 0 | 1,683 | 34,170 | 0 | 33,756 |
| **North Northamptonshire** | **Gross** | **1,703** | **0** | **628** | **4,401** | **0** | **1,683** | **36,721** | **100,253** | **145,390** |
| | **Net** | **1,616** | **0** | **504** | **660** | **0** | **1,683** | **36,181** | **97,506** | **138,150** |

4.4 Table 4 above looks at the growth in employment floorspace in the monitoring year at both local authority and North Northamptonshire level, broken down by B-use Class. As of September 2020, the use class order was changed, these changes will need to be reflected in next year's AMR[4]. For ease of understanding, Gross floorspace is defined as new floorspace completions plus any gains made through change of use and conversions. Net additional floorspace is calculated as new floorspace completions minus demolitions plus any gains or losses through change of use and conversions.

4.5 The total amount of additional employment floorspace delivered in North Northamptonshire. According to the 19/20 data 145,390m$^2$ gross employment space was delivered in the area within this period, albeit this decreases to 138,150m$^2$ (net) once losses are factored in. This accounts for a decrease in nearly 250,000m$^2$ in comparison to the previous year, reasons for this cannot be put on a lack of East Northants data as this data was also unavailable last year and therefore is likely due to the completion of large B-Class schemes in the previous 2018/19. As Table 4 outlines, the most employment floorspace was delivered in Corby, both gross and net, where a total of 89,551m$^2$ net floorspace was delivered, albeit this is where most of the losses compared to last year were felt. Kettering delivered the least overall floorspace with 14,772m$^2$ net gain, whereas Wellingborough saw a significant increase of nearly 30,000m$^2$ worth of floorspace compared to last year, mainly due to the delivery of Appleby Lodge (B8).

[4] https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

Interestingly this year Mixed B was the use class that delivered the most floorspace with 97,507m$^2$ (net) whereas it is usually the case that B8 delivers the most (36,109$^2$ this year).

| Table 5: Total Amount of employment floorspace on previously developed land (m2) – by type 19/20 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **BD2** | | **B1a** | **B1b** | **B1c** | **Unclassified B1** | **B1/2** | **B2** | **B8** | **Mixed B** | **Total** |
| **Corby** | Gross | 215 | 0 | 0 | 4,364 | 0 | 0 | 2,091 | 82,952 | **89,622** |
| | % Gross on PDL | 100% | 0% | 0% | 4% | 0% | 0% | 0% | 10% | **10%** |
| **East Northamptonshire** | Gross | | | | | | | | | |
| | % Gross on PDL | | | | | | | | | |
| **Kettering** | Gross | 298 | 0 | 0 | 0 | 0 | 0 | -81 | 14,554 | 14,772 |
| | % Gross on PDL | 100% | 0 | 0 | 0 | 0 | 0 | 100% | 100% | **100%** |
| **Wellingborough** | Gross | 1,190 | 0 | 628 | 37 | 0 | 1,683 | 34,710 | 2,747 | **40,995** |
| | % Gross on PDL | 4% | 0 | 0% | 100% | 0 | 76% | 6% | 100% | **15%** |
| **North Northamptonshire** | **Gross** | **1,703** | **0** | **628** | **4,401** | **0** | **1,683** | **36,721** | **100,253** | **145,390** |
| | **% Gross on PDL** | **33%** | **0%** | **0%** | **5%** | **0%** | **76%** | **4%** | **26%** | **21%** |

4.6 Linked to Table 4, is the amount of employment floorspace delivered on PDL. As Table 5 shows, 145,318 m$^2$ gross employment land was delivered on PDL in North Northamptonshire in 19/20 which accounts for 21% of the total employment land delivered. This is a significant decrease on last year where 96% of all employment land was built on PDL. Kettering saw all of their additional employment land delivered on brownfield sites which is a significant increase from 38% last year. Corby and Wellingborough saw 90% and 60% decreases respectively, hence the overall drop from the previous year – Appleby Lodge for example, as mentioned above, is entirely a Greenfield site.

| Table 6: Employment Land Available-by Type (ha) 19/20 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **BD3** | | **B1a** | **B1b** | **B1c** | **Unclassified B1** | **B1/B2** | **B2** | **B8** | **Mixed B** | **Total** |
| **Corby** | **hectares** | 0 | 0 | 0 | 33.89 | 0 | 18.48 | 27.75 | 136.63 | **216.75** |
| **East Northamptonshire** | **hectares** | | | | | | | | | |
| **Kettering** | **hectares** | 0.19 | 0 | 0.22 | 0.08 | 0 | 0.08 | 62.96 | 47.23 | 110.76 |
| **Wellingborough** | **hectares** | 3.3 | 2.2 | 2.2 | 22.6 | 0 | 0.6 | 19.4 | 54.3 | **105** |
| **North Northamptonshire** | **hectares** | **3.49** | **2.2** | **2.42** | **56.57** | **0** | **19.16** | **110.11** | **238.16** | **432.51** |

4.7 As outlined in Table 6, North Northamptonshire has 432.51ha employment land available which is a slight increase of 7.2ha on last year. The majority of the land available remains on Mixed B land with 238.16ha available. Despite the small change compared to 18/19 there were some changes between each LPA with Kettering now having 57ha more employment land available compared to last year, whereas Corby has nearly 50ha less employment land available compared to the previous year. Much of the available employment is located at the SUEs within North Northamptonshire.

| Table 7: B-class employment areas lost to other (non-B) uses 19/20 | | | | | |
|---|---|---|---|---|---|
| | **Lost to A Class ($m^2$)** | **Lost to C Class ($m^2$)** | **Lost to D Class ($m^2$)** | **Lost to Sui Generis ($m^2$)** | **Total ($m^2$)** |
| **Corby** | 60 | 0 | 1,104 | 1,000 | **2,164** |
| **East Northamptonshire** | | | | | |
| **Kettering** | 0 | 0 | 0 | 0 | **0** |
| **Wellingborough** | 211 | 0 | 0 | 0 | **211** |
| North Northamptonshire | **271** | **0** | **1,104** | **1,000** | **2,375** |

4.8 Table 7 outlines that 2,375$m^2$ of B-Class employment land was lost to other non-B uses in 2019/20, this is a decrease of 1,951$m^2$ from what was lost in the previous AMR. This is due to both Corby and Wellingborough experiencing fewer losses than the previous year. Kettering experienced zero losses of employment land to other uses for the second year running. Most of the B-class losses are to D-class development or Sui Generis – an example of this was at Corby where Premier Laser Cutting, The Grove (B1/B8) was lost to a food preparation site for school meals (sui generis), whereas the previous year it was A-class that replaced most of the B-class losses. The JCS through Policy 22 aims to safeguard employment areas for employment uses; therefore, the less B-Class land lost the better, so the decrease in losses observed over the last year can be viewed as a positive for North Northamptonshire.

| Table 8: The number and scale of retail developments approved outside of the defined town centre areas 19/20 | | |
|---|---|---|
| | **Number approved** | **Total approved area ($m^2$)** |
| **Corby** | 3 | 1428 $m^2$ |
| **East Northamptonshire** | | |
| **Kettering** | 0 | 0 |
| **Wellingborough** | 0 | 0 |
| **North Northamptonshire** | **3** | **1,428** |

4.9 There were three reported retail developments approved outside of the defined town centre areas in North Northamptonshire for the 2019/20 monitoring year, these all took place in Corby, with no incidences reported in the other three LPAs, although a lack of East Northamptonshire data means this cannot be certain, it is known that there were no consents at Rushden Lakes (the largest retail site in North Northamptonshire) during this monitoring period. An example worth citing here was the construction of a food store (A1) and 10 commercial units (A1-5, B1) at the Priors Hall District Centre. The JCS sets no target on this but aims to keep retail and town centre uses to within the town centre boundaries consistent with the provisions of national planning policy.

| Table 9: Number of Office Developments allocated/consented/completed at growth towns 19/20 | | | |
|---|---|---|---|
| Local Authority | **Allocated** | **Consented** | **Completed** |
| **Corby** | 0 | 3 | 5 |
| **East Northants (Rushden)** | | | |
| **Kettering** | 0 | 0 | 0 |
| **Wellingborough** | 0 | 2 | 2 |
| North Northants | **0** | **5** | **7** |

4.10 A total of 12 office developments have been allocated, consented or completed at growth towns within the 19/20 monitoring period. This is a slight decrease of 3 compared to the 18/19 year. Corby recorded both the most consents and completions (three and five respectively); whereas Wellingborough recorded two of each where 1,140$m^2$ of office floorspace was both committed and completed at Appleby Lodge. In Corby, a significant amount of floorspace was consented at the West Corby SUE as well as at Midlands Logistics Park, where more than 4,000$m^2$ was also completed over the monitoring year. The JCS monitoring framework has this indicator outlined as contextual and therefore no specific target is set on what should be achieved; however there has been a marked decrease in last couple of years which indicates

a slowing of this type of development, but also monitoring restrictions relating to Covid-19 may also be a factor to consider in relation to this.

Table 10: Number of rural employment sites allocated/consented/completed within the rural areas 19/20

| Local Authority | **Allocated** | **Consented** | **Completed** |
|---|---|---|---|
| **Corby** | 0 | 0 | 1 |
| **East Northants** | | | |
| **Kettering** | 0 | 0 | 0 |
| **Wellingborough** | 0 | 2 | 4 |
| North Northants | **0** | **2** | **5** |

4.11 Table 10 outlines that a total of 7 rural employment sites have been allocated, consented or completed in North Northamptonshire for the 19/20 year. This is a decrease of 2 compared to the previous year and this remains a relatively low figure due to again having a lack of information from the largely rural district of East Northants which has historically proven a desirable location for such developments. Similarly, to office developments all the reported rural employment sites have been recorded in Corby or Wellingborough, with two consented and 4 completed in the latter (a slight increase overall for the Borough compared to 2018/19) and just the one completion in the former. The largest consent was 1,143m$^2$ floorspace at Antiox House in Earls Barton, whereas the largest completion was 1,641m$^2$ floorspace delivered at Doddington Road, Wollaston. Again, the JCS monitoring framework has this indicator down as contextual and therefore no specific target is set on what should be achieved, albeit again a lack of data from one of the LPAs and potential monitoring hindrances caused by Covid-19 means this dataset is it could be.

Table 11: Number and scale (m$^2$ floorspace) of new strategic logistics operations by location 19/20 (minimum 9300m$^2$)

| LPA | **Location(s)** | **Scale (m$^2$)** |
|---|---|---|
| **Wellingborough** | Zone B, Appleby Lodge, Wellingborough | 24,102 |
| North Northants | | **24,102** |

4.12 Logistics operations are monitored at a strategic level as part of the AMR – defined in the JCS as being a minimum of 9,300m$^2$. Therefore, in Table 11 only developments of this size or more are recorded. Taking this into account 24,102m$^2$ of strategic logistics operations floorspace was delivered in 2019/20 in North Northamptonshire, this is made up of just one development in Wellingborough as can be seen in Table 11 above and this was at Zone B – Appleby Lodge, Wellingborough. This is a decrease of over 65,000m$^2$ of B8 floorspace compared to last year

(where large-scale development at Corby had taken place at Gefco and Midlands Logistics Park), however it of course must also be noted that other smaller scale B8 has come forward in North Northamptonshire as can be viewed from Table 4 earlier in this section.

4.13 There were no training schemes secured through new development and S106 agreements in 2019/20 (hence no inclusion of a table on this monitoring indicator in this year's AMR) compared to 3 delivered last year. This is clearly a negative for the area given JCS Policy 22 aims to enhance workforce skills through training schemes secured through new development; it is unclear how this particular monitoring indicator may be affected by the Covid-19 pandemic.

4.14 Similarly there we no reported developments of farm diversification and conversion of redundant buildings for employment and tourism related development in North Northamptonshire in 2019/20, in comparison to 3 consented/completed last year. Due to the lack of data for the predominantly rural area of East Northants it is possible that there are some incidences that are being missed for this AMR. The JCS does not set a target in terms of what North Northamptonshire should be achieving over the plan period for such developments.

Table 12: Net job provision and number of net additional jobs provided by LPA on annualised basis

| Local Authority | Corby | East Northamptonshire | Kettering | Wellingborough | North Northants |
|---|---|---|---|---|---|
| **2011** | 29,100 | 26,800 | 39,000 | 33,100 | 128,000 |
| **2012** | 28,700 | 25,900 | 39,100 | 32,800 | 126,500 |
| **2013** | 29,700 | 25,500 | 39,200 | 31,700 | 126,100 |
| **2014** | 30,400 | 25,100 | 40,900 | 33,300 | 129,700 |
| **2015** | 29,700 | 26,200 | 41,800 | 32,700 | 130,400 |
| **2016** | 33,100 | 26,500 | 43,400 | 36,100 | 139,100 |
| **2017** | 33,000 | 29,000 | 45,000 | 36,000 | 143,000 |
| **2018** | 34,000 | 30,000 | 46,000 | 35,000 | 145,000 |
| **2019** | 34,000 | 31,000 | 46,000 | 40,000 | 151,000 |
| **Change 2018-19** | 0 | 1,000 | 0 | 5,000 | 6,000 |
| **Overall Performance 2011-2019** | 4,900 | 4,200 | 7,000 | 6,900 | 23,000 |
| **JCS Job Growth Target (2011-31)** | 9,700 | 7,200 | 8,100 | 6,100 | 31,100 |
| **Residual Requirement 2020-31** | 4,800 | 3,000 | 1,100 | -800 | 8,100 |

4.15 Employee jobs refer to the number of jobs held by employees; they exclude self-employed, government supported trainees, HM Forces and farm-based agriculture which reduces the total accordingly. The information comes from the Business Register and Employment Survey (BRES) - an employment survey conducted in September each year. The BRES records a job at the location of an employee's workplace (rather than at the location of the businesses main office). Figures obtained from the BRES show that as of 2019 there are now 151,000 employees in North Northamptonshire, this is an increase of 6,000 on the 2018 figure of 145,000. This is also an increase in the rate of growth in comparison to what was recorded between 2017 and 2018. When considering that the JCS sets a target of a 31,100 job increase from 2011-2031 and that since 2011 North Northamptonshire has delivered 23,000 jobs, this must again be viewed as a significant increase in just a year. This leaves a residual requirement of 8,100 jobs meaning North Northamptonshire has attained more nearly three-quarters of its job target within 8 years, which gives a positive outlook for the remainder of the plan period if trends continue. It will be imperative to see what growth will take place over the next few years to gauge whether this is a continuous trend, particularly in light of any potential economic impacts caused by the Covid-19 pandemic. Perhaps unusually, despite the overall significant increase seen in North Northamptonshire, both Corby and Kettering saw no change in the number of net additional jobs in the last monitoring year. Wellingborough contributed greatest to the overall increase with 5,000 additional jobs and East Northants making up the remaining 1,000. As with previous years there is no background data available on where specifically these changes are happening and what the causes may be, therefore only assumptions can be made at this stage in regard where specifically in the LPAs these jobs have come forward (i.e. location and employment sector).

4.16 The JCS monitoring framework seeks contextual updates on new net comparison floorspace provided in Kettering and Corby town centres; updates provided from the respective local authorities are presented below:

**High Street Heritage Action Zone (HSHAZ)**

- High Street Heritage Action Zones (HSHAZ) is a Historic England initiative intended to "Breathe new life into our town centres by revitalising buildings and helping to regenerate a vibrant place for locals, businesses and visitors".
- A Public Realm Design consultation for an area of High Street and Meadow Road will commence shortly. The HSHAZ entails Heritage England releasing £1.4M, to make just under £4M in total including a KBC contribution and other grants. Two HSHAZ schemes are already lined up for the next financial year; the former New Look shop is another solid enquiry, plus two other shopfronts including Oxfam.

**Kettering Town Centre Delivery Plan**

- Meadow Road Urban Park opened, further improvements to the space are on-going.
- Sheerness House has been refurbished and is occupied by council staff, released from the Magistrates Court buildings at 10 London Road. This frees-up the London Road Site for potential demolition and redevelopment for housing.
- The development of this site is nearer following 10 London Road being vacated (see Sheerness House above).

- Plans to prepare a Masterplan that will bring enhancements and development at the Station Quarter continue. A new train timetable which will increase activity at the station, and improve the rail service from Kettering, will now commence in May 2021.

- Twelve electric car charging bays have been installed across 3 Council car parks in the town centre. They are now fully operational at the London Road, Commercial Road and School Lane car parks.

4.17 In Corby no quantifiable floorspace was delivered, however some vacant units have been occupied during the 19/20 period.

4.18 The Borough is currently awaiting MHCLG's decision on Corby's Town Investment Plan for the Town Fund, this will be announced mid-2021[5]. Part of the Town Fund was the Accelerated Fund in which Corby were successful in winning £750k through our bid for 6 projects, of which 4 falls within the Town Centre boundary and are detailed below.

1. Partial pedestrianisation of George Street, Corby
2. Cycleway infrastructure Improvements to link town parks
3. Corporation Street public realm and market improvements (town centre)
4. Market walk site remediation (town centre)

4.19 Similarly to the above, the JCS monitoring framework also seeks contextual updates on works in Wellingborough and Rushden Town Centres; available updates are presented below:

4.20 Over the past monitoring year progress continued on several Wellingborough town centre projects including the completion of the new Tresham College building; and the restoration of the Hind Hotel which remains ongoing. Over the year part of the market has moved to a new location closer to the main shopping centre. A town centre regeneration study has been undertaken by the council's projects team and is in the process of being published.

4.21 Later in the monitoring year the town centre, like all others, has been heavily impacted by the COVID 19 pandemic and the lockdown leading to the shutting of all non-essential shops, bars, restaurants and culture and leisure venues. Many town centre projects and development will therefore also have been impacted. Whilst the full impacts of the pandemic on the town centre remains largely unknown it will be important to monitor this going forward and ensure that as we get back to normal, the town centre continues to develop and be viable and vibrant.

4.22 Again the JCS monitoring framework seeks contextual updates on progress on the provision of an additional 4,500m$^2$ convenience goods floorspace in the Southern Area by 2031.

4.23 Additional convenience floorspace provision in Wellingborough will focus on the two SUEs in the borough. Stanton Cross has planning permission for 2250m$^2$ of retail floorspace whilst Wellingborough North could provide 1220m$^2$. A residential development at Park Farm Way in Wellingborough also makes provision for 502m$^2$ of retail development. Wellingborough will continue to monitor any other potential sources of retail floorspace in the borough as well as any updates to the above applications.

4.24 As per previous years progress on the development of the Rockingham Motor Racing Circuit Enterprise Area (REA) and associated policy criteria is also recognised within the AMR. As per last year, various sites have secured planning permission in this location and some have

[5] Corby will receive £19.9m, this was announced beyond 19/20 reporting year however.

been implemented. However, the high-performance technologies related to motorsport encouraged by Policy 27 of the Joint Core Strategy have proved difficult to establish to date.

**Economy Summary**

4.25 Overall in regard to the local economy, data suggests a rather mixed monitoring year with regard to this sector, but with factors such as some missing data, and there potentially being some monitoring hindrances relating to Covid-19 it is difficult to come to too many conclusions. The key positive headlines this year to note is the continued job growth, with 6,000 more created in the area since last year, as detailed in Table 12. It is also worth noting the continued delivery of substantive logistics schemes in North Northamptonshire and there have been fewer losses of employment use classes to other uses. By contrast, some of the negatives must be highlighted to note for future monitoring purposes, for example less employment floorspace has been developed this year (albeit figures are still high) and there has been a lack of development reported to support the rural economy as well as developments that also offer training schemes as part of S106 agreements. While it appears that is has overall been a rather mixed year for North Northamptonshire's economy in terms of changes from last year's data, it will be especially important to keep an eye on next year's monitoring data where the full effects of the Covid-19 pandemic may start being felt.

# 5. Housing

5.1 This section of the AMR outlines the levels of house building recorded relative to targets set within the Joint Core Strategy and includes an assessment of the housing land supply position of the area. Despite the revised housing requirements set out in the JCS, this AMR will continue to use the same output indicators to highlight any trends which have been identified locally. Alongside these outputs, this section also includes housing trajectories to outline the overall levels of delivery anticipated over the plan period as well as outlining the provision of both affordable units and sites for Gypsies and travellers relative to need.

5.2 Additional data sets in this section that were new to last year's report include the provision of older person's housing as well as the delivery of rural exception schemes.

5.3 A summary of these findings is presented at the end of this section.

Table 13: Plan Period and Housing Targets

| Local Authority | **Start of Plan Period** | **End of Plan period** | **Housing Requirements 2011-2031** |
|---|---|---|---|
| Corby | 01/04/2011 | 31/03/2031 | 9,200 (14,200[6]) |
| East Northants | | | 8,400 |
| Kettering | | | 10,400 |
| Wellingborough | | | 7,000 |
| North Northants | | | 35,000 (40,000) |

5.4 The JCS housing targets for 2011-2031 are set out in Table 13, these are of course the same as what was set out in last year's report since the JCS adoption and will remain so until the JCS is updated. However, as the JCS reaches its 5th anniversary of its adoption, Local Housing Need (LHN) will come into force with regard to housing requirements in North Northamptonshire, this will come into effect from the 2021-22 monitoring period. A breakdown of housing delivery by location and settlement hierarchy can be found in Chapter 3 – Overall Spatial Strategy.

