

North Northamptonshire Authorities' Monitoring Report (AMR) 2020/21

June 2022

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Executive Summary

This is the thirteenth North Northamptonshire Authorities' Monitoring Report (AMR) and first to be produced post the inception of North Northamptonshire Council (NNC) on 1st April 2021. Previous iterations of the AMR were 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 – all of which are now a part of NNC. This AMR covers the monitoring year 2020/21 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.

This AMR is published after the inception of the North Northamptonshire unitary authority in April 2021. However, much of the data derives from the 2020/21 monitoring year which was technically pre-unitary, therefore much of the information is still presented on an area (former local Borough/District Councils) basis, although there are some exceptions. Going forward more amalgamation of data to be presented on a North Northamptonshire basis will be required, except for where perhaps monitoring targets are still measured against specific areas. Aside from this, production of the AMR is likely to continue in a similar vein to existing 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 and town centres, housing (including an assessment of the five-year supply of housing land), the environment, design and infrastructure. This report represents the fifth 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 North Northamptonshire 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 has been slowly recovering, the effects of the recession may have been beginning to reverse as housing development has picked up again in the mid-to-late 2010s. 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. Whilst it was slightly too early to establish the impact of these factors in last year's report, the 2020/21 monitoring year is the first year where the full effects, particularly of the pandemic, are likely to be observed.

Summary of key indicators

Figure 1 – Summary of key monitoring indicators and their performance

Monitoring Indicator	Indicator Source	Relevant JCS Policy	Indicator Policy Target	Year	Result	Target Met 20/21?	Recent Trend
% of residential development at Growth Towns	JCS	29	67%	2019/20 2020/21	56% 57%	N	→
% of residential development at Market Towns	JCS	29	23%	2019/20 2020/21	29% 28%	Y	→
% of residential development at Villages	JCS	29	4%	2019/20 2020/21	8% 8%	Y	→
% of residential development in Rural Areas	JCS	29	6%	2019/20 2020/21	7% 7%	Y	→
The number and % of developments built on Brownfield Land	JCS	6	No specific target set	2019/20 2020/21	16% 30%	N/A	↑
Total amount of additional employment floorspace provided annually (net)	JCS	22	No specific target set	2019/20 2020/21	138,079 m^2 176,650 m^2	N/A	↑
Total amount of additional employment floorspace provided on PDL	JCS	22	No specific target set	2019/20 2020/21	21% 31%	N/A	↑

The quantum and scale of retail developments approved outside of the defined town centre areas	JCS	13	No specific target	2019/20 2020/21	2,375m^2 416m^2	N/A	■
(Number) and scale of new logistics operations by scale	JCS	24	No specific target	2019/20 2020/21	(1) – 24,102m^2 (0) – 0m^2	N/A	↓
No. of net additional jobs provided on an annualised basis	JCS	23	31,100 net increase in jobs 2011-31 (1,555 p.a)	2019 2020	+6,000 -1,000	N	↓
Net additional dwellings in previous years (2011-19)	JCS	29	2011-2031 Plan requirement 35,000 (40,000)	2011-2021 Plan requirement: 17,500 net dwellings	2011-21 net dwellings completed (actual): 16,261	N	↑
Net additional dwellings for the reporting year (2018/19)	JCS	29	JCS Annual Requirement: 1,750	2019/20: 1,463 net additional dwellings	2020/21: 1,665 net additional dwellings	N	↑
Net additional dwellings in future years (2019/31)	JCS	29	2021-31: (JCS Table 4)	2021-2031 requirement: 17,500 net dwellings	2021-2031: 26,117 net dwellings	N/A	■
New additional pitches (Gypsy and traveller) 2018/19	JCS	31	In accordance with updated GTAA	2019/20 2020/21	20 pitches 0 pitches	N/A	↓
The gross number/% of Affordable Homes provided	JCS	30	No specific target for NN as a whole	2019/20 2020/21	292 out of 1,481 (20%) 312 out of 1,667 (19%)	N/A	↓
Deliverable Housing Supply (NN)	JCS	28	5 Year supply of deliverable	2019/20: N/A	2020/21: 7.2	Y	↑

			housing land (+5% buffer)				
Permitted and completed renewable energy installations by type and area	JCS	26	No specific target set	2019/20 2020/21	0.1 38.2	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) has been produced by North Northamptonshire Council. This reports on local activity and changes recorded between 1st April 2020 and 31st March 2021 regarding the implementation of the JCS and Part 2 Local Plans for the four former District/Borough Councils. This is the thirteenth 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 some areas of 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, which outlines planning policies that are applicable to England. This framework has subsequently been updated on a number of occasions; the latest revision took place in July 2021. 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

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

content against which authority monitoring reports must provide updates against. These can be summarised as below:

- Report progress on the timetable and stage of preparation each of the documents specified in the local development scheme has reached, including reasons where 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 updates in February 2019 and July 2021, 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 (March 2019) 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[2]) 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*

[2] As found under the Plan-making section

obligations, Community Infrastructure Levy 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 Away from national legislation and policy, in April 2011, the Planning Advisory Service (PAS) issued *'Monitoring that matters: towards a better AMR'*. 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 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 consistent with the *'Monitoring that matters'* guidance.

2. Local Development Scheme

2.1 The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires local planning authorities to prepare, maintain and publish a Local Development Scheme (LDS). The purpose of the LDS is to enable the local community to identify the timetable for the preparation of planning documents prepared in their area.

2.2 The new North Northamptonshire Council came into effect on 1st April 2021. Immediately prior to this an LDS was prepared and adopted by each of the sovereign authorities, the North Northamptonshire Joint Planning & Delivery Unit, and Northamptonshire County Council on Minerals and Waste matters.

2.3 This LDS covers a three-year period and sets out details of the Development Plan Documents (DPDs) that North Northamptonshire Council intends to produce, and the timetable for their production. It also includes an assessment of the roles and responsibilities of those involved in their production; a reflection on the relationship with Neighbourhood Plans and other documents; and an assessment of risks and contingencies as part of the programme to adoption.

2.4 The LDS will be kept up-to-date on the Council's website to allow local communities and other interested parties to keep track of the Council's progress, aware of critical phases of plan preparation, and alert to when the key stages will occur. The first LDS prepared by North Northamptonshire Council was adopted in March 2022, which is beyond the scope of this monitoring period. Further detail on specific areas of the LDS are provided below.

North Northamptonshire Development Framework

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

2.6 The JCS covers the period 2011-2031 and was prepared by the North Northamptonshire Joint Planning Unit and adopted by the North Northamptonshire Joint Planning Committee. The JCS is the strategic Part 1 Local Plan for the area, providing strategic allocations and the strategic direction for development across the North Northamptonshire area.

2.7 The Joint Core Strategy will be reviewed/updated through the preparation of what will be called the North Northamptonshire Strategic Plan. The Strategic Plan will focus on strategic matters which will, as a minimum, meet the requirement set out in the National Planning Policy Framework, to have a plan that addresses the strategic priorities for the area. It is proposed that the statutory plan period should be 2021-2041, with the vision extended to 2050 to align with the Arc Spatial Framework.

2.8 The latest timetable for the NNSP is set out in adopted LDS for North Northamptonshire and is as follows:

- Scope and Issues Consultation - March 2022
- Options Consultation - November 2022

- Draft Plan Consultation - June 2023
- Publication Plan Consultation - November 2023
- Submission to the Secretary of State - April 2024
- Examination - September 2024
- Inspector's Report - April 2025
- Adoption - September 2025

2.9 The Scope and Issues consultation is the first stage of developing the Strategic Plan and commenced in March 2022, closing in May 2022, this document seeks to identify the issues facing North Northamptonshire and ask what the plan should cover.

Corby

2.10 As was reported in the last AMR, the Corby Part 2 Local Plan undertook Examination from 29th September to 1st October 2020. Following this consultation on the Main Modifications took place from 9th February to 22nd April 2021. The Inspector's report was received on 18th June 2021 finding the Part 2 Local Plan for Corby 'sound'. The Plan was formally adopted at North Northamptonshire's Full Council Meeting on 29th September 2021 and should now be used to inform planning decisions in the area.

East Northamptonshire

2.11 As reported in the last AMR the Pre-Submission Local Plan (Regulation 22) was agreed at committee in January 2021 for consultation, this ran from 5th February to 19th March 2021 with Submission taking place on 29th March 2021 prior to the inception of the Unitary Authority in April 2021. A Planning Inspector was appointed, and Examination took place from 6th April to 5th May 2022. The latest timetable anticipates that the Plan will be adopted by the end of 2022.

Kettering

2.12 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.

2.13 Examination of the Kettering Site Specific Part 2 Local Plan took place between 8th-16th October 2020. Following the receipt of the Inspector's note, consultation on the Main Modifications took place between 19th March-30th April 2021. The Inspector's report was received on 2nd July 2021 which concluded that the Plan is 'sound'. The Plan was formally adopted at North Northamptonshire's Full Council Meeting on 1st December 2021 and should now be used to inform planning decisions in the area.

Wellingborough

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

2.15 Post the adoption of the PBW, the former Borough Council of Wellingborough developed a number of Supplementary Planning Documents (SPDs), including an Open Space: Developer Contributions SPD and Rural Exception Sites SPD – detailed

further in last year's AMR. An Air Quality and Emissions Mitigation SPD has since been worked up in conjunction with the East Midlands Air Quality Network (EMANQN) to supplement the PBW and Policy 8 of the JCS. Following consultation in late 2020 the document was adopted on 18th January 2021.

Duty to Cooperate

2.16 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 Council 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 Council has also maintained dialogue with relevant organisations where this has been necessary for their Part 2 Local Plans.

Neighbourhood Plans and Neighbourhood/Local Development Orders

2.17 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 Council website:

- **Cottingham –** Cottingham Parish Council prepared a Neighbourhood Plan and was submitted to North Northamptonshire Council in July 2021; this was approved for consultation and examination. Public consultation took place from 27th August to 8th October 2021. Examination of the Plan commenced on 20th October 2021 and the Inspector issued his report on 25th November 2021 and the referendum is proposed to be held in early 2022.

- **Ecton –** The Ecton Neighbourhood Plan was due to go to referendum following its examination in 2020, however the Covid-19 pandemic meant that all referendums were delayed until 6th May 2021 – the Ecton Neighbourhood Plan referendum was held on this date, which was successful. The Plan was formally adopted ('made') by North Northamptonshire Council's Executive Committee on 22nd June 2021.

- **Gretton –** The Submission Gretton Neighbourhood Plan was due to go to referendum in 2020, however the Covid-19 pandemic meant that all referendums were delayed until 6th May 2021 – the Gretton Neighbourhood Plan referendum was held on this date. The Plan received a majority 'Yes' vote in favour of the Plan and was formally adopted ('made') by North Northamptonshire Council's Executive Committee on 22nd June 2021.
- **Hargrave –** Neighbourhood Plan was submitted on 23rd April 2021 with the Regulation 16 consultation taking place from 17th May to 28th June 2021.

- **Harrington –** Harrington Parish Council has undertaken a consultation on its draft Neighbourhood Plan, this commenced on 6th December 2021 and closed on 24th January 2022.

- **Ringstead –** Neighbourhood Plan was submitted 10th February 2021 with the Regulation 16 consultation taking place from 17th May to 28th June 2021.

- **South West Kettering Neighbourhood Plan** – The Plan was due to move to the examination and referendum process, but due to the Covid-19 pandemic the Government issued guidance putting on hold all Neighbourhood Plan referendums until May 2021. In addition to this, under the Town and Country Planning Act 1990, a Neighbourhood Forum (which was preparing the South West Kettering Neighbourhood Plan) ceases to exist if a new parish or town council is created – Kettering Town Council was created on 1st April 2021 with the local government reforms in Northamptonshire and therefore now takes over as the qualifying body for the South West Kettering Neighbourhood Plan. The Town Council continues to work with the founding members of the former Neighbourhood Forum to prepare the Neighbourhood Plan. Submission of the South West Kettering Neighbourhood Plan Proposal is expected in early 2022.

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 5th 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 2011-20 (net)	Recorded Housing completions 2020-21 (net)	Total 2011-21 (net)	JCS Residual Requirement 2020-31 (net)
CORBY						
Growth Town	Corby	8,290	3,255	411	3,666	4,624
New Village	Little Stanion	790	627	1	628	162
Rural Area	Corby Rural	120	133	6	139	-19
Corby Totals		**9,200**	**4,015**	**418**	**4,433**	**4,767**
KETTERING						
Growth Town	Kettering	6,190	2,156	352	2,508	3,682
Market Towns	Burton Latimer	1,180	1,169	28	1,197	-17
	Desborough	1,360	393	14	407	953
	Rothwell	1,190	322	37	359	831
Rural Areas	Kettering Rural	480	188	11	199	281
Kettering Totals		**10,400**	**4,228**	**442**	**4,670**	**5,730**
WELLINGBOROUGH						
Growth Town	Wellingborough	5,750	1,751	202	1,953	3,797
Villages	Earls Barton	250	373	60	433	-183
	Finedon	150	113	50	163	-13
	Irchester	150	26	7	33	117
	Wollaston	160	52	2	54	106
Rural Area	Wellingborough Rural	540	156	26	182	358
Wellingborough Totals		**7,000**	**2,471**	**347**	**2,818**	**4,182**
EAST NORTHAMPTONSHIRE						
Growth Town	Rushden	3,285	1,055	54	1,109	2,176
Market Towns	Higham Ferrers	560	374	10	384	176
	Irthlingborough	1,350	347	46	393	957
	Raunds	1,060	709	125	834	226
	Thrapston	680	474	147	621	59
	Oundle	645	346	3	349	296
Rural Areas	East Northants Rural	820	577	73	650	170
East Northants Totals		**8,400**	**3,882**	**458**	**4,340**	**4,060**
NORTH NORTHAMPTONSHIRE						
Growth Towns		23,515	5,956	1,019	9,236	14,279
Market Towns		8,025	3,283	410	4,544	3,481
Villages		1,500	970	120	1,311	189
Rural Areas		1,960	835	116	1,170	790
North Northants Totals		**35,000**	**14,596**	**1,665**	**16,261**	**18,739**

Table 2: Housing Completions by area, 2019/20-2020/21

Area	**Net Completions 2019/20**	**Net Completions 2020/21**	**Annual % change on the preceding year**	**Average Annual Housing Completions 2011-2021**
Corby	371	418	12.6%	443
East Northants	388	458	18%	434
Kettering	350	442	26.3%	467
Wellingborough	354	347	-2%	281
North Northants	**1,463**	**1,665**	**13.8%**	**1,626**

3.5 One of the key monitoring headlines in every AMR relates to the overall housing completion figure for North Northamptonshire; the area saw 1,665 net completions in 2020/21 which is an increase on 2019/20 of 14% where the figure was 1,463. This is a fairly significant increase; however, it does follow a 30% decrease in housing completion figures that were seen between 2018/19 and 2019/20 and this year's completion number is still the second lowest since 2015. Significant increases in housing delivery were seen in the areas of Kettering (26%) and East Northants (18%) respectively, Wellingborough was the only area that saw a slight decrease (2%).

3.6 The 2020/21 monitoring year represents the first full year which the Covid-19 pandemic took hold in the UK and subsequent lockdowns and restrictions may have had a direct impact on house building. What is interesting is that despite this, the completion rate is still higher this year compared to 2019/20, where the pandemic would have only affected about a month's worth of house building (March 2020). Reasons were explored for the significant downturn in housing numbers that were experienced in 2019/20 and it was hypothesised that one contributing factor could be that due to Covid-19 and restrictions in place at the time of monitoring (which would have taken place in Spring/Summer 2020), it 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. A return to regular monitoring practices for the 2020/21 year may have meant that any slack from the previous year was picked up.

3.7 Other factors for the drop off in housing completions must also be considered. For example, the cyclical nature of SUE delivery phases, whereby this tends to fluctuate as specific on-site infrastructure obligations need to be delivered which will, in turn, affect delivery rates in any particular year. This is reflected in Table 37 of this report which outlines completions at the main SUEs in North Northamptonshire and shows a

decrease in delivery at these sites despite the increase in overall completions. This also perhaps supports the above theory in that more of the housing numbers seen in this year's completion figure derive from smaller sites including ones not picked up in the 2019/20 year due to monitoring limitations.

Chart 1: Comparison of the JCS distribution of housing development to actual rates recorded

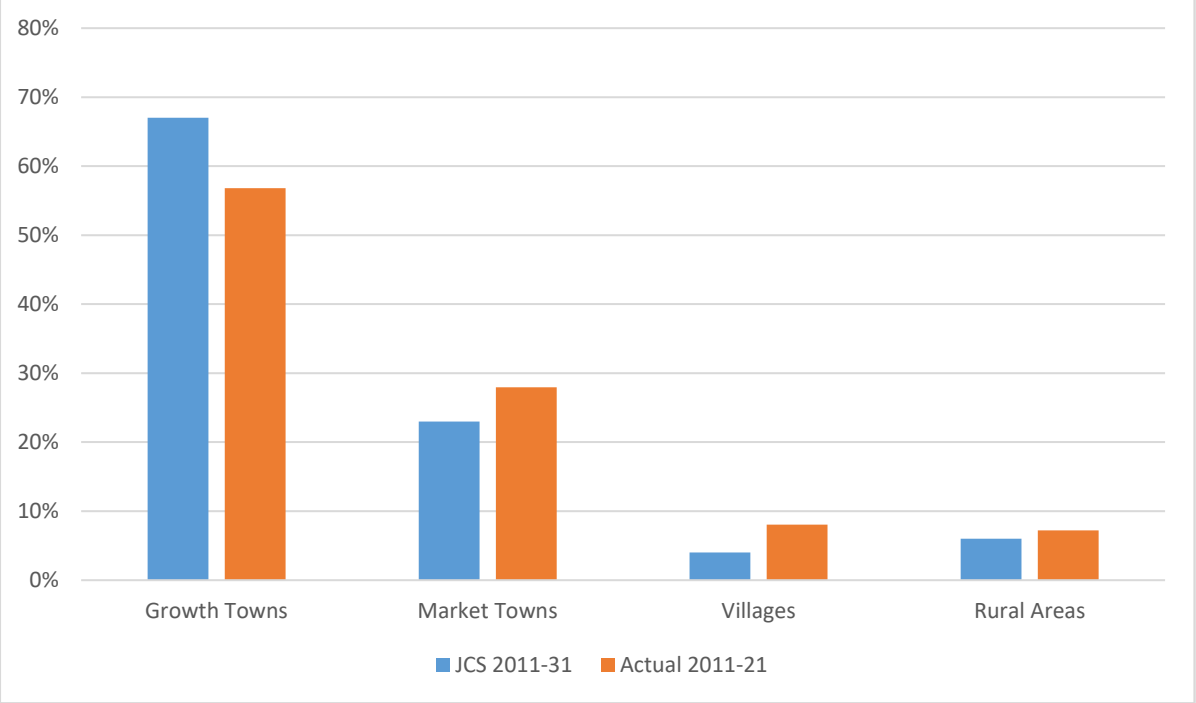
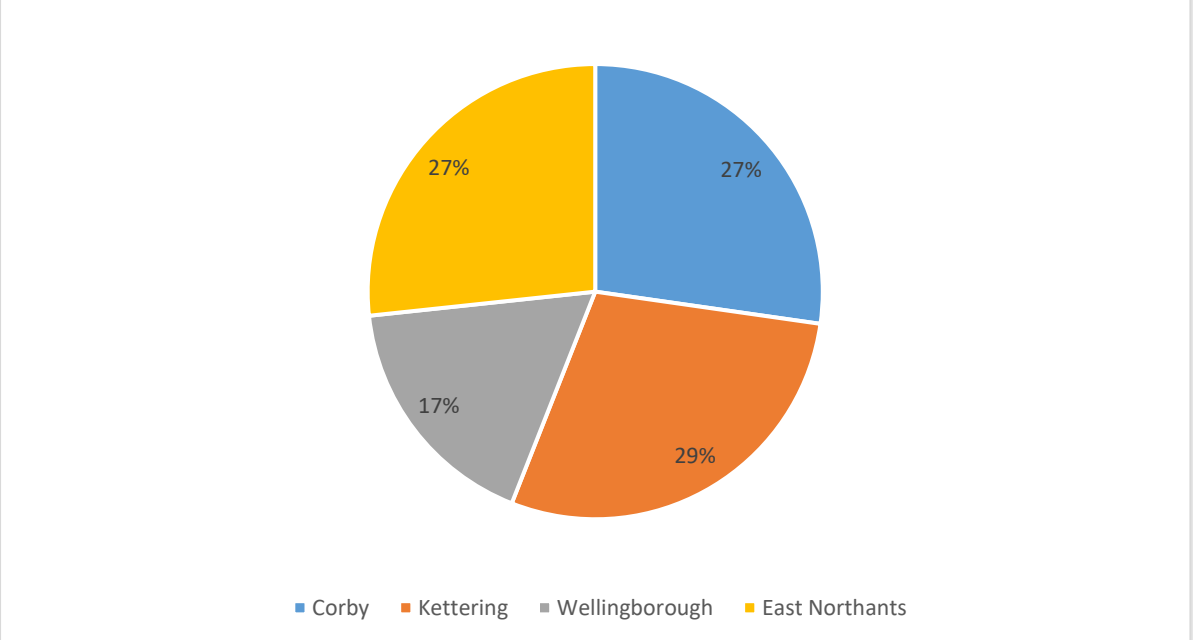


Chart 2: Distribution of net housing development 2011-21, by area



3.8 In terms of the rural/urban split and split by area (former LA) (Charts 1 and 2 above) there is rarely substantial change on a yearly basis. There is one percentile change in Chart 1 between the 2019/20 and 2020/21 monitoring years in regard to the balance of housing delivered in the Growth Towns (+1%) and Market Towns (-1%). There is no change to report in the distribution of net development per area of North Northamptonshire (Chart 2).

