

NORTH NORTHAMPTONSHIRE ANNUAL MONITORING REPORT

1st April 2011 - 31st March 2012
January 2013



EXECUTIVE SUMMARY

This is the fourth joint Authority Monitoring Report (AMR) prepared for the North Northamptonshire Joint Planning Committee and the constituent local planning authorities of Corby, East Northamptonshire, Kettering and Wellingborough. It covers the monitoring year 2011/12 and monitors the implementation of the area's Local Development Scheme with a particular focus on the execution of policies within the North Northamptonshire Core Spatial Strategy (CSS) - adopted in June 2008. It also includes the third assessment of progress with the implementation of the Wellingborough Town Centre Area Action Plan which was adopted in June 2009 (see Appendix A).

Section 1 of this document provides an introduction to the AMR – why it is required, what it needs cover and how this is being implemented locally. Section 2 provides an update (to December 2012) on the preparation of the Local Development Scheme – the package of plans being prepared by the Joint Planning Unit and constituent local planning authorities.

Sections 3-7 provide an update on progress in implementing the CSS through use of a range of indicators which cover key policy areas including the spatial distribution of development, Economy and Town Centres, Housing (including an assessment of five year housing land supply), Environmental Quality and Infrastructure. Consistent with previous AMRs, the majority of the indicators used within this document have been derived from the list of Output Indicators that local planning authorities were previously required to report against by government. The remaining indicators used have been drawn from the CSS monitoring framework and Sustainability Appraisal of the CSS.

Through the use of indicators this AMR seeks to outline local performance/changes and comment on possible reasons for why these have been noted. Since the first joint AMR (2008/09) the economy has been in recession and this has been identified as a key factor in respect of local performance against a range of indicators – most notably housing and economic indicators. This has, in turn, impacted on performance in related areas. For example, the proportion of housing built in the growth towns is below targets to date due in part to viability issues affecting delivery on larger sites and leading to faster levels of development at smaller towns and across the rural areas by way of making up the shortfall to a degree. Greater detail as to these impacts is provided throughout this report.

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

Indicators

	Positive: Clear Improvement or targets met
	Negligible: Little or no change
	Negative: Clear deterioration or targets not met
	Insufficient/No comparable data: Includes no targets or trends to assess against

Section 8 draws together the findings from this AMR and identifies key issues and implications for the review of the Joint Core Strategy and the future approach to monitoring in North Northamptonshire. Key points include:

- The continued impact of the economic recession on house completions, infrastructure provision and net jobs growth;
- Strategic targets for concentrating new development at the growth towns have not been met;
- The need to review the employment and housing targets in order to achieve a better jobs/homes balance;
- The need to review some indicators through the JCS Monitoring Framework to ensure these are 'fit for purpose';
- A deterioration in the Buildings for Life indicator;
- Some progress with the delivery of local infrastructure projects but continued delay with major infrastructure provision linked to the development of sustainable urban extensions.

Monitoring Indicator	Indicator Source	Relevant CSS Policy	Indicator Policy Target	Performance in 2011/12		
Section 3: Overall Spatial Strategy						
% of residential development at Growth Towns	CSS	10 / Table 5	66%	2001-11	45%	
				2011/12	49%	
% of residential development at Smaller Towns	CSS	10 / Table 5	17%	2001-11	30%	
				2011/12	27%	
% of residential development at Rural Service Centres	CSS	10 / Table 5	6%	2001-11	5%	
				2011/12	3%	
% of residential development in Rural Areas	CSS	10 / Table 5	11%	2001-11	20%	
				2011/12	21%	
Employment Floorspace provided on PDL	COI BD2	9	No specific target set	2010/11	62%	
				2011/12	75%	
New & converted dwellings provided on PDL	COI H3	9	Minimum 30% of overall CSS Housing requirement	2010/11	45%	
				2011/12	30%	
% of residential development within 0.4km of a bus stop	Sustainability Appraisal of the Submission CSS ¹	9 & 13	No specific target set	2010/11	93%	
				2011/12	93%	
% of residential development within 1km of a health centre	As above	9 & 13	No specific target set	2010/11	74%	
				2011/12	66%	
% of residential development within 2km of a sports centre	As above	9 & 13	No specific target set	2010/11	45%	
				2011/12	39%	
% of residential development within 0.6km of a primary school	As above	9 & 13	No specific target set	2010/11	75%	
				2011/12	69%	
% of residential development within 1.5km of a secondary school	As above	9 & 13	No specific target set	2010/11	55%	
				2011/12	55%	

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

Monitoring Indicator	Indicator Source	Relevant CSS Policy	Indicator Policy Target	Performance in 2011/12		
Section 4: Economy & Town Centres						
Net jobs growth	CSS	11	2,370 net additional jobs per annum (47,400 2001-21)	No data available		
Jobs growth by sector	CSS	11	23.6%: Offices (B1) 6.2%: General Industrial (B2) 19.9%: Distribution (B8)	No data available		
Net additional employment land (by type)	COI BD1	11	No specific target set	B1 B2 B8 Mixed B	1,907m2 13,611m ² 19,110 m ² 1,579 m ²	
Employment land available (by type) (ha)	COI BD3	11		B1 B1/B2 B2 B8 Mixed B	122.58ha 1.23 ha 10.32 ha 97.19 ha 270.53 ha	
Total floorspace for ‘Town Centre Uses’	COI BD4	12	No specific target set	A decrease in floorspace across all town centre uses since the 2011/12 AMR		
Section 5: Housing						
Plan Period and Housing Targets	COI H1	7	52, 100 net additional dwellings 2001-21	2011/12	n/a	
Net additional dwellings – in previous years (2001-11)	COI H2a	7	2001-2011: (CSS Table 3)	2001-2011:	20,845 (plan requirement) 16,640 (actual)	
Net additional dwellings – for the reporting year (2011/12)	COI H2b	7	2001-2011: (CSS Table 3)	2010/11: 2011/12:	1,385 1,101	
Net additional dwellings – in future years (2012-21)	COI H2c	7	2012-21: (CSS Table 3): 28,143 dwellings	2012-21:	18,822	
Managed Delivery Target	COI H2d	7	No specific target set	2010/11: 2011/12:	12,964 17,384	
Net additional pitches (gypsy & traveller)	COI H4	17		2010/11 2011/12	1 4	
Gross affordable housing completions	COI H5	15	32% of completions	2010/11 2011/12	38% 30%	

Monitoring Indicator	Indicator Source	Relevant CSS Policy	Indicator Policy Target	Performance in 2011/12		
Deliverable Housing Supply (North Northants)	NPPF (Para 47)	7	5 Year supply of deliverable housing land (+5/20% buffer)	2010/11 2011/12	3.49 years 2.49 years	
Section 6: Environmental Quality						
No. of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	COI E1	13	No specific target set	2010/11 2011/12	5 6	
Change in areas of Biodiversity Importance (ha)	COI E2	13	CSS seeks increase in priority habitats and species (targets set in BAP)	2010/11 2011/12	-118.53ha -65.62ha	
Renewable Energy Generation (permitted and installed capacity –MW)	COI E3	14	No specific target set for NN. CSS sets targets for residential developments	2010/11 2011/12	0 MW 186.34MW	
Development permitted in SSSIs, LNRs or Local Wildlife Sites (ha)	Sustainability Appraisal of the Submission CSS ²	13	No specific target set but effectively the local aim is to achieve a net gain to avoid habitat fragmentation	2010/11 2011/12	6.42ha 6.81ha	
% of SSSIs in Favourable or Recovering Condition	As above		As above	2010/11 2011/12	98.54% 88.76%	
Accessibility to greenspace (completed residential development within 1km)	Sustainability Appraisal of the Submission CSS ³	5	No specific target set	2010/11 2011/12	56% 45%	

² Sustainability Appraisal of the Core Spatial Strategy for North Northamptonshire: Appendix 5 – Sustainability Framework [Online]
Available from: <http://www.nnjpu.org.uk/docs/Appendix%20Sustainability%20Framework.pdf>

³ Sustainability Appraisal of the Core Spatial Strategy for North Northamptonshire: Appendix 5 – Sustainability Framework [Online]
Available from: <http://www.nnjpu.org.uk/docs/Appendix%20Sustainability%20Framework.pdf>

Monitoring Indicator	Indicator Source	Relevant CSS Policy	Indicator Policy Target	Performance in 2011/12		
Building for Life assessments of completed housing	COI H6	13	No specific target set	Score 16+ 14-15 10-14 Less than 10	0 2 4 7	
Listed Buildings	Sustainability Appraisal of the Submission CSS	13	No specific target set	2010/11 2011/12	22,669 2,680	
Listed Buildings at Risk	As above	13	No specific target set	2010/11 2011/12	0.30% 0.30%	
Section 7: Infrastructure						
Progress on improvement of A14 Trunk Road	CSS	6	Timely Improvements secured so as to not to impede development rates	The Highways Agency are to provide an extra lane in each direction of the A14 between J7-9. Works due to start in 2013/14.		
Progress on improving sewerage infrastructure	CSS	6	Timely Improvements secured so as to not to impede development rates	Anglian Water Services to improve capacity at Broadholme Sewerage Treatment Works and design work on the trunk sewer is progressing		
Progress on delivering other infrastructure	CSS	6	Required alongside development	A number of projects have been completed and the A43 Corby link road has commenced construction. However, uncertainty over funding means few key infrastructure projects have started		

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1. INTRODUCTION

- 1.1 This Authority Monitoring Report (AMR) has been produced by the North Northamptonshire Joint Planning Unit on behalf of our partner local authorities. This reports on local activity and changes recorded between April 1st 2011 and 31st March 2012 regarding the implementation of plans and policies within the Local Development Framework (LDF)⁴. This is the fourth AMR produced for the area and it broadly follows the structure established in previous reports to ensure a consistency of approach and enable meaningful cross-referencing and analysis to be undertaken. As outlined in the 2011 AMR, a number of legislative and regulatory amendments have been made to the planning system which impacts on the monitoring reporting process, albeit the duty to monitor still remains. The key changes are outlined over the remainder of this section and details are provided as to how North Northamptonshire is adhering to these accordingly.

Regulatory and Legislative Context

- 1.2 The Planning and Compulsory Purchase Act 2004 (“the Act”) establishes the need for local planning authorities to undertake Monitoring to provide a ‘feedback loop’ within the policy-making process and to establish what is happening now and what may happen in the future in comparison to existing plan policies and targets. Section 13 of the Act requires that local planning authorities keep under review matters which may be expected to affect the development of their area or the planning of its development. Such matters include land use, population, economic, social and environmental characteristics. Section 35⁵ of the Act requires local planning authorities to make an annual report which provides information on the implementation of the local development scheme and the extent to which policies set within local development documents are being achieved. Additional legislation also exists which supplements the Act and provides further detail on the production of this annual report – namely Regulation 17 of the Environmental Assessment of Plans and Programmes (SEA) Regulations 2004 and Part 8 of the Town and Country Planning (Local Development) (England) Regulations 2012.
- 1.3 The 2011 AMR outlined a number of legislative and regulatory amendments which were being introduced within the planning system as part of the agenda of the coalition government elected in May 2010. Since this AMR was published, the majority of these procedural changes have come into force. There have, however, been additional changes introduced in the intervening period that change the statutory framework under which monitoring reports are prepared.
- 1.4 In March 2012 the National Planning Policy Framework (NPPF) was published. This framework outlines planning policies that are applicable to England and represents a major consolidation of planning guidance⁶. The Government made these changes to reduce

⁴ Although additional updates are provided to December 2012 where useful to context-setting

⁵ As amended by the Localism Act 2011 – Part 6: Planning, Section 113: Local Development – Monitoring Reports

⁶ This was reduced from over 1,000 pages to a document of around 50 pages

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

- 1.5 As a result of its relative brevity, the NPPF inevitably contains less direct provisions in terms of Monitoring although it still stresses the importance of reviewing performance with a view to the identification of changing circumstances which can trigger a partial/full review of Local Plans.
- 1.6 The Town and Country Planning (Local Planning) (England) Regulations 2012 came into force from April 6th 2012 and have changed the name of the Annual Monitoring Report to *Authorities' Monitoring Reports*. Furthermore, these regulations specify a minimum content against which authority monitoring reports must provide updates against. These can be summarised as below:
- Report progress on the timetable and stage of preparation each of the documents specified in the local development scheme has reached, including reasons where they are not being met;
 - Identify any policy specified in a Local Plan which is not being implemented and state why this is not being implemented;
 - Report on the relevant number of net additional dwellings (including affordable dwellings) provided in both the reporting year and since the relevant Local Plan Policy was adopted;
 - Details of any neighbourhood development order or neighbourhood development plan; and
 - Information on the implementation of the Community Infrastructure Levy (CIL) (where CIL is being collected).
- 1.7 As highlighted in the 2011 AMR, the government advised the removal of local plan monitoring guidance (which had informed the preparation of AMRs) and that 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 legislation⁷. To aid with this transition, the Planning Advisory Service issued '*Monitoring that matters: towards a better AMR*' in April 2011. This document emphasises that local authorities are responsible for their own performance management and are accountable to the public in demonstrating how the activities of planning services are helping deliver real outcomes in their area (e.g. houses built, jobs created). This guidance proposes the use of indicator bundles that 'tell a story'. For example, a range of housing indicators may be 'bundled' together to provide a more rounded picture of changes in a locality than the good news that each individual indicator is on track. It also advocates the efficient use of data and data-sharing between organisations. The principles espoused through this document have been considered accordingly and, alongside the new legislative requirements, are reflected within the remainder of this AMR.

⁷ DCLG (2011) Preparation and Monitoring of Local Plans [Online] Available from: http://www.planningportal.gov.uk/uploads/pins/local_plans/Letter_to_Chief_Planning_Officers.pdf

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

Monitoring the Effectiveness of the Local Plan for North Northamptonshire

- 1.9 Despite the changes outlined above, the core components of this AMR for North Northamptonshire have not altered relative to previous AMRs as it is considered the document is already in general conformity with the requirements as outlined. Key outputs will continue to focus on the implementation of Local Development Scheme as well as making use of a range of indicators to cumulatively tell a story of change in the area (Contextual, Output and Significant Effects). Furthermore, joint working has been long established in the area and a specific monitoring group⁸ has been established. This group facilitates the production of the AMR through the use of a shared monitoring system which enables data to be reported consistently and accords with the PAS guidance and its support for joint monitoring and shared evidence bases.
- 1.10 Notwithstanding this, it is important to highlight that the Local Plan for North Northamptonshire⁹, against which the implementation of policies is assessed, is currently being reviewed and as part of this process the monitoring framework (and the indicators used within) will be updated as necessary. The NNJPU has already undertaken an informal 10 week consultation on a draft of our emerging plan (August 2012) although no specific guidance was provided regarding future monitoring arrangements. However, this is a key area for development and will be addressed through the North Northamptonshire Monitoring Officers Group accordingly. For information, the latest timetable for the review of the Local Plan is provided at Section 2 of this AMR (Local Development Scheme).

Key Themes to be covered in AMR

- 1.11 Further to the preceding information, this AMR will cover the implementation of the Local Plan for North Northamptonshire under the following broad headings:
- Local Development Scheme – what plans are being produced by the Councils and when;
 - Overall Spatial Strategy – where is development happening?
 - Economy and Town Centres – is a jobs/homes balance being met?
 - Housing – are targets being met?
 - Environmental Quality – is it improving?
 - Infrastructure – is investment matching growth?

These areas will now be addressed over the remainder of this document.