[6] Figure inclusive of strategic opportunity at Corby

| Table 14: Net additional dwellings for (a) previous years and (b) the reporting year | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **LPA** | **2011/** | **2012/** | **2013/** | **2014/** | **2015/** | **2016/** | **2017/** | **2018/** | **2019/** | **Totals** | **JCS Annual Requirement** | **JCS Totals 2011-20** | **% attainment to date** |
| | **12** | **13** | **14** | **15** | **16** | **17** | **18** | **19** | **20** | **2011-20** | | | |
| | **(a)** | **(a)** | **(a)** | **(a)** | **(a)** | **(a)** | **(a)** | **(a)** | (b) | | | | |
| **Corby** | 482 | 483 | 342 | 390 | 368 | **349** | **597** | **632** | **371** | **4,015** | 460 | 4,140 | 97% |
| **East Northants** | 184 | 248 | 313 | 459 | 565 | **806** | **446** | **473** | **388** | **3,882** | 420 | 3,780 | 103% |
| **Kettering** | 313 | 351 | 540 | 282 | 547 | **706** | **495** | **644** | **350** | **4,228** | 520 | 4,680 | 90% |
| **Wellingborough** | 122 | 116 | 255 | 384 | 380 | **247** | **274** | **339** | **354** | **2,471** | 350 | 3,150 | 78% |
| **North Northants** | **1,101** | **1,198** | **1,450** | **1,515** | **1,860** | **2,108** | **1,812** | **2,088** | **1,463** | **14,596** | **1,750** | 15,750 | **93%** |
| **Cumulative Total** | **1,101** | **2,299** | **3,749** | **5,264** | **7,124** | **9,232** | **11,044** | **13,133** | **14,596** | | | | |

5.5 In terms of comparisons of housing figures with previous years, the 2019/20 completion rate for North Northamptonshire dropped below the JCS annual requirement for the first time since 2014, with 1,463 homes delivered. This brings the total amount delivered from 2011-20 to 14,596, which as a percentage this means that 93% of the JCS housing requirements have been attained in North Northamptonshire to date (a slight decrease of 1% from last year). All authorities bar Wellingborough failed to reach their JCS annual requirement with significant decreases in delivery experienced across the remaining three authorities. Consequently, Wellingborough's attainment rate now sits at 78% (a 2% improvement on last year) whereas Kettering's attainment rate dropped from 93% to 90% and Corby's 99% to 97%. Despite a slight decrease from last year, East Northamptonshire remains the only authority exceeding its JCS requirement to date with a 103% attainment rate. Potential reasons for this drop are discussed in para 3.5.

| Table 15: Net additional dwellings – in future years [1] | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **LPA** | **2020/ 21** | **2021/ 22** | **2022/ 23** | **2023/ 24** | **2024/ 25** | **2025/ 26** | **2026/ 27** | **2027/ 28** | **2028/ 29** | **2029/ 30** | **2030/ 31** | **Totals** |
| **Corby** | 417 | 450 | 421 | 621 | 642 | 561 | 638 | 688 | 718 | 772 | 562 | **6,490** |
| **East Northants** | 339 | 599 | 664 | 763 | 522 | 416 | 444 | 447 | 368 | 326 | 316 | **5,204** |
| **Kettering** | 594 | 926 | 1,042 | 1,025 | 736 | 1,024 | 1,073 | 879 | 614 | 399 | 386 | **8,698** |
| **Wellingborough** | 421 | 538 | 720 | 869 | 900 | 805 | 791 | 621 | 416 | 431 | 431 | **6,943** |
| **North Northants** | **1,771** | **2,513** | **2,847** | **3,278** | **2,800** | **2,806** | **2,946** | **2,635** | **2,116** | **1,928** | **1,695** | **27,335** |
| **Cumulative Total** | **1,771** | **4,284** | **7,131** | **10,409** | **13,209** | **16,015** | **18,961** | **21,596** | **23,712** | **25,640** | **27,335** | |

5.6 Using the authorities' Housing Site Schedules (to be published alongside this AMR), Table 15 is populated with figures accounting for net additional dwellings in future years. As can be seen, it is anticipated that 27,335 dwellings will be delivered between 2020-31. If these trajectories are totalled with what has already been delivered in North Northamptonshire (as seen in Table 14) then the region could expect to see 41,931 dwellings delivered within the Plan period thus exceeding the overall housing requirement of 35,000.

| Table 16: New additional pitches (Gypsy and traveller) 2019/10 | | | |
|---|---|---|---|
| | **Permanent** | **Transit** | **Total** |
| **Corby** | 0 | 0 | 0 |
| **East Northamptonshire** | 0 | 0 | 0 |
| **Kettering** | 1 | 0 | 1 |
| **Wellingborough** | 19 | 0 | 19 |
| North Northamptonshire | **20** | **0** | **20** |

5.7 Table 16 shows that 20 new permanent additional pitches for gypsies and travellers were provided in North Northamptonshire in 2019/20, of which 19 came forward in Wellingborough, with 10 of these at the existing Grendon Road site in Earls Barton and 9 at the existing Gispy Lane site in Irchester and the remaining one in Kettering was at Woodside, Stoke Albany Road, Kettering; this is an increase of 8 overall in comparison to the previous year.

| Table 17: New additional Gypsy and Traveller permanent pitches by year (2018-20) | | | | |
|---|---|---|---|---|
| | 18-19 | 19-20 | Total | Requirement for gypsy and traveller households that meet the planning definition 2018-33 |
| **Corby** | 4 | 0 | **4** | **10** |
| **East Northants** | 0 | 0 | **0** | **0** |
| **Kettering** | 8 | 1 | **9** | **23** |
| **Wellingborough** | 0 | 19 | **19** | **1** |
| **Total** | **12** | **20** | **32** | **34** |

5.8 In March 2019 a new Gypsy and Traveller Accommodation Assessment (GTAA) was published setting out the need for gypsy and travellers for the four authorities in North Northamptonshire from 2018-33. The identified need set out in this updated GTAA supersedes the requirements outlined in Policy 31 of the JCS. The requirement for gypsy and traveller households that meet the planning definition for 2018-33 is set out in Table 17 above. As can be seen, it appears with the significant delivery that took place in Wellingborough in the 2019/20-year, North Northamptonshire has already nearly achieved its overall requirement to 2033, with 32 delivered since 2018 compared to 34 required overall.

| Table 18: Gross Affordable Housing Completions, 2019/20 | | | | | | |
|---|---|---|---|---|---|---|
| | **Social Rent** | **Intermediate Housing** | **Affordable Rent** | **Total Gross affordable homes** | **Total Gross Housing Completions** | **% of Gross Housing Completions affordable** |
| **Corby** | 0 | 25 | 19 | 44 | 373 | **11.8%** |
| **East Northamptonshire** | 0 | 27 | 29 | 56 | 393 | **14.2%** |
| **Kettering** | 0 | 31 | 98 | 129 | 350 | **37%** |
| **Wellingborough** | 2 | 22 | 39 | 63 | 365 | **17.3%** |
| North Northamptonshire | **2** | **105** | **185** | **292** | **1,481** | **19.7%** |

5.9 Of all the homes delivered within North Northamptonshire in 2019/20, 20% were classed as affordable (292 out of 1,481 gross completions) this is a 5% overall increase for the area compared to 2018/19. Consistent with the previous year, Kettering scored highest with 37% of its overall housing being affordable (16% more than the previous year). Wellingborough produced the next highest percentage with 17%, albeit this is a decrease of 2% on the previous year, with East Northants and Corby producing the lowest figures with 14% and 12% respectively, albeit these are slightly greater percentages than in 2018/19. The most common form of affordable housing was again 'affordable rent' comprising of 185 out of 292 affordable housing units delivered (63% of all provision).

5.10 In previous AMRs locational information has been provided on where affordable housing has taken place per settlement in North Northamptonshire and how this compares to overall completions in that settlement in order to show whether 30/40% affordable housing requirements were being met (depending on location as per the JCS). Although a good proxy measurement, this was a rather crude way of measuring affordable housing completions in specific locations in comparison to what the JCS monitoring framework requires i.e., this method did not consider the fact that affordable housing is not required to be delivered on sites of less than 15 dwellings in urban areas or less than 5 dwellings in rural areas. In response to this monitoring officers determined that a new approach should be taken in order to monitor how developments in certain locations were achieving the affordable housing requirements mentioned above. Table 19 below now demonstrates specific sites that have been completed in their entirety over the monitoring year (even if they commenced in a previous year) and their respective affordable housing provision.

| Table 19: Number/percentage of affordable homes provided per settlement on schemes of 15 or more dwellings (for Growth/Market Towns except Oundle) or 5 or more dwellings (for Villages/Rural areas and Oundle) that were completed in 2019/20 | | | | |
|---|---|---|---|---|
| **Scheme name-location** | **Number of new dwellings (gross)** | **Number of affordable dwellings (gross)** | **% of affordable** | **JCS target met? (Y/N)** |
| Corby - Priors Hall R21a | 130 (13 completions in 19/20) | 0 | 0 | (N) |
| Corby - Priors Hall R23 | 16 (1 completion in 19/20) | 0 | 0 | (N) |
| Corby - Little Stanion parcel 3a and 4 | 185 (7 completions in 19/20) | 26 | 14 | N |
| Corby - Weldon Park phase 1 | 60 (51 completions in 19/20) | 13 | 21.67 | (Y) |
| Corby Priors Hall: Parcel 21b | 91 (0 Completions in 19/20) | 0 | 0 | (N) |
| **Corby (total)** | **482** | **39** | **8.09** | **-** |
| East Kettering (Parcel R10) | 22 (3 completions in 19/20) | 4 (of total 4 affordable dwellings) | 18 | N |
| **Kettering (total)** | **22** | **4** | **18** | **-** |
| Earls Barton | 14 | 1 | 6 | N |
| Wellingborough | 23 | 23 | 100 | Y |
| **Wellingborough (total)** | **37** | **24** | **65.9** | **-** |

5.11 As can be viewed in Table 19, 8 schemes above the threshold described above were completed in the 2019/20 year and just one of those met the affordable homes requirement set out in Policy 30 of the JCS (30% for Growth and Market towns and 40% for villages and rural areas including Oundle), with others likely being reduced through viability negotiations during the development management process. This was a 23-dwelling scheme in Wellingborough (Lea Way) which was entirely affordable housing. However, consideration must be given to the fact that many of the above are parcels of larger SUE schemes e.g., Priors Hall, Weldon Park and Hanwood Park, where Policy 30 of the JCS requires that 20% of the total dwellings in phases to be developed by 2026 should be affordable. On this basis the first phase of Weldon Park can also be considered as meeting its target, despite the JCS monitoring framework not specifying a specific need to monitor affordable provision at SUEs.

5.12 It was determined by monitoring officers that it would be beneficial to report on the number of lapsed planning permissions per LPA for sites greater than 30 dwellings as a subset to the JCS monitoring indicator which seeks to report on the number of deallocated sites/sites not had planning permission renewed. In North Northamptonshire in 2019/20 just one site of this scale lapsed, which was in Wellingborough.

| Table 20: The number and type of affordable and market homes permitted and/or built through application of Policy 13 in the rural area, by settlement and LPA 19/20 | | | |
|---|---|---|---|
| LPA | **Settlement** | **Number approved/built** | **Type of home (e.g. social rent etc)** |
| **Corby** | Cottingham | 1 built | Market |
| **Wellingborough** | Grendon | 1 built | Market |

5.13 Table 20 sets out the number and type of affordable and market homes permitted and/or built through application of Policy 13 (rural exceptions) of the JCS in the rural areas. Two completed examples were recorded in 2019/20 - a market home in Grendon, Wellingborough and a market home at Bull Pen Farm, Cottingham, Corby. East Northants in the past have recorded substantial numbers of rural exceptions schemes, however due to issues with monitoring capacity this year, this data has not been collected and the reality is that the overall figure would increase if made available. The JCS does not set a specific target for the amount of rural exception developments to come forward over the plan period.

| Table 21: Number of dwellings permitted and/or built in the open countryside for rural workers to support the vitality and viability of the rural economy, by settlement and LPA 19/20 | | |
|---|---|---|
| LPA | **Settlement** | **No. Of dwellings permitted/built** |
| **Corby** | Cottingham | 1 built |

5.14 Table 21 sets out the number of dwellings permitted and/or built in the open countryside for rural workers. In 2019/20 there was one example of this in North Northamptonshire, the single development at Bull Pen Farm in Cottingham, Corby (also reported in Table 20). This is a decrease of one on last year's AMR where 3 such dwellings were either permitted or built, this number is always likely to be low due to the sparse nature of new agricultural employment opportunities e.g. new farms, but it is informative to know where these developments come forward and what form they take with a view to informing future policy and potentially setting a threshold (again the JCS does not set a specific target for this indicator).

5.15 There were no reported developments of dedicated provision for older person's housing in North Northamptonshire in 2019/20, whether that be sheltered accommodation, extra care facilities or residential care homes, albeit a lack of East Northants data means this cannot be completely certain. This differs from last year where a 66-bed care home was delivered in Kettering.

5.16 With regard to custom/self-build (CSB) developments; Corby reported 2 completions and 2 permissions respectively of single dwellings on individual plots in 2019/20. In Wellingborough there were a total of 23 permissions and 22 completions for single dwellings on individual plots over the monitoring year and in Kettering there were 13 permissions and 15 completions on the same basis. There is no information available on East Northants completions/consents at this time. However, East Northants has responded to various Freedom of Information (FoI) requests, with an explanation that single plot planning permissions are considered to

constitute self-build plots for the purposes of monitoring CSB, given that by definition these would deliver single bespoke dwellings to be occupied by an end-user. Whilst this is not an absolute measure of CSB supply it is reasonable to assume that purchasers will have had a significant input into the design and layout of their new home on these consents. This method of calculation self-build numbers was used by LPAs last year.

**Housing Summary**

5.17 Overall 2019/20 could be considered an underperforming year in terms of housing delivery and working towards delivering housing targets set out in the JCS. This is primarily due to the low annual housing completion figures this year compared to the previous six AMRs. As discussed already in this report there is potential that the Covid-19 pandemic has caused limitations on the monitoring process, and it will be vital to see how things progress next year. Despite this, overall trends are rather positive and attainment rate against LPA housing requirements are generally in a good position. Furthermore, when examining future housing provision, it is still predicted that North Northamptonshire can still achieve and exceed its housing requirement of delivering 35,000 dwellings by 2031. However as has always been the case when monitoring housing, caution must be given not to give too much weight to these predictions due to the fluidity of delivery rates and their likelihood to fluctuate on an annual basis, especially given the build out times associated with delivery of the SUEs and now the potential impact of the pandemic on this. Despite an improvement on the previous year in terms of the percentage of affordable housing delivered in North Northamptonshire, when broken down to site level and comparisons are made to JSC targets, it is apparent many schemes are not meeting these requirements. It is hoped data sources such as this AMR will provide evidence to LPAs to show that further emphasis is sought on delivering this type of housing, which is of substantial interest not just locally, but on a national scale also and what additional interventions may be needed to increase delivery.

# 6. Assessment of Housing Land Supply

*This section is extracted from a separate document produced by the JPDU, published in advance of the full AMR – therefore the paragraph and table numbers do not correlate with the remainder of this report.*

## 1.0 Introduction

**Purpose of Report**

1.1 The National Planning Policy Framework (NPPF) says strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites.

1.2 Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.

1.3 Local planning authorities should also identify a supply of specific developable sites or broad locations for growth for years 6 -10 and where possible, for years 11-15.

1.4 This report relates to the monitoring year 2019/20, before the creation of the new North Northamptonshire Council (NNC) on 1st April 2021. Its structure remains the same as the combined Authorities' Monitoring Report produced in North Northamptonshire since 2009, with housing land supply still calculated for the former local planning authorities of Corby, Kettering, East Northamptonshire, and Wellingborough. To avoid confusion, these are referred to as Corby area, Kettering area etc. The 2020/21 AMR will follow the same approach.

1.5 This report outlines the deliverable and developable housing land supply for each of the former council areas in relation to the housing requirements set out in Policy 28 of the Joint Core Strategy.

1.6 The 2021/22 AMR will be the first to report housing land supply for the NNC area, reflecting the requirement for the local planning authority to maintain a five-year supply of deliverable sites. The other significant change will be that housing land requirements will be calculated against Local Housing Need (LHN) calculated using the Government's standard method as required by the NPPF when plans are five or more years old[7].

**Housing Target**

1.6 The North Northamptonshire Joint Core Strategy (JCS) was adopted in July 2016 and remains extant as Part 1 of the Local Plan for NNC. This document outlines the level of housing to be planned for over the period 2011-31 and sets this out by local authority area. In accordance with JCS Policy 28, this is as outlined in Table 1 overleaf:

[7] Technical note on maintaining a 5-year supply of deliverable housing land (July 2021).

| Table 1 | | | |
|---|---|---|---|
| **North Northamptonshire Housing Requirements (after JCS Policy 28 / Table 4)** | | | |
| **SHARE OF OBJECTIVELY ASSESSED NEEDS IN THE HOUSING MARKET AREA** | | **ANNUAL AVERAGE DWELLINGS 2011-31** | **HOUSING REQUIREMENT (2011-31)** |
| Corby Borough | Requirement | 460 | 9,200 |
| | Strategic Opportunity[8] | (710) | (14,200) |
| East Northamptonshire District | | 420 | 8,400 |
| Kettering Borough | | 520 | 10,400 |
| Borough of Wellingborough | | 350 | 7,000 |
| **North Northamptonshire** | | **1,750 (2,000)** | **35,000 (40,000)** |

**Identifying the Supply of Deliverable and Developable Sites**

1.7 Existing planning consents do not represent the only source of housing land supply when identifying deliverable or developable sites. As referred to above, the local authority is required to identify five years' worth of deliverable sites and 6 -15 years' worth of developable sites.

1.8 The NPPF defines what is meant by deliverable:

> *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
> *a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
> *b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*

1.9 The latest National Planning Practice Guidance (NPPG) (Paragraph: 030 Reference ID: 3-030-20180913) further advises that:

> *"In order to demonstrate 5 years' worth of deliverable housing sites, robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions. Annex 2 of the National Planning Policy Framework defines a*

[8] The 'Strategic Opportunity' is based on Corby's ambition to deliver a level of housing which is in addition to its 9,200-dwelling requirement (see JCS para 9.7. It is not the requirement against which five-year land supply position is assessed.

*deliverable site. As well as sites which are considered to be deliverable in principle, this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:*

- *have outline planning permission for major development;*
- *are allocated in a development plan;*
- *have a grant of permission in principle; or*
- *are identified on a brownfield register.*

*Such evidence, to demonstrate deliverability, may include:*

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects."*

1.10 The NPPF also defines what is meant by developable:

*"To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged."*

Windfall Allowance

1.11 The NPPF simply defines windfall sites as not specifically identified in the development plan. They normally comprise previously developed sites that become unexpectedly available. Local planning authorities can make a windfall allowance in the five-year supply if they have compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply. Any allowance must be realistic and should not include residential garden land.

1.12 As past reviews of housing land supply have demonstrated, windfall development has contributed to the provision of new housing across North Northamptonshire and on this basis each area (former local authority) has made provision for the continuing contribution of this in their respective assessments. However, mindful to avoid double counting of smaller sites with an extant planning permission, this element of supply is only included from year 3 onwards in the 5-year assessment period (2020-25).

## 2.0 Five Year Supply of Deliverable Sites

**Appropriate Buffer**

2.1 When identifying a five-year supply, the NPPF requires the addition of a 5% buffer to the housing requirement to ensure choice and competition in the market land. This rises to 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year. This subsequently rises to a 20% buffer where there has been significant under delivery of housing over the previous three years, in order to improve the prospect of achieving the planned supply[9]. The NPPF says that from November 2018 significant under delivery will be measured against the Housing Delivery Test and will be defined as delivery below 85% of the housing requirement. None of the four former councils in North Northamptonshire were found to be significantly under delivering in the latest Housing Delivery Test calculations released by the government in January 2021 and therefore a 5% buffer is applied.

**Treatment of past under-provision**

2.2 There are two basic methods of dealing with past shortfall. It can be met over the five-year period (the "Sedgefield" approach) or over the remaining plan period up to 2031 (the "Liverpool" approach). The NPPF does not explicitly state which method is preferable when addressing shortfall although Planning Practice Guidance states that *'The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach)'*. (Paragraph: 31 Reference ID: 68-031-20190722). On this basis, North Northamptonshire Council will continue to use the Sedgefield approach and calculations below are based on this method.

**Five Year Period**

2.3 The Planning Practice Guidance was updated in early 2019 to state that *"Sites should be deliverable in years 1 to 5 of the plan period, and subsequently reviewed and their status updated each year in the Authority Monitoring Report and Annual Position Statement (if confirming the 5 year housing land supply)"* therefore as of the 2018/19 monitoring year, councils prepared their Housing Land Supply positions by treating the current year as 'year 1'. However since this, the guidance was updated again in July 2019 where this text was removed, potentially leaving the 5 year assessment period open to interpretation (past joint AMRs have used the approach to not include the current year), albeit text at Paragraph 022 was introduced that states; "*To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the requirement in the* first *5 years (including any shortfall)*". The usage of the word 'first' indicating that the assessment should start from 'year 1' i.e., for this AMR the 20/21 to 2024/25 years are assessed. For clarity the NPPF does not specify which 5-year period should be calculated and para 73 simply refers to 'five years' worth' of housing.

2.4 Following this review, the housing land supply position of each former local authority is outlined over the remainder of this paper relative to a rebased requirement which takes account of performance to date (see **Appendix 1** for details of how this has been calculated).

## Corby Area: Assessment of Housing Land Supply, 2020-25

Deliverable Sites

2.5 Table 2 below details the composition of deliverable housing sites identified in the Corby area over the five-year assessment period. As can be seen, the area has an identified housing supply of 2,551 dwellings for the period 2020-25[10].

| Table 2 | |
|---|---|
| **Corby Area: Composition of identified housing supply, 2020-25** | |
| **Component** | **Yield 2020-25** |
| Major sites with detailed planning permission (>10 dwellings) | 1,271 dwellings |
| Non-Major sites with detailed planning permission (<10 dwellings) | 93 dwellings |
| Major sites with outline planning permission (>10 dwellings) | 877 dwellings |
| Sites on the Brownfield Register (>5 dwellings) | 92 dwellings |
| Major sites pending a decision at 31 March 2020 (> 10 dwellings) | 63 dwellings |
| Emerging plan allocation | 110 dwellings |
| Windfall Allowance | 48 dwellings |
| Lapse Rate | -3 dwellings |
| **Total identified supply 2020-25** | **2,551** |

**Five Year Supply Assessment**

2.6 Table 3 below outlines the assessment of the Corby area's housing land supply 2020-25. As detailed in **Appendix 1**, the area had a shortfall of 125 dwellings between 01.04.2011 and 31.03.2020 and consistent with the Sedgefield approach this has been factored into the housing requirement calculation. On the basis of this revised housing requirement, the Corby area has 5.0 years housing land supply.

| Table 3 | | |
|---|---|---|
| **Five Year Requirements for the Corby Area for the 5-year period 2020- 2025 measured against the JCS** | | |
| A | JCS Housing Requirement 2020-25 (460 x 5) | 2,300 |
| B | JCS Housing Requirement 2020-25 inclusive of shortfall 2011-20 | 2,425 (+125) |
| C | JCS Housing Requirement + shortfall + 5% buffer | 2,546 |
| D | Identified Housing Supply 2020-25 | 2,551 |
| **E** | **No. of Years Deliverable Housing Land Supply 2020-25 (D/C x 5)** | **5.0** |

[10] These figures have been derived from the corresponding site schedule which the Council has collated and are used as the basis for determining the housing land supply in the area at Table 3.

**JCS Monitoring Trigger**

2.7 Through Table 9 (Performance Indicators and Targets for Monitoring), the JCS set the North Northamptonshire authorities an additional monitoring test to gauge their respective land supply position after a 25% buffer is applied. This is a local buffer in excess of national requirements but has been included to provide an early warning that a housing land supply shortfall may be imminent and corrective / preventative action should be taken (for example through working with developers/landowners to develop suitable and viable schemes). The outputs of this assessment for the Corby area are outlined below:

| **Table 4** | | |
|---|---|---|
| **Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer for Corby Area** | | |
| A | Five Year Requirement | 2,425 |
| B | Plus 25% Monitoring Buffer | 3,031 |
| C | Supply of Deliverable Sites | 2,551 |
| **E** | **No. of Years Deliverable Housing Land Supply 2020-25 (C/B x 5)** | **4.21** |

2.8 As Table 4 shows, inclusive of a 25% buffer, the Corby area is unable to demonstrate in excess of five years housing land supply for the assessment period 2020-25 relative to the JCS monitoring trigger (4.21 years). Therefore, it may be worthwhile the Council considering the need for appropriate measures in lieu of a potential future shortfall.