Table 3: the number and % of new developments built on Brownfield land by area 20/21

	Housing (units)
Corby - No. delivered	418
Corby - No. on Brownfield	100
Corby - % on Brownfield	23.9%
East Northants - No. delivered	458
East Northants - No. on Brownfield	149
East Northants - % on Brownfield	32.5%
Kettering - No. delivered	442
Kettering - No. on Brownfield	163
Kettering - % on Brownfield	36.9%
Wellingborough - No. delivered	347
Wellingborough - No. on Brownfield	87
Wellingborough - % on Brownfield	25.1%
North Northants - No. delivered	**1,665**
North Northants - No. on Brownfield	**499**
North Northants - % on Brownfield	**30%**

3.9 As guided by Policy 6 of the JCS, the amount of housing built on Brownfield Land is recorded as part of the AMR. In 2020/21, 30% of all new housing built in North Northamptonshire was developed on Brownfield land, this is an increase of 14% on the previous year and is largely due to an accumulation of individual units as a result of change of use, conversions or demolitions, however some larger schemes such as Satra House, Rockingham Road in Kettering and Our Ladies Pope John School site at Tower Hill Road, Corby also contributed to this increase. The area with the most amount of Brownfield land development was Kettering with 37% which is stark contrast to the previous year where it was the area with the lowest amount (11%). This fluctuation can potentially be partly explained by the reasons covered in paras 3.6 and 3.7 for the change in overall housing figures between the previous monitoring years. Data on employment land developed on brownfield land is available in Chapter 4 - Economy.

3.10 In conclusion, as discussed earlier in this section, there appears to have been some disruption to housing completions and monitoring as a consequence of the Covid-19 pandemic and associated restrictions over the last couple of years. It is possible further effects of the pandemic will be felt in the forthcoming monitoring years, although it will be interesting to observe how the economy recovers as the country begins to emerge from the pandemic and whether this will begin to translate into the rate of housebuilding for example. Notwithstanding this, the balance continues to slowly shift with regard to the amount of housing now being delivered at Growth Towns compared to Market Towns, with the SUEs continuing to pick up pace and capacity at Market Towns being reached. 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 quicker pace,

especially as normality resumes after the pandemic. After a drop in the amount of development taking place on Brownfield land seen in the 2019/20 year it was anticipated this would be a theme that would continue with the increased build out of the SUEs (which are mostly Greenfield), so it is interesting to note another increase back to a third of development now taking place on PDL, again this could be an effect of the pandemic interrupting development on the larger sites.

4. Economy and Town Centres

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 updates on projects and delivery within the town centres. 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 (m^2) 20/21

BD1	B1a	B1b	B1c	Unclassified B1	B1/B2	B2	B8	Mixed B	Total
Corby - Gross	181	0	0	10,467	1850	2,142	3,430	129,524	**147,594**
Corby - Net	181	0	0	10,467	1850	2,142	3,430	129,524	**147,594**
East Northants – Gross	-	-	-	-	-	-	-	-	-
East Northants – Net	-	-	-	-	-	-	-	-	-
Kettering – Gross	220	0	0	243	0	2,354	1,930	22,750	**27,496**
Kettering –Net	-710	0	0	243	0	2,354	1,930	22,750	**26,567**
Wellingborough – Gross	344	0	0	0		8,658	47,744	1,073	**57,819**
Wellingborough – Net	36	0	-465	0		6,158	-4,313	1,073	**2,489**
North Northants – Gross	**745**	**0**	**0**	**10,710**	**1,850**	**13,154**	**53,104**	**153,347**	**232,909**
North Northants - Net	**-493**	**0**	**-465**	**10,710**	**1,850**	**10,654**	**1,047**	**153,347**	**176,650**

4.4 Table 4 above looks at the growth in employment floorspace in the monitoring year at both an area and North Northamptonshire level, broken down by B-use Class. As of September 2020, the use class order was changed[3], however, given some of the monitoring systems in place for North Northamptonshire still operating using the former use classes the AMR will continue to present data using the former use class categories. This ensures continuity of data, although in future years this may change. 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 According to the 2020/21 data 232,909m^2 gross employment space was delivered in the area within this period, albeit this decreases to 176,650m^2 (net) once losses are factored in. This accounts for an increase of nearly 40,000m^2 in comparison to the previous year. This increase means that the 2020/21 year has seen the second highest rate of employment floorspace delivery since the start of the plan period and continues a theme of very high delivery rates since the 2018/19 year. As Table 4 outlines and as per the previous year, the most employment floorspace was delivered in Corby, both gross and net, where a total of 147,594m^2 net floorspace was delivered. Other than East Northants where specific areas data is not available, Wellingborough delivered the least overall floorspace with 2,489m^2 net gain. Mixed B was again the use class that delivered the most floorspace with 153,347m^2 (net) for a second year running, whereas it has often been the case over the years that B8 delivers the most (just 1,047^2 net gain this year), however it must be noted B8 often makes up large portions of Mixed B schemes.

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

Table 5: Total Amount of employment floorspace on previously developed land (m^2) – by type 20/21

BD2	B1a	B1b	B1c	Unclassified B1	B1/2	B2	B8	Mixed B	Total
Corby - Gross	181	0	0	10,467	1,850	2,142	3,430	129,524	**147,594**
Corby – Gross % on PDL	17%	0	0	0	100%	100%	100%	1%	**7%**
East Northants – Gross	-	-	-	-	-	-	-	-	-
East Northants – Gross % on PDL	-	-	-	-	-	-	-	-	**-**
Kettering – Gross	220	0	0	243	0	2,354	1,930	22,750	**27,496**
Kettering – Gross % on PDL	0	0	0	100%	0	100%	25%	6%	**16%**
Wellingborough – Gross	344	0	0	0	0	8,658	47,744	1,073	**57,819**
Wellingborough – Gross % on PDL	66%	0	0	0	0	100%	100%	0	**98%**
North Northants – Gross	**745**	**0**	**0**	**10,710**	**1,850**	**13,154**	**53,104**	**153,347**	**232,909**
North Northants – Gross % on PDL	**35%**	**0**	**0**	**2%**	**100%**	**100%**	**97%**	**2%**	**31%**

4.6 Linked to Table 4, is the amount of employment floorspace delivered on PDL. As Table 5 shows, 232,909m^2 gross employment land was delivered North Northamptonshire in 19/2, of this 31% was delivered on PDL. This is an increase of 10% on the 2019/20 year. The Wellingborough area saw nearly all of its employment floorspace delivered on PDL (98%) which is a substantial increase on last year (15%). Oppositely the Kettering area saw a significant decrease compared to 2019/20 where all of its employment land development was delivered on PDL, whereas this year it was just 16%. Most of the PDL development that took place was B8 – storage and distribution (97%).

Table 6: Employment Land Available-by Type (ha) 20/21

BD3	B1a	B1b	B1c	Unclassified B1	B1/B2	B2	B8	Mixed B	Total
Corby	0	0	0	33.89	0	18.91	27.97	172.42	**253.19**
East Northamptonshire									
Kettering	9.72	0	0.22	0	0	0.08	9.52	170.03	**189.57**
Wellingborough	3.3	2.2	2.2	22.6	0	0.6	19.4	54.3	**105**
North Northamptonshire	**13.02**	**2.2**	**2.42**	**56.49**	**0**	**19.59**	**56.89**	**396.75**	**547.76**

4.7 As outlined in Table 6, North Northamptonshire has 547.76ha employment land available, which is an increase of 115.25ha on last year. The majority of the land available remains on Mixed B land with 396.75ha – nearly a 160ha increase. There has been a nearly a 50% decrease in the amount of B8 floorspace available compared to last year. There have been significant increases in both the Corby and Kettering areas as reason for this overall uplift. There has been no change to the Wellingborough figure due to monitoring methods needing to be reviewed for the area. Much of the available employment land is located at the SUEs within North Northamptonshire.

Table 7: B-class employment areas lost to other (non-B) uses 20/21

	Lost to A Class (m²)	**Lost to C Class (m²)**	**Lost to D Class (m²)**	**Total (m²)**
Corby	0	0	0	0
East Northamptonshire				
Kettering	0	930	0	930
Wellingborough	0	34	386	420
North Northamptonshire	**0**	**964**	**386**	**1,350**

4.8 Table 7 outlines that 1,350m^2 of B-Class employment land was lost to other non-B uses in 2020/21, this is a decrease of 1,0251m^2 from what was lost in the previous AMR. This is primarily due to the Corby area experiencing no B-Class losses of this kind. Kettering experienced the most losses with 930m^2 and most of the overall losses were in place of D-class development. 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 20/21

	Number approved	**Total approved area (m²)**
Corby	1	26
East Northamptonshire		
Kettering	1	97
Wellingborough	13	293
North Northamptonshire	**15**	**416**

4.9 There were 15 reported retail developments approved outside of the defined town centre areas in North Northamptonshire for the 2020/21 monitoring year, these

primarily took place in the Wellingborough area (13). 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 consented/completed at growth towns 20/21

Area	**Consented**	**Completed**
Corby	5	4
East Northants (Rushden)		
Kettering	0	0
Wellingborough	0	36
North Northants	**5**	**40**

4.10 A total of 5 office developments have been consented and 40 completed at growth towns within the 2020/21 monitoring period. This is an increase of 33 compared to the 2019/20 year. Wellingborough recorded the most completions with 36 overall, 4 were delivered in Corby where 5 sites were also consented. The JCS monitoring framework has this indicator outlined as contextual and therefore no specific target is set on what should be achieved. After a decrease in the amount of office space delivered in the previous couple of years, this marked increase in 2020/21 could be considered surprising in light of the Covid-19 pandemic, however it is worth taking into account this also includes small office space that may be located at people's homes and other small units that have become more popular over the course of the pandemic due to people starting new business ventures and working from home.

Table 10: Number of rural employment sites consented/completed within the rural areas 20/21

Area	**Consented**	**Completed**
Corby	0	1
East Northants	-	-
Kettering	1	0
Wellingborough	8	2
North Northants	**9**	**3**

4.11 Table 10 outlines that a total of 12 rural employment sites have been consented or completed in North Northamptonshire for the 2020/21 year. This is an increase of 5 compared to the previous year and this remains a relatively low figure due to again having a lack of information from the largely rural area of East Northants which has

historically proven a desirable location for such developments. Most of the sites were consented within the Wellingborough area, the largest of which were the former Brookside Garage in Finedon, London Road site in Little Irchester and also a scheme at Sywell Aerodrome. Again, the JCS monitoring framework has this indicator as contextual and therefore no specific target is set on what should be achieved.

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

Location	**Location(s)**	**Scale (m^2)**
-	**-**	0
North Northants		**0**

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. In the 2020/21 monitoring year there no schemes were completed of this scale, however permissions were granted for the Cowthick site at Corby and additional plots at the Segro Park site in Burton Latimer which can be expected to be delivered over the next couple of years. Of course, it 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 At least one training scheme was secured through a s106 agreement in North Northamptonshire in 2020/21 and this was through the approval of the Cowthick Plantation logistics site in Corby. This is an improvement on last year where there were no reported training schemes

4.14 Similarly to last year, there we no reported developments of farm diversification and conversion of redundant buildings for employment and tourism related development in North Northamptonshire in 2020/21. 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 on annualised basis

	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**
2020	-	-	-	-	**150,000**
Change 2019-20	-	-	-	-	**-1,000**
Overall Performance 2011-2020	-	-	-	-	**22,000**
JCS Job Growth Target (2011-31)	9,700	7,200	8,100	6,100	**31,100**
Residual Requirement 2020-31	-	-	-	-	**9,100**

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 2020 there are now 150,000 employees in North Northamptonshire, this is a decrease of 1,000 on the 2019 figure of 151,000. This information released via Nomis/government is no longer disaggregated by area of North Northamptonshire in line with the creation of the new unitary authority. Despite this, considering that the JCS sets a target of a 31,100 job increase from 2011-2031 and that since 2011 North Northamptonshire has delivered 22,000 jobs, the area is still in a good position to reach its target by the end of the plan period. This of course is dependent on trends continuing in an upward manner as they generally have done so over the plan period. However, given the economic fallout of the Covid-19 pandemic and associated lockdowns and restrictions it will be interesting to see how this effects the figures for 2021/22. 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 authority 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 as well as similar updates for Wellingborough and Rushden; key updates for 2020/21 are below:

4.17 **High Street Heritage Action Zone (HSHAZ)** – Consultation on public realm schemes at High Street/Meadow Road; Gold Street and Lower Street, were undertaken last year. The schemes will be funded using Historic England and North Northamptonshire Council funds (formerly provided through Kettering Borough Council). Historic England has since provided additional funding to re-lay the historic cobbles in West Street. A consultation on the proposals in expected to take place in November, and full works on site is due to commence in early January. The same funding pot is also available to offer as grants for historic building improvements in the conservation area. Several grants have already been offered to notable building, the first to commence on site has been the former Burton's Menswear store in High Street, this used to be a public house. HSHAZ is a four-year programme, this is currently in year two.

4.18 **Kettering Town Centre Delivery Plan updates**

- Meadow Road Urban Park benefited from a full summer of use, and now finds itself as a popular town centre space, also complimented during the summer months for its display of wild flowers.
- Following refurbishment, Sheerness House is occupied by NNC staff, and is recognised as the main address for North Northamptonshire Council.
- The London Road site remains, ready for redevelopment.
- The Station Quarter Masterplan for the development of land in the vicinity of the railway station will be complete by the end of 2021. It will form the basis of future bids to deliver an enhanced transport hub, with commercial and residential development. The new Inter-city and Commuter rail timetable came into operation in May 2021, this has made Kettering Railway Station a far busier station than previously, although passenger numbers will still be down as a result of changes in travel habits brought about by Covid-19.
- New Bus Shelters were added in Eskdaill Street, improving the appearance and functionality of the area.
- The Gallery, Library and Museum (GLaM) scheme to strengthen the cultural offer for North Northamptonshire has started, the development is due to complete in Spring 2022.

4.19 **Corby Town Centre Update**

- Updates for 2020/21 on the Accelerated Fund which were reported on last year are as follows:

1. Partial pedestrianisation of George Street, Corby – This is now called Pedestrian safety on George Street, phase 1 complete, phase 2 being investigated
2. Cycleway infrastructure Improvements to link town parks – Accelerated Fund element of this project is complete, further funding being awarded for next phase.
3. Corporation Street public realm and market improvements (town centre) - complete
4. Market walk site remediation (town centre) – complete

- **Town Fund** – NNC was successfully awarded £19.9m for four projects detailed below. Following the development of business cases that are submitted to DLUHC the next stage is detailed design. After this is complete each project will move into the implementation phase.

- **Project 1 – Sixth Form College at Chisholm House –** A specialist 6th Form Centre located within a building (Chisholm House) in the heart of the town centre, the majority of which has been vacant for more than 8 years. To be managed and run by an experienced project team from The Bedford College Group it will accommodate up to 600 students p.a. over the longer term, in a modern carbon-negative building. These students will make a significant contribution to the local economy over their working life and will add to the diversity and future viability of the town centre.

- **Project 2 – Multi-use Building –** The multi-use Building is located in the town centre, this project is for a multi-purpose facility to provide permanent new accommodation for a modern Arts and Community Centre, as well as meet the identified demand for creative, media and the third sector uses. It will help to increase trips, pedestrian flows and spend across the town, and will improve the town's overall permeability, linking to the proposals for the Town-Station Link.

- **Project 3 - Train Station to Town Centre - Link Road (via Oakley Road) –** The Train Station to Town Centre - Link Road (via Oakley Road) will provide an attractive and safe pedestrian/cycle connections between the town centre and the railway station along the southern route of Oakley Road. It will connect the station directly with the Chisholm House and Market Walk East projects and make a significant contribution to the active healthy travel agenda and help to reduce congestion and emissions across Corby. This critical connection has been an ambition for more than 15 years since it was first forwarded in the 2003 Corby Development Framework.

- **Project 4 – Smart and Connected Corby –** This project will deploy an integrated sensor network to establish Corby as a 'smart-and-green' town centre. By harnessing connected technologies, it will enable us to monitor and manage the flows of pedestrians, cyclists, motorists to understand the present, assess the impact of interventions and predict the future, especially as the town's population increases over the next decade.