⁸ North Northamptonshire Monitoring Officers Group

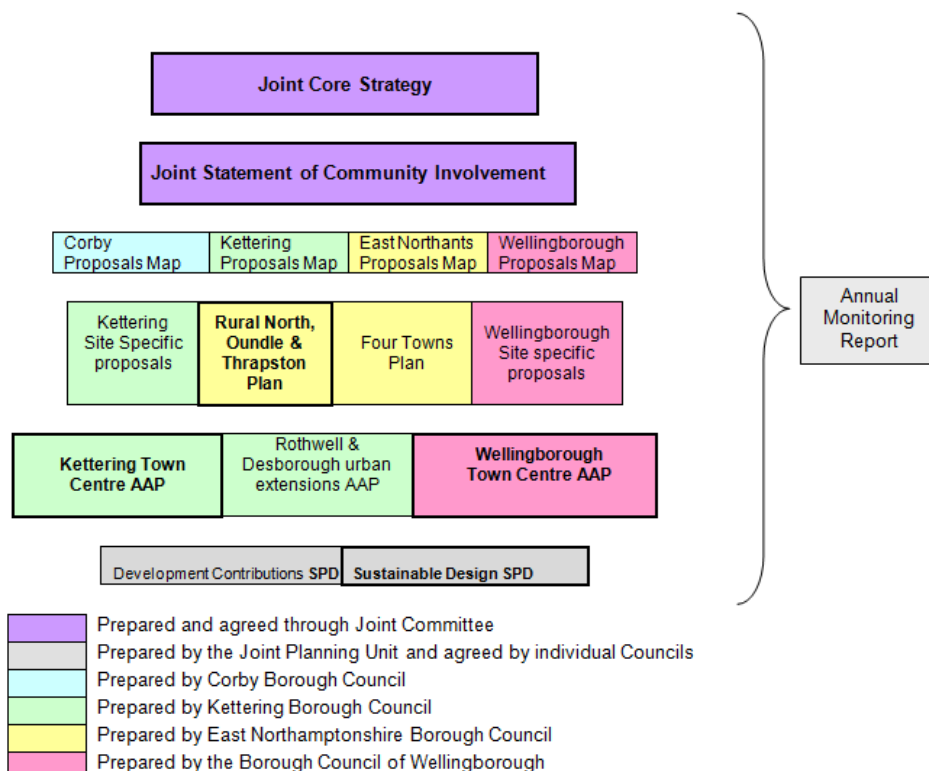
⁹ North Northamptonshire Core Spatial Strategy (adopted June 2008) [Online] Available from:
<http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1068>

2. LOCAL DEVELOPMENT SCHEME

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

Progress with the Local Development Scheme

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



- 2.3 The North Northamptonshire Core Spatial Strategy (CSS) forms the overarching plan within the LDS and was adopted in June 2008 - the first joint core strategy to be adopted in the country and the first adopted core strategy in the East Midlands region. The CSS, which covers the period to 2021, is now being reviewed and rolled forward to 2031.
- 2.4 Alongside this, the partner authorities are in the process of preparing Site Specific plans based on the provisions of the adopted CSS. These plans will include land allocations for development and detailed policies for the management of development.
- 2.5 The four councils have each extended some of their local plan policies beyond the initial 3 year period, pending completion of site specific plans. The saved policies are listed on the respective websites of each council for viewing¹⁰.
- 2.6 A range of planning guidance documents were previously produced by individual councils to supplement old local plan policies including design guidance, village design statements and various development briefs. The contents of these documents may still form material planning considerations, and they are listed in Appendix 5 of the LDS for information¹¹.

Progress in the Monitoring Year

- 2.7 The current LDS portfolio was brought into effect in September 2009 and covers the period to September 2012¹². This document sets out what planning documents are to be prepared through the local development framework and their programme for production. Based on the adopted LDS, each local authority has provided an update on their latest plan-making timetables (to December 2012) and this is reflected below. The NNJPU will formerly update the LDS in 2013 and replace the current version

Adopted Local Development Documents in 2011/12

- 2.8 Two local development documents were adopted in the monitoring year 2011/12 – the *Kettering Town Centre Area Action Plan* (Kettering Borough) and the *Rural North, Oundle and Thrapston Plan* (East Northamptonshire District). These were adopted respectively on July 6th and 18th 2011.

Current Situation

Corby

- 2.9 The *Corby Site Specific Allocations DPD* was withdrawn in April 2011 following a resolution at a meeting of the Council's Local Plan Committee on March 23rd 2011. This decision was

¹⁰ <http://www.corby.gov.uk/site-page/planning-local-plans>
http://www.east-northamptonshire.gov.uk/site/scripts/documents_info.aspx?documentID=65&pageNumber=5
http://www.kettering.gov.uk/site/scripts/download_info.php?downloadID=1807
http://www.wellingborough.gov.uk/downloads/file/4344/local_plan-saved_policies_document

¹¹ <http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1105>

¹² As 10 above

taken in order to focus on the review of the Joint Core Strategy and explore alternative ways of securing a robust local policy framework.

East Northamptonshire

- 2.10 The Local Development Scheme for East Northamptonshire consists of x2 development plan documents. The first of these - the *Rural North, Oundle and Thrapston Plan* - was adopted on July 18th 2011. A timetable for the production of the remaining document – the *Four Towns Plan* - was agreed at a meeting of the Council’s Planning Policy Committee on October 22nd 2012. Further to this committee a 6 week Regulation 18 (scoping) consultation was undertaken between November and December 2012 where views were sought as to what the plan should contain. Following this process a “preferred options” document is to be agreed at committee in March 2013 with a subsequent pre-submission consultation envisaged for June-July 2013. The Plan will be submitted to the Secretary of State in November 2013 and adoption is anticipated to follow in July 2014.

Kettering

- 2.11 The *Kettering Centre Area Action Plan* was adopted on July 6th 2011 following examination by an independent inspector.
- 2.12 The Borough Council are currently working on the production of the *Site Specific Proposals* development plan document. Progress has slipped in comparison with the timetable presented in the 2011 AMR as the Council are running the production of this document as close as possible to the timetable of the Joint Core Strategy to ensure its conformity. The latest timetable for production of this plan is that pre-submission consultation is currently planned for June 2013 with the document submitted to the Secretary of State in January 2014 and the subsequent examination is identified for April 2014. It is currently anticipated the document will be adopted in October 2014.
- 2.13 Production of the *Rothwell and Desborough Urban Extension Area Action Plan* is on hold at present as the Council is considering its next steps. This is because as one of the identified urban extensions (at Desborough) has been granted planning permission subject to S106.

Wellingborough

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

North Northamptonshire

- 2.15 The North Northamptonshire Joint Planning Unit is currently working on the review of the Core Spatial Strategy (JCS). A 10 week consultation was held on an Emerging Draft Plan to gather initial feedback on draft policies and sites to deliver the Plan, all of which is being used to inform the preparation of the pre-submission plan (August – November 2012). At the Joint Planning Committee of November 29th 2012, a timetable was agreed for the Joint Planning Unit's work programme. Key milestones agreed include a statutory 6 week consultation on a "Pre-Submission" plan between March and April 2013 with the "submission plan" being submitted to the Secretary of State in July 2013. Examination hearings are anticipated in October 2013 with adoption in April 2014.

Commentary

- 2.16 There has been progress made on the production of district and borough development plan documents over the monitoring year. Consultations have been undertaken with a view to facilitating the plan making process and some local development documents have been adopted. However, progress on other local development documents hinges on the review of the Core Strategy and so it is important that to minimise slippage in the production of this plan in order to permit the production of district and borough development plan documents. At December 2012 the Regional Plan still remains part of the development plan and until this is revoked the review of the core strategy (notably in relation to housing targets) cannot formally progress. However, this revocation is expected Spring/Summer 2013 and subsequent progress in plan preparation will be reported for the 2013 AMR.

	2009			2010					2011					2012					2013					2014																
Plan Name	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
NN Joint Local Development Scheme																																								
Joint Core Strategy (First Review)																																								
Corby Borough Local Development Scheme																																								
Corby Borough Site Specific Allocations																																								
East Northamptonshire District Local Development Scheme																																								
Rural North, Oundle and Thrapston Plan																																								
Four Towns Plan																																								
Kettering Borough Local Development Scheme																																								
Kettering Borough Site Specific Proposals																																								
Rothwell and Desborough Urban Extension AAP																																								
Kettering Town Centre AAP																																								
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Borough of Wellingborough Local Development Scheme																																								
Borough of Wellingborough Site Specific Proposals																																								
REVISED TIMETABLE TO BE CONFIRMED																																								

2012 Local Development Scheme (with updates added in text)

Stakeholder and Community Involvement	Date for submission to Secretary of State	Examination hearing
Consultation and proposed submission plan	Pre-hearing meeting	Proposed date for adoption
* Actual adoption date	Plan withdrawn	

3. OVERALL SPATIAL STRATEGY

Distribution of Housing Development 2001-12

3.1 Table 3.1 below outlines where housing delivery has occurred, by settlement, since 2001. It also shows the remaining amount of housing still to be delivered to 2021 in order to fulfil the strategic housing targets of the CSS.

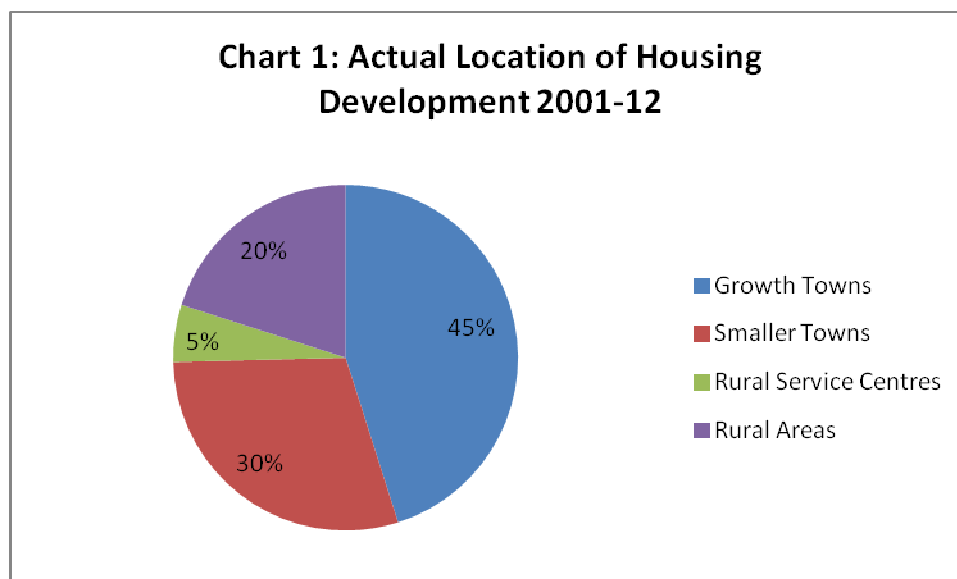
Table 1: Distribution of Housing Development, 2001-12: by settlement category

District/Borough	Settlement/Area	Indicative Housing Requirement 2001-21 (net)	Recorded Housing completions 2001-11 (net)	Recorded Housing completions 2011-12 (net)	Total 2001-12	Residual Requirement 2012-21
CORBY						
Growth Town	Corby	15,510	3,295	367	3,662	11,848
Rural Areas	Corby Rural	1,290	532	115	647	643
Corby Totals		16,800	3,827	482	4,309	12,491
KETTERING						
Growth Town	Kettering	7,500	2,091	99	2,190	5,310
Smaller Towns	Burton Latimer	700	330	140	470	230
	Desborough	1,940	1,092	31	1,123	817
	Rothwell	1,320	510	2	512	808
Rural Areas	Kettering Rural	1,640	1,384	41	1,425	215
Kettering Totals		13,100	5,407	313	5,720	7,380
WELLINGBOROUGH						
Growth Town	Wellingborough	11,590	2,077	71	2,148	9,442
Rural Areas	Wellingborough Rural	1,210	866	51	917	293
Wellingborough Totals		12,800	2,943	122	3,065	9,735
EAST NORTHANTS						
Smaller Towns	Rushden	5,090	1,621	74	1,695	738
	Higham Ferrers		644	12	656	460
	Irthlingborough		741	39	780	761
Rural Service Centres	Raunds	1,100	239	17	256	844
	Thrapston	1,140	490	8	498	642
	Oundle	610	189	8	197	413
Rural Areas	East Northants Rural	1,460	539	26	565	895
East Northants Totals		9,400	4,463	184	4,647	4,753
NORTH NORTHANTS						
Growth Towns		34,600	7,463	537	8,000	26,600
Smaller Towns		9,050	4,938	298	5,236	3,814
Rural Service Centres		2,850	918	33	951	1,899
Rural Areas		5,600	3,321	233	3,554	2,046
North Northants Totals		52,100	16,440	1,101	17,741	34,359

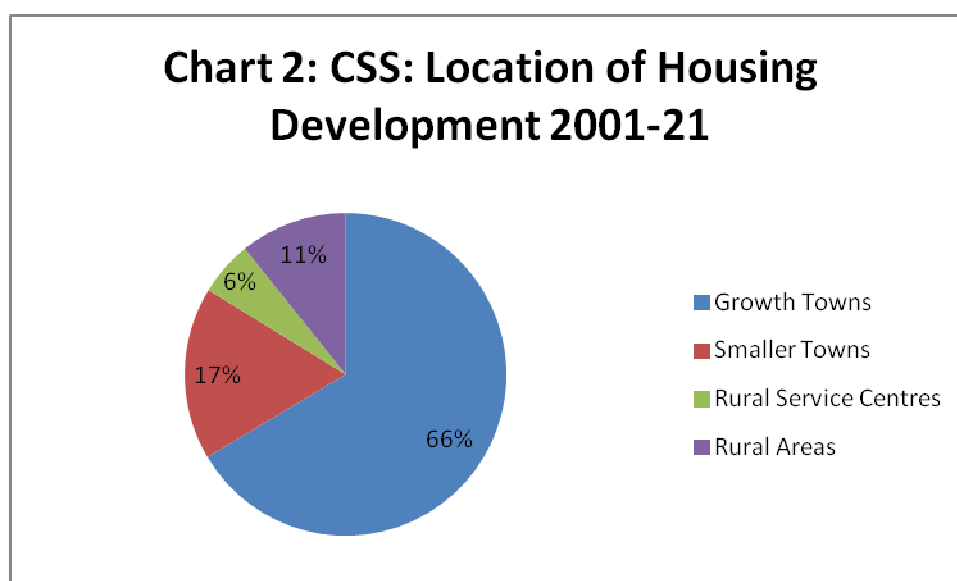
3.2 Between 2001 and 2012, 17,741 net additional dwellings have been built across North Northamptonshire. This equates to delivery of 34% of the overall CSS plan target (52,100 dwellings). Most new housing delivery has happened in the designated growth towns, with 8,000 new dwellings delivered between 2001-12. Of this figure, Corby town has had the most new housing with 3,662 dwellings. Housing delivery in the towns of Kettering and Wellingborough has been lower than that recorded in Corby, albeit broadly similar, with 2,190 and 2,148 dwellings recorded respectively.

- 3.3 The next highest level of housing delivery has been recorded across the area's smaller towns where 5,236 net additional houses have been built since 2001. The largest amount of new housing has been delivered in Rushden, with 1,695 completions recorded. Desborough has had the second highest levels with 1,123 completions. The remaining smaller towns have had broadly similar levels of completions, albeit to differing degrees. There have been 780 completions recorded in Irthlingborough followed by 656 in Higham Ferrers. Rothwell has seen 512 new dwellings built over this period and 470 have been delivered in Burton Latimer.
- 3.4 Completions in the Rural Service Centres totalled 951 dwellings between 2001 and 2012. This is comprised of 498 new dwellings in Thrapston, 256 in Raunds and 197 in Oundle.
- 3.5 The rural areas of North Northamptonshire have had 3,554 net additions to the housing stock 2001-12. Development has been highest across the villages of Kettering Borough where 1,425 dwellings have been built (augmented by the new village of Mawsley). There have been 917 and 647 new dwellings built respectively across the rural areas of Wellingborough and Corby (augmented by the Little Stanion development). Finally, 565 dwellings have been provided across the rural hinterlands of East Northamptonshire.
- 3.6 In summary, the relative proportion of housing delivery by settlement category, 2001-12, is depicted by Chart 1 overleaf. As this shows, 45% of all new housing has been directed to the Growth Towns, followed by 30% at the Smaller Towns. This pattern is consistent with the hierarchy outlined in the CSS, in that these settlements (the 'urban core') have had the greatest share of housing to date (75% of all completions). However, proportionately more of this development has occurred at the Smaller Towns and less at the Growth Towns than envisaged through the CSS (see Chart 2). The Rural Service Centres, at April 2012, have been broadly delivering housing to the exact rate anticipated through the CSS (5%).
- 3.7 In contrast, the rural areas have seen almost double the levels of development than anticipated through the CSS - 20% of all dwellings to date. However, this is not entirely unexpected as the rural hinterlands contain 2 large development areas¹³ that have been under construction for a number of years and which have contributed significantly to housing provision in the rural area to 2012. As these sites near completion, development rates will slow and it is anticipated that delivery rates in the other settlement categories will increase as a result. In addition, of the five urban extensions identified for the Growth Towns, only Priors Hall (Corby Borough) is currently under construction (at December 2012) and the delay in implementing the other sites is leading to schemes in the smaller settlements being developed in the interim. The NNJPU's partner councils are working with site developers with a view to ensuring that the urban extensions, which are key to the overall housing strategy of the CSS, can be implemented and begin to deliver housing in the near future to facilitate development at the Growth Towns and reduce the reliance on smaller settlements to provide for housing.