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## East Northamptonshire Area: Assessment of Housing Land Supply, 2020-25

Deliverable Sites

2.9 Table 5 details the composition of deliverable housing sites identified in the East Northamptonshire area over the five-year assessment period. As can be seen, the area has an identified housing supply of 2,660 dwellings for the period 2020-25[11].

| Table 5 | |
|---|---|
| **East Northamptonshire Area: Composition of identified housing supply, 2020-25** | |
| **Component** | **Yield 2020-25** |
| Permissions/Resolution to grant/Under Construction | 1,069 |
| Rushden East (JCS Allocation) | 175 |
| Specific unallocated BF sites | 237 |
| Emergent DPD allocations | 788 |
| Windfall | 123 |
| Adopted Local/ Neighbourhood Plan allocations | 495 |
| **Total identified supply 2020-25** | **2,887** |

**Five Year Supply Assessment**

2.10 Table 6 outlines the assessment of the East Northamptonshire area's housing land supply 2020-25. As detailed in **Appendix 1**, the area had an oversupply of 102 dwellings between 01.04.2011 and 31.03.2020 (relative to JCS requirements). However, unlike when an undersupply is projected, these 102 dwellings are not accounted for when considering the next five-year assessment period. Therefore, the East Northamptonshire area's base five-year housing requirement is 2,100 dwellings as per the provisions of the JCS (i.e. 420 x 5 years = 2,100). This increases to 2,205 dwellings when a 5% buffer is included consistent with the NPPF. Pursuant to this, the East Northamptonshire area has 6.55 years housing land supply.

| Table 6 | | |
|---|---|---|
| **Five Year Requirements for the East Northamptonshire Area for the 5-year period 2020-25 measured against the JCS** | | |
| A | JCS Housing Requirement 2020-25 (420 x 5) | 2,100 |
| B | JCS Housing Requirement 2020-25 inclusive of shortfall 2011-20 | 2,100<br>(+0) |
| C | JCS Housing Requirement + shortfall + 5% buffer | 2,205 |
| D | Identified Housing Supply 2020-25 | 2,887 |
| E | **No. of Years Deliverable Housing Land Supply 2020-25 (D/C x 5)** | **6.55** |

**JCS Monitoring Trigger**

2.11 Through Table 9 (Performance Indicators and Targets for Monitoring), the JCS sets the North Northamptonshire authorities an additional monitoring test to gauge their respective land supply position after a 25% buffer is applied. This is a local buffer which is in excess of national requirements but has been included to provide an early warning that a housing land supply

[11] These figures have been derived from the corresponding site schedule which the Council has collated and are used as the basis for determining the housing land supply in the area at Table 6.

shortfall may be imminent and corrective / preventative action should be taken to offset (for example through working with developers/landowners to develop suitable and viable schemes). The outputs of this assessment for the East Northamptonshire area are outlined below:

| Table 7 | | |
|---|---|---|
| **Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer** | | |
| A | Five Year Requirement | 2,100 |
| B | Plus 25% Monitoring Buffer | 2,625 |
| C | Supply of Deliverable Sites | 2,887 |
| **E** | **No. of Years Deliverable Housing Land Supply 2020-25 (C/B x 5)** | **5.50** |

2.12 As Table 7 shows, inclusive of a 25% buffer, the East Northamptonshire area is still able to demonstrate in excess of five years housing land supply for the assessment period 2020-25 (5.50 years). Notwithstanding this, however, the Council should continue to monitor supply inclusive of the 25% buffer for future monitoring periods and consider the need for appropriate measures should these become necessary.

# Kettering Area: Assessment of Housing Land Supply, 2020-25

Deliverable Sites

2.13 Table 8 details the composition of deliverable housing sites identified in the Kettering area over the five-year assessment period. As can be seen, the area has an identified housing supply of 4,326 dwellings for the period 2020-25[12].

| **Table 8** | |
|---|---|
| **Kettering Area: Composition of identified housing supply,** 2020-25 | |
| **Component** | **Yield 2020-25** |
| Extant planning permissions | 3,959 |
| TCAAP Allocations | 60 |
| Emerging allocations | 82 |
| Resolutions to grant planning permission | 70 |
| Brownfield Land | 17 |
| Windfall Allowance (2023/24-2024/25) | 138 |
| **Total identified supply 2020-25** | **4,326** |

**Five Year Supply Assessment**

2.14 Table 9 below outlines the assessment of the Kettering area's housing land supply 2020-25. As detailed in **Appendix 1**, the area had a shortfall of 452 dwellings between 01.04.2011 and 31.03.2020 (relative to JCS requirements) and consistent with the Sedgefield approach this has been factored into the housing requirement calculation. On the basis of this revised housing requirement, the Kettering area has 6.75 years housing land supply.

| **Table 9** | | |
|---|---|---|
| **Five Year Requirements for Kettering Area for the 5-year period 2020-25 measured against the JCS** | | |
| A | JCS Housing Requirement 2020-25 (520 x 5) | 2,600 |
| B | JCS Housing Requirement 2020-25 inclusive of shortfall 2011-20 | 3,052 (+452) |
| C | JCS Housing Requirement + shortfall + 5% buffer | 3,205 |
| D | Identified Housing Supply 2020-25 | 4,326 |
| **E** | **No. of Years Deliverable Housing Land Supply 2020-25 (D/C x 5)** | **6.75** |

**JCS Monitoring Trigger**

2.15 Through Table 9 (Performance Indicators and Targets for Monitoring), the JCS sets the North Northamptonshire authorities an additional monitoring test to gauge their respective land supply position after a 25% buffer is applied. This is a local buffer which is in excess of national requirements but has been included to provide an early warning that a housing land supply

[12] These figures have been derived from the corresponding site schedule which the Council has collated and are used as the basis for determining the housing land supply in the area at Table 9.

shortfall may be imminent and corrective / preventative action should be taken to offset (for example through working with developers/landowners to develop suitable and viable schemes). The outputs of this assessment for the Kettering area are outlined below:

| Table 10 | | |
|---|---|---|
| **Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer** | | |
| A | Five Year Requirement | 3,052 |
| B | Plus 25% Monitoring Buffer | 3,815 |
| C | Supply of Deliverable Sites | 4,326 |
| **E** | **No. of Years Deliverable Housing Land Supply 2020-25 (C/B x 5)** | **5.67** |

2.16 As Table 10 shows, inclusive of a 25% buffer, the Kettering area is still able to demonstrate in excess of five years housing land supply for the assessment period 2020-25 (5.67 years). Notwithstanding this, however, the Council should continue to monitor supply inclusive of the 25% buffer for future monitoring periods and consider the need for appropriate measures should these become necessary.

## Wellingborough Area: Assessment of Housing Land Supply, 2020-25

Deliverable Sites

2.17 Table 11 below details the composition of deliverable housing sites identified in the Wellingborough area over the five-year assessment period (2020-25). As can be seen, the Wellingborough area has an identified housing supply of 3,448 dwellings for the period 2020-25[13].

| Table 11 | |
|---|---|
| **Wellingborough Area: Composition of identified housing supply, 2020-25** | |
| **Component** | **Yield 2020-25** |
| Sites with full planning permission | 2,786 |
| Sites with outline planning permission | 225 |
| Sites allocated in adopted plans | 352 |
| Sites in emerging plans | 0 |
| Sites on brownfield land register | 0 |
| Lapse Rate | -17 |
| Windfall Allowance | 102 |
| **Total identified supply 2020-25** | **3,448** |

**Five Year Supply Assessment**

2.18 Table 12 outlines the assessment of the Wellingborough area's housing land supply 2020-25. As detailed in **Appendix 1**, the area had a shortfall of 679 dwellings between 01.04.2011 and 31.03.2020 (relative to JCS requirements) and consistent with the Sedgefield approach this has been factored into the housing requirement calculation. On the basis of this revised housing requirement, the area has 6.76 years housing land supply.

| Table 12 | | |
|---|---|---|
| **Five Year Requirements for the Wellingborough Area for the 5-year period 2020-25 measured against the JCS** | | |
| A | JCS Housing Requirement 2020-25 (350 x 5) | 1,750 |
| B | JCS Housing Requirement 2020-25 inclusive of shortfall 2011-20 | 2,429 (+679) |
| C | JCS Housing Requirement + shortfall + 5% buffer | 2,550 |
| D | Identified Housing Supply 2020-25 | 3,448 |
| **E** | **No. of Years Deliverable Housing Land Supply 2020-25 (D/C x 5)** | **6.76** |

[13] These figures have been derived from the corresponding site schedule which the Council has collated and are used as the basis for determining the housing land supply in the area at Table 12.

**JCS Monitoring Trigger**

2.19 Through Table 9 (Performance Indicators and Targets for Monitoring), the JCS sets the North Northamptonshire authorities an additional monitoring test to gauge their respective land supply position after a 25% buffer is applied. This is a local buffer which is in excess of national requirements but has been included to provide an early warning that a housing land supply shortfall may be imminent and corrective / preventative action should be taken to offset (for example through working with developers/landowners to develop suitable and viable schemes). The outputs of this for the Wellingborough area are outlined below:

**Table 13**

| **Five Year Supply of Deliverable Housing Land with JCS 25% monitoring buffer** | | |
|---|---|---|
| A | Five Year Requirement | 2,429 |
| B | Plus 25% Monitoring Buffer | 3,036 |
| C | Supply of Deliverable Sites | 3,448 |
| **E** | **No. of Years Deliverable Housing Land Supply 2020-25 (C/B x 5)** | **5.68** |

2.20 As Table 13 shows, inclusive of a 25% buffer, the Wellingborough area is still able to demonstrate in excess of five years housing land supply for the assessment period 2020-25 (5.68 years). Notwithstanding this, however, the Council should continue to monitor supply inclusive of the 25% buffer for future monitoring periods and consider the need for appropriate measures should these become necessary.

# 7. Environment

7.1 The JCS recognises the importance of the natural environment and the opportunities it provides with new special policy areas for the Nene and Ise Valleys and the Rockingham Forest to supplement the existing approach to Green Infrastructure, in particular recognising its role in enhancing connectivity between settlements (Policies 19 – 21).

7.2 This section of the AMR presents the key data sets that relate to the natural environment and heritage. It provides information on key issues such as sustainable drainage systems (SuDs), the delivery of renewable and low carbon energy sources, development in flood zones as well as data on listed buildings and more. For practical purposes design related information is also set out here, with data provided on how many housing sites were assessed by local design surgery for example.

7.3 Unlike previous sections which have shown primarily numerical data set out in the form of tables, this section also includes some qualitative data relating to indicators that require more of a narrative or commentary on what has been delivered within the last monitoring year. This principally relates to the delivery of Green Infrastructure (including features such as Greenways) which have limited ways of being measured numerically. Key headlines on recent progress with Green Infrastructure in North Northamptonshire will provided in this section to capture this.

7.4 A summary of the key findings is provided at the end of the chapter.

| Table 22: No. Of Planning permissions granted contrary to EA advice by LPA 2019/20. | | | | |
|---|---|---|---|---|
| **Planning Ref.** | **Location** | **EA Objection on Flooding or water quality** | **Decision** | **Response Date** |
| **Corby** | | | | |
| 19/00351/OUT | Corby – Priors Hall | Flooding | Approved – objection withdrawn | n/a |
| **East Northants** | | | | |
| 19/00726/FUL | Oundle | Flooding | Approved – objection withdrawn | 29/05/2019 |
| 19/00970/FUL | Rushden | Flooding | Approved – objection withdrawn | 23/10/2019 |
| 19/01219/OUT | Corby – Priors Hall | Flooding | Approved – objection withdrawn | 28/07/2020 |
| 19/01241/FUL | Brigstock | Flooding | Approved – objection withdrawn | 16/09/2019 |
| 19/01805/FUL | Duddington | Flooding | Approved | 03/07/2020 |
| **Kettering** | | | | |
| KET/2019/0666 | Kettering | Flooding | Approved – objection withdrawn | 11/03/2020 |
| KET/2019/0832 | Burton Latimer | Flooding | Refused | 24/01/2020 |
| KET/2020/0035 | Kettering | Flooding | Approved – objection withdrawn | 28/09/2020 |
| **Wellingborough** | | | | |
| WP/19/00129/FUL | Wellingborough | Flooding | Withdrawn | n/a |
| WP/19/00213/FUL | Bozeat | Flooding | Approved | 21/08/2019 |
| WP/19/00355/FUL | Earls Barton | Flooding | Withdrawn | n/a |
| WP/19/00536/FUL | Wellingborough | Flooding | Approved – objection withdrawn | 12/08/2020* |

7.5 The number of planning permissions granted contrary to Environment Agency (EA) advice on flooding and water quality grounds is something that has always been monitored in the AMR even pre JCS. Details to what has been observed in North Northamptonshire are illustrated in Tables 22 and 23. As outlined, 2 applications were granted contrary to EA advice in 2019/20. This is 3 fewer than the previous year where 5 were recorded, which was the first time since full monitoring of the JCS began in 16/17 that incidences have been recorded. As is often the case, there are a number of incidences where the EA objected initially but withdrew their objection when further evidence/work was produced to address the concerns raised. The two permissions this year were at The Mill in Duddington and 25 London Road in Bozeat, however it must be noted these were also cases that were reported last year, and it is unclear why the

EA also listed these in this year's monitoring information (taken from their website). Full details of these applications can be found in Table 22, where a complete list is available also detailing where all objections took place over the 2019/20 year.

| Table 23: Number of Planning Permissions granted contrary to Environment Agency advice on flooding and water quality grounds | | | |
|---|---|---|---|
| Local Authority | **FLOODING** | **QUALITY** | **TOTAL** |
| **Corby** | 0 | 0 | 0 |
| **East Northamptonshire** | 1 | 0 | 1 |
| **Kettering** | 0 | 0 | 0 |
| **Wellingborough** | 1 | 0 | 1 |
| North Northamptonshire | **2** | **0** | **2** |

7.6 Since 2016/17, the AMR has reported on developments that were approved or completed with SuDS on site, however this has traditionally been a difficult indicator to produce tangible data for. Firstly, the JCS does not specify targets for the amount of development it expects to be completed with SuDS and secondly there is not a systematic way of recording this specific data and LPAs have their own ways of doing so, often by liaising with Development Management officers to understand which significant applications have come forward with a provision for SuDS. This approach means it can be difficult for monitoring officers to uncover these details within their LPA and it may be likely that provision is higher compared to what is actually recorded. Monitoring over the years has found that all developments of a particular size have provision for SuDS on site and therefore alongside all of the above it is considered not valuable enough to continue reporting on SuDS in this way. This indicator will be discussed amongst monitoring officers further ahead of the next AMR to establish a way forward and whether there is a need to continue reporting on this at all.

| Table 24: Residential development permitted in Flood Zones 2 and 3 ($m^2$) | | | |
|---|---|---|---|
| Local Authority | **FLOOD ZONE 2** | **FLOOD ZONE 3** | **TOTAL** |
| **Corby** | 0 | 0 | 0 |
| **East Northamptonshire** | n/a | n/a | n/a |
| **Kettering** | 0 | 0 | 0 |
| **Wellingborough** | 1,000 | 0 | 1,000 |
| North Northamptonshire | **1,000** | **0** | **1,000** |

7.7 As observed from Table 24 a total of 1,000$m^2$ of housing was permitted in flood zone 2 in 2018/19 and this all took place in Wellingborough, nothing was permitted in flood zone 3. This equates to a slight decrease of 831$m^2$ compared to the previous year, however again this takes into account unavailable data from East Northants who in the past have reported incidences of this taking place. The development that was permitted in Wellingborough was only partially in flood zone 2, this was for 5 new dwellings in Wellingborough town at Castle Mews. It should

be noted that the 1,000m$^2$ above is the total estimated floorspace for the whole development. As it is only partially in Flood Zone 2 the actual floorspace in the flood zone will be less than the 1,0000m$^2$ reported. Due to the way the landscape and river network runs across North Northamptonshire, in that the River Nene runs only through Wellingborough and East Northants, it is always likely that these two will record the higher figures from this indicator. The much smaller River Ise and other minor tributaries, mostly run through Kettering and Corby and have less related flood zone areas. Again, the JCS does not set a target for North Northamptonshire, only to establish how the LPA's are considering the risk of potential flooding when determining planning applications in their respective areas.

Table 25: Permitted and Installed Capacity of Renewable Energy Schemes 2019/20 (MW)

| E3 | **Wind onshore** | **Solar photovoltaics** | **Hydro** | **Biomass** | | | | | | **Total** |
|---|---|---|---|---|---|---|---|---|---|---|
| Development Status | | | | Landfill gas | Sewage sludge digestion | Municipal (and industrial) solid waste combustion | Co-firing of biomass with fossil fuels | Animal biomass | Plant biomass | |
| Permitted/completed installed capacity in MW | 0 | 0.1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.1 |
| Total | 0 | 0.1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.1 |

Table 26: Consented (permitted and installed) Solar PV Applications

| LPA | **Technology** | **Application Reference** | **Location** | **Installed Capacity (MW)** |
|---|---|---|---|---|
| **Corby** | Solar PV units | 19/00077/PASOLA | Wincanton Logistics, Long Croft Road, Corby | 0.1MW |

7.8 Another longstanding indicator in the AMR regards the total amount of permitted and installed capacity of renewable energy schemes. In North Northamptonshire there was a slight decrease in the number of energy schemes reported in 19/20 where just 0.1MW of installed capacity was reported comparison to last year's figure of 0.29MW. The only reported development was seen at Wincanton Logistics at Long Croft Road in Corby as can be observed in Table 26 above. The level of development of purpose-built renewable energy schemes is still very minimal and has remained low in recent years. This may in part be a cause of the effect of government cuts to subsidies for such projects as well as changes to national policy which has changed the emphasis on the types of development which is considered appropriate as well as increased emphasis on developers securing local support for their proposals. The JCS was drafted to include no specific ceiling on what should be achieved for this indicator, only that Policy supports the provision of a range of zero and low carbon technologies consistent with national guidance to increase diversify energy sources and the move away from carbon intensive fuels. A positive to take from this year's data is that the scheme at Corby also accounts for renewable energy technologies secured through new logistics operations – which has its own indicator in the JCS monitoring framework where it is

expected that all new logistics developments should incorporate renewable technologies of some sort.

7.9 Linked to the above, with regard to the JCS monitoring indicator which seeks to report progress on the development of the Kettering Energy Park Area of Opportunity; Kettering Borough Council has provided an update that it is in detailed discussions with the site promoter to prepare a Masterplan which will set the parameters for the future development of the site for a mix of complimentary employment uses with exemplary energy efficiency standards and relying on energy produced on-site. This update should be read alongside what has been reported on previous AMRs with relation to the site's progress.

7.10 With regard to reporting on design performance and indicators within the JCS monitoring framework, there a few ways in which this is done in North Northamptonshire. A key method being the Building for Life 12 (BfL12) exercise that is traditionally undertaken every two years in the area and was last completed for the 2018/19 year and a report is available on the NNJPDU website. With the move to a unitary authority post 2021, consideration will have to be given as to whether this continues in the same vein with regard to resources and capacity etc. Further to this, sustainability of commercial buildings is monitored through the BREEAM method with results sourced directly from the BREEAM website; again, this is monitored every two years and was last reported on in last year's AMR so further updates will not be provided until the 2020/21 year.

Table 27: Number of developments assessed by local design surgery review 19/20

| | **Total number assessed** |
|---|---|
| **Corby** | 18 |
| **East Northamptonshire** | 17 |
| **Kettering** | 15 |
| **Wellingborough** | 26 |
| North Northamptonshire | **76** |

7.11 One other method of reporting on design performance as per the JCS monitoring framework is the recording of the number of developments assessed by local design surgery review; the data for the 2019/20 year is set out in Table 27. This data has been sourced from archived minutes from each design surgery meeting over this monitoring period. Overall, from the minutes available, 76 sites have been counted as being assessed within this monitoring year, this is a decrease of 26 the previous year. This is mainly due to a decrease of the number of assessments taken place at Kettering and East Northants who had 20 and 11 fewer sites assessed in comparison to last year, respectively. Wellingborough saw an increase of 5 more sites assessed since 2018/19. Reasons for the fluctuations could be varied; fewer sites of contention and officer capacity could be contributing factors for the decrease. There should be no cause for concern about this decrease as 76 is still a significant amount and design surgeries are still held on a regular basis in North Northamptonshire which in itself is not a service many local authorities have. There is no target set within the JCS in terms what should

be achieved. The fact sites continue to be discussed at these forums is considered a positive towards achieving improved design outcomes locally. Nevertheless, this baseline can now be compared with next year's data by way of a proxy, particularly with the impacts of Covid-19 likely to be felt fully in next year's AMR.

| Table 28: Grade I, II* and II Listed Buildings October 2020 | | | | | |
|---|---|---|---|---|---|
| LPA | **Grade I Listed Buildings** | **Grade II* Listed Buildings** | **Grade II Listed Buildings** | **Total Listed Buildings** | **% of North Northamptonshire's Total Listed Buildings Stock** |
| **Corby** | 8 | 10 | 198 | **216** | **8.0%** |
| **East Northamptonshire** | 56 | 71 | 1,298 | **1,426** | **52.6%** |
| **Kettering** | 23 | 36 | 478 | **537** | **19.8%** |
| **Wellingborough** | 11 | 36 | 483 | **530** | **19.6%** |
| North Northamptonshire | **98** | **152** | **2,458** | **2,709** | **100%** |

| Table 29: Grade I, II* and II Buildings at Risk October 2020 | | | | | |
|---|---|---|---|---|---|
| LPA | **Grade I Listed Buildings** | **Grade II* Listed Buildings** | **Grade II Listed Buildings** | **Total Listed Buildings** | **% of North Northamptonshire's Total Listed Buildings Stock** |
| **Corby** | 0 | 1 | 0 | **1** | **0.04%** |
| **East Northamptonshire** | 7 | 2 | 0 | **9** | **0.3%** |
| **Kettering** | 1 | 0 | 0 | **1** | **0.04%** |
| **Wellingborough** | 0 | 3 | 0 | **3** | **0.04%** |
| North Northamptonshire | **8** | **6** | **0** | **14** | **0.5%** |

7.12 On heritage, the JCS monitoring framework seeks to find out how many of North Northamptonshire's listed buildings are 'at risk' and these are published in Historic England's Buildings at Risk register. The JCS strives for a general decrease overall as set out in a baseline position in the 2013 AMR and remove heritage assets from the 'at risk' register (Policy 2). The total amount of listed buildings in North Northamptonshire is 2,709, which is one more than the total reported last year, the additional building is in East Northants. In terms of listed buildings that are 'at risk', there has been an increase of two buildings added to the list – one Grade I listed building in East Northamptonshire and one Grade II* listed building in Wellingborough. The overall number of listed buildings at risk compared to the overall stock remains low at 0.52% of the overall stock); East Northamptonshire remains the authority with

the highest number of 'at risk' buildings, a reflection of the area's predominantly rural character.

7.13 Progress on the compilation of local lists of non-designated heritage assets per LPA has been reported on since the adoption of the JCS and the latest updates can be found in previous AMRs. Now that North Northamptonshire is moving to a unitary council, a new cohesive approach of compiling such a list is being considered, progress on this will be reported on in future AMRs in context with the corresponding JCS monitoring indicator which seeks updates on this matter.

| Table 30: Wellingborough SPA income and expenditure | |
|---|---|
| Total amount received via S111 payments | £163,284.46 |
| Refunds | £13,071.88 |
| Administration fee | £40,635.22 |
| Total amount available to spend on mitigation | £94,084.87 |
| Actual spend on mitigation since 2018 | £33,677.04 |
| Current amount available to spend | £60,407.83 |

7.14 It was decided amongst officers that as it is not reported anywhere else, the AMR would be an appropriate place to report progress on income and expenditure in relation to the Upper Nene Gravel Pits Special Protection Area (SPA). Table 30 shows that in Wellingborough over £94,000 was available to spend on mitigation in the area with £33,000 being spent since 2018 (up to 31st March 2020), leaving a total of just over £60,000 available to spend on further work. East Northamptonshire's SPA income and expenditure is not available at the time of publishing, but will hopefully be picked up in next year's report.

**Green Infrastructure**

7.15 The green infrastructure framework, including blue infrastructure comprising of rivers and lakes, provides a range of ecosystem services and is vital in maintaining the rural/urban character of North Northamptonshire. The GI framework includes a network of Sub-Regional and Local Corridors. The focus is on the strategic corridors of the Rivers Nene and Ise, and the Rockingham Forest area and includes the open countryside around urban areas, which is important to maintain distinct and separate settlements. In some instances there is limited connectivity to access the natural greenspace from the main towns and opportunities need to be taken to link urban parks and woodland into the wider countryside.

7.16 This network provides opportunities to enhance tourism in North Northamptonshire, while ensuring that its most sensitive assets are protected. The special policy areas of the Nene and Ise Valleys and Rockingham Forest in the JCS are strategically important in stimulating sustainable economic growth through tourism and rural diversification.

7.17 Within these areas there are organisations that spearhead projects and initiatives to help drive an increase in tourism, recreation and accessibility, which in turn increase the overall delivery of Green Infrastructure within North Northamptonshire.