4.20 **Wellingborough Multi Storey Car Park – Swanspool Shopping Centre –** Built c.1974 the car park was overdue an upgrade. It has experienced a lack of investment over the years and minor emergency repairs were inadequate to prevent its deterioration. It was estimated that if current levels of deterioration continued, the car park would have to close within 9 years. Many options were looked at including demolition, however this would have been too costly.

4.21 The car park had many issues, the main ones being surface deterioration, poor lighting and vandalism. The general environment is also outdated, dark and unwelcoming.

4.22 The purpose of the upgrading project was to ensure that the structure of the car park is strengthened and repaired, provide a pleasant environment for users and address the structural and safety issues to bring it up to 'Park Mark' quality standard.

4.23 Consultants Morgan Sindall were appointed to undertake the work and a £6m budget was approved by the Council for the project.

4.24 Work commenced in March 2020 and was a phased process so that there were always 2 or more levels were available for parking whilst the upgrade was ongoing. Covid hitting soon after and the effects of Brexit presented the project with challenges, but works were completed in February 2021 and still within budget (the car park also received 'Park Mark' certification). A summary of the works is listed below:

- Strengthening of Concrete
- Resurfacing
- Repairs to stairwells including new fire doors
- Installation of anticorrosion layers
- Changes to kerbs – removed a lot of 'screeching'
- Refurbishment of the toilets
- Installation of CCTV
- Lighting – anti-vandal

4.25 The refurbishment means the Car Park is now a more attractive, safe, and user-friendly space for those who work and shop in Wellingborough and is expected to have a lifespan of a further 50 years through the upgrade.

4.26 **Croyland Gardens –** A capital bid was approved in February 2019 for the works at Croyland Gardens. The focus of this project was to improve the quality of the area and increase its use in line with the town centre vision connecting the town centre with the gardens.

4.27 Phase 1 was completed in November 2019 which included the reduction of the soft landscaping at the edge of Croyland Gardens, this has improved the view over the park, and it is hoped this will reduce the anti-social behaviour in the area. Other work includes the crown lifting of some trees and weed control to make the area more visible. There has also been the removal of five trees in the play area, with some pathways also being repaired.

4.28 Phase 2 - Home Farm Nurseries were awarded the tender and the works started in March 2021 works were completed in June 2021. The works carried out were split into three areas:

4.29 **Area 1**

- Install tarmac path leading from the new entrance being created to the zoo park in the Tithe Barn project.
- This entrance is a new gate consisting of brick piers supporting an iron arch and now means the park can be accessed from Tithe Barn on the thoroughfare from the town centre to Morrisons.
- Add additional play equipment and relocate some of the current equipment.
- Install safety surfacing under the play equipment.
- Add a seating area with new benches.
- Plant new trees in different areas of the gardens. Three Cherry trees were planted as part of the Queens Green Canopy.

4.30 **Area 2**

- Install tarmac path to lead to the five wells.
- Replant the five wells and create a sensory garden incorporating 6 x stone animal sculptures that were carved by Moulton college stone masonry department as part of the Townscape Heritage Initiative (THI) project. The relevance of this relates to the fact the park was a zoo in the 1970s.
- Extend the path around the five wells and add benches to create seating area.

4.31 **Area 3**

- Create a path leading from the area where the stone bench was installed to create an entrance to this area.
- Install sleeper steps on the steep area leading on to a path made of aggregate resin
- Install wooden trim trail play equipment.
- Install picnic benches to create a picnic area in the gardens.

4.32 **Shopfront improvement grant scheme –** Following the success of the town centre wide Townscape Heritage Initiative Scheme, which was funded by the National Lottery Fund and Historic England, the then Borough Council of Wellingborough, in accordance with Enterprising Wellingborough set up a Shopfront Improvement Grant Scheme, with the aim of improving the shop front and external appearance of the business unit. The only criteria being that the business premises were located within the town centre Conservation Area.

4.33 The scheme was designed to part fund the external appearance, security and signage of existing business and shop units. The scheme is on a first come first served basis and to date 16 shop units have applied and work has been completed.

4.34 **Shops funded by the THI fund –** The THI scheme also funded almost 40 shop units across the town, including the Market Street, Park Road, Cambridge Street and High Street, which resulted in transforming the condition, character and experience of shopping in the town.

4.35 **Public Realm Projects funded by the THI fund –** The THI scheme also funded public realm projects, which resulted in improving the external amenity areas, around the Tithe Barn, with new larger paving areas for the Barn and the adjacent restaurant, along with new landscaping schemes to open up the area's external public realm works, completed 2021. As described above the THI also part funded the re-design and improvement to Croyland Gardens.

Economy Summary

4.26 Overall in regard to the local economy, as similarly reported in the last AMR, data suggests a rather mixed monitoring year with regard to this sector, again with there potentially being some monitoring hindrances relating to Covid-19 it is difficult to come to too many conclusions on whether this is likely to be a continuous pattern or not going forward. One of the key positives to note this year is the substantial increase in employment land delivered, which was the second highest delivered on record. There is also increased activity with regard to the delivery or rural employment schemes and as described above there a good amount of town centre initiatives coming forward to

help try and bolster the growth towns – although whether these are successful or not will become clearer over the coming years. With regard to the negatives, there has been some stalling with regard to job growth in North Northamptonshire, however this is perhaps to be expected in light of the pandemic and with high delivery of employment space, the job growth may come in the following years. While there were no completions this year, it is also anticipated that two or more strategic logistics schemes will be delivered within the next couple of years which will also likely push job numbers up. 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 it can be observed whether some kind of stability and recovery from the Covid-19 pandemic is taking place.

5. Housing

5.1 This section of the AMR outlines the levels of house building recorded relative to targets and an assessment of the housing land supply position of the area follows in Section 6. Since the adoption of the Joint Core Strategy (JCS) in 2016, housing delivery has been measured against the targets set out with Policy 28 of the Plan. In July 2021 the JCS became 5-years old and from this point, as per national policy, this means that the old housing requirements are superseded by Local Housing Need (LHN). It is noted that this change technically came in beyond the 2020/21 monitoring year, however given that when it came to assessing housing land supply this date had passed it was prudent to report against the latest requirements. These changes are depicted in Table 13 below and explained further in Chapter 6 in relation to what this means for assessing housing land supply. The AMR will still look at the JCS requirements where appropriate for some visual purposes e.g. when analysing past housing delivery and attainment against JCS targets.

5.2 Other subsections of housing data within this chapter include information on the delivery of affordable housing, rural housing and gypsy and traveller pitches.

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

Table 13 – Housing requirements for North Northamptonshire and former LPAs

Area (former LPA)	**JCS Policy 28 annual housing requirement**	**Local Housing Need (LHN) using Standard Method**
Corby	460	479
East Northamptonshire	420	452
Kettering	520	513
Wellingborough	350	340
North Northamptonshire	**1,750**	**1,784**

5.4 The JCS housing targets for 2011-2031 are set out in Table 13 above, as mentioned these have remain unchanged since the JCS was adopted in July 2016. In July 2021 LHN superseded the JCS requirements and are used to assess housing land supply in North Northamptonshire. As can be seen there is only a marginal difference of 34 between LHN and the former JCS requirements, however with LHN requirements are susceptible to annual change. A breakdown of housing delivery by location and settlement hierarchy against JCS requirements can be found in Chapter 3 – Overall Spatial Strategy.

Table 14 – Net additional dwellings for (a) previous years and (b) the reporting year

Area	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Totals	JCS Annual Requirement	JCS Totals 2011-21	% attainment to date
Corby	482	483	342	390	369	349	597	632	371	418	4,433	460	4,600	96%
East Northants	184	248	313	459	565	806	446	473	388	458	4,340	420	4,200	103%
Kettering	313	351	540	282	547	706	495	644	350	442	4,670	520	5,200	90%
Wellingborough	122	116	255	384	380	247	274	339	354	347	2,818	350	3,500	81%
North Northants	**1,101**	**1,198**	**1,450**	**1,515**	**1,861**	**2,108**	**1,812**	**2,088**	**1,463**	**1,665**	**16,261**	**1,750**	**17,500**	**93%**
Cumulative Total	1,101	2,299	3,749	5,264	7,125	9,233	11,045	13,133	14,596	16,261				

5.5 In terms of comparisons of housing figures with previous years, the 2020/21 completion rate for North Northamptonshire was below the JCS annual requirement for the second year running, with 1,665 homes delivered, however this was an increase of just over 200 dwellings on the previous year. This brings the total amount delivered from 2011-21 to 6,261, which as a percentage this means that 93% of the JCS housing requirements have been attained in North Northamptonshire to date (the same as last year). Analysing on an area (former LPA) basis, all areas bar East Northants failed to reach their JCS annual requirement, although increases were seen in all areas bar Wellingborough who saw a slight decrease which meant the area fell short of its requirements by just 3 dwellings. Despite this, Wellingborough's attainment rate increased to 81% (a further 3% improvement on last year) whereas Corby's attainment rate dropped from 97% to 96%. East Northamptonshire remains the only area exceeding its JCS requirement to date with a 103% attainment rate.

Table 15 – Net additional dwellings in future years

Area	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Totals
Corby	387	438	560	595	718	694	712	633	677	601	**6,015**
East Northants	502	453	589	583	631	640	656	437	431	501	**5,423**
Kettering	703	955	948	754	839	1,166	925	751	503	456	**8,000**
Wellingborough	534	711	900	957	767	835	697	416	431	431	**6,679**
North Northants	**2,126**	**2,557**	**2,997**	**2,889**	**2,955**	**3,335**	**2,990**	**2,237**	**2,042**	**1,989**	**26,117**
Cumulative Total	**2,126**	**4,683**	**7,680**	**10,569**	**13,524**	**16,859**	**19,849**	**22,086**	**24,128**	**26,117**	

5.6 Using the authorities' Housing Site Schedules (published annually alongside the AMR), Table 15 is populated with figures accounting for net additional dwellings in future years. As can be seen, it is anticipated that 26,117 dwellings will be delivered between 2021-31. 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 42,378 dwellings delivered within the Plan period thus exceeding the overall housing requirement of 35,000.

Table 16: New additional pitches (Gypsy and traveller) 2020/21

	Permanent	**Transit**	**Total**
Corby	0	0	0
East Northamptonshire	0	0	0
Kettering	0	0	0
Wellingborough	0	0	0
North Northamptonshire	**0**	**0**	**0**

5.7 There were no new permanent additional pitches for gypsies and travellers provided in North Northamptonshire in 2020/21. This compares to last year where a total of 20 additional pitches were provided in the authority with the majority in the Wellingborough area.

Table 17: New additional Gypsy and Traveller permanent pitches by year (2018-21)

	18-19	19-20	20-21	Total	Requirement for gypsy and traveller households that meet the planning definition 2018-33
Corby	4	0	0	**4**	**10**
East Northants	0	0	0	**0**	**0**
Kettering	8	1	0	**9**	**23**
Wellingborough	0	19	0	**19**	**1**
North Northants	**12**	**20**	**0**	**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. Clearly with no new additional pitches delivered in 2020/21 Table 17 does not change from last year, however with the significant delivery that has already taken place to date, 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, 2020/21

	Social Rent	Intermediate Housing	Affordable Rent	Total Gross affordable homes	Total Gross Housing Completions	% of Gross Housing Completions affordable
Corby	0	37	59	96	418	**23%**
East Northamptonshire	0	24	39	63	458	**13.8%**
Kettering	7	5	44	56	442	**12.7%**
Wellingborough	12	32	53	97	349	**27.8%**
North Northamptonshire	**19**	**98**	**195**	**312**	**1,667**	**18.7%**

5.9 Of all the homes delivered within North Northamptonshire in 2020/21, 19% were classed as affordable (312 out of 1,667 gross completions) this is very similar to the rates observed last year (1% overall decrease). The Wellingborough area delivered the highest percentage of affordable housing with 28% (11% more than the previous year). The Corby area produced the next highest percentage with 23%, which was another increase of 11% on the previous year. The East Northants area produced a similar amount of affordable housing to the previous year (14%) and the Kettering area went from producing the highest percentage in 2019/20 to the lowest in 2020/21 falling from 37% to 13%. The most common form of affordable housing was again 'affordable rent' comprising of 195 out of 312 affordable housing units delivered (63% of all provision).

5.10 In older 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)

Scheme name-location	Number of new dwellings (gross)	Number of affordable dwellings (gross)	% of affordable	JCS target met? (Y/N)
Our Lady Pope John School Site Tower Hill Road, Corby 17/00667/DPA	88 (66 Completions in 20/21)	88	100%	Y
Kingswood School Site, Corby 16/00170/DPA	131 (4 Completions in 20/21)	32	24.4%	N
Beanfield School Site, Corby 17/00020/DPA	80 (2 Completions in 20/21)	30	37.5%	Y
Priors Hall Parcel 14d and 15b, Corby 13/00336/REM	112 (3 units not previously recorded confirmed as completed in 20/21)	0	0%	N
White Lodge Farm (Higham Road) - Burton Latimer	100 (3 completions in 20/21)	16	5.7%	N
Vacant Land Off Windermere Drive/, Penrith Drive, Wellingborough	40	34	85%	Y
Land between 33 and 67, Milner Road, Finedon	50	38	76%	Y

5.11 As can be viewed in Table 19, 7 schemes above the threshold described above were completed in the 2020/21 year, of these 4 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 compares to last year where 8 schemes were looked at and only one met the affordable homes requirements. More schemes that were completed this year were not located at the SUEs meaning there is more scope for affordable housing provision (i.e. many of the SUEs had affordable housing provision agreed prior to JCS targets). For example the Beanfield Schools site in Corby has a 37.5% affordable housing provision and land at Milner Road in Finedon, Wellingborough has a 76% provision. Other sites of note were the Our Lady Pope John School site in Corby which was entirely an affordable housing scheme and the White Lodge Farm site in Burton Latimer which only had provision for 5.7% affordable housing, nearly 25% short of the target for Market Towns.

5.12 It was determined by monitoring officers that it would be beneficial to report on the number of lapsed planning permissions in North Northamptonshire 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 2020/21 there were no reported lapsed sites within this threshold compared to just one site last year in the Wellingborough area.

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 area 20/21

Area	**Settlement**	**Number approved**	**Type of home (e.g. social rent etc)**
Wellingborough	Little Harrowden	18 built	4 affordable rent, 3 intermediate and 11 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. One completed example was recorded in 2020/21 – an 18-dwelling scheme in Little Harrowden that comprised of 4 affordable rent and 3 intermediate homes, with the remainder being market homes. 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 area 20/21

Area	**Settlement**	**No. Of dwellings permitted/built**
Wellingborough	Orlingbury	1 agricultural dwelling completed

5.14 Table 21 sets out the number of dwellings permitted and/or built in the open countryside for rural workers. In 2020/21 there was one example of this in North Northamptonshire, an agricultural dwelling in the village of Orlingbury in the Wellingborough area. This is the same number of schemes identified in last year's AMR, 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).

Table 22: Reporting on the provision of designated, sheltered and extra care accommodation for older households: New additional 20/21

Area	Residential care home (rooms)	Sheltered	Extra Care
Corby	0	0	0
East Northants	-	-	-
Kettering	16 (permitted)	0	0
Wellingborough	1	0	0
North Northants	**17**	**0**	**0**

5.15 There were 17 reported new units for older people delivered in the 2020/21 year, these were all in the form of residential care provision and were mostly all permitted in the Kettering area at The Yews, Burton Latimer (KET/2020/0176) with one new bedroom also delivered at Oakfield Care Home in Easton Maudit (WP/20/0097). This differs from last year where there were no examples of new older persons accommodation delivered.

Table 23: Number of custom/self-build plots (single dwelling schemes) consented and completed October 2021

Area	Consented
Corby	8
East Northants	12
Kettering	15
Wellingborough	9
North Northants	**44**

5.16 With regard to custom/self-build (CSB) developments; it was determined that it would be best practice to align reporting with the requirements of the Self-build and Custom Housebuilding Act 2015 of which the authority must submit annual updates to government on latest provisions anyway using a baseline of October. Focusing on consents it can be seen from Table 23 that 44 custom/self-build plots were consented in North Northamptonshire in the 2020/21 year, most of these were permitted in the Kettering area with 15, the least in Corby with 8.

Housing Summary

5.17 Despite some improvements compared to the 2019/20 year, this monitoring year could still 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 previous AMRs – the second lowest delivery rate since 2015/16. However overall, this improvement observed since last year has meant that North Northamptonshire only falls c.100 of the annual JCS housing requirement. As discussed already in this report there is potential that the Covid-19 pandemic has had an impact on housing completions for this monitoring year, and it will be vital to see how things progress next year as the UK emerges from the pandemic and learns to live alongside the virus. Despite this, overall trends are rather positive and attainment rate against area (former 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. Overall provision of affordable housing delivered in North Northamptonshire remains stable, however there has been some improvement when it comes to looking at specific sites that have been completed this year and the percentage of affordable housing delivered at these sites which is encouraging. It is hoped data sources such as this AMR will provide evidence to the Council 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 report produced by NNC, published in advance of the full AMR – therefore the paragraph and table numbers in this section do not correlate with the remainder of this report.

1. 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 or against their local housing need where strategic policies are more than five years old.

1.3 In the absence of a 5-year supply, development plan policies may be treated as out-of-date, making the area susceptible to speculative development pressures.

1.4 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.

1.5 This report outlines the deliverable and developable housing land supply for North Northamptonshire in relation to current housing requirements.

1.6 This report relates to the monitoring year 2020/21, the final monitoring year before the creation of the new North Northamptonshire Council (NNC) on 1st April 2021 took place. However, given this report will be published post the inception of NNC and post the 5-year anniversary of the adoption of the North Northamptonshire Joint Core Strategy (JCS), this report will assess housing land supply on a North Northamptonshire-wide basis as a whole (rather than on former local planning authority areas) and also against Local Housing Need (LHN) rather than housing requirements set out in the JCS (this is explained further below).

1.7 The approach to reporting housing land supply on a North Northamptonshire-wide basis rather than sticking with the former local planning authority areas (as some other new unitary councils in the UK do) was agreed at the North Northamptonshire Planning Policy Executive Advisory Panel in June 2021[4].

1.8 The information set out below on housing land supply will also be included in the full North Northamptonshire 2020/21 AMR, which is to be published soon after this specific report.

[4] https://northnorthants.moderngov.co.uk/ieListDocuments.aspx?CId=162&MId=273&Ver=4 (NNC, 2021)

Housing Target

1.9 The North Northamptonshire Joint Core Strategy (JCS) was adopted in July 2016 and remains extant as Part 1 of the Local Plan for NNC while a new plan – the North Northamptonshire Strategic Plan – is developed. The JCS outlines the level of housing to be planned for over the period 2011-31 and sets this out by the former local authority areas as well as North Northamptonshire as a whole. In accordance with JCS Policy 28, this is as outlined in Table 1 below.

1.10 As of July 2021 however, the JCS turned 5 years old and as per national policy (para 74 of the NPPF) this means that the housing requirements within should be superseded by Local Housing Need (LHN). In North Northamptonshire current LHN is similar to the JCS housing requirements in all the former local planning authority areas. These are also set out in Table 1.