¹³ Mawsley Village, Kettering Borough (917 completions) and Little Stanion, Corby Borough (296 completions)



- 3.8 In summary, whilst the focus for development, 2001-12, has remained within the ‘urban core’ (and the three growth towns in particular), it is noted that proportionate rates of housing delivery differs to those levels set through the CSS. Notably, the proportion of completions in the Growth Towns is lower than that envisaged through the CSS whereas this is higher in the rural areas and Smaller Towns. This is depicted by reference to Chart 1 and 2.



Distribution of Housing Development, 2001-12: by local authority area

- 3.9 Kettering Borough has seen the greatest level of new housing built to date, with 5,720 dwellings delivered overall (32% of all new residential development). East Northamptonshire has had the next highest share with 4,647 dwellings (26%) closely followed by Corby Borough with 4,309 dwellings (24%). The remaining new housing has been in the Borough of Wellingborough where 3,065 net new dwellings (or 17% of all new residential development) have been delivered.

Distribution of Housing Development, 2011-12

- 3.10 As a primary purpose of this AMR is to report on progress made in the reporting year, an update is now provided as to the delivery of housing in 2011/12. Over this period, completions across North Northamptonshire totalled 1,101 dwellings. This figure is comprised of 482 net completions in Corby Borough, 184 in East Northamptonshire, 313 in Kettering Borough and 122 across the Borough of Wellingborough. Compared to housing delivery recorded in 2010/11 (1,385 dwellings), this represents a reduction of 284 dwellings overall (or 21%). At local authority level, the biggest change has been recorded in Kettering Borough where a 34% fall in completions has been recorded, followed by Corby (-18%) and East Northamptonshire (-15%). In contrast, an 11% increase in development was recorded in Wellingborough, albeit this is against an already low base position.
- 3.11 Table of the CSS 1 (Settlement Roles) outlines the hierarchy of settlements whilst Table 5 of outlines the level of housing development to be directed to each settlement/settlement category over the lifetime of the plan. Further to this, AMR Table 1 (at the start of this Section) details the amount and location of housing completions to date. In 2011/12, 1,101 net new dwellings were built. The highest share of this development occurred in the Growth Towns with 537 net completions overall (49% of all completions). The next greatest share was derived from the Smaller Towns, with 298 net completions (27%) followed by development across the Rural Areas (233 completions – 21%). In contrast, the category with the least level of new housing development was the Rural Service Centres, with 33 net dwellings provided (3% overall).
- 3.12 When compared to the average level of housing delivery 2001-11, only Corby Borough exceeded its average in 2011/12 with notable falls recorded in all other areas. However, this has to be considered in the context of the housing market crash of recent years and the ongoing issues with mortgage lending which is hampering development rates.

Local Authority	Net completions 2010/11	Net completions 2011/12	% Change	Average level of housing completions 2001-11
Corby	585	482	-18%	383
East Northamptonshire	217	184	-15%	446
Kettering	473	313	-34%	541
Wellingborough	110	122	11%	294
North Northamptonshire	1,385	1,101	-21%	1,664

Output Indicator Housing 3: New and converted dwellings - on Previously Developed Land (PDL)

LPA	Total Gross Housing Completions	Total Gross Housing Completions on PDL	% of Gross Housing Completions on PDL	% Difference to 2011 position
Corby	484	88	18%	-13%
East Northamptonshire	192	91	47%	-9%
Kettering	313	91	29%	-29%
Wellingborough	129	70	54%	+4%
North Northamptonshire	1,118	340	30%	-15%

3.13 The NPPF identifies 12 core land-use planning principles that should underpin both plan making and decision taking. One of these 12 core planning principles relates to planning authorities encouraging the effective use of previously developed (brownfield land), provided that it is not of high environmental value. At the local level, the need to utilise previously developed land is set through Policy 9 (*Distribution and Location of Development*) of the adopted CSS. This policy stipulates that at least 30% of the housing requirements for North Northamptonshire are provided on brownfield sites. In this context each local authority has an annual target of 30%. Performance in 2012 can be gauged through reference to table H3 above. On a collective basis, North Northamptonshire has achieved the local policy target (30% attainment). However, on a local authority basis, only East Northamptonshire (47%) and Wellingborough (54%) attained this local policy requirement in 2011/12 (although Kettering was marginally short at 29%). Corby Borough achieved the lowest amount of new housing on brownfield land (18%).

3.14 In terms of a year on year comparison, only Wellingborough recorded an increase, with 4% more brownfield completions relative to the 2011 position. All other local authorities experienced a fall in development on previously developed land. However, given the finite nature of previously developed land and buildings, such trends are not unexpected. Progress in this important policy area will continue to be monitored in future AMRs.

Output Indicator Business Development 2: Total Amount of employment floorspace on previously developed land



BD2		B1a	B1b	B1c	Unclassified B1	B2	B8	Mixed B	Total
Corby	Gross	1,094	0	1,379	75	2,228	1,211	539	6,526
	% Gross on PDL	100%	0	100%	100%	100%	100%	100%	100%
East Northamptonshire	Gross	68	0	0	0	216	13,540	0	13,824
	% Gross on PDL	37.4%	0	0	0	3.0%	100%	0	66%
Kettering	Gross	360	0	0	0	450	0	0	810
	% Gross on PDL	100%	0	0	0	100%	0%	0	29%
Wellingborough	Gross	0	0	180	0	3,732	3,617	1,040	8,569
	% Gross on PDL	0	0	27.5%	0	97%	100%	100%	94%
North Northamptonshire	Gross	1,522	0	1,559	75	6,626	18,368	1,579	29,729
	% Gross on PDL	93%	0	77%	100%	48%	100%	100%	75%

3.15 As a whole, 75% of all floorspace developed for employment use in 2011/12 was provided on PDL. This denotes an increase from the previous monitoring year (62%). All new employment floorspace provided in Corby was on PDL and Wellingborough achieved a similarly high proportion (94%). 66% of completed floorspace was on PDL in East Northamptonshire although provision was much lower in Kettering (29%). This indicator has been derived from the list of 'Core Output Indicators' formerly required by Government and so there is no local target against which performance is assessed other than through reference to data published in previous AMRs.

Accessibility – Ensuring access to services and facilities from new developments

Bus Stops ➡

LPA	% of completed development within 0.4km of a bus stop
Corby	100
East Northamptonshire	96
Kettering	100
Wellingborough	92
North Northamptonshire	93

- 3.16 In 2011/12, 93% of all new housing completions were within 400m of a bus stop. This is the same proportion of development as identified for the previous year. It is important that this figure is as high as possible to help facilitate the attainment of modal shift and a reduction of the proportion of trips made by car. There has been little change in the values for each Local Authority (the largest change was a 7% increase for Kettering and a 7% decrease for Wellingborough). However, this does not give any indication of the number of people using these stops or of the provision of new stops to serve new developments.

Health Centre

LPA	% of completed development within 1km of a health centre
Corby	62
East Northamptonshire	88
Kettering	87
Wellingborough	62
North Northamptonshire	66

- 3.17 Overall there has been an 8% decrease from the 2010/11 position in respect of the percentage of new housing development within 1km of a health centre. East Northamptonshire and Kettering had the highest percentage of completed development within this distance.

Sports Centre

LPA	% of completed development within 2m of a sports centre
Corby	35
East Northamptonshire	68
Kettering	47
Wellingborough	35
North Northamptonshire	39

- 3.18 Compared to last year's position, there has been an overall fall of 6% in the amount of new residential development built within 2km of a sports centre. The largest annual change has been in Wellingborough (-57%) which has in part been facilitated by a greater amount of new residential development occurring in the rural areas of the Borough, followed by Corby (-23%) where much new development has occurred on sites to the periphery of the urban area. In contrast, East Northamptonshire (+28%) and Kettering (+16%) have seen more residential development provided in proximity to sports centres in 2011/12 relative to the previous year.

Primary School

LPA	% of completed development within 0.6km of a primary school
Corby	81
East Northamptonshire	82
Kettering	100
Wellingborough	65
North Northamptonshire	69

- 3.19 Overall the amount of development within 600m of a primary school has decreased by 6% in the last monitoring year. The most significant change noted is in respect of Wellingborough where all residential development achieved this sustainability objective. In contrast, the largest amount of development within 600m of a primary school was Kettering with 100% followed by East Northamptonshire (82%) and Corby (81%), which were broadly similar (but improved relative to 2011).

Secondary School

LPA	% of completed development within 1.5km of a secondary school
Corby	35
East Northamptonshire	65
Kettering	63
Wellingborough	54
North Northamptonshire	55

- 3.20 In respect of distance to secondary schools, the overall percentage of development within 1.5km has stayed roughly the same (with a slight decrease of 1% from the previous year). The greatest increase was in Kettering (+14%) and the greatest decrease in Wellingborough (-46%).

4. ECONOMY AND TOWN CENTRES

- 4.1 The CSS Vision embodies the principle of creating a more self-sufficient area which is better able to meet the needs of local people. This is borne out by policies 8, 11 and 12 in particular, which respectively seek to diversify the economy, deliver a better jobs/worker balance; net jobs growth; and increasing the retention of comparison retail expenditure.
- 4.2 Traditionally, employment monitoring has been based on land supply but in the light of the CSS objective of balancing new homes and jobs, the assessment of job creations (gains/losses) provides a more informative analysis of the economic performance in North Northamptonshire. For the purpose of the CSS review, a reasonably long term view is needed of the commercial property market and general economic changes, as the growth agenda will take time to build momentum.

Employment

Net Jobs Growth

- 4.3 When monitoring employment it is important to monitor long term economic performance. However, sources of information vary. The 2010/11 AMR made use of job creation data from the 2011 Employment Targets report¹⁴ (Roger Tym and Partners) to provide an illustration of past performance over the period 1998-2010. This data replicated below for reference and has been derived from Annual Business Inquiry (ABI) data for the period 1998-2008 and Business Register and Employment Survey (BRES) data from 2008-2010. This data is not necessarily comparable but provides an illustration of long term economic performance. Although part of this data covers a period outside the CSS (1998-2001), it is provided to allow trends to be identified in respect of annualised job creation performance¹⁵.

LPA	CSS Net Job Growth to 2021	Annualised Requirement 2001-21 (net)	Performance 1998-2008 (ABI)	Performance 2008-2010 (BRES)	Total 1998-2010	Annualised Performance 1998-2010
Corby	13,580	679	-286	-1,518	-1,804	-150
East Northants	5,220	261	7,467	-948	6,519	543
Kettering	16,200	810	6,202	-882	5,320	443
Wellingborough	12,400	620	-1,371	-1,042	-2,413	-201
North Northants	47,400	2,370	12,012	-4,390	7,622	635

- 4.4 On the basis of this data, and as referenced in previous AMRs, North Northamptonshire has, to date, been unable to meet the employment growth required to balance high housing targets and is significantly under-performing, particularly due to significant losses of

¹⁴ Roger Tym & Partners (2011) North Northamptonshire Employment Targets – Final Report [Online] Available from: <http://www.nnjpu.org.uk/publications/docdetail.asp?docid=1234>

¹⁵ No additional jobs data, covering the period to 2012, has been generated for this AMR. The NNJPU are going to review this issue over the intervening period with a view to gathering this to report for the 2012/13 AMR.

manufacturing jobs. In 1998 manufacturing was the largest sector in North Northamptonshire accounting for 1/3rd of all employment. Between the districts Corby was dependent on manufacturing for 50% of its jobs while in the other districts manufacturing accounted for 30% of all employment. Between 1998 and 2008, all districts lost manufacturing employment. The largest losses were in Corby and Wellingborough. These areas both lost around 5,000 manufacturing jobs, with most in the early and middle part of that period. The size of the sectors in each authority roughly halved over the 10 year period. Kettering also lost 3,000 manufacturing jobs over the same period.

4.5 Between 1998 and 2008 East Northamptonshire and Kettering have been the best performing local authorities, and East Northamptonshire has exceeded its CSS target. Both have also been more resilient to the recession, although all four authorities have experienced significant job losses. B8 (strategic distribution) has been the largest growth sector in North Northamptonshire in recent years and between 1998 and 2008 nearly 7,000 new jobs were created in 'wholesale, retail and repair' sectors plus a further 2,500 in 'transport, storage and communications', accounting for around 38% of the gross increase in jobs.

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

Output Indicator Business Development 1: Total amount of additional employment floorspace¹⁶



BD1		B1a	B1b	B1c	Unclassified B1	B1/B2	B2	B8	Mixed B	Total
Corby	Gross	1,094	0	1,379	75	0	2,228	1,211	539	6,526
	Net	731	0	1,379	-911	0	2,228	29	539	3,995
East Northamptonshire	Gross	182	0	0	0	0	7,201	13,540	0	20,923
	Net	182	0	0	0	0	7,201	13,540	0	20,923
Kettering	Gross	360	0	0	0	0	450	1,999	0	2,809
	Net	346	0	0	0	0	433	1,924	0	2,703
Wellingborough	Gross	0	0	655	0	0	3,848	3,617	1,040	9,160
	Net	0	0	180	0	0	3,749	3,617	1,040	8,586
North Northamptonshire	Gross	1,636	0	2,034	75	0	13,727	20,367	1,579	39,418
	Net	1,259	0	1,559	-911	0	13,611	19,110	1,579	36,206

4.7 Collectively, North Northamptonshire has developed 44% more employment floorspace than the previous monitoring year (22,354m²). This has been predominantly facilitated by B2 (General Industrial) developments and an increased amount of B8 (Warehousing) floorspace being provided (the latter evidencing of the strength of the B8 sector within North Northamptonshire). East Northamptonshire has delivered the most employment floorspace overall, whereas Kettering brought forward the least amount. As in previous monitoring

¹⁶ Figures rounded to nearest whole number

years, it is evident that North Northamptonshire is still under-performing in relation to the development of B1 floorspace.

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

BD3		B1a	B1b	B1c	Unclassified B1	B1/B2	B2	B8	Mixed B	Total
Corby	hectares	11.08	0	0.99	23	0	10.14	77.49	105.3	228
East Northamptonshire	hectares	7.452	17.17	0.608	0.87	1.23	0.540	1.830	147.71	177.41
Kettering	hectares	29.96	0	0	0	0	0	1.25	0	31.21
Wellingborough	hectares	31.45				0	- 0.36	16.62	17.52	65.23
North Northamptonshire	hectares	123.81					10.32	97.19	270.53	501.85

- 4.8 The stock of available employment land in North Northamptonshire has increased significantly from the last monitoring year, primarily due to a major increase in East Northamptonshire, as a consequence of a review of available employment land by the Council. There remains significant availability of employment land in North Northamptonshire, particularly in Corby and East Northamptonshire, with less in Wellingborough and Kettering (although availability in Kettering has increased by 17.91 ha compared to the 2011 AMR). Notwithstanding job creation figures to date or existing permissions, the above table shows that there is sufficient land available for B1 and B8 uses to deliver the CSS job requirements. In terms of the former, this fact highlights the issue in delivering B1 (Office) development within North Northamptonshire.

Output Indicator Business Development 4 – Total amount of floorspace (m²) for ‘town centre uses’



BD4			A1	A2	B1a	D2	Total
Corby	Town Centres	Gross	0	0	0	363	363
		Net	-240.7	0	-363	363	-240.7
	District	Gross	1,087	0	1,093.8	4,057	6,237.8
		Net	100.6	0	730.8	4,057	4,888.4
East Northamptonshire	Town Centres	Gross	36	0	0	0	36
		Net	36	0	0	0	36
	District	Gross	36	0	0	0	36
		Net	36	0	0	0	36
Kettering	Town Centres	Gross	0	0	0	0	0
		Net	-320	-60	0	0	-380
	District	Gross	0	0	360	0	360
		Net	-376	-60	342	0	-94
Wellingborough	Town Centres	Gross	32	67	0	114	213
		Net	32	67	0	114	213
	District	Gross	32	67	220	114	433
		Net	32	67	220	114	433
North Northamptonshire	Town Centres	Gross	68	67	0	477	612
		Net	-492.7	7	-363	477	-371.7
	District	Gross	1,155	67	1,673.8	4,171	7,066.8
		Net	-207.4	7	1,292.8	4,171	5,263.4

- 4.9 Whist there has been a decrease in town centre floorspace delivered relative to the last monitoring period, significant regeneration opportunities remain in the North Northamptonshire town centres, with adopted Town Centre Area Action Plans for Kettering and Wellingborough as well as ongoing development and regeneration in Corby. Overall, 612 m² of additional town centre floorspace (gross) has been provided across North Northamptonshire through a combination of new floorspace completions plus gains made through change of use and conversions. This is significantly below the equivalent figure published in 2011 (10,873m²). When demolitions are factored in, there was actually a net decrease in the provision of Town Centre floorspace and this is owing to ongoing regeneration work in Corby and Kettering. In contrast, provision at the District level has been much higher with 7,067m² provided overall, with out of town development in Corby providing the majority of this supply (6,238m²). However, these District figures are again well below levels posted in 2011 and are likely to be symptomatic of the recession and reduced consumer confidence/spending.