7.18 This AMR seeks to report on certain indicators that measure the progress on the enhancement of Green Infrastructure and linked outcomes such as tourism and accessibility. In this respect, the relevant indicators are as below:

a) Reporting on progress on the identification and implementation of projects in the Nene Valley NIA
b) Provision of a net gain in Green Infrastructure across each of North Northamptonshire's LPA areas
c) Successful implementation of Green Infrastructure projects and investment at the local level
d) Reporting progress on the enhancement of existing visitor attractions and facilities in the Nene and Ise Valleys
e) Reporting on enhanced and/or new tourism and recreational opportunities in the Rockingham Forest
f) Reporting on the enhancement of green links which enable greater accessibility to the Rockingham Forest via foot, horseback or bicycle

7.19 For ease of reporting, these indicators have been grouped together with commentary undertaken in a combined way to show the various workings, projects and schemes that are taking place across North Northamptonshire that, where appropriate, also contribute to the net gain in green infrastructure the JCS seeks.

7.20 A comprehensive overview of the key green infrastructure assets in North Northamptonshire was provided in the 2016/17 AMR. For the 2017/18 AMR and beyond it was agreed amongst Monitoring Officers to only report on key headlines relating to the 6 indicators listed at para 7.8 above. These headlines are found below.

**Key Green Infrastructure Headlines for 2019/20 (including majority of 2020 calendar year)**

7.21 Due to the Covid-19 pandemic and the start of national lockdown in March 2020 there has been some postponement of certain planned work, schemes and projects that would have otherwise taken place during this time. All **Nenescape** events and activities for example, that involve a number of people coming together, remain cancelled or postponed until much later in the year or beyond. The 'task force' volunteering activities also remain suspended for this time. Early signs from late 2020 have suggested since then certain projects have picked up pace again and this can be reported on in the 2020/21 AMR. Some brief updates on what took place over early 2020 are provided below.

7.22 One of the key Green Infrastructure assets to the area is the **East Northamptonshire Greenway**. Information on its progress to date can be found within previous AMRs as well the Council website and the latest East Northamptonshire Greenway Forward Plan 2019-24. The Council has not reported the completion of any new phases of the scheme since the last AMR, however certain works have been undertaken to improve existing phases, for example the replacement of hedgerows along a stretch of the Greenway in Rushden from Shirley Road to Prospect Avenue.

7.23 Despite the lockdown, the 'Settlers of the Nene Valley' project at **Stanwick Lakes** continues to be successful and volunteers have found this time to be a good opportunity to work on the Historical Barn and Historical Garden, which remains open and is still used for heritage, tourism and educational events.

7.24 Work has also commenced on the **Chester Farm** site in Wellingborough, to now be known as Chester House Estate. The £14.5 million renovation, restoration and building project paid for by Northamptonshire County Council and the National Lottery Heritage Fund, is now well underway. Once ready, a three-phase opening schedule will gradually welcome visitors to the multi-function complex, set in 85 acres of historic grounds overlooking the River Nene between Wellingborough and Rushden. As well as containing the site of a walled Roman town and its suburbs, the farmhouse and newly refurbished buildings will offer a wedding venue, artisan courtyard, shopping venue, cafe farm shop, children's play area, conference facilities and bed and breakfast accommodation. The large 17th Century Grade II* listed stone farmhouse, spacious stable yard and threshing barn will be turned into a key county attraction for locals and will link in with the other attractions in the Nene Valley including Rushden Lakes, Stanwick Lakes and the Greenway. Both footbridges across the Nene will be replaced to allow walkers to access the site from Wellingborough and the river where there will be mooring for four large boats and a canoe pod. Large scale events will be held every month as well as the hosting of school visits from across the county as well as college and university students accessing the site for digs and the archive. A short country walk will lead guests past nine interpretation boards explaining the history of the site, which has been in continuous occupation since the Stone Age, and past the site of the small Roman town, occupied between the C1 and early C5 AD.

7.25 As denoted in previous AMRs, reporting on tree planting provision has proven to be tricky to quantify against JCS targets, this is due to a number of factors, but primarily because there is not a universal data collection point for this data to be made available in one place. The AMR will continue to report on key tree planting schemes that have come forward during this monitoring period, however.

7.26 One example of this was the planting of 20 new trees to complement the ongoing improvements to Meadow Road Park in Kettering. A variety of native species including alder, birch, rowan, field maple and cherry trees will line the new pathways through the park. As part of a wider commitment to helping tackle climate change Kettering Borough Council is doubling the amount of tree planting from the current average of 250 per year to 500 per year. Additionally, 130 new trees were planted at Desborough Greenspace and around 300 more have recently been planted in Corby's parks and highways verges as part of Kettering and Corby Council's shared environmental service. The new trees at Meadow Road Park mark another chapter in the evolution of this important green space in the heart of the town.

7.27 Further to this, hundreds of trees were planted at Wicksteed Park, Kettering in early 2020. This was headed up by volunteer-led Kettering Eco Group as part of a national Woodland Trust carbon reduction initiative. A wide variety of tree species were planted as part of the operation, such as hawthorn, rowan, blackthorn, silver birch, hazel, common oak, wild cherry, field maple, crab apple, dog rose, elder and grey willow.

7.28 This is a key policy area in terms of addressing the climate emergency and one the NNJPDU and partners are proactively working on to the increase local tree coverage and liaison with such landowners will be a key approach to doing so. Progress in this area will be reported in

future AMRs with particular regard to how the climate agenda and mitigation strategies are approached under the new unitary council.

7.29 Unfortunately due to lack of certain data and limited monitoring resources at East Northamptonshire, a couple of datasets are missing from this AMR with regard to the Environment. These include information on development recorded in the Area of Tranquillity as well as the delivery of moorings/marinas in North Northamptonshire. This data will be sought within the next AMR.

**Environment Summary**

7.30 The overall picture against the environmental JCS monitoring indicators for North Northamptonshire is relatively mixed as per recent years and particularly because of the emergence of the Covid-19 pandemic. Positives to note include the reduced amount of development taking place in flood zones and the reduced amount of development taking place contrary to EA advice. There have also been some positive steps with regard to certain projects taking place in North Northamptonshire in the context of improving green infrastructure, green links and tourism and recreational facilities such as Chester Farm as described above. However, other projects have likely been hindered due to issues relating to the pandemic. Areas of potential concern primarily centre around new renewable energy schemes which remain low in incidence and has done for a number of years, the reasons behind this are discussed is para 7.8 above. It will be important to continue to rigorously monitor environmental issues within North Northamptonshire going forward in relation to JCS requirements, particularly in context of the national climate agenda and the climate emergency coupled with a drive to increase biodiversity and environmental net gain.

# 8. Infrastructure

8.1 The delivery of infrastructure is a key focus of the JCS; Policy 10 states that "development must be supported by the timely delivery of infrastructure, services and facilities necessary to meet the needs arising from the development to support the development of North Northamptonshire."

8.2 Delivery of infrastructure and services is dependent on successful partnership between various public and private sector agencies and the appropriate funding that can be generated from these. The JPDU continues to seek sources of funding alongside the North Northamptonshire LPAs and Northamptonshire County Council to help deliver the infrastructure needed to unlock growth in this area.

8.3 The JCS has been supported by the North Northamptonshire Infrastructure Delivery Plan (IDP) which is periodically updated to capture the latest position on what infrastructure is required the area. The LPAs also have, or are preparing, their own locally distinctive IDPs as part of the evidence base for their Part 2 Local Plans (see respective area websites). The North Northamptonshire IDP was most recently updated in 2017. IDPs provides detail on the location, cost and funding source of infrastructure projects across the Plan area thus giving an overall picture of what is being sought over the coming years. The IDPs are useful sources of information as a means of measuring against some of the indicators set out in the JCS monitoring framework that monitor the progress of certain infrastructure, such as provisions at SUEs and other major sites, as well information on the progress of development to major road networks. In addition to the North Northamptonshire IDP is the North Northamptonshire Investment Framework (NNIF), which was endorsed by the Joint Delivery Committee in June 2019. This document sets out the key infrastructure priorities for North Northamptonshire that can accelerate the delivery of planned growth and will be updated in a similar vain to the IDPs as 'live documents'.

8.4 This chapter will primarily provide updates on major infrastructure as of December 2020, as well as providing summaries on the latest position of the SUEs and other major sites outlined in Policies 32-38 of the JCS.

8.5 A short summary will be provided at the end of this chapter.

| Table 31: JCS Table 8 Key Strategic Infrastructure Projects (2020 updates) | | |
|---|---|---|
| **Infrastructure scheme** | **Reason** | **Delivery** |
| Chowns Mill roundabout improvements, A45/A6 Higham Ferrers/Rushden | There is significant congestion at this strategic junction for local traffic as well as those travelling further between the M1 and the A14.<br>Improvements will be required to ensure flow of traffic along this strategic route.<br>The SUE to the East of Rushden will require improvements to this junction to deliver development. | **Work commenced as of February 2020. For completion by Winter 2021/22.**<br><br>**Funding announced, Dec 2014, in the Road Investment Strategy 1: Investment Plan for segregated lanes, signalisation and additional carriageways at a cost of around £24m.**<br><br>**Highways England.** |
| Isham bypass, Wellingborough | Directly related to Wellingborough development, specifically Wellingborough North SUE and employment opportunities.<br>Preventing traffic congestion along this key route between Wellingborough and Kettering and impacts on the village of Isham. | **The £25m initially secured through the Northamptonshire Growth Deal by SEMLEP has been withdrawn due to delays in plugging the remaining funding gap.**<br><br>**A bid for Major Road Network (MRN) funding was submitted to the Department for Transport in March 2020 and this was progressed to a Strategic Outline Business Case, which was submitted in December 2020. The Borough Council of Wellingborough is providing funding to progress the necessary work on the scheme.**<br><br>**Northamptonshire County Council, SEMLEP and Borough Council of Wellingborough.** |
| A14 junction 10a, Kettering | This is directly related to development at Hanwood Park (Kettering East) and the business and energy park to the east of Kettering. | **Subject to other contributions the Road Investment Strategy 1: Investment Plan is committed (around £25m – 50% of overall cost) to provide a new junction (10a).**<br><br>**The scheme was not mentioned in RIS2. However, when raised in Parliament the Under Secretary of State said** |

| | | |
|---|---|---|
| | | **that "construction work on the junction will need to start early in the next road investment period, which is due to start in 2025" and "that Highways England is now looking at how to achieve the earliest possible start date."**<br><br>**A separate forward funding loan of £14.5m from the Governments Local Infrastructure Fund (HCA) that will also secure access points, sewerage works and other site preparation for Kettering East.**<br><br>**Highways England, Northamptonshire County Council, SEMLEP, Developers and Kettering Borough Council.** |
| Corby Northern Orbital Road Phase 2 (final) | This road will help to open up employment opportunities around Rockingham Motor Speedway, and also improve traffic flows in this area of Corby, to support the development of Priors Hall. | **The overall cost of the project is estimated to be £30m and a portion of the funding will come from S106 agreements.**<br><br>**Work is ongoing to revive plans and funding sources for the final phase of the road due to developer interest on adjacent land.**<br><br>**Northamptonshire County Council, SEMLEP, Corby Borough Council.** |
| Tresham College, Wellingborough | Partial demolition, rationalisation and refurbishment. This will enable new sector based skills to be developed around high technology application and engineering. | **SEMLEP provided funding of £7.5m through the Local Growth Fund to go towards a £10m relaunch of the Church Street campus. This will see the reintroduction of a multitude of vocational courses, as well as social care, early years and IT, as well as range of other part time courses.** |

| | | |
|---|---|---|
| | | **Refurbishment was completed according to schedule and the college opened its doors to students and staff in September 2020.**<br><br>**Tresham College/Bedford College Group, SEMLEP, Borough Council of Wellingborough** |
| A45 Stanwick to Thrapston dualling | To provide a continuous express way between the A14 and M1. | **The Road Investment Strategy 1: Investment Plan is supporting the dualling scheme to be developed in the next Road Period (2020/1 – 2025/6). The expected cost to range from £200m - £250m. For completion 2027/28.**<br><br>**Highways England** |
| A43 (Phase 3) Northampton to Kettering Dualling | To improve connectivity and accommodate growth in traffic between North and West Northamptonshire, the A43 needs to be dualled between Northampton and the A14. While it may not be possible to complete the dualling within the plan period, substantial progress will be necessary if slow journey speeds are not to become an impediment to the economy. | **The scheme is now divided into Phases 1a/b, 2 and 3. Phases 1a and 2 are complete with 1b also now open to traffic as of June 2020. Phase 3 is defined as intending to extend the dualling to the Holcot/Sywell roundabout.**<br><br>**The project is part of the Major Road Network (MRN) bid put together by England's Economic Heartland (EEH) that was submitted in August 2019 a Strategic Outline Business Case to support this submission, should be submitted by March 2021.**<br><br>**For completion in period 2026-2031.**<br><br>**Northamptonshire County Council, Borough Council of Wellingborough, Kettering Borough Council.**<br><br>**At least one further phase of the dualling is likely to be completed within the plan period.** |

8.6 Above is an update to Table 8 of the JCS (as of December 2020) which outlines the key strategic infrastructure projects for North Northamptonshire. The intention is to update this table on an annual basis to show how each project is progressing against intended time frames, therefore the above table has evolved since the original version which can be found on pages 178-179 of the JCS. As with previous years it is acknowledged that some of these updates have been provided beyond the 2019/20 monitoring period of this report. However, given the importance of this area to the delivery of the local plan it is considered appropriate that inter-year updates are captured within this AMR. Equally by the time this report is published it is possible that further changes will be required to some of the projects listed in the table and these will be picked up on within the 20/21 report.

8.7 Table 8 of the JCS was also reported on in previous AMRs and therefore comparisons can be made for where there have been changes since the 18/19 report. The key points to note are:

- Work has now officially commenced on Chowns Mill roundabout as of February 2020 with completion by Winter 2021/22 still on schedule.
- The Isham bypass Major Road Network (MRN) bid put together by England's Economic Heartland was submitted and has now progressed to a Strategic Outline Business Case, which itself was submitted in December 2020. The Borough Council of Wellingborough has confirmed it is providing funding to progress the necessary work on the scheme.
- A14 Junction 10a scheme did not feature in the government's RIS2 (Road Investment Strategy) as had been hoped. The matter was discussed in Parliament as set out in Table 8 above, with the Under Secretary of State stating that "construction work on the junction will need to start early in the next road investment period, which is due to start in 2025."
- The refurbishment of Tresham College campus in Wellingborough has been completed on time and the college opened to students and staff in September 2020.
- Updates provided on the latest position of the A43 Northampton to Kettering dualling and the latest phase to be completed. As with Isham Bypass, part of this scheme is also subject to an MRN bid that has been submitted and a business case is now being worked up for subsequent submission.

Other Key Infrastructure Headlines for North Northamptonshire – road, rail and sustainable transport

8.8 In relation to the Isham Bypass set out above in the JCS Table 8 update. The outline approval for the DB Symmetry site at Kettering South (detailed further in Figure 2 below), includes the provision of **dualling of the A509 to Isham** and the construction of a new roundabout.

8.9 **East Midlands Rail (EMR)** have consulted on a revised timetable which amongst other things includes increased services southbound from Corby to London St Pancras as well as increased services north and southbound from Kettering station. However, there is a proposed decrease in peak time services southbound to London St Pancras from Wellingborough as well as the removal of direct services northbound to the likes of Leicester and Nottingham, a change at Kettering would be required to access these destinations. New InterCity services will serve the line also as a result of the electrification work taking place as described below. Other planned enhancements include the provision of more cycle and car parking spaces, the roll-out of smart ticketing by 2020, and £20m of station upgrades. The new proposed timetable was expected to be implemented in December 2020, but this has been delayed until May 2021 due to the Covid-19 pandemic.

8.10 In relation to the above, progress continues with the electrification of the **Midland Main Line.** Further to the work reported on in last year's AMR, work on a new railway siding at Kettering station been completed which will have capacity to house the new electric trains that will run between London and Corby (and to Market Harborough) from May 2021 (as per above).

8.11 Kettering Borough Council received funding of £308,975 to improve **cycling facilities at Kettering train station**. A masterplan for wider improvements to the station is being developed and the new cycling facilities are improvement to that emerging work. It is hoped these facilities will encourage people to cycle to the station and improve air quality.

8.12 In December 2020, an **e-scooter scheme** was launched in Kettering, a partnership between the council and operators Voi. There are initially 50 scooters available to rent in the town by using the Voi app and are available for usage between 4am and 11pm for people over 18 with a valid driving licence. The scooters are a carbon-neutral mode of transport and will help contribute towards a reduction in congestion and pollution in the town. The e-scooters are expected to be accompanied by e-bikes in 2021 with rollout expanding beyond Kettering in North Northamptonshire; to Corby, Wellingborough, Rushden and Higham Ferrers.

8.13 This additional section the infrastructure chapter reports on **progress of the development of the SUEs/Garden Communities and other key strategic sites and their associated infrastructure and community facilities** as per the JCS monitoring framework requirements. The updates provided below comprise of the key progress headlines that took place over the monitoring year, previous updates can be found in preceding AMRs. Updates on completions per SUE/Garden Community can be found in Table 33 at the foot of this summary:

8.14 **Hanwood Park (Kettering East)**

- SUE development for total of 5,500 homes.
- 3 house builders now on site and DWH/Barratts have consent for the remainder of their land and can continue build out. Majority of Phase 1 applications have been submitted.
- Two junction improvement schemes have been completed in addition to a traffic calming scheme at Cranford village. Monies are also being committed towards town centre environmental improvements and a Community Development Worker.
- Further junction improvement works/traffic calming to be programmed for 2020/21 which will need to be coordinated with another roadworks on the network. Detailed design underway for two further off-site junctions and cycle connectivity.
- Health Provision – Opportunities for co-locating health and other uses. Engagement needed from Health Partners on preferred models of delivery and what should/could be delivered on the site.
- Primary school site delivered and opened in September 2015. Strategic foul drainage works completed.

8.15 **Priors Hall, Corby**

- A development of 5,100 new homes, the whole Priors Hall scheme is subdivided into 3 Zones although Zone 3 lies in East Northamptonshire District.
- Urban and Civic acquired the site with assistance from the HCA in late 2017.
- Outline application for Zones 2 & 3 submitted. This application was approved at Development Management Planning Committee on 24 November 2020 subject to the S106 agreement.
- Additional landscaping and play areas are now incorporated into the site, improving quality of life for existing residents.
- The Urban and Civic site office is now open.
- Secondary school opened in 2008 serving the Priors Hall Park development and surrounding area (part of the Brooke Weston Trust). Primary School has since opened (2016). District Centre nursery obtained approval of reserved matters in October 2019. Priors Hall Zones 2 & 3 is looking to provide a further two primary schools: one in Zone 2 and one in Zone 3.
- Land is reserved in the Zone 1 District Centre for a health facility to serve the whole development. A gymnasium has obtained approval of reserved matters in the District Centre. Further sports and leisure provisions will come forward in Zones 2 and 3.
- Zone 1 community centre in the District Centre will serve the whole development, but there is further scope for further facilities within the local centres proposed in Zones 2 and 3.

8.16 **Weldon Park, Corby**

- Weldon Park, a mixed-use development including 1,000 new homes, together with Priors Hall comprises the North East Corby SUE.
- Access junction with the A43 is complete to serve phase 1.
- Application has been submitted to regularise existing roundabout layout on A427 (following discussions with highways NCC and Mulberry Homes).
- Discussions ongoing about pedestrian link across A43.
- Phase 1 nears completions whilst phase 2 is under construction.
- Expecting applications for phases 2b, 3a and 3b as a whole in 2020 but delays caused by Covid-19 pandemic and workers from Persimmon Homes being furloughed.

8.17 **Stanton Cross, Wellingborough (Wellingborough East)**

- The site was identified as the initial Sustainable Urban Extension for Wellingborough in the 2008 CSS. An outline consent for the site was granted in 2008. The scheme has consent for 3,650 dwellings, B1, B2 and B8 development, country park, a neighbourhood centre, two local centres and all associated infrastructure.
- Since the last update the key progress is within Parcel 15 and 16 and Parcel 3.
- Routes 4 and 9 are open.
- At least 20 further conditions have been submitted for discharge on the outline/variation of condition permissions for Stanton Cross.
- These are currently being processed and consultations sent out. They relate to flooding, ecology, lighting.
- Discussions have progressed in relation to the comprehensive design of the Neighbourhood Centre, School and Community Centre. A meeting has been held with key parties and a design brief for this area has been submitted.

8.18 **Glenvale Park (Wellingborough North)**

- The site was identified as the second SUE for Wellingborough in the 2008 CSS. Outline consent for the site, was granted in 2010 with a time extension approved in 2013. A section 73 application was granted (subject to the signing of a S106 agreement) in September 2016. In January 2018 Section 73 application amendments were approved subject to the signing of a S106 agreement. 15 March 2018 Section 73 S106 legal agreement were signed and variation to outline planning permission WP/2012/0525/XEIA issued.
- The proposal includes 3,000 dwellings, retail and commercial facilities, primary schools, a neighbourhood centre, open spaces and associated infrastructure.
- Ongoing discussions regarding schemes at bespoke design meetings.
- Pre-application process is working well with housebuilders resolving any issues or concerns at an early stage.
- 500 houses granted planning permission plus a 66-bed care home, primary school, community centre, local centre and public house.
- Pre-application discussions ongoing for another 591 houses.
- Barratts and Taylor Wimpey aiming to be on site by the end of July 2020.

8.19 **West Corby**

- This was identified in the 2008 CSS as a general location for a mixed-use SUE. This site is now allocated in the JCS for development of around 4,500 dwellings and at least 2,500 jobs. It will deliver a high-quality development which is permeable, well-connected and integrates with the town of Corby and also has a high quality of landscape to assimilate into the surrounding countryside.
- The SUE will include key infrastructure items including highway improvements, a secondary school and four primary schools, provision of green infrastructure throughout the site, public transport provision and other community facilities to meet the needs of the development.
- Outline planning permissions for 4,500 homes was granted in December 2019.
- Planning Performance Agreement (PPA) agreed in principle to cover next 12 months, and site wide design code being worked on.

8.20 **Rushden East**

- In order to provide for significant expansion at Rushden in accordance with its status as a Growth Town in the JCS, a broad location for a SUE to the east of the A6, has been identified. The JCS includes Policy 33 which outlines a number of criteria which need be demonstrably satisfied through a masterplan before planning consent can be granted. The land was considered to be the most sustainable option for the future development of Rushden as it provides a major opportunity for a high quality, cohesive and distinctive sustainable urban extension. Whilst the A6 bypass forms a significant barrier between the proposed urban extension and Rushden, innovative solutions are being examined in order to create a development which is permeable and well-connected to Rushden and the facilities offered by the existing urban area.
- Site now has provision for 2,700 dwellings.
- Rushden East Programme Board continues to meet to discuss work programme and current issues on delivery.
- Officers and development consortium continue to meet to discuss issue arising from the masterplan consultation and programme for planning application.
- Masterplan Framework Document was approved by the Council and has been subject of public consultation, resulting in a number of issues for consideration.
- Series of meetings have taken place to address relevant issues around transport, design and infrastructure requirements. Action plans have been drawn up to provide future direction/timescale for delivery.
- Planning application received by the council in late 2020.

8.21 **Tresham Garden Village (TGV)**

- Policy 14 of the Joint Core Strategy (JCS) identifies Deenethorpe Airfield as an opportunity area to deliver an exemplary Garden Village and sets out demanding standards for its design and operation.
- The policy requires proposal to make provision for a new village including up to 1,500 homes, educational and community facilities, shops, business premises and generous green spaces.
- East Northants Council (ENC) endorsed a Masterplan and Delivery Strategy (MDS) in October 2018 subject to the resolution of outstanding technical details. This outstanding work was completed in July 2019 when the Council endorsed an updated MDS. The site promoters are

working up their technical evidence to accompany a planning application for submission to (ENC) in 2020/early 2021.