Table 1 – Housing requirements for North Northamptonshire and former LPAs

Area (former LPA)	**JCS Policy 28 annual housing requirement**	**Local Housing Need (LHN) using Standard Method**
Corby	460	479
East Northamptonshire	420	452
Kettering	520	513
Wellingborough	350	340
North Northamptonshire	**1,750**	**1,784**

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 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.

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 provision is made for the continuing contribution of this in the assessment of North Northamptonshire's housing land supply. 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 (2021-26).

2. 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[5]. The NPPF says that from November 2018 significant under delivery will be measured against the Housing Delivery Test (HDT) 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 2022[6], as can be viewed in Table 2 below, and therefore a 5% buffer is applied for North Northamptonshire. It is anticipated that government will release these calculations on a North Northamptonshire-wide basis from next year onwards.

Table 2 – 2021 Housing Delivery Test results per area of North Northamptonshire

Area (former LPA)	**HDT Score**
Corby	120%
East Northamptonshire	108%
Kettering	107%
Wellingborough	119%

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). The former local planning authorities of North Northamptonshire have historically used the Sedgefield approach when it comes to these calculations.

2.3 However, given the JCS is now more than five years old, the JCS housing requirements are now superseded by LHN and therefore shortfall against the past JCS requirements is no longer taken into account as the standard method for calculating

[6] https://www.gov.uk/government/collections/housing-delivery-test (Gov, 2022)

LHN factors this in (past shortfall against the JCS requirement is denoted at Appendix 1 for reference). This is as per NPPG guidance (Paragraph: 031 Reference ID: 68-031-20190722) which states:

> *"Step 2 of the standard method factors in past under-delivery as part of the affordability ratio, so there is no requirement to specifically address under-delivery separately when establishing the minimum annual local housing need figure."*

Five Year Period

2.4 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, the former sovereign councils in North Northamptonshire 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 21/22 to 2025/26 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.

3. North Northamptonshire Council: Assessment of Housing Land Supply, 2021-26

Deliverable Sites

3.1 Table 3 below details the composition of deliverable housing sites identified in North Northamptonshire over the five-year assessment period, broken down by area. This information has derived from the housing site schedules produced for each area that will be published alongside this report. The methodology for calculating deliverable housing supply across the different areas varies to reflect local circumstances, however a standardised approach for North Northamptonshire will be introduced at the earliest opportunity. As can be seen, the area has an identified housing supply of 13,483 dwellings over the assessment period.

Table 3 – Composition of identified housing supply, 2021-26

Area	**Yield 2021-26**
Corby	2,698
Kettering	4,199
East Northamptonshire	2,717
Wellingborough	3,869
Total identified supply 2021-26	**13,483**

Five Year Supply Assessment

3.2 Table 4 below outlines the assessment of North Northamptonshire's housing land supply 2021-26 against LHN. As can be seen North Northamptonshire has 7.2 years housing land supply.

Table 4 – Requirements for North Northamptonshire for the 5-year period 2021-2026 measured against LHN

A	LHN Housing Requirement 2021-26 (1,784 x 5)	8,920
B	LHN Housing Requirement + 5% buffer	9,366
C	Identified Housing Supply 2021-26	13,483
D	**No. of Years Deliverable Housing Land Supply 2021-26 (C/B x 5)**	**7.2**

7. Environment and Design

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 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 (in a similar vein to information on town centres in Chapter 4). This principally relates to the delivery of Green Infrastructure (e.g., The Greenway) 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 24 - North Northamptonshire SSSI condition

	Favourable	**Unfavourable Recovering**	**Unfavourable No change**	**Unfavourable Declining**	**Destroyed**
Corby	0	1	0	0	1
East Northamptonshire	9	21	7	1	0
Kettering	7	15	2	0	1
Wellingborough	5	4	0	0	0
North Northamptonshire	**21**	**41**	**9**	**1**	**2**

7.5 Firstly, the JCS seeks to protect and enhance the condition of SSSI's in favourable or recovering condition and to ensure that the condition of North Northamptonshire's SSSIs improve relative to the baseline position set out in the 2013 AMR (88.76% in favourable or recovering position). This indicator has not been touched upon for a few years so for context, North Northamptonshire currently has 72 SSSIs, including 1 in the Corby area, 9 in the Wellingborough area, 24 in the Kettering area and 38 in the East Northamptonshire area. The SSSIs in North Northamptonshire are of a varying condition, as set out in Table 24 above, which demonstrates that currently 86.11% of SSSIs are favourable or recovering, which is slightly below the 2013 baseline, meaning improvements must be sought.

Table 25 – Ecological (E) and chemical (C) status for surface waters in the Nene Catchment 2019 Cycle

Number of water bodies	*Bad (E)*	*Poor (E)*	*Moderate (E)*	*Good (E)*	*High (E)*	*Fail (C)*	*Good (C)*
63	*3*	*23*	*31*	*6*	*0*	*63*	*0*

7.6 Water bodies in the Nene River management area catchment have been identified by the Environment Agency, using the Water Framework Directive, as being either, 'bad', 'poor', 'moderate', 'good' or 'high' in terms of their ecological status. Water bodies are also identified as either 'fail' or 'good' with regard to their chemical status. The JCS seeks to report on the percentage of water bodies that are assessed as having 'good' biological or chemical quality. The latest data release was in 2019 but was not reported in last year's AMR. As can be seen in Table 25 only 6 of 63 water bodies are classed as good ecological status (9.5%) and zero of 63 were classed as good chemical status. This data demonstrates a change in ecological status, where 2 additional water bodies were classified as bad and 3 as poor, whilst 2 additional water bodies were classified as good, and a significant decline chemical status since the 2016 Cycle.

Table 26: No. Of Planning permissions granted contrary to EA advice 2020/21

Planning Ref.	**Location**	**EA Objection on Flooding or water quality**	**Decision**	**Response Date**
20/00399/DPA	Corby	Flooding	Application withdrawn	11/12/2020
20/00355/DPA	Corby	Flooding	Pending decision	N/a
20/00097/COU	Middleton	Water quality	Refused	15/04/2020
20/00458/COU	Middleton	Water quality	Refused	22/12/2020
20/00228/FUL	King's Cliffe	Flooding	Application withdrawn	14/04/2020
20/00396/FUL	Brigstock	Flooding	Approved – objection withdrawn	14/05/2020
20/00957/FUL	Woodnewton	Flooding	Approved – objection withdrawn	08/10/2020
20/01359/FUL	Brigstock	Water quality	Approved – objection withdrawn	04/12/2020

KET/2020/0745	Kettering South	Flooding	Approved – objection withdrawn	16/02/2021
WP/20/00557/FUL	Wellingborough	Flooding	Approved – objection withdrawn	N/a

7.7 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 26 and 27. As can be seen there were zero incidences of a planning application being approved contrary to EA advice, this is a reduction of two on the previous year and the first time in two years there were zero incidences. This is also the first time in a number of years where objections were made on water quality grounds. Full details of these applications can be found in Table 26, where a complete list is available also detailing where all objections took place over the 2020/21 year.

Table 27: Number of Planning Permissions granted contrary to Environment Agency advice on flooding and water quality grounds

Area	**Flooding**	**Quality**	**Total**
Corby	0	0	0
East Northamptonshire	0	0	0
Kettering	0	0	0
Wellingborough	0	0	0
North Northamptonshire	**0**	**0**	**0**

7.8 Since 2016/17, the AMR has sought to report 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 areas 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 consistently uncover these details within their area 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.

Table 28: Residential development permitted in Flood Zones 2 and 3 (m²)

Area	Flood Zone 2	Flood Zone 3	Total
Corby	0	0	0
East Northamptonshire	n/a	n/a	n/a
Kettering	0	300	300
Wellingborough	0	0	0
North Northamptonshire	**0**	**300**	**300**

7.9 As observed from Table 28 a total of just 300m^2 of housing was permitted in flood zone 3 in 2020/21 and this all took place in Kettering, nothing was permitted in flood zone 2. This is the lowest amount recorded to date and 700m^2 less than last year, however again this takes into account unavailable data from East Northants who in the past have reported incidences of this taking place. 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. However as can be seen above the contrary has happened this monitoring year. Again, the JCS does not set a target for North Northamptonshire, only to establish how the different areas (former LPAs) are considering the risk of potential flooding when determining planning applications.

Table 29: Permitted and Installed Capacity of Renewable Energy Schemes 2020/21 (MW)

E3	Wind onshore	Solar photovoltaics	Hydro	Biomass	Total
Permitted installed capacity in MW	0	38.2	0	0	38.2
Completed installed capacity in MW	0	0	0	0	0
Total	**0**	**38.2**	**0**	**0**	**38.2**

Table 30: Consented (permitted and installed) Solar PV Applications

Area	Technology	Application Reference	Location	Installed Capacity (MW)
Kettering	Solar PV	KET/2019/0369	Grafton Underwood	38

Corby	Solar PV	20/00211/DPA	Gretton	Not detailed – minor development
Corby	Solar PV	20/00056/PASOLA	Corby	0.2
Corby	Solar PV	20/00260/DPA	Corby	115KWP PV Panels

Table 31: Consented (permitted and installed) Biomass Applications

Area	**Technology**	**Application Reference**	**Location**	**Installed Capacity (MW)**
Wellingborough	Biomass	WP/20/00855/FUL	Mears Ashby	Not detailed

7.10 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 significant increase in the amount of installed capacity delivered in 2020/21 where approximately 38.2MW was installed through various schemes. This compares to last year's very minor total of just 0.1MW of installed capacity. The key development that contributed most significantly to this year's figure was at a Solar Farm at Grafton Underwood in Kettering with a 38MW capacity. As can be seen in Table 30 there were also some smaller solar developments that came forward in Corby and from Table 31 it can be seen that in Wellingborough there was a biomass scheme at Beckworth Emporium near Mears Ashby in the form of an anaerobic digestor (no specific MW capacity is detailed). The delivery of the Grafton Underwood scheme has meant that the 2020/21 monitoring year has seen the highest delivery of installed renewable capacity in a number of years; the level of development of purpose-built renewable energy schemes has remained low in more recent times. 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.

7.11 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. The developers of Kettering Energy Park Area of Opportunity are preparing a Masterplan aimed at meeting the requirements of Policy 26 of the JCS with regards to the further development of the site. The intention is to consult with stakeholders and the public on a Draft Masterplan in early 2022 and provide an updated Final Draft Masterplan for adoption by North Northamptonshire Council in the Summer of 2022. This update should be read alongside what has been reported on previous AMRs with relation to the site's progress.

7.12 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) (now Building for a Healthy Life (BHL)) 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. Since the move to a unitary authority and the loss of some key

design expertise within the council, continuing to pursue BfL12/BHL assessments may prove tricky in the short/medium-term and hence there are no updated assessments for the 2020/21 year.

Table 32: Number of developments assessed by local design surgery review 20/21

Area	**Total number assessed**
Corby	4
East Northamptonshire	14
Kettering	16
Wellingborough	4
North Northamptonshire	**38**

7.13 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 2020/21 year is set out in Table 32. This data has been sourced from archived minutes from each design surgery meeting over this monitoring period. Overall, from the minutes available, 38 sites have been counted as being assessed within this monitoring year, this is a decrease of 38 the previous year. This is mainly due to a decrease of the number of assessments taken place at Corby and Wellingborough who only assessed a total of 4 different sites each over the monitoring year. Kettering and East Northamptonshire assessed a similar number of sites at design surgeries as they did in the previous monitoring year. Reasons for the decline could be varied; primarily the Covid-19 pandemic meant that during this period all surgeries were conducted via an online format, and this was a time when officers were still adjusting to new working practices, including IT set ups, in order to be able to hold such meetings. Furthermore, because of this, officer capacity could have been constrained leaving less time to take applications to surgeries, this goes for both development management officers and design specialists. With the move to a unitary authority and with the loss of some design expertise within the Council it will be important to monitor how well design surgeries can continue to be a part of the Council's practices. 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.

Table 33: Attainment of BREEAM very good or higher on non-residential developments 1,000m^2+ floorspace 19/20 and 20/21

Area	Total number assessed	Total number achieving 'Very good' or higher
Corby	6	5
East Northamptonshire	3	3
Kettering	5	5
Wellingborough	6	6
North Northamptonshire	**20**	**19**

7.14 Policy 9 of the JCS seeks, as a minimum that non-residential development of 1000m^2+ floorspace should meet BREEAM 'very good' standards – this is reported in the AMR every 2 years. As outlined in Table 33, for the period 2019-21, 19 out of 20 developments assessed in North Northamptonshire were scored as 'very good' or higher, equating to 95%. This is comparable, but a slight improvement on when last reported in the 2018/19 AMR, where 92% of developments scored 'very good' or higher. All areas of North Northamptonshire received their fair share of assessments in the period monitored, as can be seen in Table 33, whereas in 2018/19 there was an imbalance between a significant amount of assessments taking place in Kettering and East Northamptonshire, but none in Wellingborough. Examples of developments that were assessed as 'very good' or higher in the area include; the Midlands Logistics Park in Corby, Prologis Park in Wellingborough as well as a number of new buildings at the new prison and also units at Segro Park and Cransley Park in Kettering.

Table 34: Grade I, II and II Listed Buildings October 2021*

	Grade I Listed Buildings	Grade II* Listed Buildings	Grade II Listed Buildings	Total Listed Buildings
North Northamptonshire	98	153	2,453	2,704

Table 35: Grade I, II and II Buildings at Risk October 2021*

	Grade I Listed Buildings	Grade II* Listed Buildings	Grade II Listed Buildings	Total Listed Buildings	% of North Northamptonshire's Total Listed Buildings Stock
North Northamptonshire	8	3	0	11	0.4%

7.15 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 2,704, which is a decrease compared to the total reported last year. Since the move to a unitary authority, Historic England no longer disaggregates information by the former LPA areas of North Northamptonshire. In terms of listed buildings (excluding monuments, archaeological sites and conservations areas) that are 'at risk', there are 11 in North Northamptonshire (0.4% of the overall stock – these buildings are listed below:

- Church of St Peter, Lowick (Grade I)
- Church of St Nicholas, Bulwick (Grade I)
- Church of St Peter, Raunds (Grade I)
- Church of St Lawrence, Stanwick (Grade I)
- Apethorpe Palace (Grade I)
- Lilford Hall (Grade I)
- Barnwell Castle (Grade I)
- Dovecote, Newton (Grade I)
- Chester House (Grade II*)
- Ashton Mill (Grade II*)
- Church of St Leonard, Rockingham (Grade II*)

7.16 Progress on the compilation of local lists of non-designated heritage assets 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 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.

Green Infrastructure

7.17 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, as well as local area corridors identified within the Part 2 Local Plans. 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.

7.18 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.

7.19 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.

7.20 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 (former 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

7.21 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.

7.22 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 7.20 above. These headlines are found below.

Key Green Infrastructure Headlines 2020/21 (including majority of 2021 calendar year)

7.23 Due to the Covid-19 pandemic and the introduction of various lockdowns and restrictions, there has been some postponement of certain planned work, schemes and projects that would have otherwise taken place during this time in relation to green infrastructure and tourism. All **Nenescape** events and activities for example, that involve a number of people coming together, were cancelled or postponed at the start of the pandemic. Into the latter part of the monitoring year and into 2021 Nenescape projects began picking up again including the return of the Nene Valley Festival. Further initiatives are described below.

7.24 One example came in April 2021, where the **Resilient River** project worked with Biomatrix Water to construct a floating ecosystem in the River Nene at Wellingborough Embankment. This section of the navigable river has an industrial character, with hard corrugated edges, overlooked by the large mill works of Whitworths Bros. and its former Victorian Mill building. To improve the aesthetic and biodiversity of this site, a series of floating ecosystems were installed along the right bank, with the left bank remaining open to river users mooring up to visit the local attractions. The floating ecosystem will provide extremely valuable habitat on a stretch of the Nene that is predominantly lined with rocks, concrete or other hard surfaces. Fish species, especially fry, will benefit from the islands as cover against predators, food from

invertebrates and habitat from sub-surface exposed roots. Additionally, bird species such as coots & moorhens, which are largely bullied out of this stretch of the river by the significant swan population and lack of habitat would offer some refuge and nesting habitat by the islands.

7.25 Another example is the **All Aboard for Rushden** project which uses art codes to encourage people to engage with the history of Rushden as they walk or cycle along the Greenway path between Rushden town centre and the Rushden Lakes shopping centre with the Nene Wetlands nature reserve. Working in a similar way to QR codes, the technology allows a smartphone or tablet to 'read' an image with a hidden code embedded within, through a free artcodes app, which links to online content. In December 2020, the final 6 stops were installed making a total of 11 completing the trail between Rushden lakes and Rushden Historic Transport Museum.

7.26 As part of the **Enabling Access From Waterway to Land** project, a new mooring to be installed at the Chester House Estate has long been an ambition. In 2020 planning permission for a new floating mooring and portage point was approved and built just in time for the opening of the Chester House Estate in 2021 (full update on this project further below). The launch event for the new mooring itself will take place in 2022.

7.27 One of the key Green Infrastructure assets to the area is the **North Northamptonshire Greenway**. Information on its progress to date can be found within previous AMRs as well as the Council website and the latest East Northamptonshire Greenway Forward Plan 2019-24 (to be updated to reflect the new unitary authority). The Council has not reported the completion of any new phases or significant developments at the scheme since the last AMR, however linked schemes such as the All Aboard for Rushden project described above continue to enhance user experience on the existing Greenway.

7.28 **Chester House Estate** opened to the public in 2021. The £14.5 million renovation, restoration and building project was paid for by the former Northamptonshire County Council and the National Lottery Heritage Fund. A three-phase opening schedule gradually welcomed 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 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 has been turned into a key attraction for locals and links 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. 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.

7.29 Another example of interlinking tourism with green infrastructure, notably on this occasion relating to the Rockingham Forest area, is the Rockingham Forest Park holiday park, which came forward in 2021. The scheme is located in local ancient woodland close to the village of Yarwell adjacent to the River Nene and is owned by Landal GreenParks. The owners are working with partners on obtaining a full accreditation from *Building with Nature* as a commitment to the highest standards of landscape-led design to complement its rural surroundings.

7.30 Focusing more on green infrastructure improvements in relation to biodiversity gains; significant habitat enhancement work has taken place on two areas of Summer Leys nature reserve, with help of funding from Natural England. On Hawthorn Island trees have been cleared and chipped, with some stumps retained; the island is now an open, smoothly sloping area of island habitat, which will complement the other existing habitat on site and increase the area for waterbirds to breed, roost and feed. This island sits slightly higher than most other islands on site and is expected to be an excellent winter waterbird roosting site. The Gull Island restoration is now complete. This work has reprofiled the island to slightly reduce the peak height and to increase the amount of available shallow sloping habitat; measurements and calculations were done that ensure the island will now be very slightly submerged at the peak winter water level, which will suppress vegetation growth. In spring and autumn there should be shallow muddy areas which will provide excellent feeding habitat for breeding and passage waterbirds.