5. HOUSING

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

Output Indicator Housing 1: Plan Period and Housing Targets

- 5.2 The Localism Act received royal assent on November 15th 2011. This Act, amongst other measures, will abolish the Regional Strategy upon which the following CSS housing requirements are based. However, the CSS remains the development plan for the area and its housing requirements, 2001-21 are as per the below table.

LPA	Start of Plan Period	End of Plan Period	Total Housing Required	Source of Plan Target
Corby	01/04/2001	31/03/2021	16,800	CSS
East Northamptonshire			9,400	
Kettering			13,100	
Wellingborough			12,800	
North Northamptonshire			52,100	

Output Indicator Housing 2: Net additional dwellings (2001-12)

- 5.3 The data presented in Table H2 overleaf provides details of net housing completions for both previous years (2001-11) and the reporting year (2011/12). For clarity, the latter figures have been suffixed (b) and the former are suffixed (a). In total, 17,741 dwellings were built over the period 2001-12. This is made up of 4,309 net additional dwellings in Corby Borough, 4,647 in East Northamptonshire, 5,720 in Kettering Borough and 3,065 in the Borough of Wellingborough

Output Indicator Housing 2a: Net additional dwellings – in previous years (2001-11)

- 5.4 Table H2 below outlines the number of net additional dwellings provided, at both local authority and North Northamptonshire levels, over the period 2001-2011. Overall, there were 16,640 net additional dwellings built across North Northamptonshire over this period. This is made up of 3,827 net additional dwellings in Corby Borough, 4,463 in East Northamptonshire, 5,407 in Kettering Borough and 2,943 in the Borough of Wellingborough.

Output Indicator Housing 2b: Net additional dwellings – for the reporting year (2011/12)

5.5 The data presented in Table COI H2 overleaf also outlines the number of net additional dwellings provided at both local authority and North Northamptonshire levels over this AMR reporting year, (2011/12). Overall, **1,101 net additional dwellings were built** across North Northamptonshire. This total is comprised of 482 completions in Corby Borough, 184 in East Northamptonshire, 313 in Kettering Borough and 122 in the Borough of Wellingborough.

COI H2(a): Net additional dwellings – in previous years												
COI H2(b): Net additional dwellings – for the reporting year												
LPA	2001/ 02 H2(a)	2002/ 03 H2(a)	2003/ 04 H2(a)	2004/ 05 H2(a)	2005/ 06 H2(a)	2006/ 07 H2(a)	2007/ 08 H2(a)	2008/ 09 H2(a)	2009/ 10 H2(a)	2010/ 11 H2(a)	2011/ 12 H2(b)	Total 2001- 12
Corby	96	184	422	293	369	573	457	476	372	585	482	4,309
East Northants	467	606	482	609	661	504	536	170	211	217	184	4,647
Kettering	572	572	572	572	572	572	685	422	395	473	313	5,720
Wellingborough	306	175	280	415	345	392	474	295	151	110	122	3,065
North Northants	1,441	1,537	1,756	1,889	1,947	2,041	2,152	1,363	1,129	1,385	1,101	17,741
Cumulative Total	1,441	2,978	4,734	6,623	8,570	10,611	12,763	14,126	15,255	16,640	17,741	17,741

Output Indicator Housing 2c: Net additional dwellings – in future years (2012-21)

5.6 The data presented in Table COI H2(c) below has been extracted from the local authority housing trajectories as presented in the appendices to this AMR. This table shows the anticipated levels of housing completions, at both local authority and North Northamptonshire levels, over the remainder of the CSS plan period¹⁷. This equates to 18,822 dwellings over the period 2012-2021.

LPA	2012/ 13 H2(c)	2013/ 14 H2(c)	2014/ 15 H2(c)	2015/ 16 H2(c)	2016/ 17 H2(c)	2017/ 18 H2(c)	2018/ 19 H2(c)	2019/ 20 H2(c)	2020/ 21 H2(c)	Total 2012- 21
Corby	539	513	637	776	638	508	839	963	976	6,389
East Northants	360	420	592	699	735	613	371	330	295	4,415
Kettering	318	470	725	663	693	647	161	191	60	3,928
Wellingborough	128	306	329	430	581	585	585	630	516	4,090
North Northants	1,345	1,709	2,283	2,568	2,647	2,353	1,956	2,144	1,847	18,822
Cumulative Total (2012 +)	1,345	3,054	5,337	7,905	10,552	12,905	14,861	16,975	18,822	18,822
Cumulative Total (2001 +)	19,086	20,795	23,078	25,646	28,293	30,646	32,602	34,716	36,563	36,563

¹⁷ The data presented in years 2012-18 has been used to calculate the five year housing requirement for each local authority/North Northamptonshire as presented within this section and the appendices to this AMR.

- 5.7 As the above table highlights, on a cumulative basis, anticipated housing completions equate to 36,563 dwellings over the whole of the CSS plan period to 2021 (including 17,741 recorded completions 2001-12). This represents a collective shortfall of 15,537 dwellings relative to the overall targets in the CSS (see Table H1) and indicates that none of the local authorities are likely to deliver the housing targets set in the CSS to 2021. This issue has been exacerbated by the ongoing economic recession which has affected consumer confidence and made mortgage approvals increasingly difficult to secure. Consequently, housebuilders' have become more cautious and this can be seen locally as rates of housing completions have dropped significantly since 2007/08 and is also reflected in future build-rates, facilitating this overall shortfall. The below table summarises the anticipated performance of each LPA area relative to CSS targets to 2021. Using data collated at 31/03/2012, Corby and Wellingborough have the two largest anticipated shortfalls in housing supply relative to targets. This situation has been exacerbated by the fact that each local authority has 2 urban extensions identified to deliver large proportions of their respective housing requirements but, in the face of issues including the recession and significant infrastructure costs associated, only Priors Hall (Corby) is currently under construction¹⁸ (and West Corby is yet to secure planning permission).

LPA	2001-12	2012-21	Total 2001-21	Requirement 2001-21	Anticipated Performance 2001-21 ¹⁹
Corby	4,309	6,389	10,698	16,800	-6,102
East Northants	4,647	4,415	9,062	9,400	-338
Kettering	5,720	3,928	9,648	13,100	-3,452
Wellingborough	3,065	4,090	7,155	12,800	-5,645
North Northants	17,741	18,822	36,563	52,100	-15,537

- 5.8 By way of a pragmatic response to the ongoing economic recession, and problems in facilitating housing delivery, the NNJPU consulted on an Emerging Draft Plan (August 2012) as part of the review of the CSS. This included proposals for reduced housing requirements 2011-2031 (relative to those in the adopted CSS and Regional Plan). Such a review is appropriate as the shortfall widens, relative to targets, and the recession continues to impact on levels of housebuilding. Together these factors mean that the likelihood of delivering the CSS strategic housing requirements to 2021 diminishes. By re-basing the plan requirements, taking account of our evidence base, it makes it possible to set more achievable housing targets whilst giving greater certainty to infrastructure providers as to the timing and scale of developments coming forward.
- 5.9 Further to this, the NNJPU and partner authorities are also actively working on addressing the shortfall in identified supply. An updated Strategic Housing Land Availability Assessment (SHLAA) for North Northamptonshire is being finalised and due for publication in early 2013. This is a rolling document which assesses identified sites for their future housing potential against a range of sustainability criteria with a view to helping LPAs allocate suitable sites for

¹⁸ Wellingborough East (3,100 dwellings) and Wellingborough North (3,000) both have outline planning permission

¹⁹ At 31/03/2012

development. This document should help the housing land supply position of the respective LPAs accordingly and help facilitate development in the right places. In addition, a compulsory purchase order has recently been confirmed, enabling a crucial piece of land required to access the Stanton Cross (Wellingborough East sustainable urban extension) development to be secured and thereby removing a key obstacle to the future development of the site, which has had planning permission since for 3,100 dwellings since 2008.

- 5.10 Furthermore, through the review of the CSS, Corby Borough Council and the NNJPU have been in discussions with the agents of the West Corby urban extension area with a view to facilitating the allocation of a site for 4,000 dwellings in the CSS review and the delivery of new homes. It should also be flagged that since the last AMR was published, a *Town Centre Area Action Plan* has been adopted in Kettering (July 2011) and the *Rural North, Oundle and Thrapston Plan* (July 2011) was adopted in East Northamptonshire – both of which outline housing allocations for future development and provide certainty to developers and infrastructure providers alike with a view to delivering more housing. Collectively, these are all important factors which should boost housing supply in the local area and provide a pragmatic response to both the economic conditions and ongoing housing land supply issues. Progress in this area will be provided in future AMRs.

Output Indicator Housing 2d: Managed Delivery Target

LPA	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
Corby	1,297	1,388	1,494	1,634	1,800	2,005	2,347	2,960	4,021	7,078
East Northants	494	528	549	568	564	536	487	445	482	633
Kettering	769	820	883	942	978	1,041	1,128	1,288	1,852	3,512
Wellingborough	986	1,082	1,201	1,329	1,495	1,708	1,990	2,459	3,396	6,161
North Northants	3,546	3,818	4,127	4,472	4,837	5,291	5,952	7,151	9,749	17,384

- 5.11 The 'Managed Delivery' figures presented in the table above represent the net additional dwellings required to come forward each year over the remaining plan period to ensure that each local authority area can deliver the housing requirements of the adopted CSS. These figures take into account actual and projected delivery shortfalls in both previous and future years and represent the number of housing completions needed to get the plan 'back on track' at any point in time. The value of this data is that it allows assessment of whether past shortfalls will be addressed through future trends in housing supply²¹ or whether there is any need for action to facilitate delivery of the strategic allocations. The managed delivery figures are calculated using a residual method and are derived from the total plan allocation less the cumulative rate of completions divided by the number of years a plan has left to run.

- 5.12 As outlined in the preceding commentary, the rate at which extant permissions are, and have been delivered, has facilitated a shortfall relative to plan targets to 2021. This has the

²¹ As derived from the housing trajectories/site schedules as presented in Appendix I to this AMR.

effect of causing the 'Manage' calculation to increase annually over the remainder of the plan period and this trend is in sharp contrast to the position outlined in the 2009 AMR where a perceived oversupply of dwellings, relative to targets, facilitated a steady drop in these figures. To address this trend, through the review of the CSS, the NNJPU and partners are looking to revise the housing requirements for the area to levels which are more realistic in delivery terms and which take account of local needs and aspirations. Progress in this area will be provided in future AMRs. We are also working on identifying deliverable (including strategic) sites for housing which can improve our housing supply position accordingly.

Chart 3: North Northamptonshire: Projected Housing Trajectory, 2001-21 (at 31/03/2012) ↓

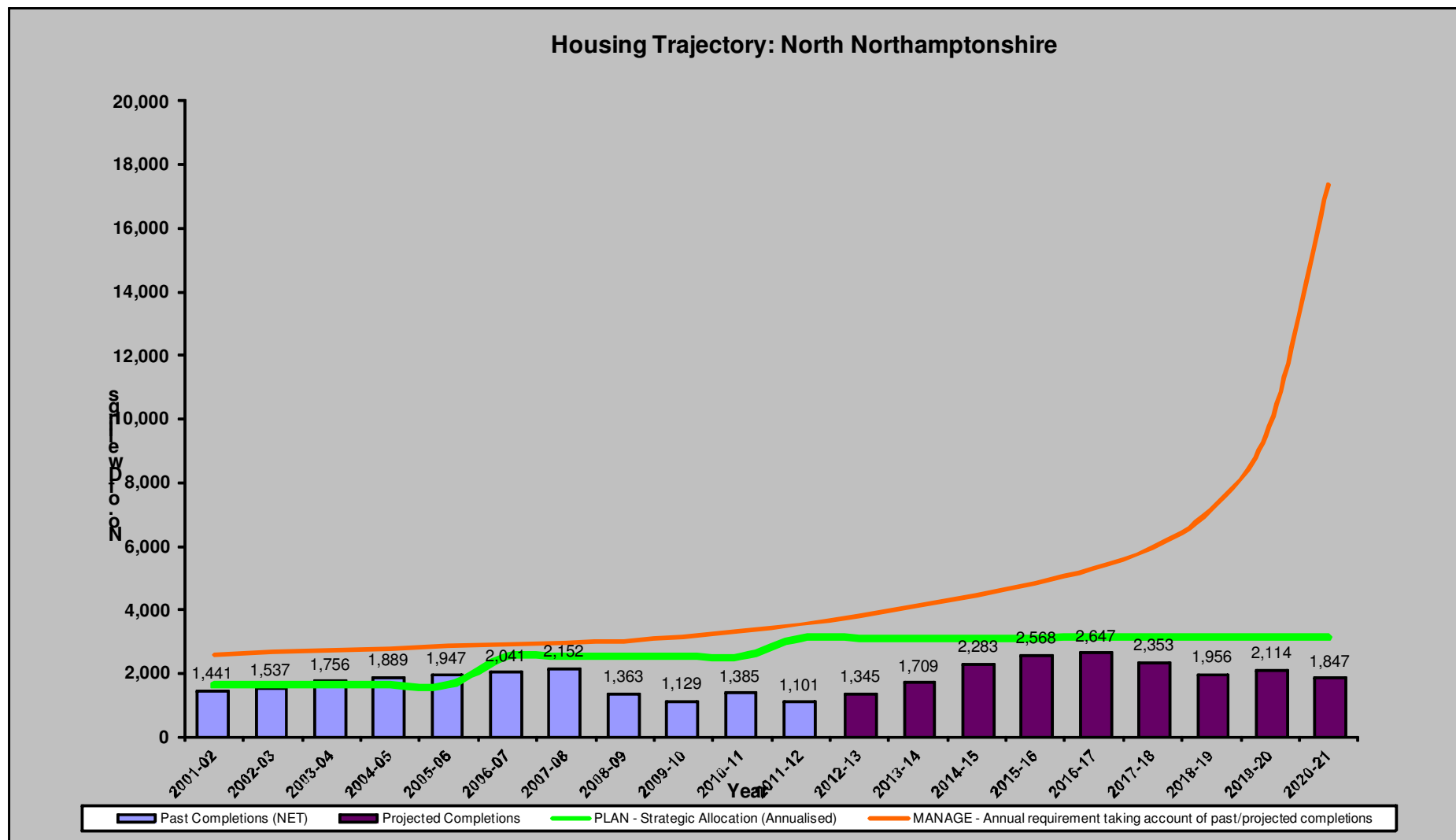
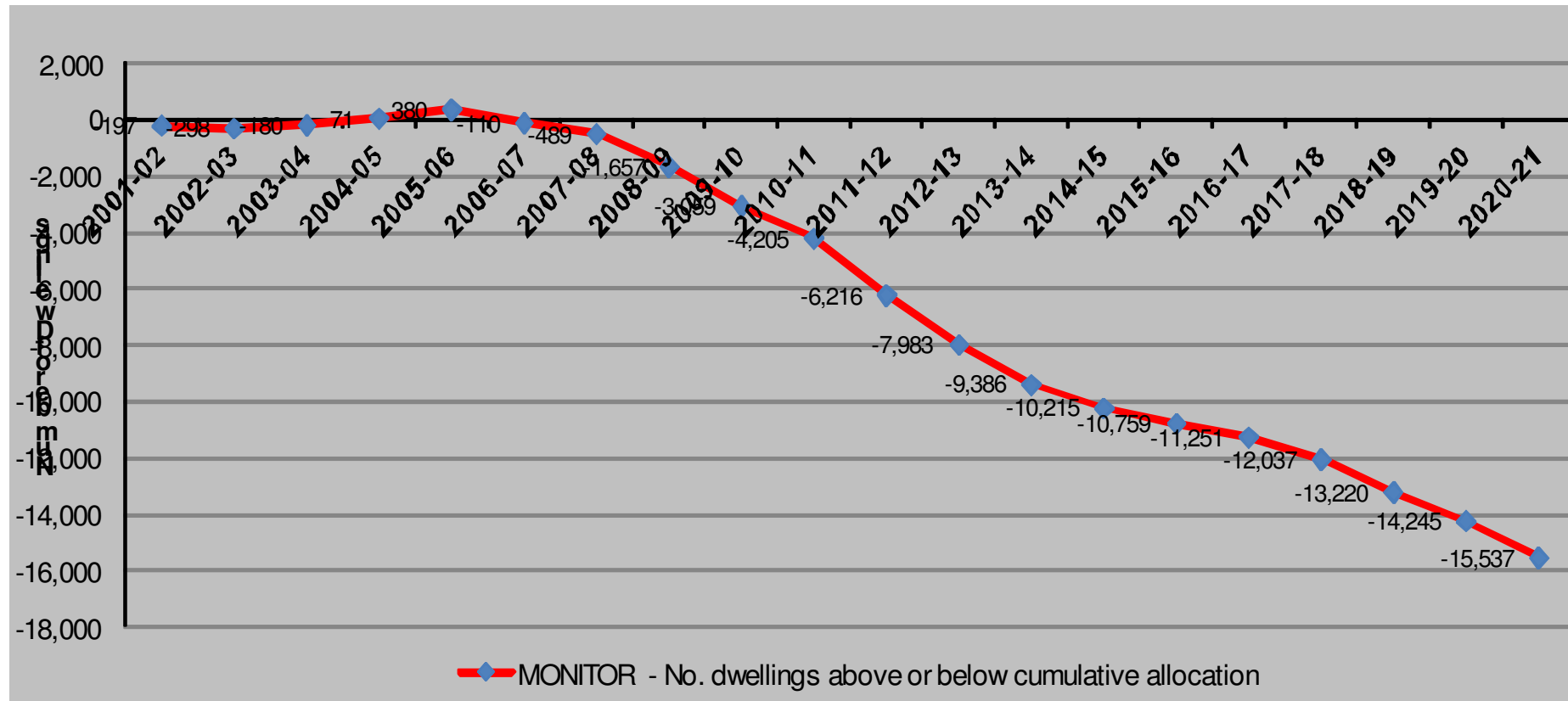