***Other Strategic Sites***

8.22 **Land at Cockerell Road, Corby (Employment)**

- JCS Policy 34
- This site has been identified as being suitable for B1, B2 and B8 uses. The JCS expects that the site should deliver employment and training opportunities, a high-quality landscaped Business Park and associated infrastructure, including a net gain in green infrastructure and biodiversity.
- Wickes opened a store on the southside of the site back in 2016. In 2019 Andrew's Building Supplies was granted permission for a store adjacent to Wickes as well as five industrial units that will be available for rent.
- An application has been approved for a vehicle refurbishment and storage facility in the northern part of the site. When this comes forward only a middle portion of the site will remain vacant.

8.23 **Land at Nene Valley Farm, Rushden (Employment)**

- JCS Policy 35
- In January 2016, developer Ashfield Land purchased Nene Valley Farm which has been acquired to develop a mixed-use scheme that will include office, industrial, retail and leisure facilities, which is to be consistent with Policy 35 of the JCS which allocates this site.
- Ashfield Land are promoting this site as *Rushden Gateway* and which they say could create 500-600 jobs, and as well as the employment space, proposals have emerged since that set out the provision for retail units, a supermarket, cafe and restaurant space, a 60 bed care home and a new area of high quality public open space.
- In 2018 a full planning application was submitted to East Northants Council; this was refused in September 2020.

8.24 **Land at Kettering North (Employment)**

- Land at Kettering North as shown in Policy 36 of the JCS is allocated primarily for employment uses. The site will provide for a minimum of 40ha of B1, B2 and small scale B8 development together with approximately 2ha of leisure related uses.
- A full planning application was submitted to the Council in March 2020 for 5 B8 units and 1 B2 unit and associated service yards, parking, drainage, landscaping and 3 substations; this application is yet to be determined.

8.25 **Land at Kettering South (Employment)**

- Policy 37 of the JCS allocates two parcels of land at Kettering South for employment uses, known as Parcel A and Parcel B. The smaller of the parcels (A), located west of the A509, should provide small employment units primarily for B1 and B2 uses, whilst the larger Parcel B, situated to the east of the A509 should focus on the delivery of B8 development and ancillary B1 and B2 uses.

- In 2019 an outline application by DB Symmetry Ltd for 215,606m$^2$ of B8 warehousing and distribution with ancillary B1 offices on Parcel B of the site was approved by the Council after previously being refused.
- Following this, in 2020 a reserved matters application for the site was submitted and determination is expected in early 2021.

8.26 **Rothwell North SUE**

- JCS Policy 38
- The site of the proposed SUE at Rothwell North is located on agricultural land approximately 33.7ha to the north of Rothwell and will aim to provide around 500 dwellings and 3 hectares of B1 and B2 employment land comprising of a local centre, shops and community facilities.
- As of 2018 the S106 for the site has been completed and outline planning permission has been issued. In 2019 the reserved matters for appearance, landscaping, layout and scale in relation to Phase 1 of the site for 227 dwellings, public open space, and associated infrastructure was approved.
- Build out on site commenced in 2020.

Table 32: SUE housing completions

| Site | **19/20 Completions** | **Overall completions** |
|---|---|---|
| Hanwood Park | 179 | 464 |
| Priors Hall | 171 | 1,308 |
| Weldon Park | 74 | 286 |
| Stanton Cross | 158 | 215 |
| **Totals** | **582** | **2,273** |

**Provision of superfast broadband infrastructure**

8.27 Government set a national target of 95% superfast broadband coverage to be achieved by 31st December 2017. The target relates to numbers of premises rather than geographical coverage. This national target was met. In June 2020 superfast coverage was 98.5% compared to 97.2% in England.

8.28 In June 2018 the County Council agreed new targets for the Superfast Northamptonshire project. These targets are for at least 99% of premises in the county to be able to access superfast broadband and 65% ultrafast - both to be achieved by 31st March 2021. The ambition was raised again in 2019, with additional and challenging targets for gigabit capable (at least 1Gbps which is equal to 1000 Mbps) and full fibre coverage. This represents a clear commitment to support local business and residents through access to the best digital connectivity available, and to boost economic performance in the county. Such connectivity will be crucial to support economic recovery in the post-Covid-19 world.

**Infrastructure Summary**

8.29 Overall there has been some good progress with particular infrastructure projects in North Northamptonshire with certain milestones being achieved within the latest monitoring year; for example, the commencement of work on Chowns Mill roundabout and the completion of the refurbishments to Tresham College in Wellingborough, with the college now fully open for use. Whilst Isham Bypass has experienced a number of setbacks over the years, it is hoped that through the bid for Major Road Network (MRN) funding and now its progression to business case stage, that steps are being made to move forward with the project again. Phase 3 of the A43 dualling has also been put forward for MRN funding. There are question marks over projects including Junction 10a of the A14 and the dualling of the A45 from Stanwick to Thrapston with regard these schemes being progressed at government level. It will be particularly important to monitor the progress of these bids as they will determine the pace at which these projects may come forward, especially with regards to the Isham Bypass which as mentioned has a history of stalled progression.

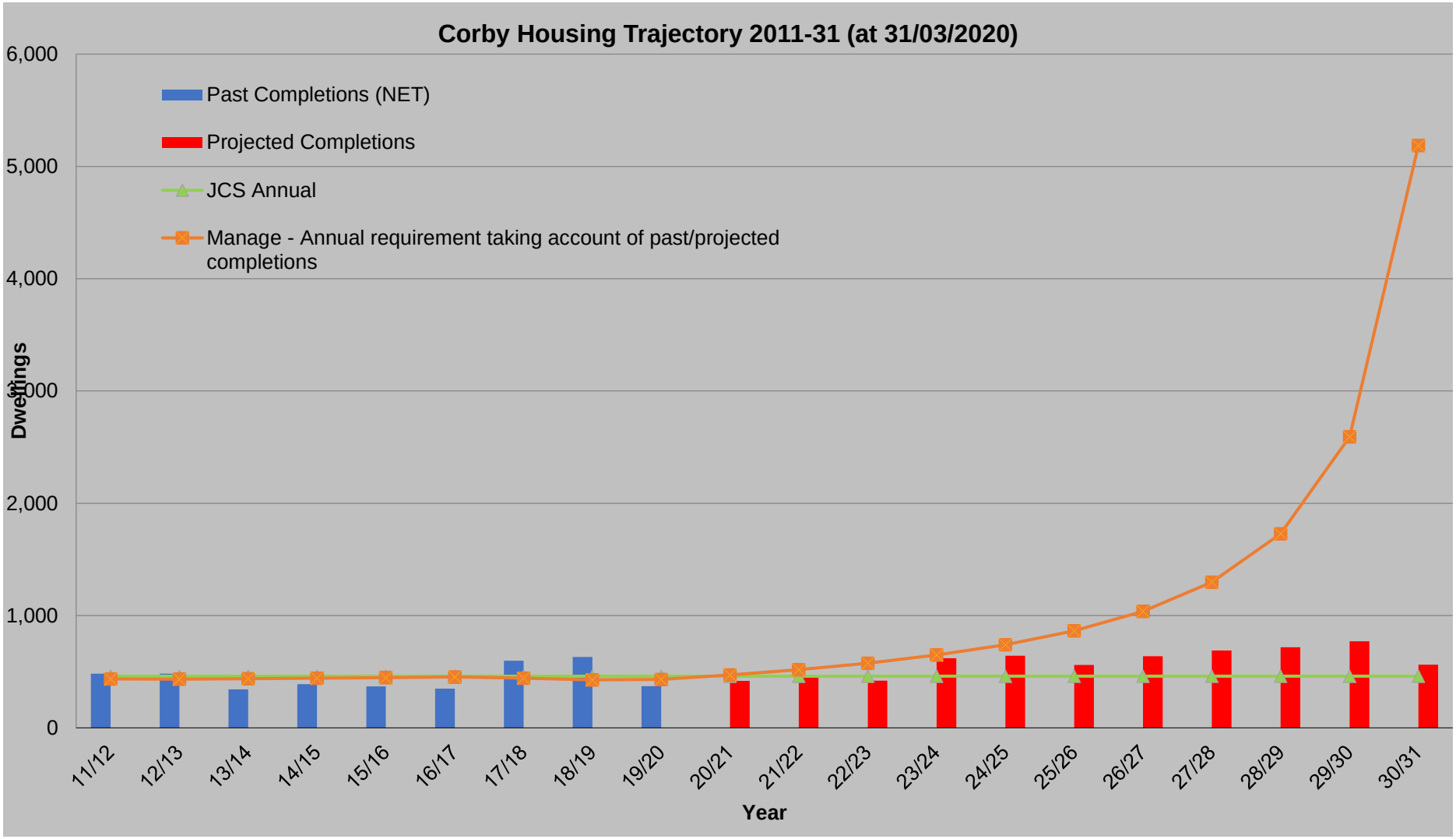
8.30 Overall regarding some of the additional infrastructure provision in North Northamptonshire, particularly around transport; as reported last year, work continues on the upgrading and electrification of the Midland Main Line which when complete could have significant connectivity benefits for North Northamptonshire. However, consideration must be taken into account with regard to proposed timetable changes for trains, which are now not going to be released until 2021, to ensure the Growth Towns are not negatively impacted, such as Wellingborough potentially seeing reduced train services. The Borough Council of Wellingborough responded at the time of the consultation, but it is yet to be seen whether concerns raised will be addressed. Positive steps have been made also with regard to the provision of alternative, sustainable methods of transport in the form of e-scooters, which have been introduced to Kettering, with further provision expected soon in 2021 for other North Northamptonshire towns.

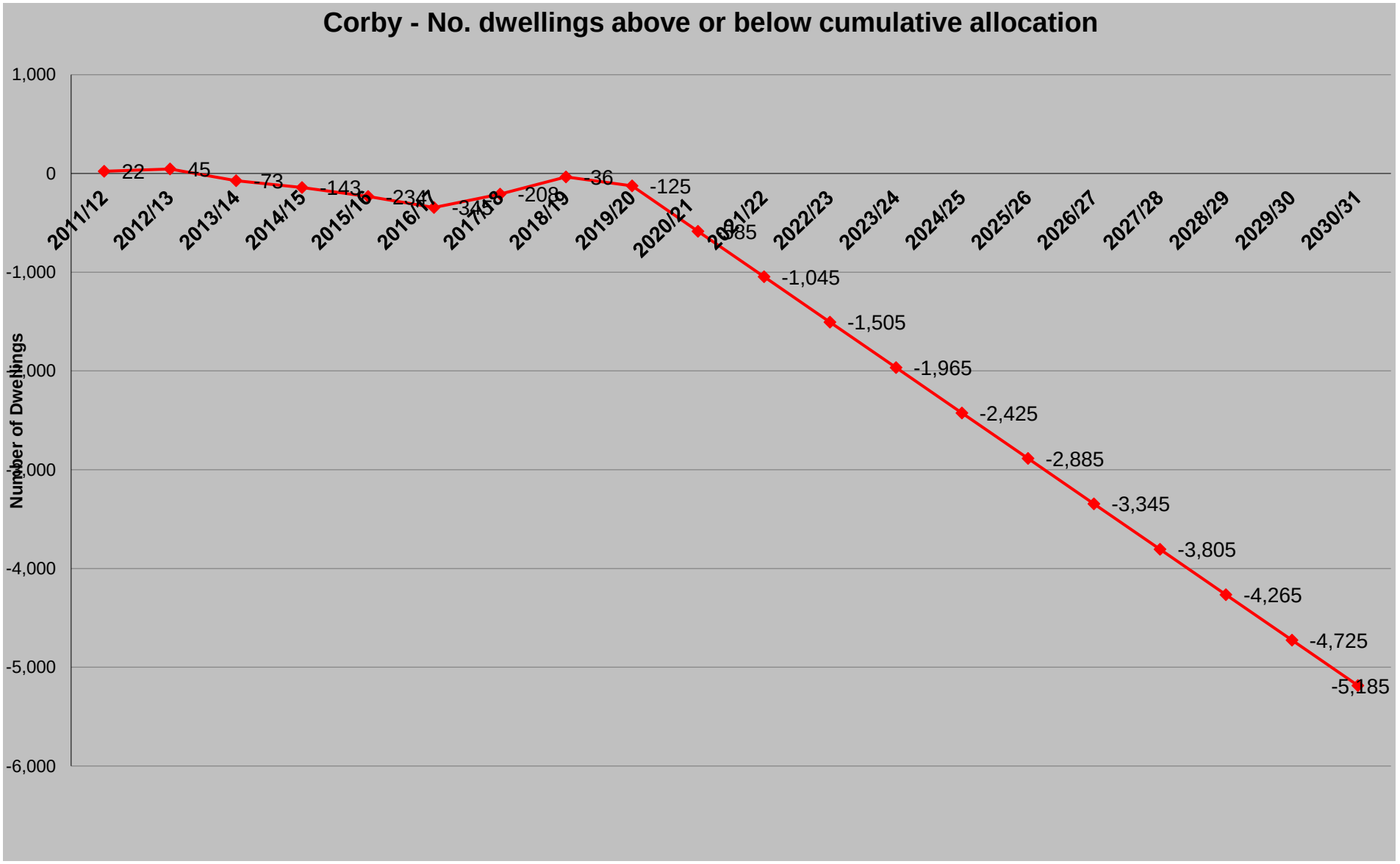
8.31 In regard to the SUEs, as seen in Table 33 substantial build out continues at four sites in North Northamptonshire. For the first time Priors Hall has not seen the most completions out of all the sites with 171 completions compared to Hanwood Park's 179. Phase 1 of Weldon Park continues to build out at pace with 74 completions reported this year and Stanton Cross in its second year of build out saw a significant increase in completions compared to last year (57 to 158). With regard to the other SUEs that have not reported completions yet; Glenvale Park has made the most progress and is now starting to see build out with the first completions expected to be reported in next year's AMR. West Corby is next with an outline planning application having already been approved and the hope is that delivery can begin in winter 2021/22. East Northants Council has now received a planning application for Rushden East as of late 2020 following consultation on the Masterplan Framework Document.

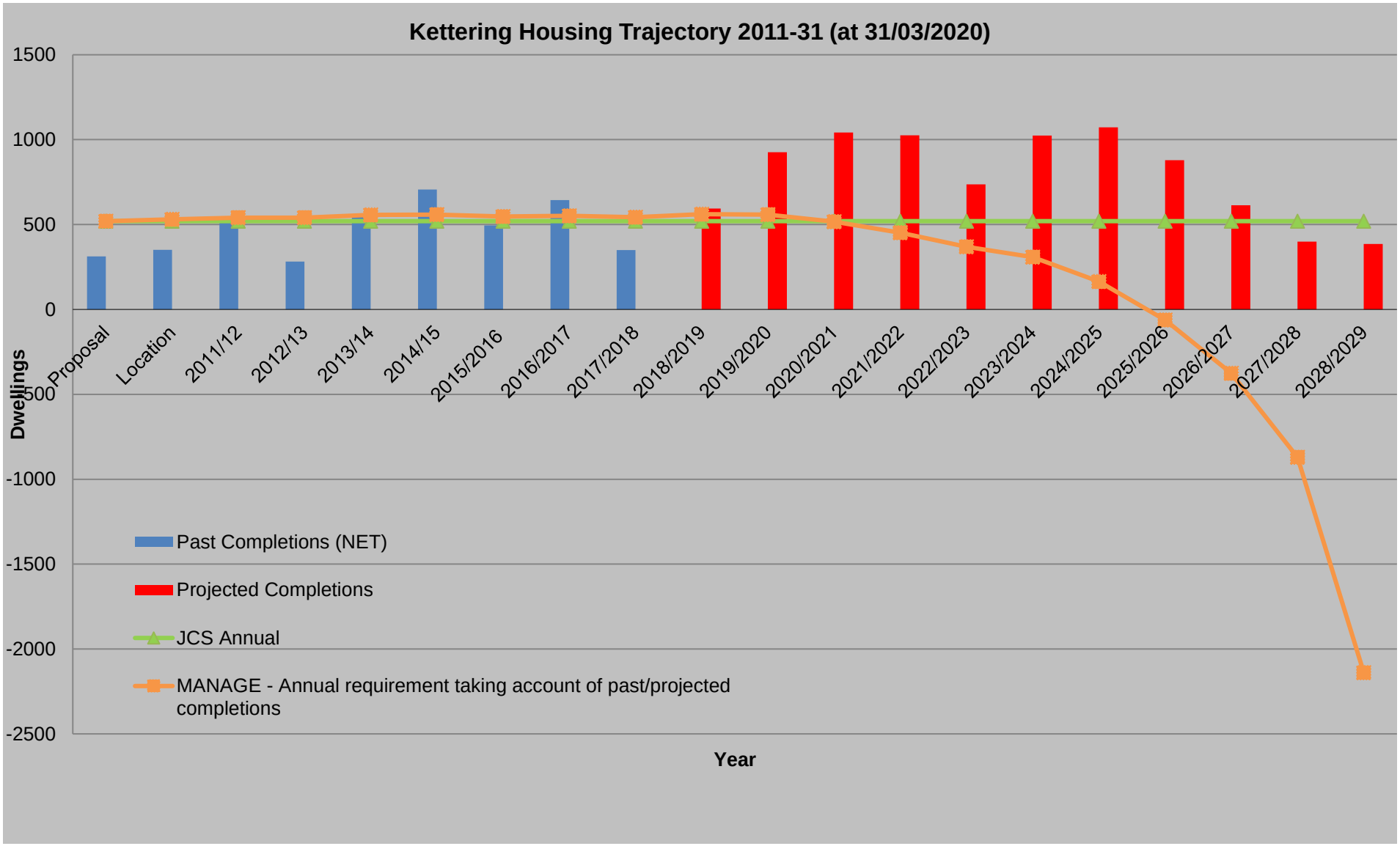
8.32 Finally in regard to the smaller strategic sites, Rothwell North is the only other SUE to report on (Policy 38) – as detailed above build out is now taking place and the first completions can be expected to be reported on in next year's AMR. In terms of the employment sites, Cockerell Road continues to see the most activity with an application having now been approved for northern part of the site in conjunction with the two schemes already developed/under construction on the southern part of the site as described above. Notwithstanding this

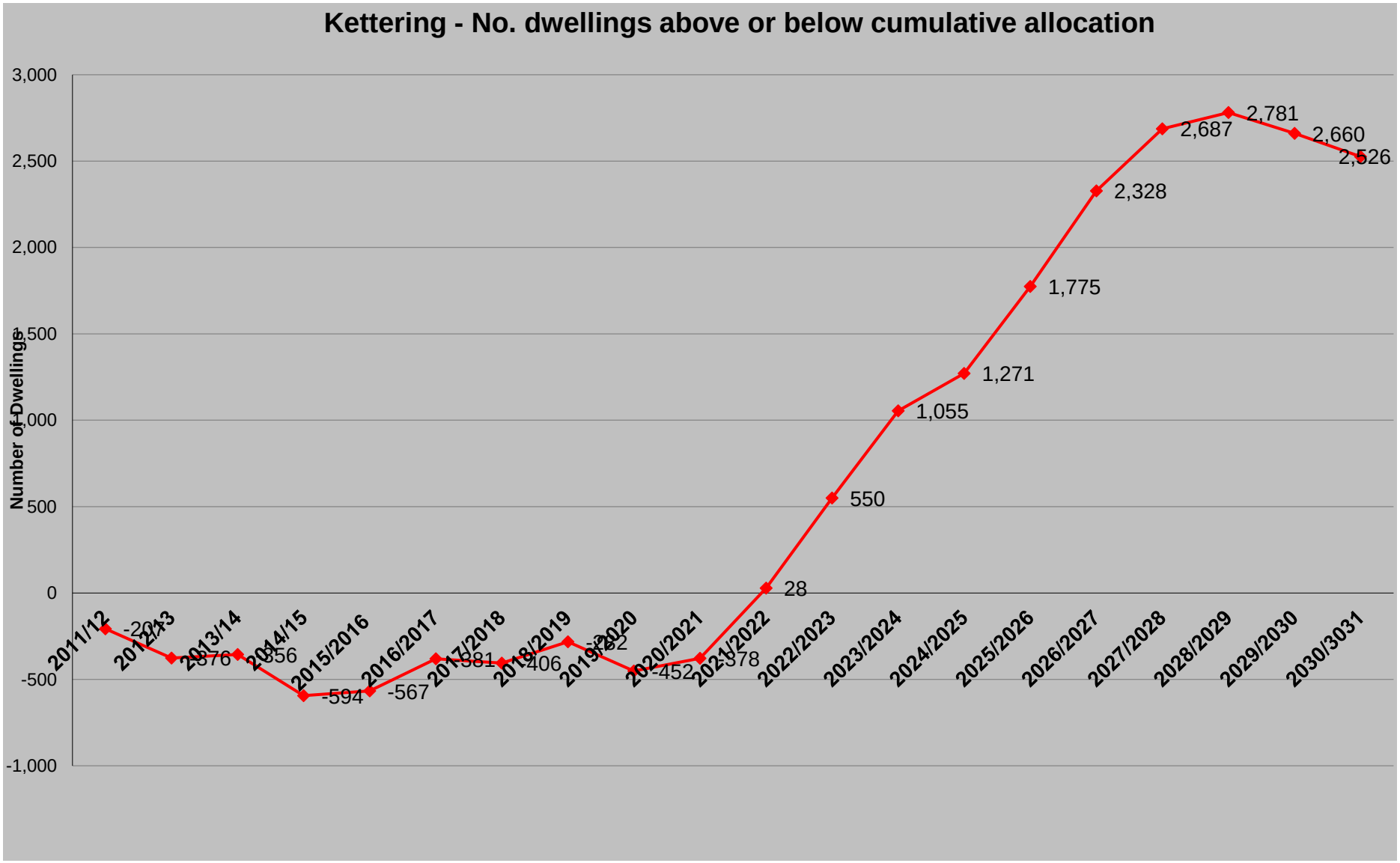
Kettering South now has a live reserved matters application expecting determination in early 2021 and Kettering North also has a live outline application following lengthy work on a masterplan. Nene Valley Farm, Rushden is probably the only site taken a step backwards in the last year with regard to its progression following the refusal of a planning application in 2020, it is unclear whether this will be resubmitted or appealed at this stage.