7.31 Infrastructure works at Old Sulehay, in the rural north of the authority have been made possible by contributions from the Mick George Community Fund and the Northwick Trust. The completed work includes a new trough and water supply for the cattle and rare breed sheep which graze the reserve - to help maintain the varied habitat structure most of the grassland is grazed to retain low soil fertility. At the Ring Haw car park a gate and fencing have been added, a gate on the footpath at the bridge, fencing along the path towards Nassington, plus much maintenance work including scrub removal have been achieved.

7.32 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 and some key initiatives are set out below.

7.33 Schools, parishes, community groups, youth and sports clubs across North Northamptonshire are being encouraged to join in a national tree-planting campaign, the Queen's Canopy Initiative to mark and celebrate The Queen's forthcoming Platinum Jubilee in 2022. An example of one of many schemes that are coming forward as part of this campaign took place at land near Barton Hall owned by the Wicksteed Charitable Trust and organised by the Kettering Eco Group. The event saw 440 trees planted and is one of many schemes, including at Wicksteed Park itself, where tree planting will take place over the next year or so as part of the campaign where there is potential for thousands of trees to be planted across North Northamptonshire. Further updates on this will be provided in the next AMR.

7.34 In 2021, North Northamptonshire Council was awarded £237,504 as part of the Local Authority Treescape Fund to be paid over the next 4 years. The grant covers the purchase of 1,040 trees and the aim is to establish trees in non-woodland settings such as in riverbanks, hedgerows, parklands, urban areas, roadsides and footpaths. Sites in Corby, Kettering, Broughton, Rothwell and Raunds have already been identified as suitable for tree-planting.

7.35 Again in 2021 over 1,000 trees were planted at a former Network Rail work compound in Finedon. The site has been turned into nature reserve and wildlife habitat and it's hoped the new trees will attract birds, bees and butterflies. The site will also contain ponds, to attract great crested newts, grassland and wetland.

7.36 Finally as part of the Chowns Mill roundabout upgrade project completed in 2021, (detailed further in the following chapter) 1,700 trees and shrubs were planted at the junction and a further 300 near Stanwick Lakes.

7.37 This is a key policy area in terms of addressing the climate emergency and one the Council 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.

Environment Summary

7.38 Overall there are some good news stories to tell with regard to the position of the environment in North Northamptonshire. Positives to note include the further reduced amount of development taking place in flood zones and the return to zero developments taking place contrary to EA advice. There have also been some significant gains in terms of renewable energy schemes delivered after a number of years of low delivery rates. After some initial setbacks because of the Covid-19 pandemic and the halting of certain projects, there have also now been some positive steps with regard to certain projects coming forward in North Northamptonshire in the context of improving green infrastructure, green links, tourism and recreational facilities as well as tree planting e.g. the opening of Chester House, Rockingham Forest Park and the various habitat and green infrastructure upgrades described 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 and Strategic Sites

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. North Northamptonshire Council continues to seek sources of funding 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 former LPAs also have 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 provide 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 former 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 2021, 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 36: JCS Table 8 Key Strategic Infrastructure Projects (2021 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. Improvements will be required to ensure flow of traffic along this strategic route. The SUE to the East of Rushden will require improvements to this junction to deliver development.	Work commenced as of February 2020 and was completed by December 2021 as scheduled. 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. Highways England.
Isham bypass, Wellingborough	Directly related to Wellingborough development, specifically Wellingborough North SUE and employment opportunities. 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. 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. In October 2021 DfT awarded a funding contribution of £1.8m – this will be used to prepare and submit a further Outline Business Case to DfT, update the bypass design for a new planning application and to also prepare and submit the planning application itself. Seeking to complete scheme by summer 2026. North Northamptonshire Council, DfT.
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). The scheme was not mentioned in RIS2. Efforts are being made to ensure it features in RIS3 from 2025. National Highways are reviewing the project and findings from the review will be available in 2022. 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. Highways England, North Northamptonshire Council, SEMLEP, EEH, Developers.
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. Work is ongoing to revive plans and funding sources for the final phase of the road due to developer interest on adjacent land. North Northamptonshire 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. Tresham College/Bedford College Group, SEMLEP, former 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. 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 with an estimated cost of £23.7m. 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. For completion in period 2026-2031. North Northamptonshire Council. 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 2021) 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 2020/21 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 2021/22 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 2019/20 report. The key points to note are:

- As of December 2021, the Chowns Mill roundabout improvements have been completed as scheduled and the new roundabout is now fully operational.
- In October 2021 DfT awarded a funding contribution of £1.8m towards the Isham Bypass project – this will be used to prepare and submit a further Outline Business Case to DfT, update the bypass design for a new planning application and to also prepare and submit the planning application itself.
- Efforts continue to ensure government recognises the importance of the A14 Junction 10a scheme. National Highways are reviewing the project in context of it being included in RIS3 with the outcomes of this review expected in 2022.
- An estimated cost of £23.7m has been identified for Phase 3 of the Northampton to Kettering A43 dualling project. A business case to support the MRN bid that was submitted in 2019 was expected to also be submitted in 2021, but no further updates have been made available on this to date.

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, includes the provision of dualling of the A509 to Isham and the construction of a new roundabout, work on this specific project has now commenced.

8.9 Highways improvements to the east of Corby to facilitate the planned economic and housing growth in the area started in November 2021. The North Northamptonshire Council project will focus on the roundabout at the intersection of the A43 and the A6116 Steel Road and is scheduled to commence in March 2022 and will take four months to complete. The works carried out by North Northamptonshire Highways will focus on four main areas:

- On the eastern arm of the roundabout - increase the number of entry lanes to three and the length of these lanes
- On the eastern arm of the roundabout - improve the width of the exit lane to allow better merging of traffic and improve visibility
- Close Arnsley Road to through traffic but maintain a one-way bus lane heading North. Public access to businesses on Arnsley Road will be maintained in and out from the A43 Steel Road roundabout
- Extend Priors Haw Road to provide a left in and left out access to Steel Road.

8.10 As reported/anticipated in last year's AMR, East Midlands Rail (EMR) have now implemented a revised timetable as of May 2021 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 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 is now required to access these destinations.

8.11 New InterCity and Connect services now serve the line between Corby and London St Pancras, as launched by EMR in 2021, as a result of the £1.5 billion Midland Main Line electrification upgrade work that took place between Bedford and Corby. There is also now an additional track between Kettering and Corby. Despite some commuter concerns with regard to some of the reduced peak time services at Wellingborough and the need to change at Kettering to travel north (as per above), there are now increased trains at earlier and later times, there are more carriages/seats and the new trains are more environmentally friendly.

8.12 Further to the above and as reported in last year's AMR, work has now commenced as of late 2021 on the electrification of the railway line between Kettering and Market Harborough, laying the foundation for the planned upgrades to Sheffield and Nottingham.

8.13 As part of EMR's plans to introduce electric car charging points at stations across its network it has been announced that Wellingborough Station will see four pay-as-you go charging points installed in early 2022 near to the station's car park entrance.

8.14 It was reported in last year's AMR that an electric scooter scheme was launched in Kettering, a partnership between the council and operators Voi. Since then, in 2021 rollout has expanded so that Voi e-scooters and now also e-bikes are now available to use in other towns in North Northamptonshire including; Corby, Wellingborough, Rushden, Higham Ferrers and Burton Latimer. Users can access the e-scooters and bikes 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 and bikes are a carbon-neutral mode of transport and will help contribute towards a reduction in congestion and pollution in the towns mentioned.

Garden Communities and other strategic sites

8.15 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 37 at the foot of this summary:

8.16 **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 underway in 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.
- No further key headlines since the 2019/20 AMR

8.17 **Priors Hall, Corby**

- A development of c.5,100 new homes, the whole Priors Hall scheme is subdivided into 3 Zones.
- Urban and Civic acquired the site with assistance from the HCA in late 2017.
- Zone 1 is largely complete, there are 9 remaining parcels.

- 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.
- Application 19/00351/OUT was approved on 5th March 2021 – Application for outline planning permission with all matters reserved except for means of access, for the development of a mixed use urban extension to include; residential development of up to 3,500 dwellings (C3), up to 1,000m2 of A1-A5, D1 and D2 uses within two local centres, two primary schools (D1), green infrastructure including formal and informal open space, wildlife corridors, landscaping, allotments/orchards and play areas, primary street and pedestrian and cycle network, connections to the surrounding highway including access from the A43 and Zone 1, associated drainage, utilities and transport infrastructure and any necessary groundworks and demolition and extension to Local Wildlife Sites (ZONES 2 & 3).
- Additional landscaping and play areas are now incorporated into the site, improving quality of life for existing residents.
- The Urban and Civic site office and Café 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). Priors Hall Zones 2 & 3 is looking to provide a further two primary schools: one in Zone 2 and one in Zone 3.
- District Centre nursery obtained approval of reserved matters in October 2019 and opened in February 2021.
- Sainsburys Local also opened in February 2021 with another 10 small commercial units completing building works ready for occupation.
- Work on 66-bed care home in District Centre commenced in October 2020.
- 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.

8.18 **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 near completion whilst phase 2 is under construction.
- Phase 2b approved for 68 dwellings in March 2021.
- Application for Phase 3 received in January 2021.

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 provided in the 2019/20 AMR, the key milestone to note is that the construction of the primary school, to be known as 'Stanton Cross Primary School', is now underway. The work is being undertaken by The McAvoy Group and is expected to open for new students in September 2022.
- Of the three parks designated at Stanton Cross, the 'Grange Park' has been completed, and work has started on the Town Park, the larger country park is expected to open in late 2023.

8.19 **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.
- In June 2020 planning permission was granted for a primary school, pre-school nursery, community centre and local children's play area. Under the legislation which governs the establishment of new schools, North Northamptonshire Council is required to invite proposals to run the school from qualifying academy providers. That competitive process will be starting later in the spring of 2022.
- Again, in June 2020 a reserved matters application for a proposed local centre comprising of use class A1 (food retail and commercial units), use class A3 (food and drink unit) 5 no. apartments and use class D (gym) was approved.
- In July 2020 a reserved matters application for 238 dwellings on parcel R8a and R8b were approved.
- In November 2020 a reserved matters application for 148 dwellings, of which 47.3% are to be affordable, on parcel R10a of the site was approved.

8.20 **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.

8.21 **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.
- Masterplan Framework Document was approved by the Council and was submitted to the Planning Inspectorate as part of the East Northamptonshire Local Plan in March 2021.
- 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.
- Taylor Wimpey UK Limited & BDW Trading Limited has submitted an Outline Planning Application for the following development, which is currently being considered by the Council: “Sustainable Urban Extension comprising residential development of up to 2,200 dwellings (Class C3), residential institution (Class C2), up to 110,000 square metres of employment development (Classes B2 (General Industrial), B8 (Storage and Distribution), E(comprising Office, Research and Development of Products or Processes and Industrial Processes)), two local centres, two primary schools, one secondary school, details of the principal accesses from A6 /John Clark Way roundabout and Newton Road, secondary vehicular and non-vehicular accesses, public open space including Suitable Alternative Natural Greenspace, cemetery, allotments, noise mitigation features, drainage, primary sub-station utilities apparatus and associated engineering works, demolition of existing buildings, earthworks and ground remodelling (All Matters reserved except Access)”.
- Bowbridge Land Ltd has also submitted an Outline Planning Application for the following development within the SUE, again currently being considered by the Council: “Hybrid planning application comprising A. A full application for the delivery of access and on-site spine roads, associated access junction arrangements onto the A6 and drainage infrastructure; and B. An outline application with all matters reserved aside from access for a phased development of up to 500 homes, employment development of around 5,700m2, public open space and associated infrastructure.”

8.22 **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.
- The former 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 MDS will form the basis for a planning application. This has been delayed while the promoters do further work to demonstrate the financial viability of their proposals. The Council needs to be confident that the Garden Village will meet the highest possible standard of design and sustainability. Subject to this, further technical work will be undertaken to allow a planning application to be submitted during 2022.
- It is important that the planning application addresses concerns and opportunities identified by local communities. Work on the MDS was steered by a Project Board including representatives of the former District and County Councils and the Parish Councils of Deene and Deenethorpe and Benefield. A Liaison Forum will be established to involve a wider range of stakeholders, including representatives of local communities, as the project proceeds.
- In the meantime, the Council is using funding secured from the Government to carry out a housing needs survey. This was undertaken by Opinion Research Services (ORS) during January and February 2021. The findings will help ensure that the type and size of homes provided at the Garden Village meet the needs of existing, as well as new, North Northamptonshire residents.

8.23 **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. This site is now operational under the Rose Group Building Supplies as of 2021.
- 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 and 0.8ha plot between Wickes and Andrew's Building supplies.

8.24 **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 the former East Northants Council; this was refused in September 2020.

8.25 **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.

8.26 **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 approved in March 2021, infrastructure work for the site, in the form of highways and utilities installation, has since commenced.

8.27 **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 and 33 completions were recorded on Phase 1 of the development for the 2020/21 year.

Table 37: Garden Community housing completions

Site	20/21 Completions	Overall completions
Hanwood Park	103	567
Priors Hall	145	1,453
Weldon Park	75	361

Stanton Cross	132	347
Glenvale Park	24	24
Totals	**479**	**2,752**

Provision of superfast broadband infrastructure

8.28 Government previously set a national target of 95% superfast broadband (greater than 24mbps download speeds) coverage to be achieved by 31 December 2017. The target related to numbers of premises rather than geographical coverage. This national target was met, and in Northamptonshire, exceeded, reaching 97%. By the end of 2018, coverage had reached 98%. The superfast programme has made a significant impact, giving around 75,000 properties in Northamptonshire timely access to much faster broadband. Alongside this programme, local and national ambitions have been raised, with sights now firmly on future widespread gigabit capable networks (at least 1Gbps which is equal to 1000 Mbps) including full fibre networks.

8.29 In July 2018, the UK Government published the Future Telecoms Infrastructure Review which set out a national, long-term strategy for digital connectivity. The UK government published a Digital Strategy addressing the main milestones for future broadband development throughout the UK. The UK has published a 5G Strategy, which sets out the Government's ambition to become a world-leading digital economy.

8.30 In June 2018, the former County Council agreed new targets for the Superfast Northamptonshire project, focused on superfast (at least 30Mbps) and ultrafast (greater than 100Mbps) coverage. The ambition was raised again in 2020 and 2021, 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 authority. Such connectivity will be crucial to support economic recovery in the post / living with COVID-19 world. A summary of the current project targets for Superfast Northamptonshire can be viewed in Table 38 below:

Table 38: Summary of current project targets for Superfast Northamptonshire (North Northamptonshire)

Year	Local Targets (for the geography of North and West Northamptonshire)	Government Targets for the UK
March 2021	99% of premises in the county should have access to superfast broadband and 65% with ultrafast. Achieved.	See targets for 2025 and 2033.

December 2023	40% of premises should have access to full fibre and 75% of premises served by gigabit capable networks. Gigabit capable broadband target achieved in December 2021, two years early	See targets for 2025 and 2033.
Year 2025		A minimum of 85% gigabit-capable coverage.
End 2028	80% of premises countywide should have access to full fibre broadband and 90% of premises countywide should have access to gigabit capable broadband.	
Future years		To achieve as close to 100%

Infrastructure Summary

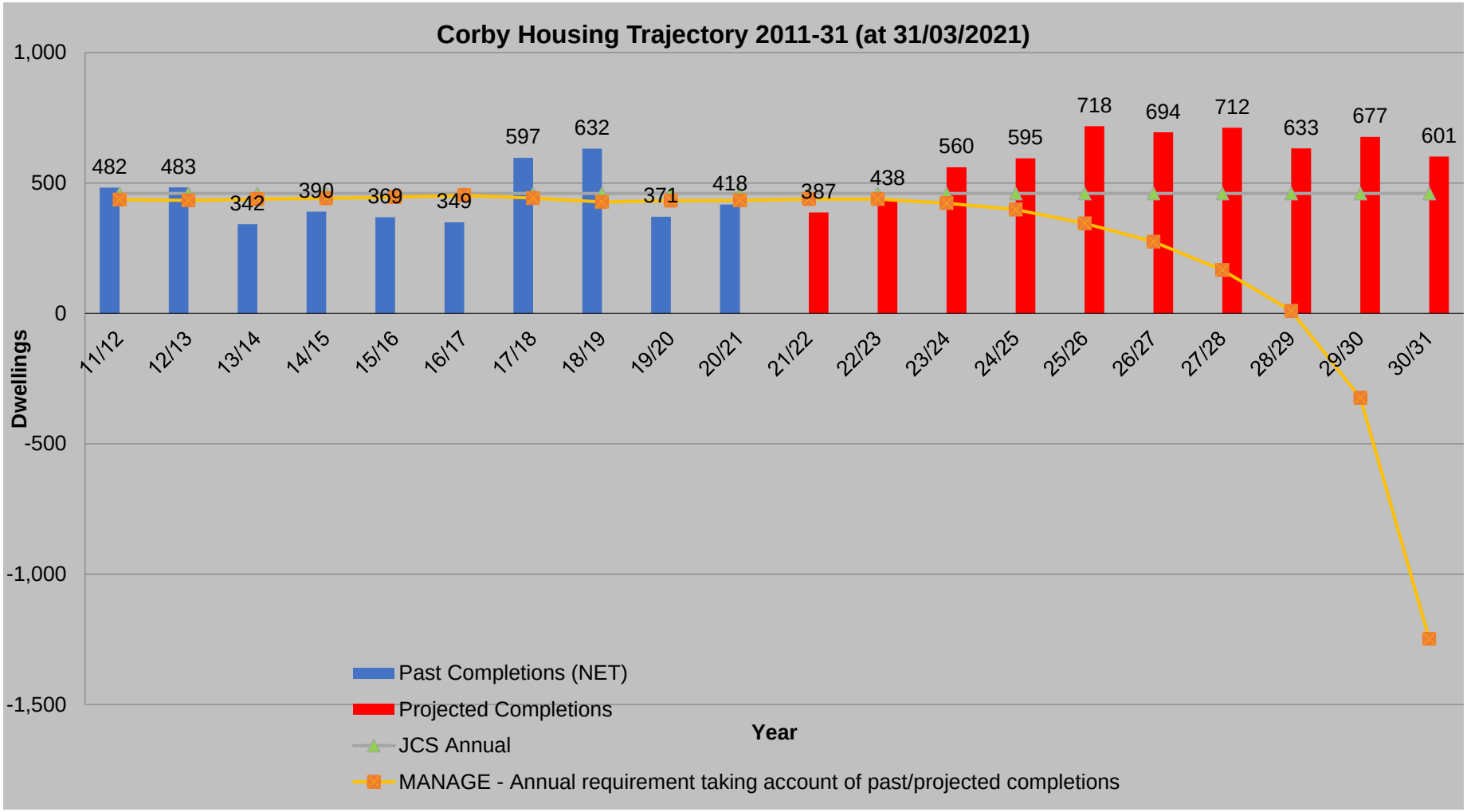
8.31 Further to what was reported in last year's AMR, further progress has been made with regard to particular infrastructure projects in North Northamptonshire with certain milestones being achieved; namely the Chowns Mill roundabout improvements have now been completed and is fully operational. Further to this, whilst no physical delivery of infrastructure yet, it is encouraging that DfT awarded a funding contribution of £1.8m towards the Isham Bypass project. As described above, this will be used to prepare and submit a further Outline Business Case to DfT, update the bypass design for a new planning application and to also prepare and submit the planning application itself. Despite these positives, there are still question marks over the status and progression of some projects where there has been little update in the last year or so, including Junction 10a of the A14 and the dualling of the A45 from Stanwick to Thrapston, particularly as these are DfT/government led schemes. 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.