Chart 4: North Northamptonshire: Projected Performance against CSS Targets, 2001-21 (at 31/03/2012)



North Northamptonshire: Commentary on the Housing Trajectory, 2001-21 (at 31/03/2012)

- 5.13 The preceding housing trajectory for North Northamptonshire (Charts 1 and 2) has been prepared using data available up to 31/03/2012 and derived by collating the respective figures from the individual housing site schedules prepared by the four local authorities (which are found in Appendix I to this AMR). This trajectory is a graphic representation of the data presented for North Northamptonshire in tables H2 a, b, c and d (see above).
- 5.14 The housing trajectory is designed to support a 'Plan, Monitor, Manage' approach to ensure that sufficient, suitable land is available to achieve local housing delivery objectives. This is informed by the collation of a schedule of sites, in varying stages of the planning process, which outlines where and when housing delivery is anticipated over the plan period. The trajectory shows local housing delivery performance, both past and projected, relative to targets in the adopted CSS.
- 5.15 Preparation of a plausible housing trajectory is difficult given the ongoing recession. However, this trajectory is a reflection of the current situation and outlines that North Northamptonshire will not be able to deliver the planned levels of growth (52,100 dwellings) by 2021. This is in part due to a lack of housing provision relative to housing targets in the initial years of the plan and exacerbated by the ongoing economic recession which has both slowed rates of housebuilding (partly due to consumer difficulties in obtaining mortgage approvals and general consumer constraint as well as some development sites being unviable due to upfront infrastructure costs)
- 5.16 The green 'PLAN' line presented in the first of the preceding graphs denotes the level of housing required to attain the overall CSS housing requirements. These requirements reflect the annual rates of development presented in CSS Table 3 (Average annual housing provision rates 2001-2021). From April 2013 onwards, the average rate of completions required for the area to meet its CSS targets is 3,129 dwellings per annum. Taking anticipated shortfalls into account this figure increases to 4,127 dwellings per annum. Achieving either of these levels of development and sustaining them to 2021 would be a major challenge locally given that the previous highest annual rate of completions recorded was 2,152 dwellings in 2007/08 when the economic climate was significantly more buoyant.
- 5.17 The red 'MONITOR' line in Chart 4 details the annual performance of North Northamptonshire relative to the cumulative recalibrated housing targets (green 'PLAN' line) discussed above. By 2021 there is an anticipated shortfall of 15,537 dwellings relative to the housing requirement of 52,100 dwellings. Housing supply is expected to tail off relative to targets for the remainder of the plan period – a fact exacerbated by the factors highlighted throughout this section. This is an ongoing issue, as reported in previous AMRs, and the NNJPU and its partners are actively working to address these problems with a view to facilitating an improvement by the next AMR.
- 5.18 Commentary on the orange 'MANAGE' line (as found in the first of the preceding graphs) has been previously covered at paragraphs 5.11 - 5.12 and will not be repeated here.

Output Indicator Housing 4 – Net additional pitches (gypsy and traveller)



Local authority	Permanent	Transit	Total
Corby	4	0	4
East Northamptonshire	0	0	0
Kettering	0	0	0
Wellingborough	0	0	0
North Northamptonshire	4	0	4

5.19 In the monitoring year 2011/12, there were 4 net additional pitches provided across North Northamptonshire. This provision was wholly derived from an extension to the existing Dunlop Close site in Corby (completed December 2011). This denotes an improvement in provision compared to the 2010/11 AMR where one transit pitch was recorded (in Kettering Borough).

5.20 The North Northamptonshire Gypsy and Traveller Accommodation Assessment 2011 outlines the accommodation needs of Gypsies and Travellers by local authority area for the period 2012-2022. This sets a total requirement of 34 residential and transit pitches and 6 travelling showpeople plots and is summarised in the following table. The next AMR (2012/13) will assess provision relative to these targets.

LPA	2012-17			2017-22			Total 2012-22
	Residential Pitches	Transit Pitches	Travelling showpeople plots	Residential Pitches	Transit Pitches	Travelling showpeople plots	
Corby	-2	0	0	3	0	0	1
East Northants	2	3	4	5	0	0	14
Kettering	3	1	0	10	0	0	14
W'boro	4	0	2	5	0	0	11
North Northants	7	4	6	23	0	0	40

Output Indicator Housing 5 – Gross Affordable Housing Completions²²



Local authority	Social Rent	Intermediate Housing	Affordable Rent	Total Gross Affordable Homes provided	Total Gross Housing Completions	% Gross Affordable Housing Provision
Corby	119	17	2	138	484	29%
East Northamptonshire	43	8	0	51	192	27%
Kettering	55	32	0	87	313	28%
Wellingborough	49	9	0	58	129	45%
North Northamptonshire	266	66	2	334	1,118	30%

5.21 Policy 15 of the CSS (*Sustainable Housing Provision*) requires that 32% of the strategic housing target should be derived from affordable housing (40% in East Northamptonshire, 30% everywhere else). It is against these targets that performance in 2011/12 has been assessed.

5.22 In total, out of 1,118 gross housing completions recorded across North Northamptonshire 334 of these were affordable completions. This means that 30% of the overall gross housing provision was derived from affordable housing – a shortfall of 2% relative to the strategic target. On a local authority basis, the greatest amount of new provision was provided in Corby Borough (138) and the lowest in East Northamptonshire (51). However, in terms of proportionate supply, affordable dwellings made up the greatest share of gross housing delivery in Wellingborough (45%). The actual level of affordable homes provided in Wellingborough (58) was similar to that recorded in East Northamptonshire (51). However, as Wellingborough had the lowest (gross) housing completions overall, the proportionate amount that affordable housing has contributed is inflated and has facilitated this overall result. In respect of the proportionate share that affordable housing contributed to gross housing provision in 2011/12, Corby (29%), Kettering (28%) and East Northamptonshire (27%) were broadly similar, with Corby and Kettering falling marginally short of their CSS requirements (30%). However, East Northamptonshire had a greater deficit relative to its 40% CSS target (-13%).

²² The definition of affordable housing was amended through the introduction of the NPPF in March 2012 and expanded to include 'Affordable Rented' dwellings. Therefore, the assessment of provision outlined in Table COI H5 reflects these changes.

ASSESSMENT OF FIVE YEAR HOUSING LAND SUPPLY

Introduction

- 5.23 Since the 2011 AMR was published, the government has replaced the existing framework of planning policy statements and guidance with the National Planning Policy Framework (NPPF). In the context of housing delivery, the NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development (para. 6) - a key role of which is to provide the supply of housing required to meet the needs of present and future generations (para. 7).
- 5.24 In order to facilitate these key requirements, the NPPF emphasises that local authorities should boost significantly the supply of housing, part of which is achieved through the identification and ongoing maintenance of a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements (para 47). To boost supply even further, the NPPF also requires an additional buffer of 5% or 20% be added to identified housing requirements (moved forward from later in the plan period) to provide a greater prospect of achieving the planned supply and ensuring choice and competition in the market for land. The 5% buffer is a required addition for all local authorities through the NPPF. This is increased to 20% for those local authorities where housing delivery has been persistently below plan targets.

Years Covered through Assessment

- 5.25 In the context of this updated guidance, this AMR evaluates the housing land situation across North Northamptonshire at 31/03/2012. With the previous guidance in this area being withdrawn²³ there is no explicit direction as to what period the five year assessment should cover. From a peer review of other local authorities, some have concluded this to include the current year and assess the period 2012-17²⁴. Other local authorities have concluded this period should be forward looking and make an assessment over the years 2013-18²⁵. In North Northamptonshire it has been concluded that this year's review should cover the period 2013-18 in order to ensure conformity with previous AMRs and to avoid a reassessment of the period 2012-17 which is considered inappropriate in the context of a rolling evidence base.

Housing Targets Assessed

- 5.26 The remainder of this section is devoted to assessing the housing land supply position of the North Northamptonshire local authorities. This is assessed against both the housing

²³ http://www.planningportal.gov.uk/uploads/pins/local_plans/Letter_to_Chief_Planning_Officers.pdf

²⁴ Mole Valley District Council (2012) Authority Monitoring Report 2012 (pdf page 18)
http://www.molevalley.gov.uk/media/pdf/m/0/aa_Merged_AMR_for_printing_doc_and_appxes.pdf

²⁵ Spelthorne Borough Council (2012) Annual Monitoring Report (September 2012). Appendix 4 – Statement of Five Year Housing Supply (pdf page 101) <http://www.spelthorne.gov.uk/CHttpHandler.ashx?id=3072&p=0>

requirements set in the adopted CSS and the housing figures presented in the Emerging Draft JCS (August 2012). The latter assessments have been undertaken to highlight how each local authority's housing land supply position would fare against the emerging housing targets and to provide a guide as to the implications of adopting these targets.

Components of Housing supply considered in assessment

5.27 Before undertaking the assessment of housing land supply against the targets outlined above it is useful to highlight the components of housing supply which have been used. These are outlined below and are consistent with the approach undertaken in previous AMR's and also para. 47 of the NPPF:

- Extant planning permissions;
- Development Plan Document (DPD) Allocations (including Area Action Plan (AAP) allocations);
- Saved Local Plan (LP) allocations;
- Dwellings on sites which are Under construction;
- Core strategy allocations;
- Resolution to grant subject to Section 106;
- Emergent DPD allocations;
- Specific, Unallocated Brownfield Sites;
- Allowance for windfall development;

Housing Land Supply Position, 2013-18

Introduction

- 5.28 The appendices²⁶ to this AMR outline how each local authority's housing land requirement, 2013-18, has been calculated. Through reference to these housing requirements it is possible to calculate both the amount of housing supply each local authority requires to meet the stipulations of the NPPF and how they actually fare in relation to these requirements.
- 5.29 Further to this, the composition and levels of housing identified across each local authority for the period 2013-18²⁷ is outlined over the following section and an assessment of their respective housing land supply position is made accordingly. This has been undertaken in the context of both the adopted CSS and targets in the Emerging Draft JCS (August 2012)²⁸.

Corby Borough Council

Table C1: Corby Borough Council: Forecast Housing Supply 2013-18

Component	Total Dwellings
Dwellings on sites with a resolution to grant planning permission subject to S106 agreement	420
Dwellings on sites which are under construction	2,538
Unimplemented planning permissions	114
Total	3,072

Table C2: Corby Borough Council: Analysis of Housing Supply against the adopted CSS 2013-18



(a) Identified Housing Supply 2013-18	3,072
(b) Recalibrated Housing Requirement 2013-18 (+20%)	8,554
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	1.80

- 5.30 Table C1 above outlines the components of housing land supply for Corby Borough, 2013-18. This equates to 3,072 dwellings overall. Table C2 outlines the number of years housing land supply using data collated at 31.03.2012²⁹. This stands at **1.80 years worth of housing land**³⁰ relative to adopted CSS targets. This figure has been calculated through reference to the

²⁶ Appendices C, D and E

²⁷ Refer to Appendix I for site details;

²⁸ Draft Policy 28 of the Emerging Draft JCS identifies a minimum target for each local authority area and a further target (referred to as the 'strategic option' in this analysis) which combines this minimum requirement with a strategic opportunity for each district to provide a significantly higher level of delivery if this can be supported by the market.

²⁹ As footnote 26 above

³⁰ This represents a decrease of 2.08 years housing land supply compared to the position outlined in the 2011 Authority Monitoring Report (was 3.88 years)

Borough's housing land requirement (Appendix C) which considers anticipated performance against CSS targets to 31.03.2013 and distributes the shortfall on the same proportionate basis as CSS Table 3 over the remaining plan period - an approach consistent with previous AMR's. The above assessment, in accordance with the NPPF, incorporates a buffer of 20% following a review of anticipated housing delivery relative to targets.

Table C3: Corby Borough Council: Analysis of Housing Supply against the Emerging Draft JCS (Minimum Target) 2013-18

(a) Identified Housing Supply 2013-18	3,072
(b) Recalibrated Housing Requirement 2013-18 (+5%)	2,300
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	6.68

Table C4: Corby Borough Council: Analysis of Housing Supply against the Emerging Draft JCS (Strategic Option) 2013-18

(a) Identified Housing Supply 2013-18	3,072
(b) Recalibrated Housing Requirement 2013-18 (+20%)	4,104
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	3.74

- 5.31 As outlined in the preceding text, this AMR also assesses each local authority's housing land position against the minimum target and strategic option in Draft Policy 28 of the Emerging Draft JCS (August 2012) in order to highlight how the current supply would compare with these targets if they were to be adopted.
- 5.32 As outlined in Appendix C, an assessment is made of Corby Borough Council's position at 31/03/2013 in respect of anticipated performance against both the minimum target and the strategic option. Further to this, a 5% buffer has been applied to the housing requirement for the minimum option (as a surplus relative to targets is projected) and a 20% buffer applied against the strategic option over the same date (as a shortfall is anticipated). This approach indicates a **6.68 year supply of housing land, 2013-18, against the minimum housing target** and **3.74 years against the strategic option**.

East Northamptonshire District Council

Table E1: East Northamptonshire District Council: Forecast Housing Supply 2013-18

Component	Total Dwellings
Dwellings on sites with Extant Planning Permission for housing ³¹	1,283
Saved Local Plan Allocations	330
Dwelling on sites which have a resolution to grant planning permission subject to S106 agreement	648
Rural North, Oundle and Thrapston Plan Allocations (adopted July 2011)	448
Specific, Unallocated Brownfield Sites	35
Emergent DPD allocations	315
Allowance for Windfall	205 ³²
Total	3,264

Table E2: East Northamptonshire District Council: Analysis of Housing Supply against the adopted CSS 2013-18 

(a) Identified Housing Supply 2013-18	3,264
(b) Recalibrated Housing Requirement 2013-18 (+5%)	3,054
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	5.34

5.33 Table E1 above outlines the components of the identified housing land supply for East Northamptonshire District, 2013-18. This equates to 3,264 dwellings overall. Table E2 outlines the number of years housing land the Council has been determined as having over this period. This stands at **5.34 years housing land³³** and has been calculated through reference to the District's housing land requirement (Appendix C) which considers anticipated performance against CSS targets to 31.03.2013 and distributes the shortfall on the same proportionate basis as the CSS Table 3 over the remaining plan period - an approach consistent with previous AMR's. The above assessment, in accordance with NPPF para 47, incorporates a buffer of 5% (as the District considers it does not have a persistent record of under delivery relative to CSS housing requirements to date) and also includes an allowance for windfall development further to an examination of the district's evidence base (further to NPPF para 48).

³¹ Includes 684 dwellings on sites with full planning permission, 281 dwellings on sites with outline planning permission and 318 dwellings on sites with approval of reserved matters

³² This element of supply is not found within the housing site schedule as presented for East Northamptonshire in Appendix I to this report. All other categories are listed accordingly.