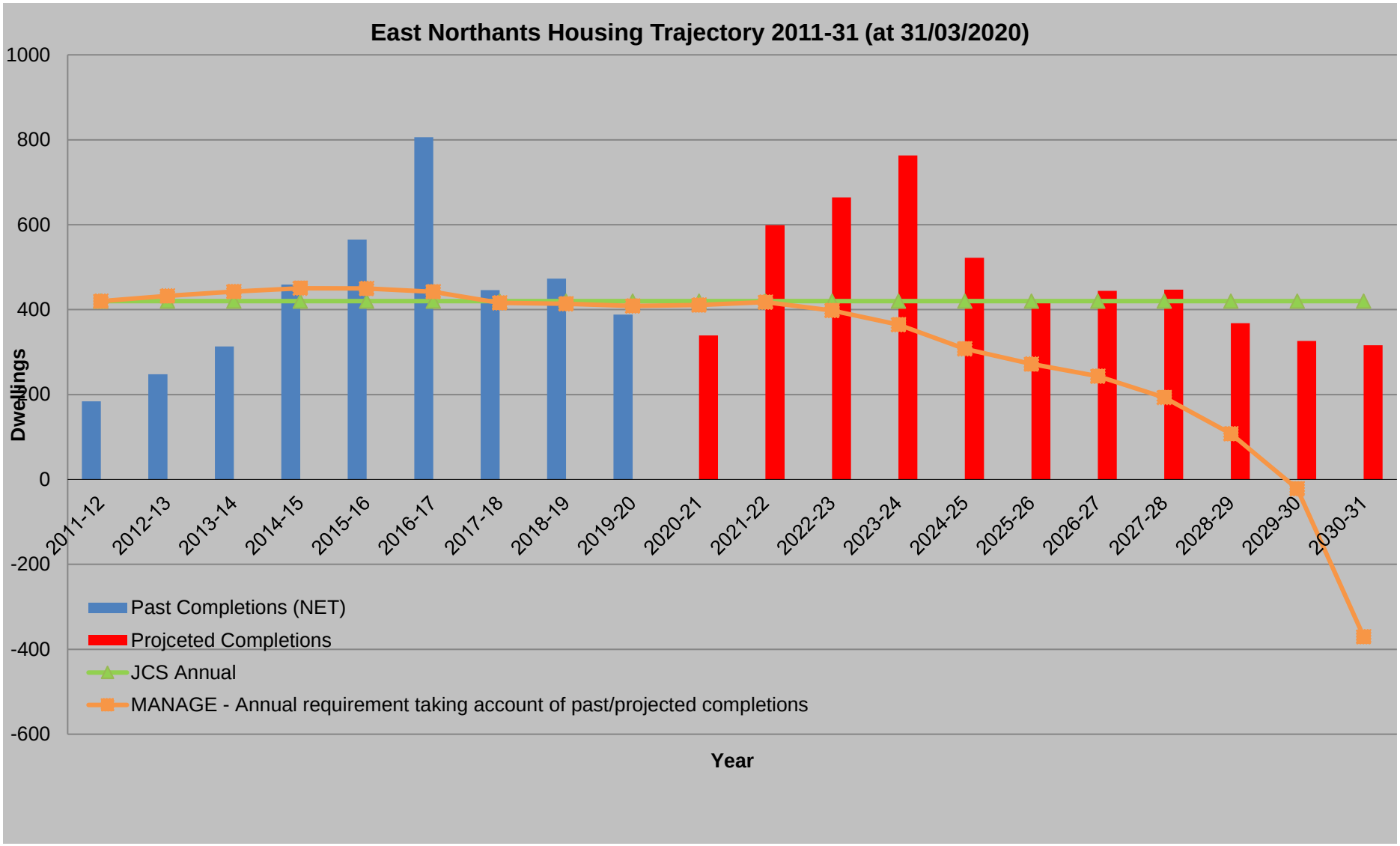
Appendix A: Local Authority Housing Trajectories assessing past and projected performance relative to the Joint Core Strategy, 2011-31

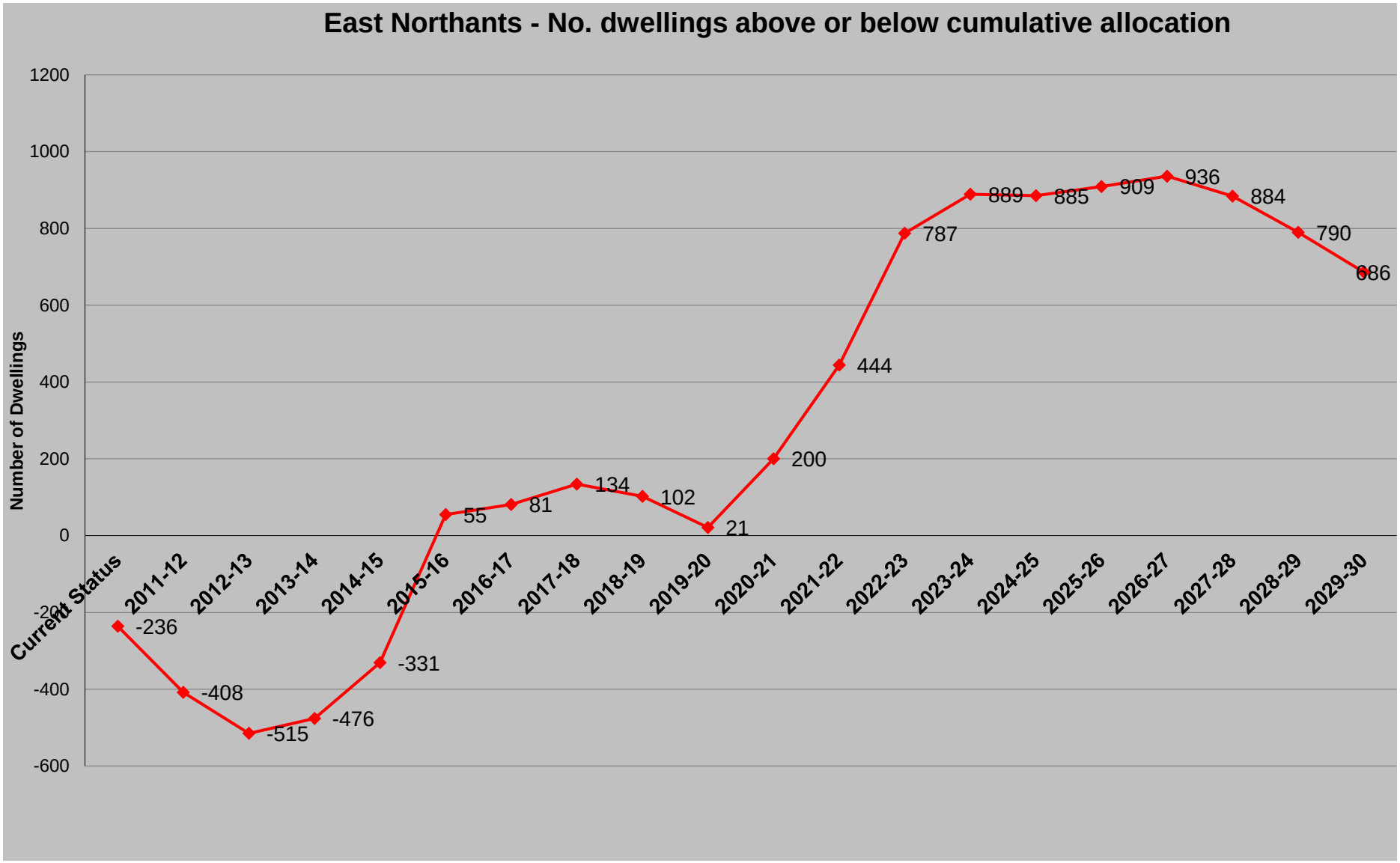


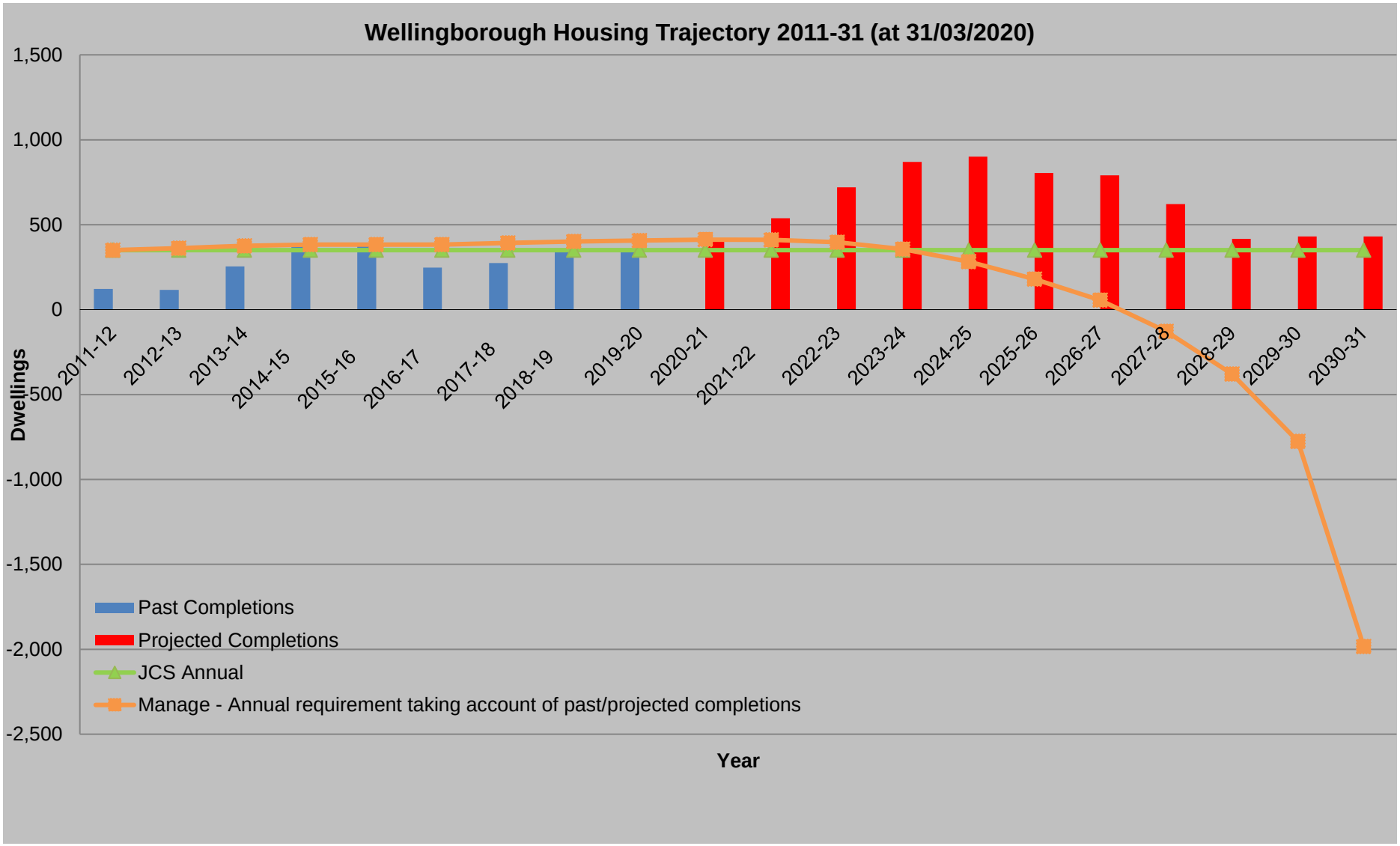

Corby - No. dwellings above or below cumulative allocation
Number of Dwellings
1,000
0
-1,000
-4,000
-5,000
-6,000
2011/12
2012/13
2013/14
2014/15
2015/16
2016/17
2017/18
2018/19
2019/20
2020/21
2021/22
2022/23
2023/24
2024/25
2025/26
2026/27
2027/28
2028/29
2029/30
2030/31
22
45
-73
-143
-125
-1,045
-1,505
-1,965
-2,425
-2,885
-3,345
-3,805
-4,265
-4,725
-5,185

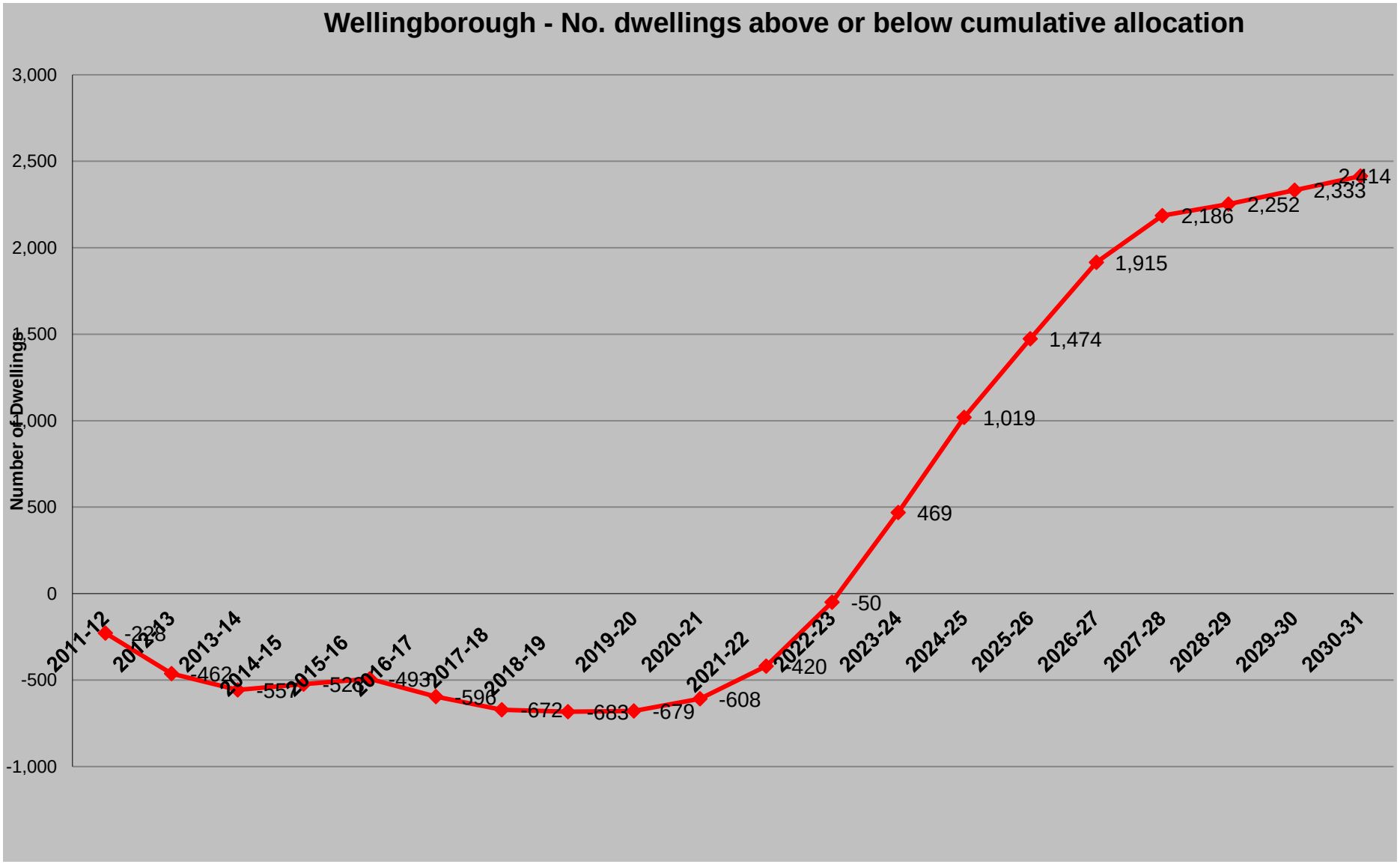

Kettering Housing Trajectory 2011-31 (at 31/03/2020)
1500
1000
500
0
-500
-1000
-1500
-2000
-2500
Dwellings
Proposal
Location
2011/12
2012/13
2013/14
2014/15
2015/2016
2016/2017
2017/2018
2018/2019
2019/2020
2020/2021
2021/2022
2022/2023
2023/2024
2024/2025
2025/2026
2026/2027
2027/2028
2028/2029
Year
Past Completions (NET)
Projected Completions
JCS Annual
MANAGE - Annual requirement taking account of past/projected completions


Kettering - No. dwellings above or below cumulative allocation
Number of Dwellings
3,000
2,500
2,000
1,500
1,000
500
0
-500
-1,000
2011/12
2012/13
2013/14
2014/15
2015/2016
2016/2017
2017/2018
2018/2019
2019/2020
2020/2021
2021/2022
2022/2023
2023/2024
2024/2025
2025/2026
2026/2027
2027/2028
2028/2029
2029/2030
2030/3031
-594
-567
-452
28
550
1,055
1,271
1,775
2,328
2,687
2,781
2,660
2,526


East Northants Housing Trajectory 2011-31 (at 31/03/2020)
1000
800
600
400
200
0
-200
-400
-600
Dwellings
2011-12
2012-13
2013-14
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
2024-25
2025-26
2026-27
2027-28
2028-29
2029-30
2030-31
Year
Past Completions (NET)
Projceted Completions
JCS Annual
MANAGE - Annual requirement taking account of past/projected completions


East Northants - No. dwellings above or below cumulative allocation
Number of Dwellings
1200
1000
800
600
400
200
0
-200
-400
-600
Current Status
2011-12
2012-13
2013-14
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
2024-25
2025-26
2026-27
2027-28
2028-29
2029-30
-236
-408
-515
-476
-331
55
81
134
102
21
200
444
787
889
885
909
936
884
790
686


Wellingborough Housing Trajectory 2011-31 (at 31/03/2020)
1,500
1,000
500
0
-500
-1,000
-1,500
-2,000
-2,500
Dwellings
2011-12
2012-13
2013-14
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
2024-25
2025-26
2026-27
2027-28
2028-29
2029-30
2030-31
Year
Past Completions
Projected Completions
JCS Annual
Manage - Annual requirement taking account of past/projected completions


Wellingborough - No. dwellings above or below cumulative allocation
Number of Dwellings
3,000
2,500
2,000
1,500
1,000
500
0
-500
-1,000
2011-12
2012-13
2013-14
2014-15
2015-16
2016-17
2017-18
2018-19
2019-20
2020-21
2021-22
2022-23
2023-24
2024-25
2025-26
2026-27
2027-28
2028-29
2029-30
2030-31
-224
-462
-552
-526
-493
-596
-672
-683
-679
-608
-420
-50
469
1,019
1,474
1,915
2,186
2,252
2,333
2,414

# Appendix B: Calculation of the five-year housing land requirement relative to the JCS, 2020-25

## Corby Area: Housing Requirement Calculations 2020-25

A3.1 Table A3.1 below outlines that over the period 2011-20 4,015 dwellings were built in the Corby area. Compared to the requirements of JCS Table 5 over the same period (460 x 9 years = 4,140 dwellings), this represents a shortfall of 125 dwellings.

| Table A3.1 | |
|---|---|
| **Corby Area – Housing delivery relative to JCS Policy 28, 2011-20** | |
| Recorded completion 2011/12 | 482 |
| Recorded completion 2012/13 | 483 |
| Recorded completion 2013/14 | 342 |
| Recorded completion 2014/15 | 390 |
| Recorded completion 2015/16 | 369 |
| Recorded completion 2016/17 | 349 |
| Recorded completion 2017/18 | 597 |
| Recorded completion 2018/19 | 632 |
| Recorded completion 2019/20 | 371 |
| **Total Completions 2011-20** | **4,015** |
| JCS Requirement 2011-20 (460 x 9) | 4,140 |
| **Difference 2011-20** | **-125** |

**Updated Housing Requirement 2020-25 inclusive of past performance**

A3.2 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5-year assessment period, the 125 dwelling shortfall identified at 31.03.2020 must be incorporated into the area's five year housing requirement for the period 2020-25. This is undertaken on the basis of Table A3.2 below.

| Table A3.2 | | | |
|---|---|---|---|
| **Corby Area – Rebased Five-Year Housing requirement, 2020-25 (no buffer)** | | | |
| **(a) Year** | **(b) JCS Annual Housing Requirement** | **(c) Projected shortfall 2011-20** | **(d) Revised (Five Year) housing requirement, 2020-25** |
| 2020/21 | 460 | 125 | 2,425 |
| 2021/22 | 460 | | |
| 2022/23 | 460 | | |
| 2023/24 | 460 | | |
| 2024/25 | 460 | | |
| **Totals** | **2,300** | **125** | **2,425** |

**Final Housing Requirement 2020-25 inclusive of NPPF buffer**

A3.3 Pursuant to national policy, the five-year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 5% has been added to the area's revised housing requirement as calculated at Table A3.2. This has the effect of increasing the area's housing requirement to 2,546 dwellings for the period 2020-25 (see Table A3.3). This is the figure against which the Corby area's housing land supply is considered for the period 2020-25.

| Table A3.3 | |
|---|---|
| **Corby Area – Five Year Housing requirement, 2020-25 (with buffer)** | |
| Revised housing requirement +5% | 2,546 |

## East Northamptonshire Area: Housing Requirement Calculations 2020-25

A3.4 Table A3.4 below outlines that over the period 2011-20 3,882 dwellings were built in the East Northamptonshire area. Compared to the requirements of JCS Table 5 over the same period (420 x 9 years = 3,780 dwellings), this represents an oversupply of 102 dwellings.

| Table A3.4 | |
|---|---|
| **East Northamptonshire Area – Housing delivery relative to JCS Policy 28, 2011-20** | |
| Recorded completion 2011/12 | 184 |
| Recorded completion 2012/13 | 248 |
| Recorded completion 2013/14 | 313 |
| Recorded completion 2014/15 | 459 |
| Recorded completion 2015/16 | 565 |
| Recorded completion 2016/17 | 806 |
| Recorded completion 2017/18 | 446 |
| Recorded completion 2018/19 | 473 |
| Recorded completion 2019/20 | 388 |
| **Total Completions 2011-20** | **3,882** |
| JCS Requirement 2011-20 (420 x 9) | 3,780 |
| **Difference 2011-20** | **+102** |

**Updated Housing Requirement 2020-25 inclusive of past performance**

A3.5 Following the Sedgefield approach to determining the five-year housing land requirement, any shortfall in provision relative to plan targets is accounted for in the next assessment period with a view to quickly addressing. In contrast, when an oversupply is projected, best practice follows that instead of removing this from the subsequent land requirement, no adjustment is made and this simply follows the requirement stated in the Local Plan. For the East Northamptonshire area, this is the 420 annual requirement stated in the JCS (multiplied by 5 years) or 2,100 dwellings in total. On the basis of this, the area's five-year housing requirement for the period is outlined at Table A3.5 below.

| Table A3.5 | | | |
|---|---|---|---|
| **East Northamptonshire Area – Rebased Five Year Housing requirement, 2020-25 (no buffer)** | | | |
| **(a) Year** | **(b) JCS Annual Housing Requirement** | **(c) Projected shortfall 2011-20** | **(d) Revised (Five Year) housing requirement, 2020-25** |
| 2020/21 | 420 | 0 | 2,100 |
| 2021/22 | 420 | | |
| 2022/23 | 420 | | |
| 2023/24 | 420 | | |
| 2024/25 | 420 | | |
| **Totals** | **2,100** | **0** | **2,100** |

**Final Housing Requirement 2020-25 inclusive of NPPF buffer**

A3.6 Pursuant to national policy, the five-year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 5% has been added to the East Northamptonshire area's housing requirement as outlined at Table A3.5. This has the effect of increasing the area's housing requirement to 2,205 dwellings for the period 2020-25 (see Table A3.6). This is the figure against which the East Northamptonshire area's housing land supply is considered for the period 2020-25.

| **Table A3.6** | |
|---|---|
| **East Northamptonshire Area – Five Year Housing requirement, 2020-25 (with buffer)** | |
| Revised housing requirement +5% | 2,205 |

## Kettering Area: Housing Requirement Calculations 2020-25

A3.7 Table A3.7 below outlines that over the period 2011-20 4,228 dwellings were built in the Kettering area. Compared to the requirements of JCS Table 5 over the same period (520 x 9 years = 4,680 dwellings), this represents a shortfall of 452 dwellings.

| **Table A3.7** | |
|---|---|
| **Kettering Area – Housing delivery relative to JCS Policy 28, 2011-20** | |
| Recorded completion 2011/12 | 313 |
| Recorded completion 2012/13 | 351 |
| Recorded completion 2013/14 | 540 |
| Recorded completion 2014/15 | 282 |
| Recorded completion 2015/16 | 547 |
| Recorded completion 2016/17 | 706 |
| Recorded completion 2017/18 | 495 |
| Recorded completion 2018/19 | 644 |
| Recorded completion 2019/20 | 350 |
| **Total Completions 2011-20** | **4,228** |
| JCS Requirement 2011-20 (520 x 9) | 4,680 |
| **Difference 2011-20** | **-452** |

**Updated Housing Requirement 2020-25 inclusive of past performance**

A3.8 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5-year assessment period, the 452 dwelling shortfall identified at 31.03.2020 must be incorporated to the area's five year housing requirement for the period 2020-25. This is undertaken on the basis of Table A3.8 below.

| **Table A3.8** | | | |
|---|---|---|---|
| **Kettering Area – Rebased Five Year Housing requirement, 2020-25 (no buffer)** | | | |
| **(a) Year** | **(b) JCS Annual Housing Requirement** | **(c) Projected shortfall 2011-20** | **(d) Revised (Five Year) housing requirement, 2020-25** |
| 2020/21 | 520 | 452 | 3,052 |
| 2021/22 | 520 | | |
| 2022/23 | 520 | | |
| 2023/24 | 520 | | |
| 2024/25 | 520 | | |
| **Totals** | **2,600** | **452** | **3,052** |

**Final Housing Requirement 2020-25 inclusive of NPPF buffer**

A3.9 Pursuant to national policy, the five-year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 5% has been added to the Kettering area's revised housing requirement as calculated at Table A3.8. This has the effect of increasing the area's housing requirement to 3,205 dwellings for the period 2020-25 (see Table A3.9). This is the figure against which the Kettering area's housing land supply is considered for the period 2020-25.

| Table A3.9 | |
|---|---|
| **Kettering Area – Five Year Housing requirement, 2020-25 (with buffer)** | |
| Revised housing requirement +5% | 3,205 |

## Wellingborough Area: Housing Requirement Calculations 2020-25

A3.10 Table A3.10 below outlines that over the period 2011-20 2,471 dwellings were built in the Wellingborough area. Compared to the requirements of JCS Table 5 over the same period (350 x 9 years = 3,150 dwellings), this represents a shortfall of 679 dwellings.

| Table A3.10 | |
|---|---|
| **Wellingborough Area – Housing delivery relative to JCS Policy 28, 2011-20** | |
| Recorded completion 2011/12 | 122 |
| Recorded completion 2012/13 | 116 |
| Recorded completion 2013/14 | 255 |
| Recorded completion 2014/15 | 384 |
| Recorded completion 2015/16 | 380 |
| Recorded completion 2016/17 | 247 |
| Recorded completion 2017/18 | 274 |
| Recorded completion 2018/19 | 339 |
| Recorded completion 2019/20 | 354 |
| **Total Completions 2011-20** | **2,471** |
| JCS Requirement 2011-20 (350 x 9) | 3,150 |
| **Difference 2011-20** | **-679** |

**Updated Housing Requirement 2020-25 inclusive of past performance**

A3.11 Consistent with the Sedgefield approach, and ensure any shortfall in supply is made up within the 5-year assessment period, the 679 dwelling shortfall identified at 31.03.2020 must be incorporated to the area's five year housing requirement for the period 2020-25. This is undertaken on the basis of Table A3.11 below.