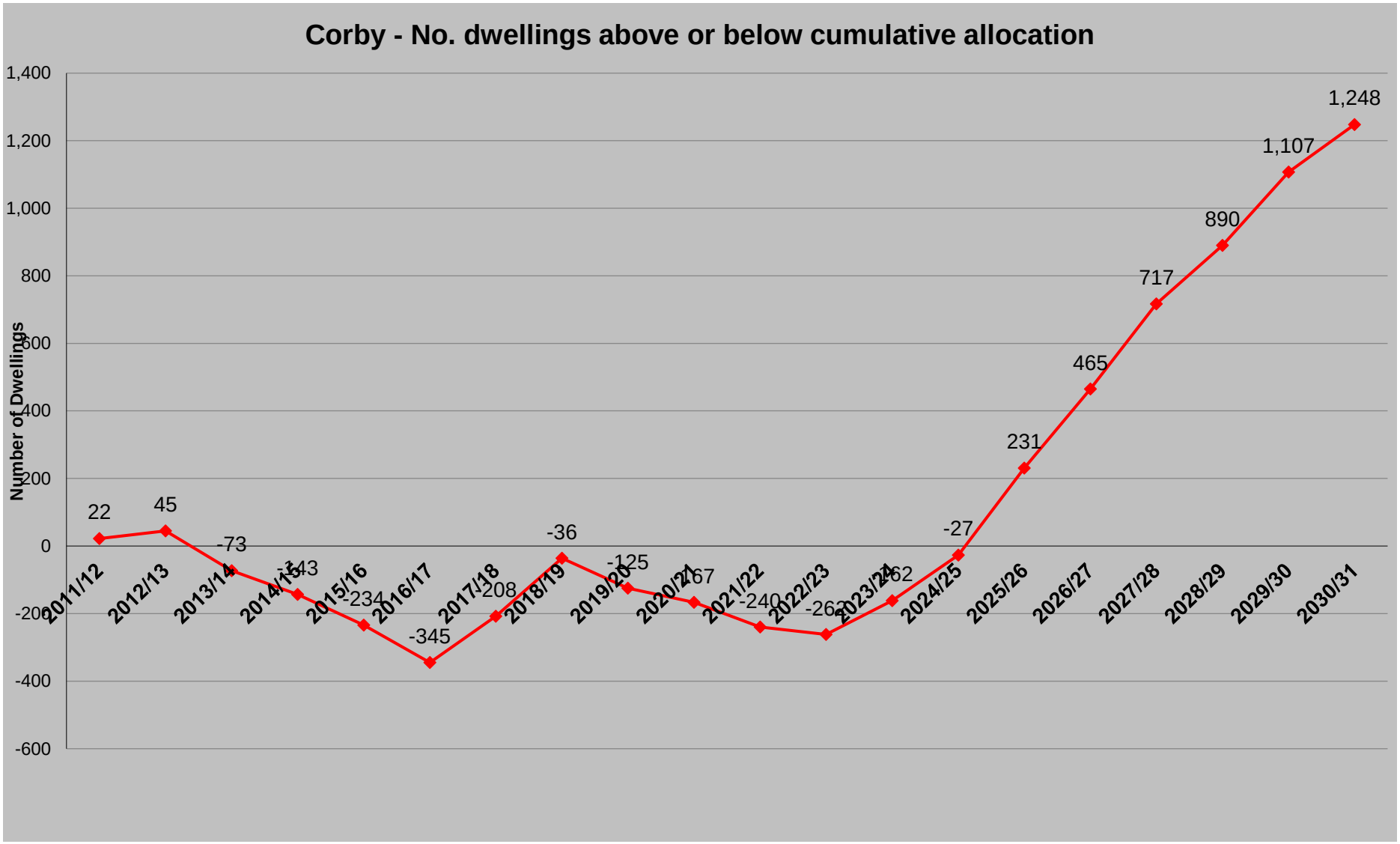
8.32 Again, progress continues on other infrastructure projects in North Northamptonshire; the electrification of the Midland Main Line which is now complete as far as Corby and work has commenced on the electrification from Kettering to Market Harborough. A new timetable and intercity service have now been implemented and could have considerable benefits for North Northamptonshire, however consideration must be given towards any negative impacts of these changes, such as Wellingborough now seeing reduced peak time train services and the need to change at Kettering if travelling north. Aside from this, positive steps have been made also with regard to the provision of alternative, sustainable methods of transport in the form of e-scooters and e-bikes, which as of 2021 can now be used in all of North Northamptonshire's Growth Towns as well as Higham Ferrers and Burton Latimer.

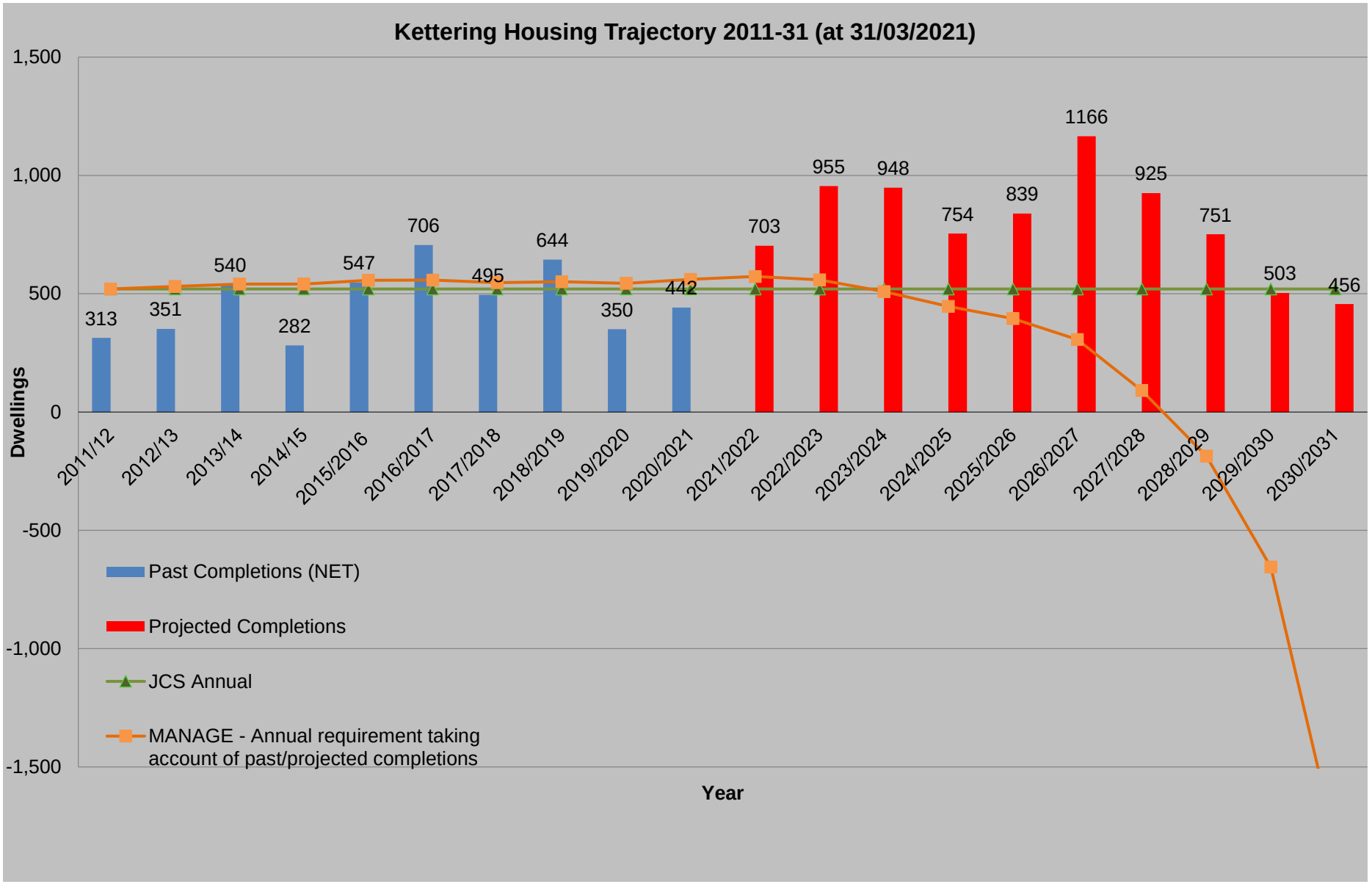
8.33 In regard to the Garden Communities (SUEs), as seen in Table 37 substantial build out now continues at five sites in North Northamptonshire, with Glenvale Park at Wellingborough the latest site to see its first year of housing completions (+26). Despite the addition of a new site and increased overall housing completions compared to the last monitoring year, there have been 103 fewer homes delivered at the Garden Communities. All sites other than Weldon Park (+1) saw fewer dwellings delivered compared to the 2019/20 year. Priors Hall saw the most completions despite a further 26 dwelling decrease on the previous year, this was mainly because of a fairly significant decrease in delivery at Hanwood Park (-76). With regard to the outstanding Garden Communities that have not reported completions yet; West Corby has had an outline planning application approved, but no build out has commenced yet. The Council received a planning application for Rushden East as of late 2020 following consultation on the Masterplan Framework Document, a decision on this application is expected in 2022.

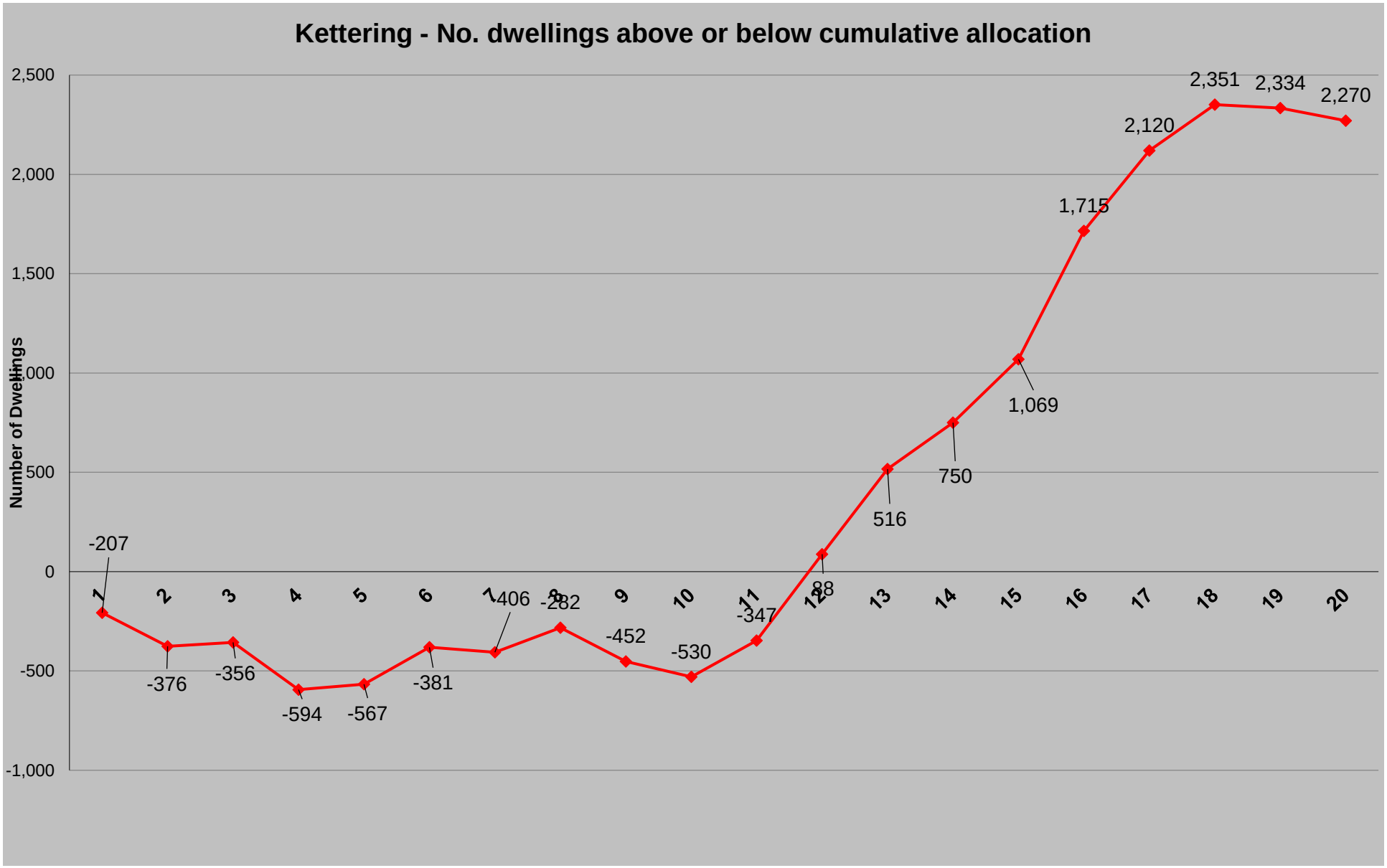
8.34 Finally in regard to the smaller strategic sites, Rothwell North is the only other SUE to report on (Policy 38) – as detailed above build out is now taking place and the first completions have been seen on the ground. In terms of the employment sites, most activity is happening in the Kettering area, with a reserved matters application approved at Kettering South and early construction work commencing. Furthermore, Kettering North has a live outline application following lengthy work on a masterplan with determination expected in 2022. There is some stalling with regard to a couple of sites, particularly Nene Valley Farm, Rushden where there was refusal of a planning application in 2020 and it is unclear whether this will be resubmitted or appealed.

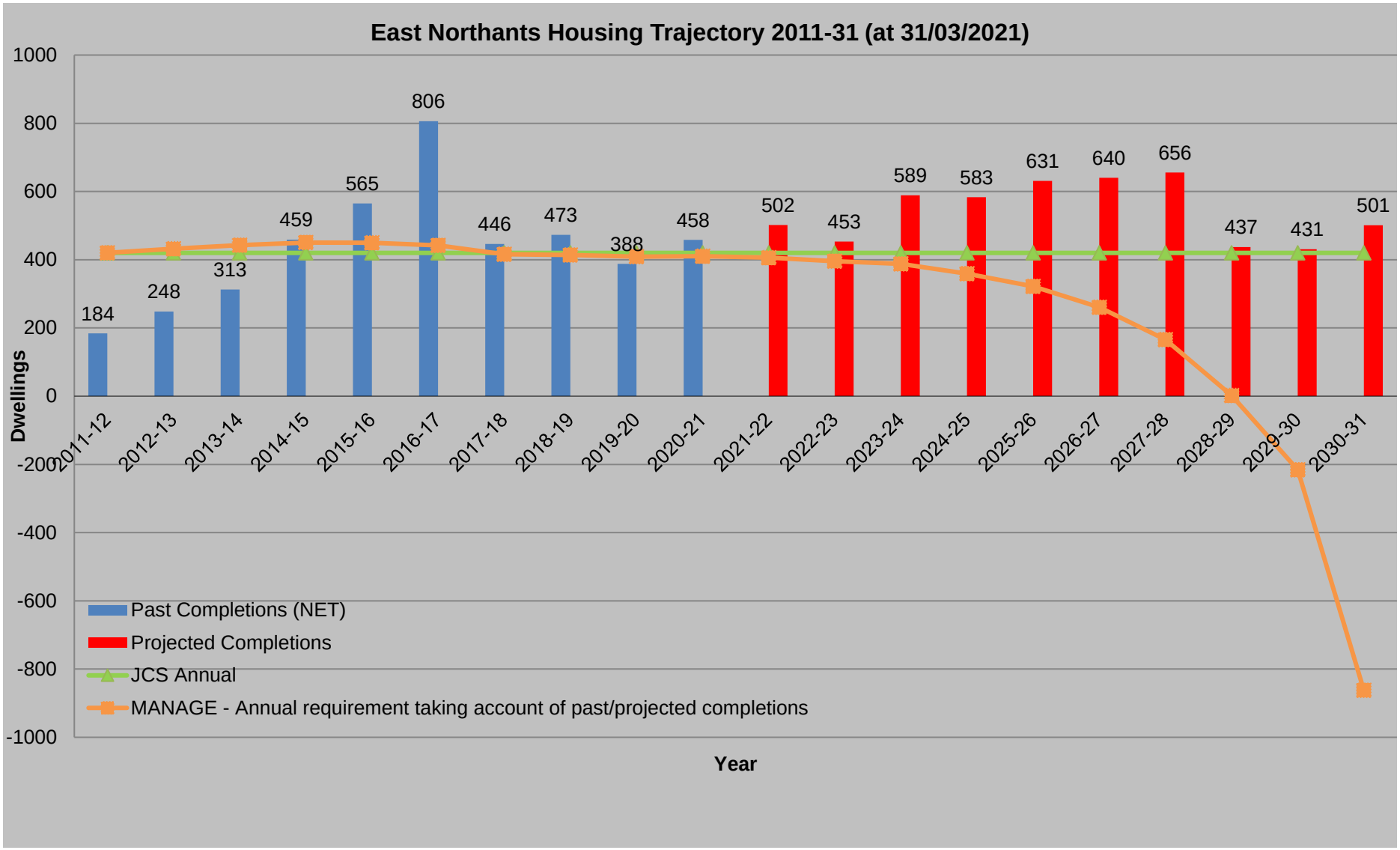
Appendix A: Housing Trajectories assessing past and projected performance relative to the Joint Core Strategy, 2011-31