³³ This represents an increase of 1.23 years housing land supply compared to the position outlined in the 2011 Authority Monitoring Report (was 4.11 years)

Table E3: East Northamptonshire District Council: Analysis of Housing Supply against the Emerging Draft JCS (Minimum Target) 2013-18

(a) Identified Housing Supply 2013-18	3,264
(b) Recalibrated Housing Requirement 2013-18 (+20%)	2,004
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	8.14

Table E4: East Northamptonshire District Council: Analysis of Housing Supply against the Emerging Draft JCS (Strategic Option) 2013-18

(a) Identified Housing Supply 2013-18	3,264
(b) Recalibrated Housing Requirement 2013-18 (+20%)	2,046
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	7.98

5.34 As outlined in Appendix C, an assessment is also made of East Northamptonshire's position at 31/03/2013 in respect of anticipated performance against both the minimum target and strategic option in the Emerging Draft JCS. Further to this, a 20% buffer has been applied to the housing requirement for both the minimum and strategic options as a shortfall relative to targets is projected at 31/03/2013. This leads to the identification of **8.14 years of housing land, 2013-18, against the minimum housing targets** and **7.98 years against the strategic option.**

Kettering Borough Council

Table K1: Kettering Borough Council: Forecast Housing Supply 2013-18

Component	Total Dwellings
Dwellings on sites with detailed planning permission	177
Dwellings on sites with outline planning permission	1,945
Dwellings on sites which are under construction	363
Kettering Town Centre AAP Allocations (adopted July 2011)	90
Dwelling on sites which have a resolution to grant planning permission subject to S106 agreement	358
Specific, Unallocated Brownfield Sites	203
Allowance for Windfall	62
Total	3,198

Table K2: Kettering Borough Council: Analysis of Housing Supply against the adopted CSS 2013-18 

(a) Identified Housing Supply 2013-18	3,198
(b) Recalibrated Housing Requirement 2013-18 (+5%)	4,692
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	3.41

5.35 Table K1 above outlines the components of the identified housing land supply for Kettering Borough, 2013-18. This equates to 3,198 dwellings overall. Table K2, using data collated at 31.03.2012, identifies **3.41 years housing land**³⁴. This figure has been calculated through reference to the Borough's housing land requirement (Appendix C) which considers anticipated performance against CSS targets to 31.03.2013 and distributes the shortfall on the same proportionate basis as the CSS Table 3 over the remaining plan period - an approach consistent with previous AMR's. The above assessment, in accordance with the NPPF, incorporates a buffer of 5% (as the Borough considers it does not have a persistent record of under delivery relative to CSS housing requirements to date) and also includes an allowance for windfall development (further to NPPF para 48).

³⁴ This represents a decrease of 0.72 years housing land supply compared to the position outlined in the 2011 Authority Monitoring Report (was 4.13 years)

Table K3: Kettering Borough Council: Analysis of Housing Supply against the Emerging Draft JCS (Minimum Target) 2013-18

(a) Identified Housing Supply 2013-18	3,198
(b) Recalibrated Housing Requirement 2013-18 (+20%)	2,148
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	7.44

Table K4: Kettering Borough Council: Analysis of Housing Supply against the Emerging Draft JCS (Strategic Option) 2013-18

(a) Identified Housing Supply 2013-18	3,198
(b) Recalibrated Housing Requirement 2013-18 (+20%)	3,216
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	4.97

5.36 As outlined in Appendices D and E, an assessment is made of Kettering Borough Council's position at 31/03/2013 in respect of anticipated performance against both the minimum target and strategic option in the emerging JCS. Further to this, a 20% buffer has been applied to both the recalibrated housing requirement for the minimum target and strategic options (as a shortfall relative to targets is projected at 31/03/2013). This leads to the identification of **7.44 years of housing land, 2013-18, against the minimum housing targets** and **4.97 years against the strategic option**.

Borough Council of Wellingborough

Table W1: Borough Council of Wellingborough: Forecast Housing Supply 2013-18

Component	Total Dwellings
Dwellings on sites with extant planning permission	1,509
Wellingborough Town Centre AAP Allocations (adopted July 2009)	246
Saved Local Plan Allocations	200
Emergent Site Specific DPD allocations	176
Core Strategy Allocations	100
Total	2,231

Table W2: Borough Council of Wellingborough: Analysis of Housing Supply against the CSS 2013-18 

(a) Identified Housing Supply 2013-18	2,231
(b) Recalibrated Housing Requirement 2013-18 (+20%)	7,286
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	1.53

5.37 Table W1 above outlines the components of the identified housing land supply for the Borough of Wellingborough, 2013-18. This equates to 2,231 dwellings overall. Table W2, using data collated to 31.03.2012, identified **1.53 years housing land**³⁵. This figure has been calculated through reference to the Borough's housing land requirement (Appendix C) which considers anticipated performance against CSS targets to 31.03.2013 and distributes the shortfall on the same proportionate basis as the CSS Table 3 over the remaining plan period - an approach consistent with previous AMR's. The above assessment, in accordance with the NPPF, incorporates a buffer of 20%.

Table W3: Borough Council of Wellingborough: Analysis of Housing Supply against the Emerging Draft JCS (Minimum Target) 2013-18

(a) Identified Housing Supply 2013-18	2,231
(b) Recalibrated Housing Requirement 2013-18 (+20%)	1,818
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	6.14

³⁵ This represents a decrease of 0.61 years housing land supply compared to the position outlined in the 2011 Authority Monitoring Report (was 2.14 years)

Table W4: Borough Council of Wellingborough: Analysis of Housing Supply against the Emerging Draft JCS (Strategic Option) 2013-18

(a) Identified Housing Supply 2013-18	2,231
(b) Recalibrated Housing Requirement 2013-18 (+20%)	1,854
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	6.02

5.38 As outlined in Appendices 2 and 3, an assessment is made of the Borough's position at 31/03/2013 in respect of anticipated performance against both the minimum target and strategic housing option in the Emerging Draft JCS. Further to this, a 20% buffer has been applied to the housing requirement for both the minimum target and strategic option as a shortfall relative to these targets is projected at 31/03/2013. This leads to the identification of **6.14 years of housing land, 2013-18, against the minimum target** and **6.02 years against the strategic option**.

North Northamptonshire

Table N1: North Northamptonshire: Forecast Housing Supply 2013-18

Component	Total Dwellings
Dwellings on sites with extant planning permission	5,028
Area Action Plan allocations	336
Development Plan Document Allocations	448
Saved Local Plan allocations	560
Dwellings on sites which are Under construction	2,901
Core strategy allocations	100
Dwellings on sites which have a Resolution to grant planning permission subject to S106	1,426
Emergent DPD allocations	461
Specific, Unallocated Brownfield Sites	238
Allowance for Windfall	267
Total	11,765

Table N2: North Northamptonshire: Analysis of Housing Supply against the adopted CSS 2013-18 

(a) Identified Housing Supply 2013-18	11,765
(b) Identified Housing Requirement 2013-18	23,586
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	2.49

5.39 The housing land supply and requirements identified above for North Northamptonshire (2013-18) have been derived by adding together the housing supply positions of each local authority. This is an appropriate approach as it takes into account the respective 'buffers' identified for each local authority and ensures this 'wider' assessment accurately reflects the individual circumstances outlined.

5.40 On a collective basis, North Northamptonshire has a **2.49 year supply of housing land** for the period 2013-18. This represents a decrease of 0.98 years housing land supply compared to the position outlined in the 2011 Authority Monitoring Report.

Table N3: North Northamptonshire: Analysis of Housing Supply against the Emerging Draft JCS (Minimum Target) 2013-18

(a) Identified Housing Supply 2013-18	11,765
(b) Recalibrated Housing Requirement 2013-18	8,270
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	6.70

Table N4: North Northamptonshire: Analysis of Housing Supply against the Emerging Draft JCS (Strategic Option) 2013-18

(a) Identified Housing Supply 2013-18	11,765
(b) Recalibrated Housing Requirement 2013-18	11,220
(c) Years of Deliverable Housing Land 2013-18 (a/b x 5)	4.94

5.41 Tables N3 and N4 above show North Northamptonshire's housing land position relative to the minimum target and strategic option presented in the Emerging Draft JCS (August 2012). The housing supply outlined above (11,765 dwellings) has been derived by adding together the housing supply positions of the respective local authorities (which take 'buffers' into account accordingly). Taking anticipated performance between 2011-13 into account, a **6.70 year supply of housing land could be demonstrated against the JCS minimum target** but this decreases to **4.94 years when measured against the strategic option**. However, as flagged earlier, these scenarios are outlined for demonstrative purposes only and performance against the adopted CSS is considered to be the definitive approach when considering local housing land supply at the present time.

6. ENVIRONMENTAL QUALITY

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



Local Authority	FLOODING	QUALITY	TOTAL
Corby	0	0	0
East Northamptonshire	1	0	1
Kettering	4	0	4
Wellingborough	0	0	0
North Northamptonshire	5	0	5

- 6.1 A review of the Environment Agency's (EA) list of objections lodged to planning applications on water quality and flood risk grounds³⁶ indicates that no planning permissions were granted in North Northamptonshire during 2011/12 in respect of applications where the EA raised concerns about water quality. In contrast, x5 planning applications were approved contrary to EA concerns about flood risk. However, planning conditions were used in these instances to ensure that the developments were 'acceptable' in flood risk/water quality terms (e.g on-site flood water being diverted away from vulnerable areas). One of these approvals was in East Northamptonshire District and the remaining 4 in Kettering Borough. These applications are outlined in the table below.

Local Planning Authority (LPA)	LPA Reference	Nature of Proposed Development
East Northamptonshire Council	EN/11/00805/OUT	Erection of up to one hundred and fifteen new dwellings with access, parking, landscaping, balancing pond, open space and associated works (all matters reserved except access) /
Kettering Borough Council	KET/2011/0235	Residential development of up to 700 dwellings including provision of a local centre, primary school, green infrastructure and creation of accesses
Kettering Borough Council	KET/2011/0390	Primary infrastructure (roads and sewers) in respect of KET/2008/0785 - Erection of up to 450 market and affordable dwellings and associated works
Kettering Borough Council	KET/2011/0258	Change of use to hotel, wedding venue, conference centre, with spa facility and associated ancillary works
Kettering Borough Council	KET/2011/0534	Approval of Reserved Matters

³⁶ Environment Agency (2013) Flood Risk Objections – Monthly and Annual [Online] Available from: <http://www.environment-agency.gov.uk/research/planning/125940.aspx>

Output Indicator Environment 2 – Change in areas of Biodiversity Importance



Local Authority	LOSS	ADDITION	TOTAL
Corby	65.62	0	1,274.52
East Northamptonshire	0	0	5,140
Kettering	0	0	1,273
Wellingborough	0	0	967.2
North Northamptonshire	65.62	0	8,654.72

- 6.2 The purpose of Indicator E2 is to show losses or additions in biodiversity habitat as recorded across the area in 2011/12. As shown above, the only area of change was recorded in Corby Borough where Stanion Lane Plantation (a Local Wildlife Site) was clear-felled to provide land for an employment park (-65.62ha). However, this compares with a net loss of 118.53ha in 2010/11. Although these results are disappointing when viewed in isolation, it is important to note that on many schemes an agreement is made to secure a net addition of equivalent land, usually offsite/elsewhere, to mitigate against any losses. There can be a time-lag in the provision of such land (compared to when losses are recorded) and these gains will be identified in future versions of the AMR. Nevertheless, it is important that local authorities work with partners to ensure a net loss of such land does not continue.

Output Indicator Environment 3 – Renewable Energy Generation³⁷



Development Status	Wind onshore	Solar photovoltaics	Hydro	Biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity (MW)	25.91	144.38	0	0	0	0	0	0	0.45	170.74
Completed installed capacity (MW)	0	15.6	0	0	0	0	0	0	0	15.6
Total Capacity (MW)	25.91	159.98	0	0	0	0	0	0	0.45	186.34

- 6.3 Indicator E3 above provides a breakdown of levels of installed renewable energy generation (MW) across the area in 2011/12 and the type of development this is derived from. In respect of installations which have been granted planning permission, but not yet implemented, solar photovoltaic panels have been the most popular technology locally with a total capacity of 144.38MW. This capacity is derived from x9 development sites in East Northamptonshire and 0.28MW across 7 sites in Wellingborough. Onshore wind provides the next greatest share of permitted capacity with 25.91 MW overall. The majority of this

³⁷ Figures rounded to 2 decimal places for clarity

potential is derived from 2 sites in Kettering Borough which provide an installed capacity of 25.9MW. The remaining wind capacity is derived from a consented site in Bozeat (Wellingborough) (0.01MW). The other energy type consented in 2011/12 relates to a plant biomass installation in Wellingborough. On a cumulative basis, these approvals provide an additional 170.74 MW of generating capacity from renewable sources across the area.

6.4 In addition to consented developments, indicator E3 highlights the levels of generating capacity made available through the completion of development sites in 2011/12. In comparison to unimplemented permissions, completed schemes offer a significantly lower level of capacity (15.6MW). This is wholly derived from x4 solar PV developments in East Northamptonshire. Nevertheless, by way of a year on year comparison, this must be viewed positively as there were no recorded completions (or approvals) of renewable energy installations in 2010/11. Furthermore, this Indicator serves to demonstrate that on the basis of Indicator E3 there appears to be a locally growing supply of energy being generated from renewable technologies.

6.5 Further details regarding the location and generating capacity of the applications referred to can be found in the tables below.

Permitted Renewable Energy Installations 2011/12

LPA	Technology	App. Ref.	Location	Installed Capacity (MW)
KBC	Onshore Wind	KET/2011/0506	Burton Latimer	11.5
KBC	Onshore Wind	KET/2012/0556	Burton Latimer	14.4
WBC	Onshore Wind	WP/2011/0296	Bozeat	0.01
Total				25.91

LPA	Technology	App. Ref.	Location	Installed Capacity (MW)
ENC	Solar PV	11/01055/FUL	Oundle	1.14
ENC	Solar PV	11/01242/FUL	Barnwell	55
ENC	Solar PV	11/01312/FUL	Brigstock	6.6
ENC	Solar PV	11/01316/FUL	Aldwinkle	2.31
ENC	Solar PV	11/01484/NCC	Oundle	10.96
ENC	Solar PV	11/01710/FUL	Titchmarsh	4.4
ENC	Solar PV	11/01799/FUL	Oundle	7.15
ENC	Solar PV	11/02027/FUL	Raunds	28.27
ENC	Solar PV	11/02028/FUL	Raunds	28.27
WBC	Solar PV	WP/2011/0283	Great Harrowden	0.01
WBC	Solar PV	WP/2011/0378	Wellingborough	0.05
WBC	Solar PV	WP/2011/0400	Wellingborough	0.05
WBC	Solar PV	WP/2011/0446	Hardwick	0.05
WBC	Solar PV	WP/2011/0486	Finedon	0.02
WBC	Solar PV	WP/2011/0497	Wollaston	0.05
WBC	Solar PV	WP/2011/0596	Wollaston	0.05
Total				144.38

LPA	Technology	App. Ref.	Location	Installed Capacity (MW)
WBC	Biomass	WP/2011/0488	Wellingborough	0.45
Total				0.45

Completed Renewable Energy Installations 2011/12

LPA	Technology	App. Ref.	Location	Installed Capacity (MW)
ENC	Solar PV	11/00079/FUL	Islip	5 ³⁸
ENC	Solar PV	11/01055/FUL	Oundle	1.14
ENC	Solar PV	11/01316/FUL	Aldwinckle	2.31
ENC	Solar PV	11/01799/FUL	Oundle	7.15
Total				15.6

Renewable Energy Generation relative to the East Midlands Regional Plan (March 2009)

6.6 To provide context on the provision of local renewable energy it is useful to gauge how this compares relative to the indicative targets as set in the Regional Plan (which covers a range of technology types for the period 2006-2026). The technologies and targets which are relevant to North Northants are as replicated in the table below. On-shore wind has been a particularly popular technology locally with 42.03MW of capacity provided since 2008/09. This equates to 24% of the regional requirement for this technology (2006-26) being provided in North Northamptonshire, with Kettering Borough, particularly through the Burton Wold Wind Farm, playing a prominent important role. Provision of Plant Biomass schemes have been less prevalent locally and contributed significantly less to regional targets overall.

Renewable Energy Technology	Target for 2010 (MWe)	Target for 2020 (MWe)	Target for 2026 (MWe)
On shore wind	122	175	175
Biomass Energy Crop	46	136	150

Development permitted within Sites of Scientific Special Interest (SSSIs), Local Nature Reserves (LNRs) and Local Wildlife Sites (LWSs)



6.7 The following two indicators focus on monitoring sites of acknowledged importance for wildlife, specifically Sites of Scientific Special Interest (SSSIs), Local Nature Reserves (LNRs) and Local Wildlife Sites (LWSs). These indicators relate to the CSS objective of achieving a net gain in biodiversity, as specifically sought through Policy 5 which requires a net gain in green infrastructure through the protection and enhancement of assets that promote, amongst others, biodiversity. These indicators have both been derived from the Sustainability Appraisal of the Submission CSS.