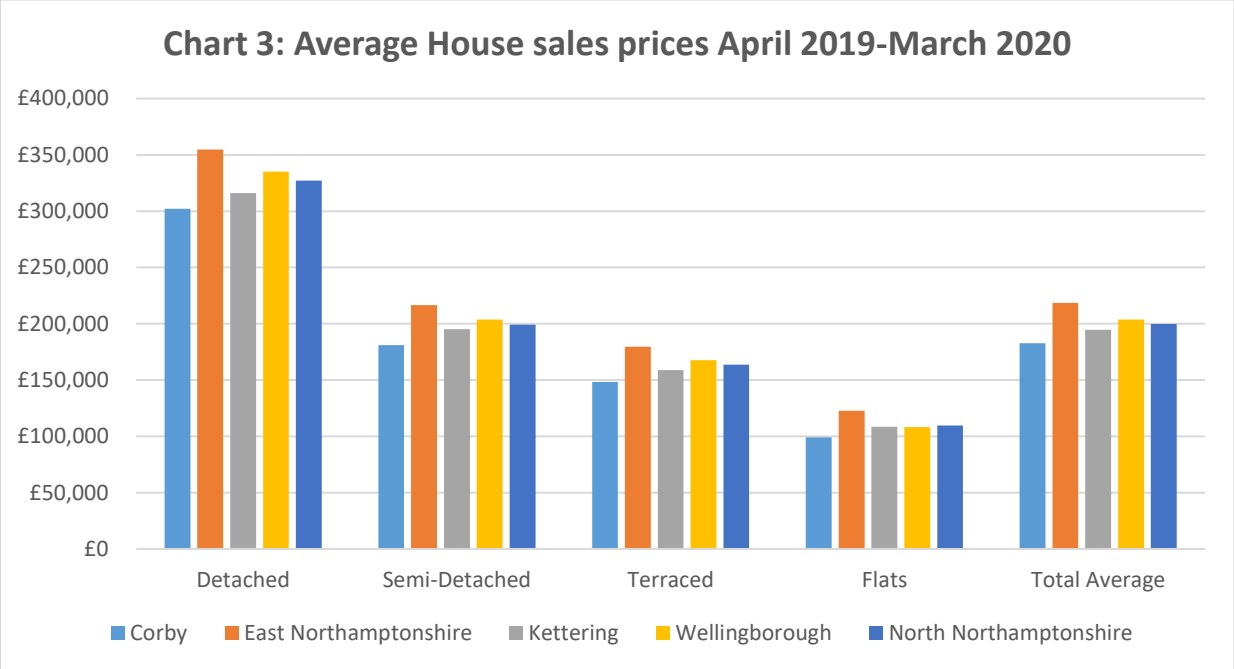
| Table A3.11 | | | |
|---|---|---|---|
| **Wellingborough Area – Rebased Five Year Housing requirement, 2020-25 (no buffer)** | | | |
| **(a) Year** | **(b) JCS Annual Housing Requirement** | **(c) Projected shortfall 2011-20** | **(d) Revised (Five Year) housing requirement, 2020-25** |
| 2020/21 | 350 | 679 | 2,429 |
| 2021/22 | 350 | | |
| 2022/23 | 350 | | |
| 2023/24 | 350 | | |
| 2024/25 | 350 | | |
| **Totals** | **1,750** | **679** | **2,429** |

**Final Housing Requirement 2020-25 inclusive of NPPF buffer**

A3.12 Pursuant to national policy, the five-year requirement needs make provision for an additional buffer consistent with national guidance, and in this case a buffer of 5% has been added to the area's revised housing requirement as calculated at Table A3.5. This has the effect of increasing the area's housing requirement to 2,550 dwellings for the period 2020-25 (see Table A3.12). This is the figure against which the Wellingborough area's housing land supply is considered for the period 2020-25.

| Table A3.12 | |
|---|---|
| **Wellingborough Area – Five Year Housing requirement, 2020-25 (with buffer)** | |
| **Revised housing requirement +5%** | **2,550** |

# Appendix C: Average House Prices – 1st April 2019 – 31st March 2020




**Source: Land Registry – UK House Price Index**

| Table 33: Average House sales prices April 2018-March 2019 | | | | | |
|---|---|---|---|---|---|
| | **Detached** | **Semi-Detached** | **Terraced** | **Flats** | **Average sales price** |
| **Corby** | £302,079 | £181,140 | £148,277 | £99,270 | **£182,691** |
| **East Northamptonshire** | £354,869 | £216,476 | £179,749 | £122,885 | **£218,495** |
| **Kettering** | £316,019 | £195,361 | £158,863 | £108,608 | **£194,713** |
| **Wellingborough** | £335,246 | £203,692 | £167,723 | £108,190 | **£203,713** |
| **North Northamptonshire** | **£327,053** | **£199,167** | **£163,653** | **£109,738** | **£199,903** |

| Table 34: Change in average house sales prices 2018/19 to 2019/20 | | | | | |
|---|---|---|---|---|---|
| | **Detached** | **Semi-Detached** | **Terraced** | **Flats** | **Total Average** |
| **Corby** | 2.57% | 2.72% | 2.63% | 0.87% | 2.39% |
| **East Northamptonshire** | 0.91% | 1.33% | 1.29% | -0.19% | 0.94% |
| **Kettering** | -0.87% | -0.53% | -0.70% | -2.17% | -0.93% |
| **Wellingborough** | -1.10% | -0.65% | -0.74% | -1.95% | -1.03% |
| **North Northamptonshire** | **0.33%** | **0.66%** | **0.57%** | **-0.89%** | **0.29%** |

# Plan for the Borough of Wellingborough (PBW) Monitoring Statement 2019/2020

## Introduction

The Plan for the Borough of Wellingborough (PBW) is the part 2 local plan for the borough and was adopted in February 2019. This document replaces the Wellingborough Town Centre Area Action Plan (TCAAP) and its monitoring framework. The TCAAP monitoring update was included each year as part of the North Northamptonshire Authorities Monitoring Report (AMR) up to 2018/2019. The PBW includes a new monitoring framework (refer to Table 12.1 of the plan) which forms the basis of this statement which will now be included within each AMR as an appendix. Monitoring indicators identified in the Sustainability Appraisal of the plan are also included in this statement. This is the second year where this statement will be published. Where possible the data has been compared against last years baseline data to see any progress made or where there has been reductions or losses on the baseline over the year. Given its relative infancy, it is not possible at this stage to make conclusions on the success of the implementation of the PBW. To gain a complete picture of the implementation of the local plan the JCS monitoring framework and this PBW monitoring framework need to be read together. Further details of the council's housing land supply are also available in a separate report.

Over the monitoring year the COVID-19 pandemic has had significant impacts on many aspects of daily life and has had substantial economic and social impacts that could result in short term affects on some of the indicators in this statement. Where this is particularly relevant, for example in the retail sector, we have highlighted this in the supporting text. It is expected that the pandemic will continue to have impacts over the next monitoring year as well.

## Spatial Strategy

Development outside of the village boundaries should be restricted to that required to support a prosperous economy or meet local needs.

| **Indicator 1: Development Permitted outside of the defined village boundaries** | | | |
|---|---|---|---|
| **Reference** | **Parish** | **Type of Development** | **Reason Permitted** |
| **WP/19/00015** | Earls Barton | Caravan site | Gypsy and Traveller development |
| **WP/19/00317** | Grendon | Replacement dwelling | Replacement dwelling of equivalent size |
| **WP/19/00748** | Isham | Conversion of water tower | Retrospective application. |

| | | | |
|---|---|---|---|
| | | | Conversion of rural building |
| **WP/20/00097** | Easton Maudit | Extension to care home to include an additional self contained unit | Extension to existing building |
| **Comments: There were four applications granted permission outside the defined village boundaries in Policy SS1 of the PBW or in any adopted Neighbourhood Plans. Three of these were either replacement dwellings; an extension to an existing building; or a conversion from non-residential use to residential; and the other was an extension to an existing gypsy and traveller site.** | | | |

**Green Infrastructure Framework**

The provision, enhancement and protection of Green Infrastructure (GI) is an important priority in both the PBW and the JCS. This section identifies changes in GI over the year.

It should be recognised that the GI corridors identified in the PBW are indicative and therefore in considering applications that have been consented or completed within an indicative GI corridor regard should be had to whether the site forms an integral part of the GI corridor.

The following applications are considered to be the only consents granted over the monitoring year on sites which could form an integral part of a GI corridor.

| **Indicator 2: Net loss/gain in green infrastructure permitted across the borough** | | | |
|---|---|---|---|
| **Reference** | **Location** | **Type of GI** | **Gain/loss** |
| **WP/19/00342/FUL** | Land at Castle Mews | Swanspool Brook | • **Site is within the GI corridor. However, it is not considered to be of any high value to the GI of the area of itself. The development of the site would not impact on the integrity of the GI corridor.** |
| **WP/19/00680/FUL** | Land at Castle Mews | Swanspool Brook | • **Site is within the GI corridor. However, it is not considered to be of any high value to the GI of the area of itself. The development of the site would not impact on the integrity of the GI corridor.** |

The above applications are both on the same site and were both approved over the 2019/2020 monitoring year, one is for 5 dwellings and one is for six dwellings. It is expected that only one of these schemes will be delivered. It is clear that no consents were granted for proposals that would harm the integrity of the GI corridors.

| Indicator 3: New open space provided within or connected to GI corridor | | |
|---|---|---|
| **Reference** | **Location** | **Description** |
| **None** | | |
| **Comments: There have been no new open spaces provided within this monitoring year** | | |

| Indicator 4: New Projects to enhance open space in GI corridors | |
|---|---|
| **Project** | **Description** |
| **Parks and Gardens in Wellingborough** | The council has commissioned TEP (The Environment Partnership) to look at park improvement projects relating to Castle Fields, Bassets Park, Croyland Park, Eastfield Park, Butterfield, Cedar Way and Dale End.<br><br>Park Improvement works are still ongoing. This year repair works have been carried out on the Castlefields bandstand; as well as adding new bins and repainted park benches and we are starting the installation of 6 new pieces of play equipment across all local parks commencing early next year. A disused toilet block at Eastfield Park is being removed this month (*at the time of writing- December 2020*) and new play equipment is to be added to some of the parks during the summer. |

Policy GI2 and Policy GI3 of the PBW both seek to prevent the loss of sites designated as Local Open Space (LOS) or Local Green Space (LGS). LOS and LGS are identified in each village as well as within Wellingborough town. In some cases such as in Wollaston and Earls Barton, LOS and LGS are identified within their made Neighbourhood Plans rather than in the PBW. Ecton also allocate their own LOS and LGS within their Neighbourhood Plan which was adopted over the monitoring year. This indicator will highlight any applications approved for the loss of any part of an LOS or LGS site in either the PBW or in Neighbourhood Plans.

| Indicator 5: Losses in Local Open Space (LOS) or Local Greenspace (LGS) | | | |
|---|---|---|---|
| **Reference** | **Location** | **LGS/LOS site affected** | **Total amount of LOS/LGS land lost?** |

| | | | |
|---|---|---|---|
| **None** | | | |
| **Total** | | **0** | **0** |
| **Comments:**<br>**There have been no applications resulting in the loss of a Local Open Space or Local Green Space permitted over the 19/20 monitoring year.** | | | |

| **Indicator 6: Projects that enhance open space, sports or recreation through S106 agreements** | |
|---|---|
| **Project** | **Description** |
| **Open Space: Developer Contributions SPD and Sports: Developer Contributions SPD** | As outlined in the PBW the council has adopted two SPDs relating to securing developer contributions for open space sport and recreation. These include a methodology for calculating financial contributions. Over the year these SPDs were adopted and are now used as the starting point for negotiating s106 contributions. |
| | |

| **Indicator 7: Provision of new open space, sports or recreation facilities** | |
|---|---|
| **Project** | **Description** |
| **3G Pitch at Redwell Leisure Centre** | Works have been completed on the 3G pitch at Redwell Leisure Centre and the site is now open for public use. |
| **Bozeat Playing Field** | Renovation to the existing hard standing tennis court to include floodlighting and modernisation into a MUGA facility. This project was financed and led by Bozeat Parish Council. This upgraded facility is now open for business and being used by the community. |
| **The Grange, Earls Barton** | The neighbourhood plan allocation for 280 dwellings includes land for sport and leisure facilities. The development site is under construction. Some GI features and small amenity green spaces have been delivered. An application for the sports facilities has been submitted and is currently being considered. |
| **Towns Football pitches** | Works to improve the towns football pitches were carried out this year, further improvement works including new goal posts will be rolled out next year before the start of the new season. |

**Delivering Economic Prosperity**

The provision and protection of sufficient high quality employment land to meet job targets is a key requirement of the NPPF, Policy 22 of the JCS, Policies E1, E2 and E3 of the PBW.

Established Industrial Estates are identified in the PBW, and within these areas employment uses should be protected and ways of facilitating their enhancement and growth should be encouraged.

The next 3 indicators set out how much additional B use floorspace was completed over the monitoring year within established industrial estates; the amount of floorspace not in B uses completed over the monitoring year within established industrial estates and finally the amount of current B use floorspace that has been lost within established industrial estates over the year.

| **Indicator 8: The amount of additional B uses floorspace within established industrial estates.** | |
|---|---|
| **Location** | **Floorspace $m^2$** |
| **Finedon Road (inc Ise Valley)** | 99 |
| **Park Farm** | 0 |
| **Leyland** | 0 |
| **Denington** | 0 |
| **Victoria Business Park** | 0 |
| **Appleby Lodge** | 24,102 |
| **Wellingborough North** | 0 |
| **Wellingborough East** | 0 |
| **Total** | **24,201$m^2$** |
| **Comments: There was a total of 24,201$m^2$ of B use employment floorspace delivered within industrial estates across Wellingborough, the vast majority of this was on the Appleby Lodge Estate. The only other delivery was a small development on the Finedon Road Industrial Estate.** | |

Despite the reported welcome progress on the delivery of Appleby Lodge, it is recognised that the other estates must continue to provide up to date facilities and attractive environments for modern businesses in order to continue to grow and develop. The indicator below will record any projects that have been undertaken within the employment estates that seek to improve their environment and infrastructure in order to enhance the visual and economic attractiveness of the relevant areas.

| Indicator 9: Projects enhancing the physical environment and infrastructure of existing estates | |
|---|---|
| **Project** | **Description** |
| **None Relevant** | |

| Indicator 10: The amount of additional Non-B use floorspace within established industrial estates. | |
|---|---|
| **Location** | **Floorspace $m^2$** |
| **Finedon Road** | 0 |
| **Park Farm** | 0 |
| **Leyland** | 0 |
| **Denington** | 0 |
| **Victoria Business Park** | 0 |
| **Appleby Lodge** | 0 |
| **Wellingborough North** | 0 |
| **Wellingborough East** | 0 |
| **Total** | **0** |
| **Comments: Policy E1 of the PBW supports the provision of ancillary services such as café's, convenience shopping and leisure and sports uses within the employment estates. There was no additional non-employment floorspace delivered within industrial estates over the monitoring year.** | |

| Indicator 11: Amount of B floorspace lost outside established industrial estates | |
|---|---|
| **Location** | **Floorspace $m^2$** |
| **2 Isham Road Orlingbury** | -87 |
| **Total** | **-87$m^2$** |
| **Comments: Outside of established Industrial Estates the PBW seeks to retain employment sites for employment uses and prevent their loss other than in certain specific circumstances set out in Policy E3.**<br><br>**There was only one completed development that resulted in a loss of B uses. This proposal was a change of use from B1A office use to A3 use in the village of Orlingbury.** | |

**Delivering Homes**

These next indicators assess the provision of housing on allocated sites across the borough and also the provision of specialist housing such as self-build or custom build dwellings and housing for older people.

Overall housing delivery across the borough is assessed elsewhere within the North Northamptonshire Authorities Monitoring Report and in the councils' annual 5 year housing land supply report. As a result these details are not repeated in this statement.

| Indicator 12: Housing delivery on the allocated housing sites | | | |
|---|---|---|---|
| **Site** | **Progress** | **Total number of dwellings under construction** | **Total number of dwellings completed** |
| **George Cox, 46 Westfield Road** | Permissioned WP/16/00375/FUL granted for 45 retirement flats completed. WP/16/00492/FUL granted for 31 flats, site cleared but no construction has yet taken place | 0 | 45 |
| **Windsor Road** | Not Permissioned | 0 | 0 |
| **Hardwick Park** | Permission WP/16/00806 granted for 40 dws | 23 | 17 |
| **Finedon Rd/Nest Lane** | Not Permissioned | 0 | 0 |
| **Park Farm Way/Shelley Rd** | Outline Application WP/15/00727/OUT approved and the s106 has been signed for 600 dws. | 0 | 0 |
| **East of Eastfield Road** | Not Permissioned | 0 | 0 |
| **High St** | Application WP/14/00175 approved subject to s106 for 114 dws. | 0 | 0 |
| **Alma Street/ Cambridge Street** | Not Permissioned | 0 | 0 |

| | | | |
|---|---|---|---|
| **Post Office sorting depot** | Not Permissioned | 0 | 0 |
| **Leys Road/ Highfield Rd** | Not Permissioned | 0 | 0 |
| **Wellingborough East SUE** | Permissioned | 75 | 158 |
| **Wellingborough North SUE** | Permissioned- groundworks taking place but no starts or completions on dwellings | 0 | 0 |
| **Total** | | **98** | **220** |

**Comments: The George Cox site was allocated in the plan with an estimated capacity of 25 dws. The site has already delivered 45 flats and has outstanding consent for a further 31.**

**Further detailed information on the delivery of the two SUEs is provided in Indicator 28. Over the year there were 158 dwellings completed on the Wellingborough East SUE.**

**The only other completions on allocated sites were on the Hardwick Park site totally 17, with a further 23 dwellings under construction.**

**Over the monitoring year a stalled sites project was undertaken across North Northamptonshire which included detailed assessment of three of the above sites in Wellingborough; Leys Road/Highfield Road; Post Office Sorting Depot Site and East of Eastfield Road. This project considered the viability and delivery of the above sites, and provided advice on how to progress these sites.**

| **Indicator 13: Housing delivered on Finedon housing allocations.** | | | |
|---|---|---|---|
| **Site** | **Progress - Not permissioned, permissioned, under construction** | **Total number of dwellings under construction at the end of the monitoring year** | **Total number of dwellings completed over the monitoring year** |
| **Milner Road and south of Kenmuir Road** | Partly permissioned (WP/17/00118/FUL) for 50 dwellings covering part of the allocated site. | 42 | 8 |
| **Total** | | **42** | **8** |

**Comments: The site is anticipated to be delivered in two phases. Planning consent has been granted for 50 dws on the Milner Road section. The remainder of the site has a capacity of 60 dws. The site as a whole is therefore estimated to have a potential capacity of 110 dws compared to the 90dws anticipated in the plan. The site commenced over the monitoring year with 8 completions and 42 units under construction.**

| Indicator 14: Housing provided for older people | | |
|---|---|---|
| **Location** | **Type** | **Number of Completions** |
| | | |
| | | |
| **Total** | | **None** |
| **Comments: The plan sets a target of a minimum of 34 dwellings per year for older people in the borough. This target has therefore not been met in this monitoring year.<br>Permission was granted for an extension to an existing care home over the monitoring year in Easton Maudit.<br><br>There is a requirement in Policy H3 of the PBW that a proportion of dwellings on large sites contribute to meeting the need for housing for older people. It is clear from paragraph 7.4.12 of the PBW that dwellings meeting category 3 of the National Accessibility Standards to allow wheelchair accessibility and bungalows can provide a contribution to meeting the required need for older persons dwellings in the borough. It is likely that some of these type of dwellings have been delivered on various sites over the monitoring year. There is currently however no method of identifying how many of these category 3 dwellings or bungalows have been delivered over the year and so it is not recorded against this indicator.** | | |

| Indicator 15: Retirement, supported and care homes provided | | |
|---|---|---|
| **Location** | Type | Number of Completions |
| **WP/18/00485** | Children's Home | 1 |
| **WP/19/00305** | Residential care home for up to 3 young people | 1 |
| **WP/19/00449** | Serviced dwelling | 1 |
| **WP/20/00698** | Supported Living flats | 3 |
| **Comments: There were two applications for retirement and care homes completed over the monitoring year. WP/18/00485 and WP/19/00305 were for children or young people accommodation whilst WP/19/00449 was for a serviced dwelling for special needs users requiring twenty four hour care. There were three supported living flats provided in Wellingborough for residents with disabilities as part of application WP/20/00698.** | | |

| Indicator 16: Numbers of those seeking to acquire plots on the council's self-build register | |
|---|---|
| **Number on the register as at 31/3/20** | **Number added during the year** |
| **59** | 14 |

| Indicator 17: Number of serviced plots granted planning permission for self-build or custom housing |
|---|

| Location | Type | Number granted |
|---|---|---|
| **None** | | |
| **Total** | | **0** |
| **Comments: Policy H5 seeks the provision of 5% of the plots on sites over 50 or more dwellings to be made available as self-build or custom plots. There were two schemes granted within the monitoring year for schemes over 50 dwellings, one for 600 dwellings at Park Farm Way and the other for 261 dwellings for two parcels of the Wellingborough North SUE, neither of these made provision for serviced plots.** | | |

The main section of the AMR provides details of the number of completions for residential developments of 1 unit; these are generally considered to equate to self-build units.