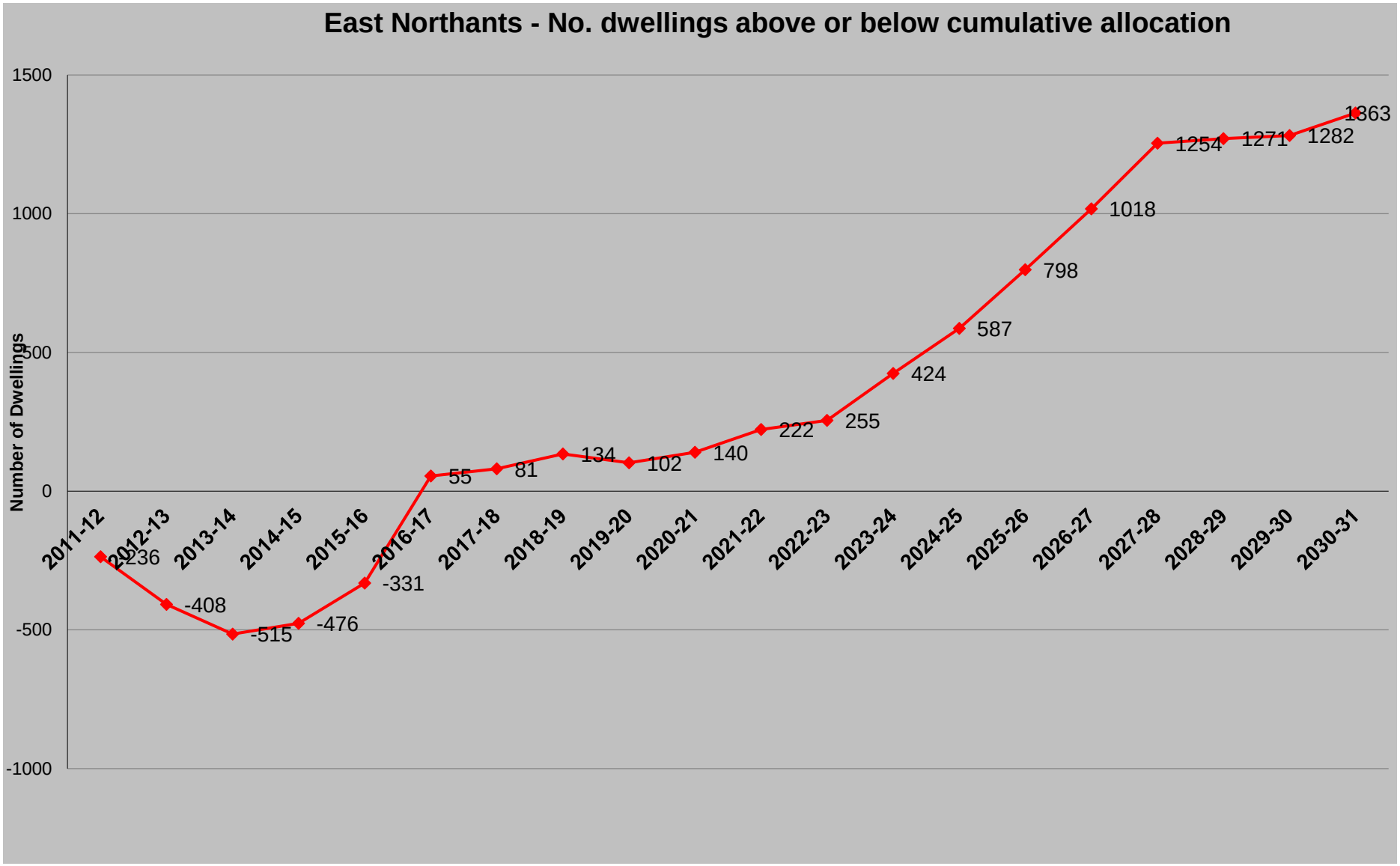


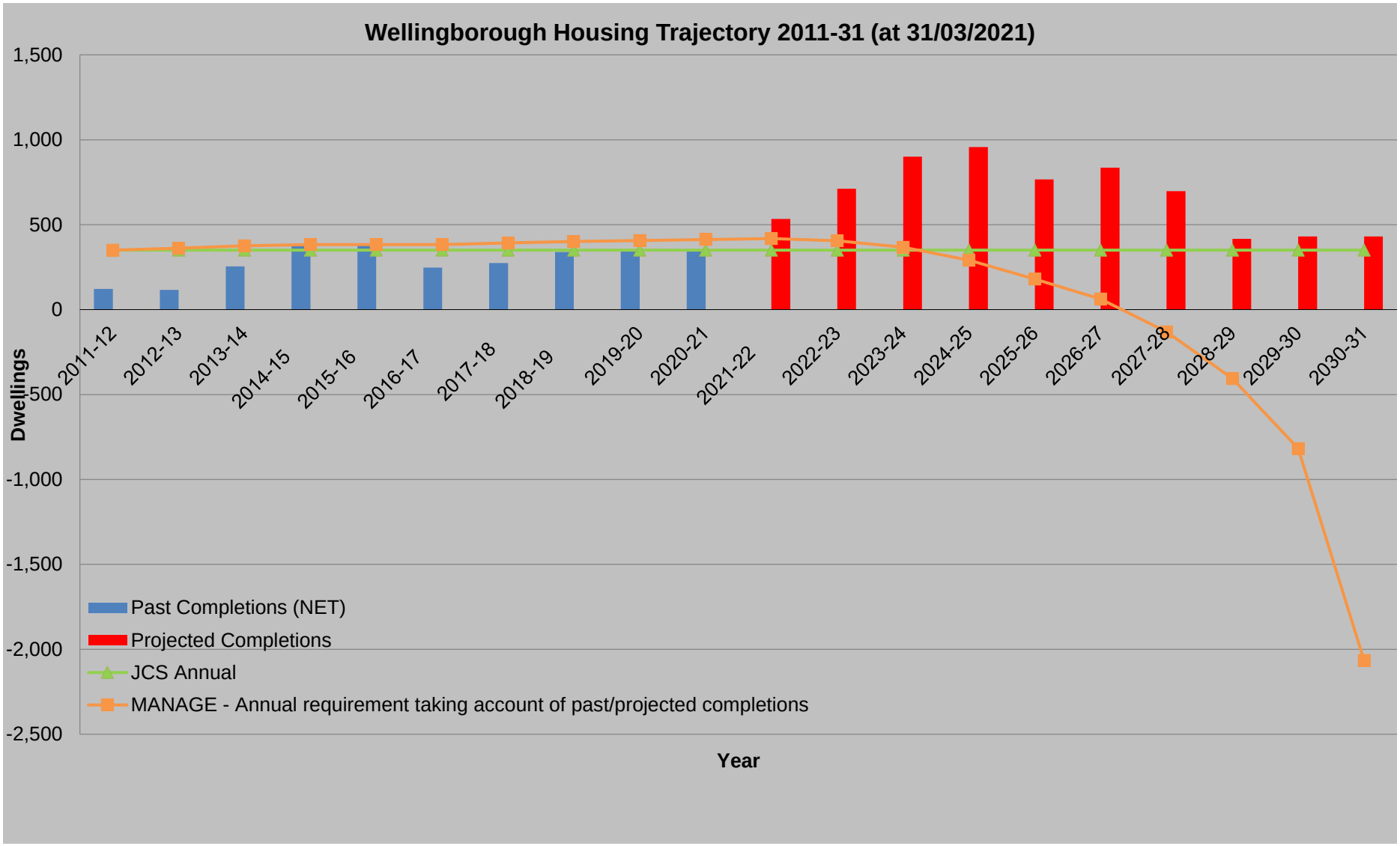

Corby - No. dwellings above or below cumulative allocation
Number of Dwellings
1,400
1,200
1,000
800
600
400
200
0
-200
-400
-600
22
45
-73
-143
-234
-345
-208
-36
-125
-167
-240
-262
-162
-27
231
465
717
890
1,107
1,248
2011/12
2012/13
2013/14
2014/15
2015/16
2016/17
2017/18
2018/19
2019/20
2020/21
2021/22
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2028/29
2029/30
2030/31

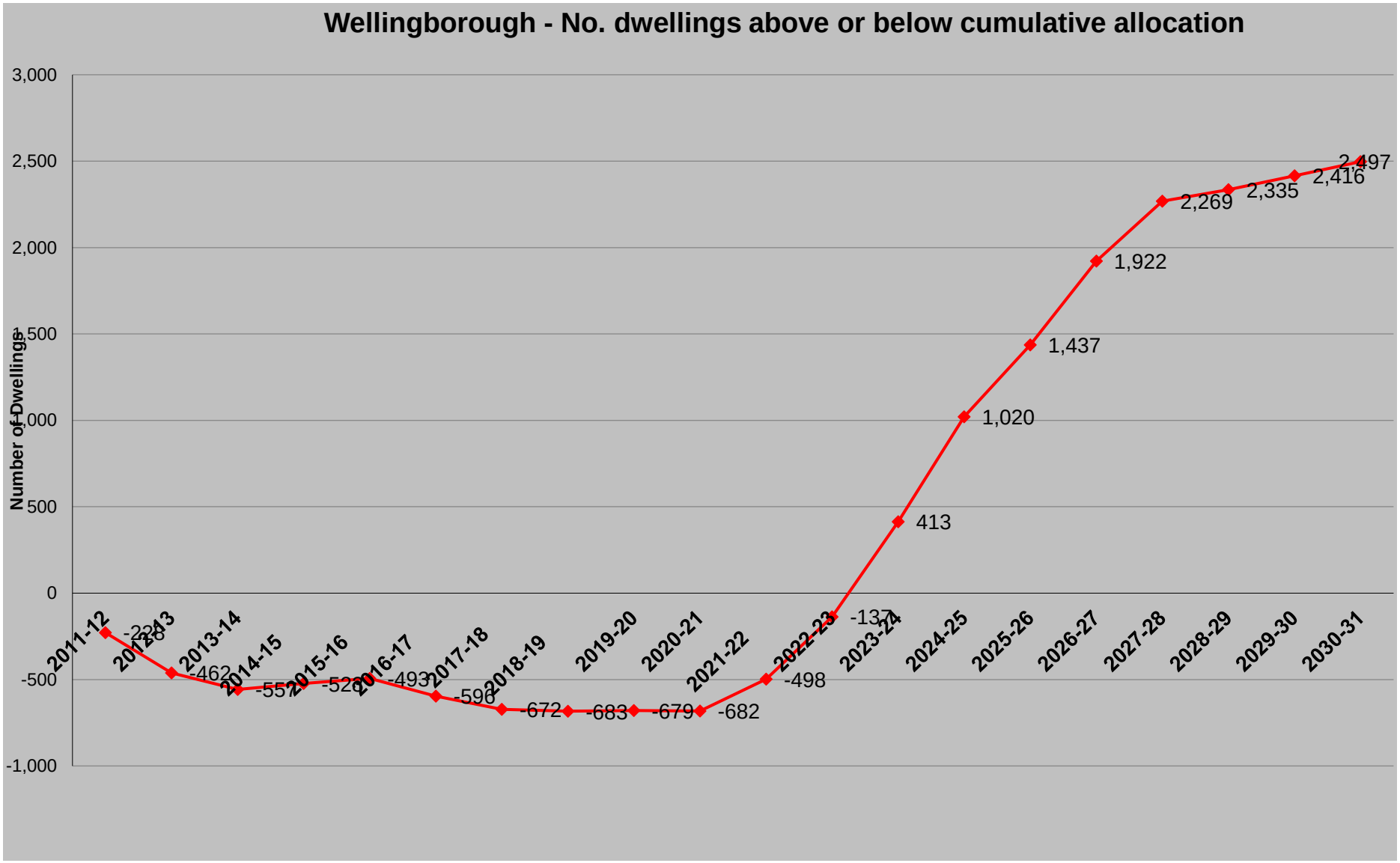

Kettering Housing Trajectory 2011-31 (at 31/03/2021)
1,500
1,000
500
0
-500
-1,000
-1,500
Dwellings
313
351
540
282
547
706
495
644
350
442
703
955
948
754
839
1166
925
751
503
456
2011/12
2012/13
2013/14
2014/15
2015/2016
2016/2017
2017/2018
2018/2019
2019/2020
2020/2021
2021/2022
2022/2023
2023/2024
2024/2025
2025/2026
2026/2027
2027/2028
2028/2029
2029/2030
2030/2031
Past Completions (NET)
Projected Completions
JCS Annual
MANAGE - Annual requirement taking account of past/projected completions
Year


Kettering - No. dwellings above or below cumulative allocation
Number of Dwellings
2,500
2,000
1,500
1,000
500
0
-500
-1,000
-207
-376
-356
-594
-567
-381
-406
-282
-452
-530
-347
88
516
750
1,069
1,715
2,120
2,351
2,334
2,270
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20


East Northants Housing Trajectory 2011-31 (at 31/03/2021)
1000
800
600
400
200
0
-200
-400
-600
-800
-1000
Dwellings
184
248
313
459
565
806
446
473
388
458
502
453
589
583
631
640
656
437
431
501
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)
Projected Completions
JCS Annual
MANAGE - Annual requirement taking account of past/projected completions


East Northants - No. dwellings above or below cumulative allocation
Number of Dwellings
1500
1000
500
0
-500
-1000
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
-236
-408
-515
-476
-331
55
81
134
102
140
222
255
424
587
798
1018
1254
1271
1282
1363


Wellingborough Housing Trajectory 2011-31 (at 31/03/2021)
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 (NET)
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
-682
-498
-137
413
1,020
1,437
1,922
2,269
2,335
2,416
2,497

Appendix B: Average House Prices – 1st April 2020 – 31st March 2021

Table B1: Average house sales prices April 2020-March 2021

	Detached	Semi-Detached	Terraced	Flats	Average sales price
North Northamptonshire	£343,592	£207,463	£168,903	£109,561	£218,681

Chart B1: Average house sales prices April 2020-March 2021

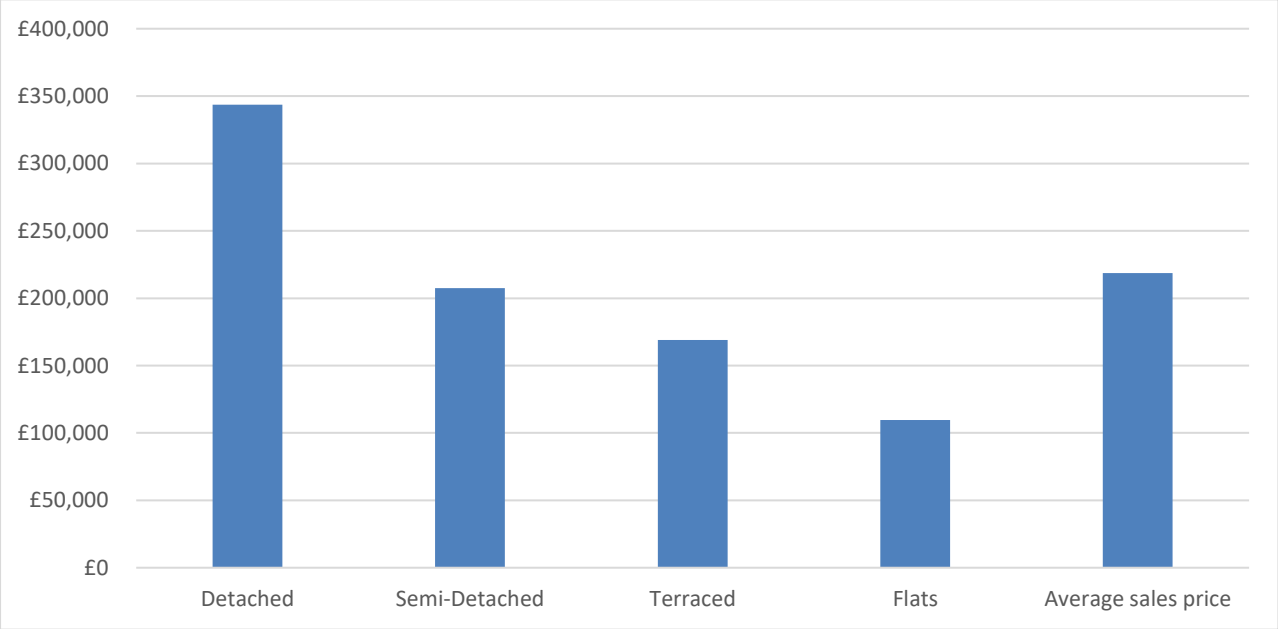


Table B2: Change is average house sales prices 2019/20 to 2020/21

	Detached	Semi-Detached	Terraced	Flats	Average sales price
North Northamptonshire	5.06%	4.17%	3.21%	-0.16%	9.39%

Appendix C – Plan for the Borough of Wellingborough (PBW) Monitoring Statement 2020/21

Introduction

The Plan for the Borough of Wellingborough (PBW) is the part 2 local plan for the Wellingborough area and was adopted in February 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 third year where this statement will be published. Where possible the data has been compared against last year's baseline data to see any changes. 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

Over the monitoring year the COVID-19 pandemic has continued to impact on many aspects of daily life and may have affected some of the indicators in this statement. Where this is particularly relevant, for example in the retail sector, this has been highlighted in the supporting text.

Spatial Strategy

In accordance with the overall spatial strategy of the plan, development outside of the village boundaries should be restricted to that required to support a prosperous economy or meet local needs. Village boundaries are shown on the policies map.

Indicator 1: Development Permitted outside of the defined village boundaries

Reference	Parish	Type of Development	Reason Permitted
WP/19/00124/LDE	Bozeat	Horse food milling business	Lawful Development Certificate
WP/20/00136/LDE	Bozeat	Bungalow	Lawful Development Certificate
WP/20/00289/FUL	Earls Barton	Extension to existing farm shop and new agricultural building	Extension to an existing building supports a prosperous rural economy
WP/20/00168	Grendon	Application for a lawful development certificate for an existing use or operation for the retention of a building	Lawful Development Certificate

		for permanent use as a residential dwelling	
WP/20/00196	Mears Ashby	Application for variation of condition 1 of planning permission ref: WP/17/00793/VAR to allow an extension to the permission end date to extend the operational lifespan of the Solar Farm.	Extension of temporary permission for 40 years. Policy 26 of the JCS supports appropriate renewable and low carbon energy generation.
WP/20/00208	Irchester	Retention of existing buildings for a Thai Buddhist Meditation Centre (mixed D1 (Non-residential Institutions)/C3 (Residential) Use Classes). Revised scheme of WP/20/00027/FUL	Community use of an existing building.
WP/20/00465/FUL	Irchester	Construction of floating landing stage and canoe portage. Temporary site compound and launch site 2 miles downstream from which all materials, plant and personnel will access the construction site.	Supports tourism in accordance with Policy 20 of the JCS.
WP/20/00218	Lt Irchester	Change of use to Class B8 (open storage)	Supports sustainable opportunities to develop and diversify the rural economy.
WP/20/00463	Isham	Change of use of existing double garage to a retail unit with WC and storage space within a single storey rear extension.	Rural diversification and the appropriate re-use of rural buildings.
WP/20/00272	Mears Ashby	Demolition of 3,970m2 of existing buildings, erection of 4,200m2 new buildings to replace existing facilities on site which include kitchen,	Supports opportunities for the development and diversification of the rural economy in accordance with

		refridgerated store, plant room/recycling store, dry goods store, staff room, WCs, offices, totalling 1311sqm plus	Policy 25 (2) and Policy 22 (b) of the JCS. Enhances a community facility with no impact identified on the town centre.
WP/20/00855	Mears Ashby	Installation of AD renewable energy technology contained within 2no. standard shipping containers	A use ancillary to the existing use at the site. Policy 26 of the JCS supports appropriate renewable and low carbon energy generation.
WP/20/00405	Lt Harrowden	General industrial Unit (B2) 43.6 sqm	Sustainable opportunity to develop and diversify the rural economy.
WP/20/00014	Wollaston	Notification for prior approval for a proposed change of use of agricultural building to a flexible use within shops, financial and professional services, restaurants and cafes, business, storage or distribution, hotels, or assembly or leisure.	Prior approval is deemed to be granted on appeal.