³⁸ This Installation was both permitted and completed in 2011/12 and contributes to both datasets in Table E3.

Hectares of SSSIs, LNRs and LWSs lost due to residential development, 2011/12



LPA	Hectares of completions within a SSSI, LNR or LWS
Corby	0
East Northamptonshire	0.82 (on x3 LWS)
Kettering	5.99 (5ha on x1 LWS, 0.99ha on x1 SSSI)
Wellingborough	0
North Northamptonshire	6.81

- 6.8 The above table indicates that as a result of housing completions in 2011/12 there was a loss in the net area of 5 designated wildlife sites – namely 3 sites in East Northamptonshire and 2 in Kettering. However, this data can be misleading as the indicator only monitors losses in such sites (and does not outline corresponding gains made through development, either offsite or elsewhere). For example, in the figures presented above, the affected LWS in Kettering has been incorporated into the area of the development designated as ‘open space’. This indicator will be reviewed as part of the monitoring framework for the JCS to ensure it is fit for purpose going forward.
- 6.9 Compared to the 2011 AMR, there has been an increased loss of land within SSSIs, LNRs and LWSs as a result of residential development (+0.39ha). Since the baseline of the 2009 AMR, there has been an overall loss of 13.23ha of such land (no losses recorded other than the previous and current AMRs). This clearly is not a positive trend given the requirements of the adopted CSS.
- 6.10 This indicator could be misleading as it is likely that where a development is near to, or encompasses, an area of biodiversity importance this will be taken into account in site layout and incorporated into the design. Improvements on how this is monitored in the future should be made to ascertain if losses to these designations have taken place within the designation’s boundary and that the built development takes account of this in the provision of like for like land. This will be incorporated in next year’s AMR.

% of SSSIs in Favourable or Recovering Condition



LPA	% of SSSIs in favourable or recovering condition
Northamptonshire	78.80
Corby	33.33
East Northamptonshire	88.89
Kettering	95.00
Wellingborough	89.74
North Northamptonshire	88.76

- 6.11 SSSIs are the country’s very best wildlife and geological sites and their ongoing maintenance is essential to preserving our remaining natural heritage for future generations. These sites are important because they support plants and animals that find it more difficult to survive

in the wider countryside and to this end the AMR outlines the condition of local SSSIs to highlight where issues may be. There is a Public Service Agreement with Government for 95% of SSSI land to be in 'favourable' or 'recovering' condition and through this the health of local sites can be gauged accordingly³⁹. Overall the percentage of SSSIs in favourable or recovering condition has decreased in North Northamptonshire, and Northamptonshire as a whole, since 2010/11. The percentage of SSSIs in favourable/recovering condition in Kettering has remained fairly constant (95%) whilst only one third of sites in Corby are now in such condition (this was 98.49% in 2011). Both East Northamptonshire and Wellingborough have seen a negative change of 10% since the previous reporting year. Overall there has been a 9.78% decrease in the condition of local SSSIs relative to the previous AMR (the North Northamptonshire figure was 98.54%).

Health – Residential development within 1km of accessible natural greenspace



- 6.12 This indicator has been derived from Sustainability Appraisal of the Submission CSS and is used as a gauge of healthy lifestyles because accessibility to local greenspace is considered to offer physical, mental and social benefits. Local greenspace, in the context of this indicator, includes nature reserves; accessible woodland; country parks; pocket parks; and local nature reserves. The figures presented in the below table have been derived by mapping 2011/12 housing completions onto GIS with analysis subsequently undertaken to show the percentage of new developments within 1km of natural greenspace.

LPA	LNR	Woodland	Country Park	Pocket Parks	Nature Reserves
Corby	4%	7%	0%	47%	0%
East Northamptonshire	23%	38%	0%	42%	0%
Kettering	4%	8%	9%	33%	0%
Wellingborough	13%	43%	3%	53%	0%
North Northamptonshire	5%	11%	8%	36%	0%

- 6.13 Of the new residential development provided in 2011/12, pocket parks denote the greenspace which is most accessible overall (36%), although this is less than the figure recorded in 2010/11 (45%). Accessibility to LNRs, Woodland, Country Parks and Nature Reserves are broadly similar, albeit at low overall levels. Access to Country Parks is actually up compared to the 2011 position (+5% overall) but down in respect of LNRs (-6%) and Woodland (-9%). No new development has been within 1km of Nature Reserves in 2011/12 – a trend continued from the previous year. On the whole, at the North Northamptonshire level, there has been a deterioration in the accessibility to greenspace on the basis of new homes built. This trend has been facilitated by recorded change at the local authority level where, on the whole, the proximity of residential development in 2011/12, relative to

³⁹ Natural England (2013) Why are SSSIs important? [Online] Available from: <http://www.naturalengland.org.uk/ourwork/conservation/designations/sssi/importance.aspx>

greenspace, has decreased compared to the position recorded in the 2011 AMR (although this is even in East Northamptonshire). To show the change in accessibility relative to the previous year, the preceding data table has been coloured to differentiate between improvements (green), deteriorations (red) and no change (white).

Accessibility to Greenspace: % of Residential development completed within 1km of greenspace



LPA	% of completed devt. within 1km of greenspace	% Change compared to 2011
Corby	47	-16%
East Northamptonshire	65	+10%
Kettering	41	-10%
Wellingborough	73	-4%
North Northamptonshire	45	-11%

- 6.14 Linked to the preceding indicator, additional analysis has been undertaken to derive an overall district/borough-wide figure which outlines the accessibility of new residential development relative to all identified greenspace as identified. The value of this additional analysis is that it provides overall clarity as to how each local authority/the area as a whole has fared within the year and enables easier comparison to gauge changes. As can be seen from the above table, only 45% of all new residential dwellings built in 2011/12 are within 1km of natural greenspace – a proportional deterioration of 11% relative to the preceding year. This has been facilitated by noted declines in Corby (-16%), Kettering (-10%) and Wellingborough (-4%). Only East Northamptonshire seen an annual increase (+10%). Although the results for the current year are disappointing, these must be viewed in context as overall performance in this area had improved on an annual basis since this indicator was first reported in the 2008/09 joint AMR. This is an indicator which will be reviewed through the preparation of the JCS and is likely to be linked to the Access to Natural Greenspace targets (ANGst) within the Green Infrastructure Delivery Plan.

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



- 6.15 The purpose of this indicator is to show the number and proportion of total new build completions reaching very good, good, average and poor ratings against the Building for Life criteria on sites of at least 10 new dwellings. The Building for Life criteria is a government-endorsed assessment benchmark developed by CABE (Commission for Architecture and the Built Environment). This has recently been updated to Building for Life 12, however for the purposes of this AMR we have continued to use Building for Life 20.
- 6.16 Each housing development (scheme) is awarded a score out of 20, based on the proportion of Building for Life questions that are answered positively. The scores are categorised as very good (16 or more positive answers out of 20), good (14 or more positive answers out of 20), average (10 or more positive answers out of 20) or poor (less than 10 questions answered positively). The schemes were assessed by each Authority's own Building for Life assessors,

or the North Northants wide assessors, who have all been trained by CABE. The assessment is based on evidence from a site visit and information on the planning file.

- 6.17 The assessments reflect the continuing low number of completions in this year, (586 dwellings compared to 766 last year but 317 in 2009-10).
- 6.18 Last year a fifth of schemes fell within the “very good” or “good” bracket. This year we have seen an increase in schemes in the good category to 25%. We have also seen the number of schemes judged as poor from 42% to 65%. This generally reflects the date of consent, some pre-2009 permissions.
- 6.19 There seems to be a correlation between density and quality score, lower density/less dwellings quality score seems to be higher. Also seems to be a relationship between the percentage of affordable housing on site and quality score. In that those sites with higher amount of affordable housing seems to get lower quality score. Although that is not always the case.
- 6.20 Some of the lower scores may be partially attributed to a lack of evidence and justification within the planning submissions, due to the age of the planning application.

Output Indicator Housing 6 – Housing Quality: - Building for Life (BFL) Assessments⁴⁰

LPA	Number of sites with a BFL assessment of 16 or more	Number of dwellings on those sites	% of dwellings of 16 or more	Number of sites with a BFL assessment of 14 to 15	Number of dwellings on those sites	% of dwellings of 14 to 15	Number of sites with a BFL assessment of 10 to 14	Number of dwellings on those sites	% of dwellings of 10 to 14	Number of sites with a BFL assessment of less than 10	Number of dwellings on those sites	% of dwellings of less than 10	Total number of housing sites (or phases of housing sites)	Number of dwellings on those sites
Corby	0	0	0	1	78	31.84%	0	0	0%	2	167	68.16%	3	245
East Northamptonshire	0	0	0	1	67	35.83%	0	0	0%	2	120	64.17%	3	187
Kettering	0	0	0	0	0	0	2	25	33.33%	2	50	66.67%	4	75
Wellingborough	0	0	0	0	0	0	2	30	37.97%	1	49	62.03%	3	79
North Northamptonshire	0	0	0	2	145	24.74%	4	55	9.39%	7	386	65.87%	13	586

⁴⁰ Table based upon Template H6 (P.29) of the CLG *RSS and LDF Core Output Indicators - Update 2/2008* (July 2008)

Listed Buildings ↑

- 6.21 A listed building is a building (or structure) that has been designated as being of 'special architectural or historic interest'. The older and rarer a building is, the more likely it is to be listed. Buildings less than 30 years old are listed only if they are of outstanding quality and under threat.
- 6.22 Listed buildings are graded I, II* and II. Grade I and II* are particularly important buildings of outstanding interest; together they amount to 8% of all listed buildings in England. The remaining 92% are of special interest and are listed grade II⁴¹.
- 6.23 In North Northamptonshire, at October 2012, there were 2,680 listed buildings. This represents an overall increase of 0.41% since the last AMR when 2,669 listed buildings were identified. There has been no change in the overall number of listed buildings in Corby, Kettering and Wellingborough but 11 more have been designated in East Northamptonshire. These are spread across all grades, with 4 more Grade I buildings, 3 more Grade II* and 4 more Grade II buildings. These figure also mask a change within the Borough of Wellingborough, where 1 Grade II* building has been added to the list and 1 Grade II building has been removed – a zero net overall effect.
- 6.24 The greatest number of listed buildings are found in East Northamptonshire, with 1,417 (or 53% of the overall total for North Northamptonshire). This is followed by Kettering (529 buildings/20%) and Wellingborough (520/19%). Corby Borough has the lowest number of listed buildings in the area, with 214 overall (8%). In terms of buildings of outstanding interest (Grades I and II*), North Northamptonshire has 256 in total (or 10% of its total listed building stock) and is above the national average in this respect (8%).

LPA	Grade I	Grade II*	Grade II	Total Listed Buildings	% of North Northamptonshire's Total Listed Buildings Stock
Corby	8	10	196	214	8
East Northamptonshire	59	73	1285	1,417	53
Kettering	23	36	470	529	20
Wellingborough	11	36	473	520	19
North Northamptonshire	101	155	2,424	2,680	100%

⁴¹ English Heritage (2012) Heritage at Risk Register – East Midlands [Online] Available from: <http://www.english-heritage.org.uk/content/publications/publicationsNew/heritage-at-risk/har-2012-registers/em-HAR-register-2012.pdf>

Listed Buildings at Risk ➡

- 6.25 English Heritage published the 2012 *Heritage at Risk* register for the East Midlands in October 2012⁴². This register, which is updated annually, details which listed buildings are known to be at risk of decay, collapse or loss as a result of factors which include neglect and inappropriate development.
- 6.26 In North Northamptonshire there are 8 buildings at risk. East Northamptonshire has the highest number with 5, followed by Kettering (2), Wellingborough (1) and Corby (0). These overall totals match those reported in the 2010/11 AMR, with no changes recorded in Corby, Kettering or Wellingborough. However within East Northamptonshire, 1 Grade I listed building has been added to the register (the gates to the south front of Drayton House, Lowick) whilst the Grade II building identified at risk in the 2011 AMR (the Dovecote, North West of Apethorpe Hall) has been removed because all identified repairs have been completed. The gates are the only priority 'A' structure in North Northamptonshire following remediation works undertaken since 2012 to Chester House, Irchester (Borough of Wellingborough) resulting in an amended priority categorisation of 'B'. However, progress at both this site and the gates at Drayton House will be monitored through future versions of the AMR to gauge the ongoing preservation of local heritage assets.

LPA	Grade I	Grade II*	Grade II	Total Listed Buildings at Risk	% of North Northamptonshire's Total Listed Buildings Stock at Risk
Corby	0	0	0	0	0
East Northamptonshire	3	2	0	5	0.35
Kettering	1	1	0	2	0.38
Wellingborough	0	1	0	1	0.19
North Northamptonshire	4	4	0	8	0.30

⁴² English Heritage (2012) *Heritage at Risk Register – East Midlands* [Online] Available from: <http://www.english-heritage.org.uk/content/publications/publicationsNew/heritage-at-risk/har-2012-registers/em-HAR-register-2012.pdf>

7. INFRASTRUCTURE

- 7.1 Policy 6 of the CSS requires new development to be supported by the timely delivery of infrastructure, services and facilities. This is necessary to cater for a growing population and to also deal with existing deficiencies.
- 7.2 The delivery of infrastructure and services is dependent on partnership working between a variety of public and private sector agencies. The North Northamptonshire Programme of Development (PoD) and the Homes and Communities Agency's (HCA) Local Investment Plan (LIP) set out the aspirations for the local authorities and the investment priorities in achieving them, as well as the funding required across the time frame. Significant funding from the public, private sector and other sources will be required and the two documents will be key for stakeholders in making the case for funding and to identify cost effective means of providing services. This will be increasingly important in the context of national constraints on public spending.

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

- 7.3 It is important for development to contribute to meeting the need for infrastructure and services arising from its implementation. In October 2010 the JPU consulted on a draft Development Contributions Supplementary Planning Document (SPD). This sets out, where contributions can legally be sought and how much will be expected to be provided per dwelling.
- 7.4 During the consultation period, however, the Government made clear that it would progress with the Community Infrastructure Levy and only change minor aspects of the regulations adopted by the previous Government. Therefore it was decided not to progress the SPD but to work towards a CIL to be examined and adopted in due course, ideally to follow on just behind the Core Strategy Review to provide efficiency savings.
- 7.5 Progress has been made with CIL and the four local authorities have finished consulting on their Preliminary Draft Charging Schedule (December 21st 2012). Towards the end of the consultation, the Government, however, published further statutory guidance for CIL. These aspects, along with the comments raised during the consultation, will be reviewed and actioned as necessary for the Draft Charging Schedule stage. The current timetable, at January 2013, is to have an examination on the four Charging Schedules (one per authority) during Summer 2013, with potential adoption around September 2013.

Progress overcoming strategic Infrastructure constraints

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

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

A14 improvement around Kettering

- 7.7 In the 2011 Autumn Statement, the Chancellor announced how, through the National Infrastructure Plan (November 2011) , the Government intended to fund key infrastructure projects which brought wider benefits to the economy. The list of projects included the A14 widening. This was further confirmed in the Budget announcement in March 2012.
- 7.8 The Highways Agency is planning on enhancing the A14 between junction 7 and junction 9 by providing an extra lane in each direction. The scheme will be constructed within the highway boundary and is not expected to require any more land or statutory orders. The start date of these works is anticipated within the financial year 2013/2014.

Sewerage infrastructure

- 7.9 The Programme of Development (PoD) assumes that works relating to sewerage treatment, water supply and foul flooding infrastructure will be principally funded through the Asset Management Plans (AMP) of the local water company, Anglian Water Services. Major investment in the current 5 year AMP investment period (2010-2015) will enable the housing growth trajectories to be maintained. The provision of new, or significant extensions to, water and wastewater treatment works is likely to require approval through the planning process. It is considered, therefore, that in order to ensure timely provision of such facilities to meet the development timescales, an integrated approach to planning of the overall development, including the necessary utility provision, would minimise the risks to the environment.
- 7.10 The funded work, through the AMP, will provide capacity at Broadholme Sewage Treatment Works (STW), which serves the majority of North Northamptonshire. The STW will need to be extended at intervals as new developments require.
- 7.11 Progress on the delivery of a strategic sewer and associated pumping stations to the east of Kettering will need to be monitored closely so that development can align with the delivery. Design work of the trunk sewer is progressing and connections to this will be delivered as development proceeds.