**Delivering Retail and Wellingborough Town Centre**

Maintaining and enhancing the vitality and viability of the town centres is an important issue for the borough and nationally. This is reflected in the NPPF, JCS and PBW which all contain strong town centre policies. Monitoring the health of Wellingborough town centre is particularly important given the recent development and growth of Rushden Lakes nearby. The plan seeks to consolidate and diversify the retail function of the town centre so that it can operate successfully alongside Rushden Lakes. The following indicators seek to monitor certain aspects of the town centre's performance and the health of surrounding village centres.

In 2020, the UK was hit by the COVID-19 pandemic which resulted in the closure of all non-essential retail, all restaurants, leisure facilities, pubs and cafes which form the majority of main town centre uses for a period between March and July 2020. This has clearly had, and continues to have, a huge impact on town centres and retail across the country and Wellingborough is no exception. Due to the enforced national lockdown, the retail monitoring survey was undertaken later in 2020 than normal (September 2020). The nature of the ongoing pandemic means not all retail units have reopened yet and many are still not operating as normal at the time of conducting the survey. In trying to survey the current position as of April 2020 judgements had to be made on any closed units based on visual observations regarding whether they appear likely to reopen or whether they look long term vacant with no stock left inside. Some of the results observed in this section therefore may have been impacted on by the pandemic and its continuing impacts on town centres

nationally, and so in making conclusions regarding the health and vitality of the town centre based on this data, the COVID pandemic should be born in mind. The council will continue to monitor the town centre to assess whether these impacts are temporary or whether they become more permanent.

| Indicator 18: Retail provision in the town centre, local centres and elsewhere in the borough | | | |
|---|---|---|---|
| **Location** | **Gains $m^2$** | **Losses $m^2$** | **Net retail floorspace delivered $m^2$** |
| **Town Centre** | 0 | -237 | -237 |
| **Local Centre** | 0 | -38 | -38 |
| **Elsewhere** | 854 | -258 | 596 |
| **Total** | | | **321$m^2$** |
| **Comments: There was a net decrease of -237$m^2$ in delivery of retail floorspace within the town centre, 200$m^2$ of this loss was through the conversion of an A1 unit into an A2 use. As these are both main town centre uses this is not considered to be overly significant. There was also a net loss in local centres of -37m2 through the partial conversion of a retail unit into a garage on the Farm Road local centre. There was a net gain of 596$m^2$ outside of the defined local centres resulting in a total net gain of 321$m^2$ across the borough; this was mainly due to a development of 730m2 at Park Farm/Rylstone.** | | | |

| Indicator 19: Gains and loss of retail outside the town centre and local centres | | | |
|---|---|---|---|
| **Location** | **Gains (units)** | **Losses (units)** | **Description** |
| **WP/16/00315** | 1 | 0 | Change of use of land to extend caravan sales/storage area |
| **WP/18/00386** | 1 | 0 | Petrol Filling Station |
| **WP/19/00353** | 0 | 1 | Change of use from A1 (kitchen showroom) to D2 (gym) |
| **Comments: There was a net gain of two shops over the monitoring year. This growth is considered positive in providing sustainable opportunities to support local communities and businesses, particularly in the rural areas.** | | | |

| Indicator 20: Town centre uses within the town centre (Primary Shopping Frontage) | | |
|---|---|---|
| | **% in A1 use based on number of units** | **% in A1 use in m of frontage** |
| **Primary Shopping Frontage** | 59% | 77% |
| **Comments: On the primary shopping frontages defined in Policy TC2 of the PBW, 61 out of 86 units are in active A1 use, a total of 59% of all units. This is a fall from 64% on the previous year.** | | |

**77% of the entire primary shopping frontage is in active A1 uses in terms of length of frontage in metres. This is a slight reduction from 80% last year.**

**The target is for the percentage of primary shopping frontages in A1 use to comprise at least 70%. This indicator is subject to slight annual fluctuations however it is clear that under both methods of calculating usage on the shopping frontages, the percentage of the primary shopping frontages in active A1 use has reduced over the monitoring year. This is not entirely unexpected given the ongoing COVID pandemic impacting disproportionately on the retail sector.**

**These primary shopping frontage figures only include ground floor uses.**

| Indicator 21: Town centre uses within the town centre (Secondary Shopping Frontage) | | |
|---|---|---|
| | **% in main town centre uses based on number of units** | **% in main town centre uses in $m^2$ of frontage** |
| **Secondary Shopping Frontage** | 70% | 67% |

**Comments: Main town centre uses comprise retail, leisure, entertainment, offices and arts and cultural development as defined in the NPPF.**

**The target is for main town centre uses to remain dominant in the secondary shopping frontages.**

**On the secondary shopping frontages defined in Policy TC2 of the PBW, in terms of length of total frontage, 67% of the secondary frontage is in current active main town centre uses. This is a reduction from 73% last year.**

**In terms of numbers of units 70% of units are currently in active main town centre uses, this is a reduction from 77% on last year.**

**Like on the primary shopping frontages this indicator is subject to slight annual fluctuations however it is clear that under both methods of calculating usage on the secondary shopping frontages, the percentage of the secondary shopping frontages in active main town centre uses has reduced over the monitoring year. This is not entirely unexpected given the ongoing COVID pandemic impacting disproportionately on the retail, hospitality and leisure sector.**

**These figures only take into account ground floor uses.**

There have been reductions in the number A1 uses and main town centre uses on Primary Shopping Frontages and Secondary Shopping Frontages compared to the previous monitoring year. The council will continue to monitor this to determine whether it is a short term impact of COVID-19 or whether it represents a broader trend within the town centre.

| Indicator 22: Public Realm Improvements | |
|---|---|
| **Location** | **Description** |
| **Tithe Barn** | A Tithe Barn Public Realm study was undertaken by Pick Everards over the monitoring year and works on implementing the report's recommendations are underway.<br><br>Work to revamp the area outside of Tithe Barn is underway with phase 2 and 3 to be developed next year. |
| **Market Square** | A project is being developed to improve the towns market square which will be further developed over the coming year. |
| **Street Furniture Project** | The existing street furniture within the town centre has been completely refurbished with additional directional signs for pedestrians and hanging basket brackets. This work was supported by the Townscape Heritage Initiative. |

| Indicator 23: The number of applications that do not adhere to the criteria in Policy TC4 (shop fronts and advertisements) | | |
|---|---|---|
| **Application** | **Location** | **Reason for Refusal** |
| **None** | | |
| **Comments: The target is to refuse all applications which fail to meet the criteria in Policy TC4. This is to meet the objective of seeking improvements in the public realm and shop fronts.**<br><br>**Over the year all applications for shop fronts and advertisements were granted as suitable.** | | |

| Indicator 24: Percentage of off street car parking spaces occupied | | |
|---|---|---|
| **Car Park** | **Maximum Occupancy 2016/17** | **Maximum Occupancy 2018/19** |
| **Leighton Place** | 106% | 92% |
| **Temporary Car Park Derek Hooton Way** | 88% | Closed |
| **Sharman Road** | 83% | 69% |
| **Aldi** | 76% | 100% |
| **Thomas Street (Waendal)** | 68% | 88% |
| **High Street** | 64% | 46% |
| **Swansgate** | 57% | 50% |
| **The Castle** | 57% | 67% |
| **Matalan** | 30% | 29% |

**Comments: The target is to ensure car parking occupancy remains below 85%. Above this figure the vehicles searching for spaces can start to cause congestion due to people queuing to get into car parks or having to visit different car parks before getting a space.**

**The most recent survey shows that on balance there were in the region of 500 fewer cars recorded entering the car parks surveyed in 2018 compared to 2016: which is about an 8% decrease. Not all the car parks, however, have seen a decrease; Waendal, Castle Theatre and Aldi have seen a slight increase.**

**The Aldi, Thomas Street (Waendal Leisure Centre) and High Street Place car parks go over the 85% capacity figure. There is however sufficiency capacity across the town centre as a whole and there is still forecast to be enough supply to meet future demand in 2031.**

**The intention is that this indicator will be reported in alternate years with town centre footfall data. As such this indicator has not been updated since last year.**

| Indicator 25: Number of vacant units in the town centre | | | |
|---|---|---|---|
| | **No. of vacant units** | **% of units that are vacant** | **Change from previous monitoring year** |
| **Within Primary Shopping Area** | 73 | 17% | **+14** |
| **On Primary Shopping Frontage** | 15 | 17% | **+6** |
| **On Secondary Shopping Frontage** | 40 | 18% | **+3** |
| **Total across Town centre** | **88** | **14%** | **+16** |
| **Vacancy rates on town centre frontages** | | | |
| | **Length of vacant frontage** | **% of total frontage** | **Change from previous monitoring year** |
| **On Primary Shopping Frontage** | 97.10m | 13% | **+20.89m (+4%)** |
| **On Secondary Shopping Frontage** | 344.58m | 23% | **+41.22m (+3%)** |
| **Total on both** | **441.68m** | **20%** | **+4%** |

**Comments: This indicator assesses vacancy rates in the town centre in two different ways, firstly through the number of units within the town centre that are currently vacant and secondly through assessing what length of the primary and secondary shopping frontages is currently vacant. The assessment of frontage length only includes ground floor uses. The rationale behind using both methods is that the visual and economic impact of only a small number of large units being vacant, but that take up a significant amount of a key shopping frontage, may be greater than a larger number of small units being vacant.**

**These two measures show that the vacancy rate is slightly different when assessing number of units compared to assessing length of frontage, although not significantly so. Interestingly on the Primary Shopping Frontage, vacancy rates are higher when looking purely at number of vacant units whereas on Secondary Shopping Frontages the vacancy rate is higher when looking at the length of frontage in metres.**

**The final column of the table shows a comparison with last years figures, intended to highlight a direction of travel for vacancy rates in the town centre. In all settings vacancy rates appear to be increasing which is not entirely unexpected given the ongoing COVID situation. Given the COVID pandemic it will be important to monitor this indicator over the coming year to assess whether this trend continues or whether it is a short term result of the current national and global crisis that will improve as we come out of the pandemic and return to normal shopping and leisure patterns.**

| Indicator 26: Number of sites reused, refurbished or redeveloped in the town centre | |
|---|---|
| **Site** | **Description** |
| **2 High Street** | shop front refurbishment |
| **6a Cambridge Street** | shop front refurbishment |
| **7 Cambridge Street** | shop front refurbishment |
| **3 High Street** | shop front refurbishment |
| **4 High Street** | shop front refurbishment |
| **5 High Street** | shop front refurbishment |
| **6 High Street** | shop front refurbishment |
| **The Pagoda** | Refurbishment |
| **12 Cambridge Street** | Shopfront refurbishment |
| **13 Cambridge Street** | Shopfront refurbishment |
| **44 High Street** | Shopfront refurbishment |
| **37 Sheep Street** | Shopfront refurbishment |
| **Queens Hall (Daylight Centre)** | Refurbishment |
| **Comments: All of the above were supported through the Townscape Heritage Initiative. The Hind Hotel has also benefited from the THI and works are due to be completed early next year.** | |
| **14a High Street** | **Shopfront signage** |
| **1 A Silver Street** | **Shopfront refurbishment** |
| **46 Midland Road** | **Shopfront refurbishment** |
| **Comments: The above three shops have been refurbished under a shopfront improvement grant scheme.** | |

| Indicator 27: Town Centre Allocated Sites | |
|---|---|
| **Site** | **Progress** |
| **TC8: the former Post Office Sorting Depot** | The main post office building fronting Midland Road was shut and the post office relocated in early 2019. This site was included in a Stalled Sites study produced by Local Partnerships in 2020. |
| **TC9: High Street/Jacksons Lane** | Application has been approved (WP/14/00175) for 114 dwellings subject to the signing of the s106 agreement. The site is owned by the Borough Council of Wellingborough and negotiations with a delivery partner are at an advanced stage. |

| | |
|---|---|
| **TC10: Alma St/Cambridge St development** | No progress |

## Site Specific Policies

| Indicator 28: Sustainable Urban Extensions | |
|---|---|
| **Site** | **Progress** |
| **Site 1: Wellingborough East** | There were a total of 158 dwellings completed across two parcels of Wellingborough East over the monitoring year with 92 completions on Area 15 (WP/15/00510) and 66 completions on Area 16 (WP/2010/0347).<br><br>In addition, there were a total of 75 dwellings under construction.<br><br>Significant progress is also being made on the road infrastructure and the non-residential areas of the site. |
| **Site 2: Wellingborough North** | Ground works have commenced on site prior to construction starting. Various reserved matters have been submitted and approved. The first completions on the site are expected over the 20/21 monitoring year |

| Indicator 29: Development at Sywell Aerodrome | |
|---|---|
| **Reference** | **Description** |
| **None** | |
| **Comments: No development proposals have been received at the aerodrome** | |

## Delivering Infrastructure

This indicator will provide an annual update regarding key infrastructure delivery. It will largely focus on the delivery of any projects in the Infrastructure Delivery Plan (IDP) or any other pieces of key infrastructure that have been progressed or delivered over the monitoring year. It will not repeat updates given elsewhere in tables above

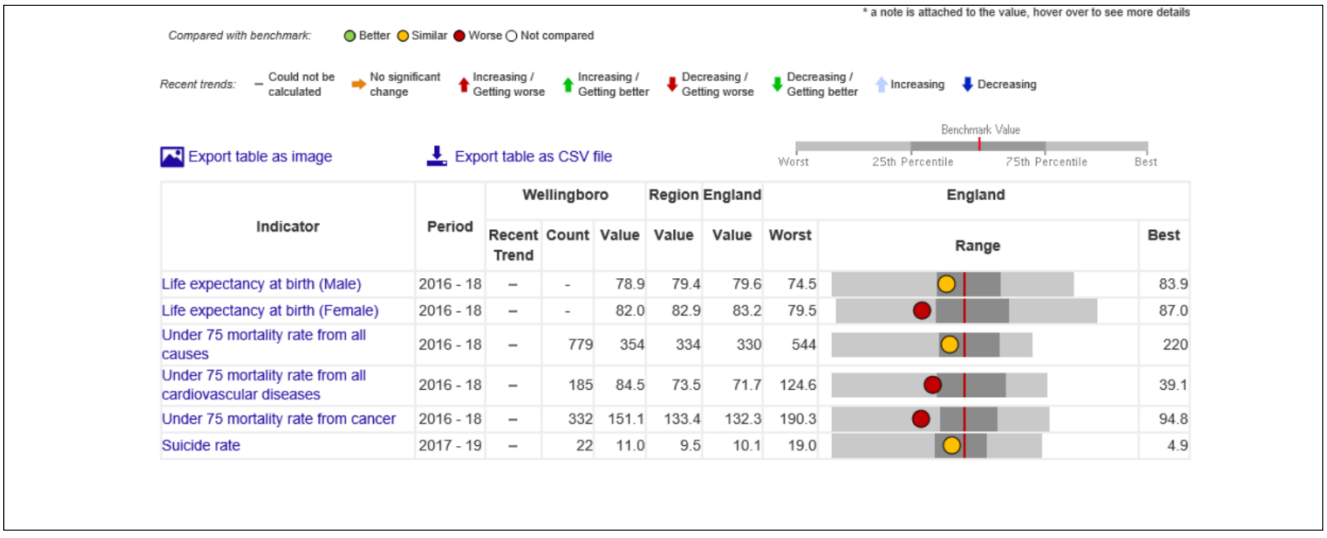
| Indicator 30: Progress on identified infrastructure projects | |
|---|---|
| **Project** | **Progress** |
| **Community Building, Wellingborough East** | S106 monies have been received and a project is being identified to deliver community facilities in line with the adopted WEAST masterplan. |
| **The Embankment, Wellingborough** | A riverside proposals plan has been prepared through the Nene Valley Catchment Partnership, |

| | |
|---|---|
| | consultation is expected to take place during the next monitoring year. |
| **Railway Station** | Over the monitoring year, development has been continuing on the redevelopment of Wellingborough railway station. Platform 4 has been installed and the footbridge has been completed over to it. Additional seating and display equipment have been installed on platforms two and three. The installation of electrification infrastructure of the line through the station has also been completed and platform 3 has been extended to match the length of platform 2. A walk through corridor in the heritage listed engine shed on platform one has been completed over the monitoring year. |

## Sustainability Appraisal

The Sustainability Appraisal which accompanied the PBW suggests various measures that might be taken to monitor effects (in particular the significant effects) highlighted by the appraisal of the plan. The following section therefore includes a number of additional indicators.

The first set of measures relates to health and wellbeing and benchmark the borough against the England average on several of the key health and wellbeing indicators. (source: Local Authority Health Profiles):



* a note is attached to the value, hover over to see more details

*Compared with benchmark:* Better Similar Worse Not compared

*Recent trends:* – Could not be calculated; No significant change; Increasing / Getting worse; Increasing / Getting better; Decreasing / Getting worse; Decreasing / Getting better; Increasing; Decreasing

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Benchmark Value: Worst | 25th Percentile | 75th Percentile | Best

| Indicator | Period | Wellingboro | | | Region | England | England | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Recent Trend | Count | Value | Value | Value | Worst | Range | Best |
| Life expectancy at birth (Male) | 2016 - 18 | – | - | 78.9 | 79.4 | 79.6 | 74.5 | | 83.9 |
| Life expectancy at birth (Female) | 2016 - 18 | – | - | 82.0 | 82.9 | 83.2 | 79.5 | | 87.0 |
| Under 75 mortality rate from all causes | 2016 - 18 | – | 779 | 354 | 334 | 330 | 544 | | 220 |
| Under 75 mortality rate from all cardiovascular diseases | 2016 - 18 | – | 185 | 84.5 | 73.5 | 71.7 | 124.6 | | 39.1 |
| Under 75 mortality rate from cancer | 2016 - 18 | – | 332 | 151.1 | 133.4 | 132.3 | 190.3 | | 94.8 |
| Suicide rate | 2017 - 19 | – | 22 | 11.0 | 9.5 | 10.1 | 19.0 | | 4.9 |

*Employment and Qualifications*
Source: https://www.nomisweb.co.uk/reports/lmp/la/1946157161/report.aspx

| Indicator 31: Employment and Unemployment (April 2019-March 2020) | | | | |
|---|---|---|---|---|
| | **Wellingborough** | **Wellingborough (%)** | **East Midlands** | **Great Britain** |
| **Economically Active** | 44,400 | 91.3% | 79.7% | 79.1% |
| **In Employment** | 43,800 | 89.9% | 76.8% | 76% |
| **Unemployed** | 1,500 | 3.2% | 3.7% | 3.9% |

| Indicator 32: Employment by Occupation (Jan 2019-Dec 2020) | | | | |
|---|---|---|---|---|
| | **Wellingborough** | **Wellingborough (%)** | **East Midlands (%)** | **Great Britain (%)** |
| **Major Group 1-3 (Managers, Directors, Professional Occupations, Technical)** | 10,600 | 24.2% | 43% | 48% |
| **Major Group 4-5 (Administrative, Secretarial, Skilled Trades)** | 15,300 | 34.9% | 21.2% | 19.7% |
| **Major Group 6-7 (Caring, Leisure and other service occupations, sales and customer services)** | 7,400 | 16.9% | 16.4% | 16.1% |
| **Major Group 8-9 (Process Plant and machine operatives, elementary occupations)** | 10,500 | 24% | 19.3% | 16.3% |

| Indicator 33: Qualifications (Jan 2019-Dec 2019) | | | | |
|---|---|---|---|---|
| | **Wellingborough** | **Wellingborough (%)** | **East Midlands (%)** | **Great Britain (%)** |
| **NVQ4 and above** | 7,900 | 17.7% | 34.1% | 40.3% |

| | | | | |
|---|---|---|---|---|
| **NVQ3 and above** | 11,900 | 26.5% | 56.4% | 58.5% |
| **NVQ2 and above** | 26,600 | 59.3% | 74.4% | 75.6% |
| **NVQ1 and above** | 37,300 | 83.1% | 85.5% | 85.6% |
| **Other Qualifications** | | | 7% | 6.7% |
| **No Qualifications** | | | 7.4% | 7.7% |

Source: https://www.nomisweb.co.uk/reports/lmp/la/1946157161/report.aspx

The plan is predicted to have positive effects on the economy by supporting the retention and growth of employment in the borough. The provision of higher quality jobs would also help to make the borough more self-reliant. Indicators 31-33 will help to monitor this. These show that unemployment rates are better than the national and regional average; there are however less workers in the high skilled categories and fewer people have higher level qualifications.

*Conservation Areas*

The council has a programme for reviewing conservation area designations and ensuring that there are appropriate conservation areas appraisals and management plans in place. This helps to ensure heritage assets are appropriately protected and enhanced.

| **Indicator 34: Conservation Area Appraisals** | |
|---|---|
| **Location** | **Date Completed/Updated** |
| | |
| **Comments: There were no reviews or updates to the existing conservation areas over the monitoring year.** | |

*Air Quality*

The monitoring of nitrogen dioxide is carried out across a number of sites in the borough using diffusion tubes. Sites have been monitored since 1997. In 2016 a number of the locations were changed to reflect more traffic oriented locations. The annual mean concentrations are shown below. The national air quality objective is for the annual mean concentration to not exceed 40 µg/m$^3$. From the 2019 results below only one site would exceed the 40 µg/m$^3$ target. This site has been the highest annual mean concentration every year since 2016 and has exceeded the target mean concentration in all but one year.

| **Indicator 35: Nitrogen Dioxide Annual Mean Concentration (µg/m$^3$) adjusted for bias** | | | | | |
|---|---|---|---|---|---|
| **Site ID** | **Location** | **2016** | **2017** | **2018** | **2019** |

| | | | | | |
|---|---|---|---|---|---|
| **1** | Silver St, Wellingborough | 41.31 | 41.38 | 35.82 | 42.30 |
| **2** | Alma St, Wellingborough | 28.40 | 29.33 | 22.70 | 28.62 |
| **3** | Northampton Rd, Wellingborough | 28.73 | 28.40 | 23.92 | 25.84 |
| **4** | Finedon Rd, Wellingborough | 26.18 | 24.85 | 18.93 | 25.24 |
| **5** | Lt Irchester village | 28.39 | 24.45 | 20.22 | 21.35 |
| **6** | Mill Rd, Wellingborough | 20.83 | 19.90 | 15.74 | 18.69 |
| **7** | Ultra Close, Wellingborough | 29.67 | 29.93 | 25.10 | 27.84 |
| **8** | Isham Village | 26.1 | 25.86 | 21.60 | 24.20 |
| **9** | Market St, Wellingborouh | 23.29 | 24.93 | 17.30 | 23.25 |
| **10** | Irthlingborough Rd Finedon | 35.28 | 31.16 | 25.60 | 31.61 |
| **11** | Broad Green Wellingborough | 41.78 | 30.78 | 24.30 | 29.84 |

*Amenity*

The Sustainability Appraisal identified that the majority of site allocations are not likely to generate any concerns relating to liveability. However sites 4 and 6 which are both adjacent to the Finedon Road Industrial Estate could potentially put new residential development in contact with surrounding industrial uses. This is also true of Sites 1 and 2 which have residential uses close to employment sites. The number of amenity related complaints received regarding industrial uses from these sites will therefore be monitored as a measure to determine whether appropriate mitigation has been sought in accordance with Policy 8 of the JCS.

| **Indicator 36: Amenity related complaints to the council** | |
|---|---|
| **Site** | **Number of Amenity related complaints regarding adjacent employment uses** |
| **Site 1: Wellingborough East** | 0 |
| **Site 2: Wellingborough North** | 12 |
| **Site 4 : Land Between Finedon Road and Nest Lane** | 0 |
| **Site 6: Land East of Eastfield Road** | 0 |
| **Comments: The only site which has resulted in Amenity related complaints over the monitoring year has been the Wellingborough North SUE relating to the starting of construction on the site from neighbouring residents. This resulted in 12 different complaints.** | |