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

Reference	Location	Type of GI	Gain/loss
WP/19/00536/FUL	Finedon Road Industrial Estate	Corridor	The proposal is for industrial use within an existing estate. It does not affect any existing open space

Indicator 3: New open space provided within or connected to GI corridor

Reference	Location	Description
WP/18/00374/REM	Grange Park, P64,65 & 66 Wellingborough East	Open space and play area

Comments: This is a new open space delivered on Wellingborough East Sustainable Urban Extension along a line identified as an indicative future GI corridor on the policy map.

Indicator 4: New Projects to enhance open space in GI corridors

Project	Description
Croyland Park	Additional junior equipment and new safety surfacing under older equipment
Stanwell Open Space	Full toddler area refurbishment, new junior play area
Queensway	Full toddler play area refurbishment, new benches, bins and signs
Croyland Gardens	New play equipment safety surfacing, additional paths, sensory garden. New entrance to the gardens, new benches, bins
Castlefields	Full play area refurbishment, outdoor gym equipment installed. Band stand repair works
Embankment	New entrance sign, painting of fencing, barriers. New benches and bins.

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, Earls Barton and Ecton, LOS and LGS are identified within their made Neighbourhood Plans rather than in the PBW. This indicator will highlight any applications approved for the loss of any part of a 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:

There have been no applications resulting in the loss of a Local Open Space or Local Green Space permitted over the monitoring year.

Indicator 6: Projects that enhance open space, sports or recreation through S106 agreements

Project	**Description**
Redhill Grange	Full refurbishment toddler and junior area
Guillemot Lane	Full refurbishment on Toddler area, new sign
Eastfield Park	Full play area refurbishment, perimeter fence repair and repaint, benches, bins and signs
Croyland Park	Additional junior equipment and new safety surfacing under older equipment
Bassetts Park	Additional junior and toddler equipment, safety surfacing under old equipment. Outdoor gym equipment, new benches, bins and signs
Kilborn Park	Safety surfacing in toddler play area and under some junior equipment, additional junior equipment, trim trail and new outdoor gym equipment, new benches, bins and signs
Doddington Grange	Full play area refurbishment
Stanwell Open Space	Full toddler area refurbishment, new junior play area
Queensway	Full toddler play area refurbishment, new benches, bins and signs
Croyland Gardens	New play equipment safety surfacing, additional paths, sensory garden. New entrance to the gardens, new benches, bins
Castlefields	Full play area refurbishment, outdoor gym equipment installed. Band stand repair works
Embankment	New entrance sign, painting of fencing, barriers. New benches and bins
Tithe Barn	Open space improvements
Football pitches	Improvements to 2 pitches in Croyland Park, 3 pitches in Eastfield Park, 1 in Redwell and 2 in Queensway

Indicator 7: Provision of new open space, sports or recreation facilities

Project	**Description**
Grange Park, P64,65 & 66 Wellingborough East	Open space and play area

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 B use floorspace that has been lost outside of 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)	1143
Park Farm	252
Leyland	0
Denington	0
Victoria Business Park	1474
Appleby Lodge	0
Wellingborough North	0
Wellingborough East	0
Total	**2869**

Comments: The above floorspaces relates to net gain completions.

The gain in the Finedon Road industrial estate was as a result of additional first floor offices (WP18/00507).

In Park Farm the application related to a two storey extension (WP/20/00085).

In Victoria Business Park the application was for an internal mezzanine floor (WP/20/0018).

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	

Comments: No such projects delivered within this monitoring year

Indicator 10: The amount of additional Non-B use floorspace within established industrial estates.

Location	**Floorspace m²**
Finedon Road	386
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 cafés, convenience shopping and leisure and sports uses within the employment estates.

Application WP/20/00172 for a change of use from warehouse/office to training and fitness centre was completed on the Finedon Road Industrial Estate.

Indicator 11: Amount of B floorspace lost outside established industrial estates

Location	**Floorspace m²**
WP/18/00281 High Street, Wellingborough	34
Total	

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.

The above application was for conversion and amendments to an existing building which resulted in a net loss of some office space.

Delivering Homes

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

Overall housing delivery is assessed elsewhere within the North Northamptonshire Authorities Monitoring 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	Completed in 2020/1	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	0	45
Windsor Road	Not Permissioned	0	0	0
Hardwick Park	Permission WP/16/00806 granted for 40 dws	0	23	40
Finedon Rd/Nest Lane	Not Permissioned	0	0	0
Park Farm Way/Shelley Rd	Outline Application WP/15/00727/OUT approved and the s106 has been signed for 600 dws. RM approval granted on part of the site. Construction has commenced	0	0	0
East of Eastfield Road	Not Permissioned	0	0	0
High St	Application WP/14/00175 approved on 08/04/2020 for 114 dws.	0	0	0
Alma Street/ Cambridge Street	Not Permissioned	0	0	0
Post Office sorting depot	Not Permissioned	0	0	0
Leys Road/ Highfield Rd	Not Permissioned	0	0	0
Wellingborough East SUE	Permissioned, under construction	82	132	347
Wellingborough North SUE	Permissioned, under construction	72	24	24
Total		**154**	**179**	**456**

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 132 dwellings completed on the Wellingborough East SUE and 24 on the Wellingborough North SUE.

The only other completions on allocated sites were on the Hardwick Park site with 23 dwellings completed

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.	0	42
Total		**0**	**42**

Comments: The site is anticipated to be delivered in two phases. Planning consent has been granted for 50 dws on the Milner Road section. This part has now been completed. 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.

Indicator 14: Housing provided for older people

Location	**Type**	**Number of Completions**
None		
Total		**None**

Comments: The plan sets a target of a minimum of 34 dwellings per year for older people in the plan area.

There is a requirement in Policy H3 of the PBW that a proportion of dwellings on sites over 50 dwellings contribute to meeting the need for housing for older people.

Paragraph 7.4.12 of the PBW states 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. 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. How this will be monitored will be considered for future years.

Indicator 15: Retirement, supported and care homes provided

Reference	Location	Type	Number of Completions
WP/20/00097/FUL	Easton Maudit	Extension to care home	One bed flat

Indicator 16: Numbers of those seeking to acquire plots on the council's self-build register

Number on the register as at 31/3/21	Number added during the monitoring year
71	10

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

Reference	Location	Number granted
WP/19/00154	Farndish Road, Irchester	4
NW/20/00314	Hookhams Path, Wollaston	5 self-build plots have been agreed, the application has been approved subject to the S106 which currently remains pending.
Total		**4**

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.

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 priority. 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, and subsequently again between January and April. This has clearly had, and continues to have, a huge impact on town centres and retail across the country and Wellingborough is no exception. 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 collecting the data for this section in June 2021. In trying to survey the current position as of April 2021 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 so in making conclusions regarding the health and vitality of the town centre based on this data, this 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. Due to the rapidly changing national situation over the past two years direct comparisons between the data and previous years in terms of broader long-term trends may be difficult.

Indicator 18: Retail (class A1 or E(a)) provision in the town centre, local centres and elsewhere in the plan area

Location	Gains m^2	Losses m^2	Description
Town Centre	172		Change of use from A2 to A1
		79	Change of Use from retail shop into A3/A5 restaurant/takeaway
Local Centre			
Elsewhere		43	Conversion of garage into a nail salon
		130	Change of use from A1 Grocery shop in to a A3 & A5 restaurant/takeaway
		75	Change of use from a former funeral directors to a sui generis building, to accommodate hairdressers, beauty salon, nail studio and micro-blading
	348		Variation of condition 2 (no direct retail sales) of planning permission ref: WP/2004/0175/F to allow direct sales
Total	**520**	**327**	

Comments: Overall there was a net gain in shopping floorspace. This includes a net gain in shopping floorspace in the town centre. However, the greatest gain in floorspace was outside of the town centre. There was no recorded change within the local centres.

Indicator 19: Gains and loss of retail (class A1 or E(a)) outside the town centre and local centres

Location	Gains (units)	Losses (units)	Description
WP/20/00657 Finedon	1		Conversion of garage into a nail salon
WP/16/00684 Wellingborough		1	Change of use from A1 Grocery shop in to a A3 & A5 restaurant/takeaway
WP/20/00427 Wellingborough		1	Change of use from a former funeral directors to a sui generis building, to accommodate hairdressers, beauty salon, nail studio and micro-blading
WP/20/00510 Wellingborough	1		Variation of condition 2 (no direct retail sales) of planning permission ref: WP/2004/0175/F to allow direct sales

Indicator 20: Town centre uses within the town centre (Primary Shopping Frontage)

	% in E(a) use based on number of units	% in E(a) use in m of frontage
Primary Shopping Frontage	65%	68%

Comments:

The target in Policy TC 2 is for the percentage of primary shopping frontages in A1 use to comprise at least 70%.

There have been changes to the use class order made over the monitoring year. For the purposes of comparison A1 uses have been changed to E(a) uses in this year's assessment.

These primary shopping frontage figures only include ground floor uses and exclude vacant units as well as those not in E(a) use.

On the primary shopping frontages defined in Policy TC2 of the PBW, 56 out of 86 units are in active E(a) use, a total of 65% of all units.

68% of the entire primary shopping frontage is in active retail uses in terms of length of frontage in metres. This is a reduction from 77% last year. The total length of the Primary Shopping Frontage length is 815.94m of which 555.12m is in active E (a) use.

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	78%	67%

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

Over the past year there have been changes made to the use class order which has expanded the definition of main town centre uses which makes direct comparison to last year's results difficult.

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 the same percentage as in the previous monitoring year.

In terms of numbers of units 78% of units are currently in active main town centre uses, this is an increase from 70% on last year.

The above result may be explained by the aforementioned change to the use classes order and the reclassification of some units as main town centre uses.

These figures only take into account ground floor uses and exclude vacant units.

Indicator 22: Public Realm Improvements

Location	Description
Tithe Barn	Phase 1 open space improvements

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.

No applications for shop front or advertisements were refused in the monitoring year.

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.

This indicator has not been updated since last year, as these represent the most up-to-date figures.

Indicator 25: Number of vacant units in the town centre

	No. of vacant units	% of units that are vacant	Change from previous monitoring year – no. of units	Change from previous monitoring year – %
Within Primary Shopping Area	65	20%	**-8**	**+3%**
On Primary Shopping Frontage	16	19%	**+1**	**+2%**
On Secondary Shopping Frontage	38	22%	**-2**	**+4%**

Total across Town centre	**74**	**19%**	**-14**	**+5%**
Vacancy rates on town centre frontages	**Length of vacant frontage**	**% of total frontage**	**Change from previous monitoring year – length**	**Change from previous monitoring year – %**
On Primary Shopping Frontage	132.76m	16.2%	**+35.66m**	**+3.6%**
On Secondary Shopping Frontage	341.71m	23%	**-2.87m**	**No change**
Total on both	**474.47m**	**21%**	**+32.79**	**+1%**

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.

The final column of the table shows a comparison with last year's figures, intended to highlight a direction of travel for vacancy rates in the town centre.

This shows a mixed picture, there is a reduction in the number of vacant units within the secondary shopping frontages, the primary shopping area and the town centre as a whole, but the overall percentage of vacant units has increased in all areas.

The length of vacant frontage in the secondary shopping streets has also reduced. This may suggest that the secondary shopping frontages are fairing better than the primary shopping frontages.

Indicator 26: Number of sites reused, refurbished or redeveloped in the town centre

Site	**Description**
43/44 High Street	Brought back into use
38 Sheep Street (Hind Hotel)	Improved
11 Cambridge Street	Improved
16 Silver Street	Improved

Indicator 27: Town Centre Allocated Sites

Site	**Progress**
TC8: the former Post Office Sorting Depot	The sorting deport has been empty for a number of years. The main post office building fronting Midland Road was shut

	and the post office relocated in early 2019. There has been a recent fire at the site.
TC9: High Street/Jacksons Lane	A planning application has been approved (WP/14/00175) for 114 dwellings. The site is owned by North Northamptonshire Council.
TC10: Alma St/Cambridge St development	No progress

Site Specific Policies

Indicator 28: Sustainable Urban Extensions

Site	Progress
Site 1: Wellingborough East	• Residential and commercial development is well established • Construction of the first Primary School started in September. Expected to open in 2022. • Work to begin on the Town and Country Park shortly.
Site 2: Wellingborough North	• Residential development has commenced • Work on local centre to commence 2022. • primary school and community centre applications have been approved. • Work is hoped to commence on the primary school in 2022 for opening in September 2023. • Key infrastructure to serve phase 1 (roads and SUDS) completed.

Indicator 29: Development at Sywell Aerodrome

Reference	Description
WP/20/00387/FUL	Erection of B1/B2 and B8 business and warehousing units with associated car parking and landscaping

Comments: The above application was granted on 1/10/2020. The proposal is for a redevelopment including the footprint of a demolished warehouse. The development comprises two blocks: Block A is for 7 business units and Block B proposes 4 business units. This will create 4,753sqm of floorspace (GIA). The development represents and improvement of the employment uses on the site in accordance with Policy Site 9.

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
Isham Bypass	Government funding totalling £1,859,000 for development work on the A509 Isham bypass has been received. The council has agreed to spend the funding on developing the Outline Business Case (OBC) and planning application for the A509 Isham bypass.
Chester Farm	This visitor destination and archaeological resource centre is now open to the public. The site is owned by NNC and was grant funded through the National Lottery Heritage Fund.
Tresham College	Wellingborough campus refurbishment complete and open.

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 area against the England average on several of the key health and wellbeing indicators. (source: Local Authority Health Profiles):

Indicator	Period	Wellingboro			Region	England	England		
		Recent Trend	Count	Value	Value	Value	Worst	Range	Best
Life expectancy at birth (Male) New data	2018 - 20	–	-	-	79.2	79.4	74.1		84.7
Life expectancy at birth (Female) New data	2018 - 20	–	-	-	82.7	83.1	79.0		87.9
Under 75 mortality rate from all causes	2017 - 19	–	762	342	332	326	548		208
Under 75 mortality rate from all cardiovascular diseases New data	2017 - 19	–	170	76.1	72.1	70.4	121.6		39.8
Under 75 mortality rate from cancer New data	2017 - 19	–	315	141.1	131.3	129.2	182.4		87.4
Suicide rate	2018 - 20	–	-	-	9.9	10.4	20.3		5.0

Employment and Qualifications

Source:
https://www.nomisweb.co.uk/reports/lmp/la/1811939768/report.aspx?town=Wellingborough

Since the council became a unitary authority on 1 April 2021, data is no longer available for the area covered by the Wellingborough Local Plan alone, data relates to the new North Northamptonshire Council area.

Indicator 31: Employment and unemployment (Jul 2020-Jun 2021)

	North Northamptonshire (Numbers)	North Northamptonshire (%)	East Midlands (%)	Great Britain (%)
Economically Active†	176,200	78.4	78.4	78.4
In Employment†	172,300	76.6	74.0	74.4
Employees†	142,700	64.2	65.5	64.7
Self Employed†	29,700	12.4	8.3	9.4
Unemployed§	-	-	5.5	5.0

Indicator 32: Employment by Occupation (July 2020 – Jun 2021)

	North Northamptonshire (Numbers)	North Northamptonshire (%)	East Midlands (%)	Great Britain (%)
Soc 2010 Major Group 1-3	71,900	41.7	44.2	50.0
1 Managers, Directors And Senior Officials	15,900	9.2	10.7	10.9
2 Professional Occupations	28,300	16.4	19.9	23.3
3 Associate Professional & Technical	27,700	16.0	13.6	15.6
Soc 2010 Major Group 4-5	37,400	21.7	19.4	19.2
4 Administrative & Secretarial	20,000	11.6	9.4	10.2
5 Skilled Trades Occupations	17,400	10.1	10.0	9.0
Soc 2010 Major Group 6-7	24,600	14.3	17.8	16.1
6 Caring, Leisure And Other Service Occupations	17,300	10.0	10.0	9.0
7 Sales And Customer Service Occs	7,300	4.2	7.8	7.1
Soc 2010 Major Group 8-9	38,400	22.3	18.5	14.7
8 Process Plant & Machine Operatives	13,200	7.6	7.8	5.6
9 Elementary Occupations	25,300	14.7	10.7	9.1

Source: ONS annual population survey

Notes: Numbers and % are for those of 16+
% is a proportion of all persons in employment

Indicator 33: Qualifications (Jan 2020 – Dec 2020)

	North Northamptonshire (Level)	North Northamptonshire (%)	East Midlands (%)	Great Britain (%)
NVQ4 And Above	73,500	34.6	37.2	43.1
NVQ3 And Above	129,200	60.8	58.2	61.3
NVQ2 And Above	168,900	79.5	76.6	78.1

NVQ1 And Above	195,300	91.9	87.5	87.7
Other Qualifications	7,800	3.7	6.3	5.9
No Qualifications	9,300	4.4	6.2	6.4

Source: ONS annual population survey

Notes: For an explanation of the qualification levels see the definitions section.
Numbers and % are for those of aged 16-64
% is a proportion of resident population of area aged 16-64

The plan is predicted to have positive effects on the economy by supporting the retention and growth of employment in the area. The provision of higher quality jobs would also help to make the area more self-reliant. Indicators 31-33 will help to monitor this. Unemployment rates are currently unavailable; however the figures show a high level of people in employment and particularly those self employed compared to regional and national rates. There are however less workers in the high skilled categories and fewer people have higher level qualifications.

Conservation Areas

The Borough Council of Wellingborough had 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**
Isham	A review of the conservation area has been undertaken and consulted upon. The Executive recommended adoption of a conservation area appraisal and management plan and an amendment to the boundary on 30 September 2021. A final decision to adopt this was made by the council on 1 December 2021.

Air Quality

The monitoring of nitrogen dioxide is carried out across a number of sites in the plan area 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.

The figures for 2020 have been affected by less traffic as a result of the Covid pandemic lockdowns during the year.

Indicator 35: Nitrogen Dioxide Annual Mean Concentration (µg/m^3) adjusted for bias

Site ID	Location	2016	2017	2018	2019	2020
1	Silver St, Wellingborough	41.31	41.38	35.82	42.30	30.24
2	Alma St, Wellingborough	28.40	29.33	22.70	28.62	20.45
3	Northampton Rd, Wellingborough	28.73	28.40	23.92	25.84	18.76
4	Finedon Rd, Wellingborough	26.18	24.85	18.93	25.24	16.11
5	Lt Irchester village	28.39	24.45	20.22	21.35	15.89
6	Mill Rd, Wellingborough	20.83	19.90	15.74	18.69	13.84
7	Ultra Close, Wellingborough	29.67	29.93	25.10	27.84	20.59
8	Isham Village	26.1	25.86	21.60	24.20	16.95
9	Market St, Wellingborouh	23.29	24.93	17.30	23.25	18.12
10	Irthlingborough Rd Finedon	35.28	31.16	25.60	31.61	21.09
11	Broad Green Wellingborough	41.78	30.78	24.30	29.84	27.50

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	0
Site 4: Land Between Finedon Road and Nest Lane	0
Site 6: Land East of Eastfield Road	0

Comments: Development has not yet commenced on either Site 4 or 6, so there are currently no residents on these sites.

There have been no complaints received from the new residents on either Wellingborough East or Wellingborough North that related to industrial or commercial units.