Progress with other infrastructure delivery

- 7.12 Funding of infrastructure provision is constrained and successful projects have generally relied on a mix of funding from a number of partners. Many of the projects reported on before have been extended or improved to provide a better service. However, due to the economic downturn and the lack of available of funding, the number of delivered projects has significantly decreased since the last monitoring period. Those that have been delivered or improved since 2011 include:

- The commencement of A43 Corby Link Road (with completion due in 2014);
- Rushden and Wellingborough town centre public realm enhancements have been completed;
- The Kettering Buccleuch Academy, which will now educate pupils between the ages of four through to 19 on the same site, opened in January 2013 to all pupils (having originally opened to some age groups in 2009).

7.13 There are a variety of projects underway for North Northamptonshire including:

- The old Tresham College site in Corby is to be developed for mixed use to include housing, cinema and office spaces as well as retail uses and car park. The site has been cleared and the Cinema, phase 1, is anticipated to commence in April 2013.

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

Progress with Infrastructure Planning

7.15 Updates since the last AMR include the following:

7.16 With respect to the **road network**, the Highways Agency (HA) is finalising a study on the A45 taking into account future anticipated development sites. This will help to inform the infrastructure delivery plan and can be used for any future funding streams that may become available. One scheme that has been successful through the Governments pinch point programme, announced in October 2012, is the Wilby Way roundabout and approach roads and installing traffic signals. This is due to start and be completed during 2013.

7.17 **Public Transport** is mainly delivered by bus companies and new/amended provision arises in response to extra demand or because of a specific development which has provided start up funding through s106. Electrification of the Midland Main Line is currently limited to the route between London St Pancras and Bedford, but by 2019 will extend from Bedford to Sheffield via Wellingborough and Kettering and include the spur to Corby. Alongside electrification track improvements new trains will help to transform the rail route between London and the East Midlands, offering significantly reduced journey times, improved reliability and reduce carbon emissions. Network Rail is due to publish its Strategic Business Plan in early 2013 and this will outline the delivery of the project.

7.18 Several plans have been undertaken for **town centres**. The Irthlingborough Masterplan is due to be finalised in Spring 2013 and Thrapston is undertaking a Community Plan which is due to report during early 2013. Alongside these, several settlements have stated work on

Neighbourhood Plans, including Earls Barton, Higham Ferrers, Oundle, Raunds, Rothwell and Wollaston.

- 7.19 The **Green Infrastructure (GI)** Delivery Plan is being developed with partners and will be published early in 2013 to guide funding streams and ensure a joined up approach to development and the provision of GI. The Nene Valley is one of the 12 successful Nature Improvement Areas (NIA) that have been supported by Defra. This has bought in around £700k of funding over a three year period with partners increasing this through match funding. This has meant that there are now dedicated officers for the NIA to deliver across the range of objectives found within the business plan.
- 7.20 Several impacts have occurred in relation to **education** provision in North Northamptonshire. Firstly the school leaving age will increase incrementally. Those pupils currently in years 8, 9 and 10 will have to stay on in education until they are 17 and this is expected to increase to age 18 for those currently in lower years. Secondly the number of in-term transfers into the County is at a record high, and birth rates have significantly increased over the last two years, all of which will have an impact on future school provision for primary and secondary schools in subsequent years.
- 7.21 In relation to **Health care**, following the changes set out by the Government, health provision will primarily be run by GP consortiums across the area. In North Northamptonshire there are two consortia – Corby Commissioning Group (covering the Borough of Corby) and the Nene Commissioning Group (covering the rest of Northamptonshire). Kettering General Hospital is part of the *Healthier Together* programme⁴³. This programme is exploring how services might be delivered in the future to meet the changing needs of the growing populations alongside best practice medical care.
- 7.22 Further work is required on surface **water** management and this is being led by the County Council and the Local Authorities. A *North Northamptonshire Strategic Flood Risk Management Strategy* is currently being consulted on by NCC through to February 2013.
- 7.23 Anticipated changes to the **Police** force due to the Comprehensive Spending Review (CSR) will impact on the way services are provided. Infrastructure requirements arising from these changes will be explored through the review of the Core Strategy. The **Fire** authority, which provides a strategic fire and rescue service for an area wider than North Northamptonshire, has been introducing an improved fleet and lighter more efficient equipment. With the need to meet the service standards, and to ensure that new development meets their requirements, a guidance document will be produced in 2012 for planning officers to use in determining applications.
- 7.24 The **Cultural** investment plan findings on the need for facilities along with those from the Strategic **Sports** Facilities Framework will be incorporated into the review of the Core Strategy to identify specific needs. The studies and any updates of these will be used as part

⁴³ A review of the way healthcare services are provided across the South East Midlands, covering the five main hospitals

of the evidence base for the CIL along with any SPD on development contributions that will be needed.

8. CONCLUSIONS

- 8.1 This is the fourth joint Authority Monitoring Report (AMR) prepared for the Joint Planning Committee and the District/Borough planning authorities of North Northamptonshire. It is beginning to build a picture as to the implementation of the adopted North Northamptonshire Core Spatial Strategy (CSS) with the 2009 AMR providing the benchmark position against which future trends can be assessed.
- 8.2 A range of indicators have been reported against on a consistent basis for a number of years now and cover the key policy areas of Spatial Strategy, Economy and Town Centres, Housing, Environmental Quality and Infrastructure. Most of these indicators are derived from the (former) Core Output Indicator list that planning authorities were required to monitor by Government. The remaining indicators have been drawn from the CSS monitoring framework and the Sustainability Appraisal of the CSS.
- 8.3 As per previous joint AMRs, the current document is reflective of the ongoing economic recession – particularly in respect of new housing provision with the levels recorded for the reporting year (2011/12) being the lowest since the Plan period began in 2001 (1,101).
- 8.4 Despite this, there is currently planning permission for over 20,000 new homes across North Northamptonshire. This is reflective of the fact that the recession has had a major impact on the local housing market and infrastructure provision which has in turn resulted in difficulties in achieving the housing targets in the CSS. The NNJPU has, partly for this reason, proposed substantially lower housing requirements, in its Emerging Draft Joint Core Strategy (as consulted upon in August 2012), relative to the Regional Plan.
- 8.5 The executive summary at the beginning of this AMR provides a summary of performance against key indicators. The picture is mixed and the positives, unclear and negative results are addressed below through x6 key questions set-out in Section 1:
- Local Development Scheme – what plans are being produced by the Councils and when;
 - Overall Spatial Strategy – where is development happening?
 - Housing – are targets being met?
 - Economy and Town Centres – is a jobs/homes balance being met?
 - Environmental Quality – is it improving?
 - Infrastructure – is investment matching growth?
- 8.6 These key questions are now addressed in turn making use of the trends identified through the preceding list of indicators.

Progress with plan making

- 8.7 Section 2 outlines the latest Local Development Scheme for the area as at December 2012. There has been plan-making progress made in 2011/12 with development plan documents being adopted in both East Northamptonshire and Kettering. Progress has also been made on the preparation of the Joint Core Strategy (JCS) with an initial consultation held in August 2012. As the JCS will form the overarching plan for the area both Corby and Wellingborough Councils' have delayed work on their local development plan documents to help facilitate the JCS (for example, with officer input into evidence based technical studies) whilst Kettering and East Northamptonshire Councils are looking to align the production of their site specific plans as close to the JCS timetable as possible. As the development plans of partner local authorities depend on this overarching plan (JCS), it is imperative that its production is prioritised. The NNJPU will review the Local Development Scheme over the course of the next year and report agreed milestones accordingly.

Where is development happening?

- 8.8 Section 3 of this AMR (Overall Spatial Strategy) outlines where development has occurred in 2011/12 and also provides a longer term perspective in respect of housing development. As Table 1 and Charts 1 and 2 show, new residential development has been very much focussed within the 'urban core'. In the reporting year, 76% of all housing completions occurred at either the Growth Towns (49%) or Smaller Towns⁴⁴ (27%). These proportionate figures are broadly consistent with those recorded over the period 2001-11 where 75% of all housing growth has been derived from these settlement categories (45% at the Growth Towns and 30% at the Smaller Towns). However, these rates of development are below the overall CSS targets of 83% (66% at the Growth Towns and 17% at the Smaller Towns)⁴⁵. A trend is clear in this respect in that the Growth Towns have not, proportionately, accommodated the levels of development envisaged through the CSS whereas Smaller Towns have exceeded this. Therefore, although the overall quantum of development within the urban core is close to the levels set within the CSS, it is clear that the Growth Towns are not contributing as expected. These trends outline the ongoing issues of deliverability at the larger sites (notably the urban extensions) in the Growth Towns and the continued attractiveness (to developers and buyers alike) of sites in smaller settlements.
- 8.9 The latter is also exemplified by the fact that proportional development rates across the Rural Areas have been higher than envisaged through the CSS. In the reporting year, housing provision across the Rural Area has accounted for 21% of all new dwellings built. Between 2001-11, the equivalent proportionate figure was 20%. In comparison, the CSS seeks to direct 11% of the overall development target to the rural area so it is apparent that this area has received too much housing development to date relative to plan targets⁴⁶. In contrast, provision at the Rural Service Centres has broadly matched the stipulations of the CSS to

⁴⁴ This category includes Rushden, the fourth largest town in the area

⁴⁵ These equate to 83% of all CSS residential targets

⁴⁶ It should be noted that the large development sites of Little Stanion and Mawsley are located in the rural area and have helped the augmentation of these figures

date. The task going forward is to address these trends and increase development rates in the urban core in order to align with the stipulations of the CSS.

- 8.10 The NNJPU and districts are working to address these issues through a review of local housing requirements as part of the work on the JCS. An Emerging Draft JCS was published in August 2012. This draft plan outlined the intention to reduce the overall housing requirements of the area, relative to the Regional Plan, but also highlighted continued support for delivering the consented sustainable urban extensions and the 'urban core' as the focus for future housing development with a view to addressing the locational delivery trends noted to date.
- 8.11 Linked to the question of 'where is development happening' is an analysis of the type of land being used in the development process. Section 3 provides feedback in this respect. In terms of housing developments, the CSS sets a local requirement that at least 30% of new dwellings are built on previously developed land. On a cumulative basis, this policy requirement was met in 2011/12 although performance at the local authority level was mixed. East Northamptonshire and Wellingborough Councils surpassed this requirement but Corby and Kettering did not (although the shortfall was negligible in Kettering). Since 2010 it has been identified that, on a cumulative basis, the provision of new housing on previously developed land has fallen year on year (2010: 57%, 2011: 45%). However, all local authority areas, with the exception of Corby, have been meeting this local requirement. This would seem to suggest that the overall 30% requirement is too high for Corby Borough and should be reviewed through the Joint Core Strategy. Consequently it is appropriate that this is a policy area which should be reviewed going forward on the basis of this monitoring feedback.
- 8.12 Performance in respect of the provision of new employment floorspace has also been monitored consistently through past and present AMRs. In 2011/12 75% of new floorspace was on brownfield land compared to 62% in 2010/11. Although an improvement in performance has been noted since 2011 there is no specific local target against which this indicator is measured. Nevertheless, this is considered a useful indicator to help identify how the area is performing in respect of using previously developed land/where development is happening and, together with the housing indicators discussed above, could help form an 'indicator bundle' which should be incorporated into the Joint Core Strategy accordingly.

Is the jobs/homes balance being achieved?

- 8.13 The adopted CSS has a strategic target to deliver 52,100 net additional dwellings and 47,400 net additional jobs over the period 2001-2021. This equates to 0.91 jobs for every home built. As outlined through this AMR, the amount of new housing provided has been below that of the CSS to date, with only 17,741 net additional dwellings built between 2001-12. On the basis of CSS targets, this level of housing should have equated to 16,144 commensurate jobs being provided. However, as outlined in the current and previous AMRs, this is not the case locally. Therefore, the jobs/homes balance is not being achieved.

- 8.14 Notwithstanding this, there have been some positive trends identified in respect of employment land in 2011/12. More employment floorspace was developed relative to 2010/11 with 32,206m² provided overall. This has been particularly facilitated by a strong performance in the provision of B8 (Warehousing) and B2 (General Industrial) floorspace and in terms of the former, is evidence of a buoyant B8 sector. Provision of net additional B1 (Office) floorspace is down compared to the 2010/11 AMR. These trends have been consistently reflected since the 2009 AMR was published and reflect the scale of the task in delivering more office development across the area although undoubtedly the ongoing recession will have had an impact on this.
- 8.15 Linked to this, the AMR also details the amount of employment land available for B-class development across the area. Compared to the 2011 AMR there has been a significant increase in the pool of available employment land available across North Northants (specifically a consequence of a review of available employment undertaken by East Northamptonshire Council). Relative to CSS job creation targets to 2021, and notwithstanding actual job creation to date or existing permissions, it is identified that there is sufficient land available for B1 and B8 uses to deliver the CSS job requirements..
- 8.16 A total of 5,263m² (net) floorspace was developed for 'Town Centre Uses' in 2011/12 across North Northamptonshire - the majority of which took place in Corby Borough. This figure is significantly below that recorded in the 2011 AMR (28,046m²) and denotes the lowest level of development since the first Joint AMR was published in 2009. However, this has to be viewed in the context of substantial provision delivered in recent years (e.g. Willow Place, Corby) and the significant regeneration opportunities identified in the adopted Town Centre Area Action Plans for Kettering and Wellingborough as well as the ongoing regeneration and development of Corby.
- 8.17 In summary, provision of net additional jobs across the area has not kept a balance with new housing to date and both have been substantially below strategic targets. The NNJPU has reported this issue for a number of years now through the AMR and, as outlined throughout, is working to address these issues through the production of the Joint Core Strategy that will rebalance housing and job targets to more pragmatic levels. Supply of land in respect of both employment and housing is not an issue locally as significant potential exists – the issue is deliverability in a recession.

Are Housing Targets being met?

- 8.18 As outlined in Section 1 (Introduction), a key requirement of the AMR is to report the number of net additional and affordable dwellings provided. As reported in Section 5 (Housing), between 2001 and 2012 there has been a significant shortfall in the number of houses built relative to adopted CSS targets. Since 2001, build rates have been consistently below the targets of the CSS. Annual housing completions gradually increased in the early years of the plan period and in 2007/08 these peaked at 2,152 (a level just below the annual requirement). However, since this time Britain has been in recession and local levels of housebuilding have dropped and remained consistently low (relative to plan targets). These

effects have been augmented by the fact that much of the planned housing supply is linked to x5 urban extensions⁴⁷ where development has stalled due to deliverability issues (except Priors Hall, Corby, which is under construction).

- 8.19 Local housing targets are not therefore being met, contributing to the need to review this aspect of policy through the JCS review.

Five Year Supply of Housing Land

- 8.20 The need to maintain a five year supply of housing land is a national planning requirement. The NPPF requires planning authorities to go beyond plan targets in the short term and identify supply either 5% or 20% above plan targets (dependent on housing delivery performance to date). North Northamptonshire is currently able to demonstrate 2.49 years of housing land supply relative to targets despite over 20,000 dwellings with planning permission. This denotes a fall of 0.98 years supply compared to the previous year. This position has been exasperated deliverability issues at the consented urban extensions, and other consented sites, which continue to constrain rates of development. Through the Joint Core Strategy review lower housing targets are proposed and, if adopted, these will reduce the area's five year housing land requirements accordingly. However, in the interim, local land supply continues to be assessed against the higher housing requirements of the adopted CSS.
- 8.21 An update to the 2009 Strategic Housing Land Availability Assessment (SHLAA) will be published in 2013. This will provide information on a range of sites which may be appropriate for housing allocation in the plans produced by the NNJPU and partner Councils.

Housing Trajectory and Sites Schedule

- 8.22 Annual performance relative to CSS housing targets is graphically illustrated by both North Northamptonshire (Section 5) and local authority (Appendix B) housing trajectories. The data informing these trajectories has been derived from the local authority site schedules at Appendix I. At April 2012, these trajectories demonstrate an overall shortfall of 15,537 dwellings relative to CSS targets. Whilst planning permission exists for over 20,000 dwellings across North Northamptonshire, ongoing deliverability issues means that none of the local authorities expect to be able to deliver their CSS requirements to 2021.

Type of housing delivered

- 8.23 Gross affordable housing provision was 30% of overall supply in 2011/12. This denotes a decrease of 8% relative to 2010/2011 and is 2% below the target in Policy 15 of the adopted CSS (Sustainable Housing Provision). With the exception of Wellingborough (45%), no local authority area was able to attain this target in 2011/12. Affordable housing policy is being reviewed as part of the emerging JCS.

⁴⁷ Priors Hall, Kettering East, Wellingborough East and Wellingborough North have consent for development at December 2012

- 8.24 The provision of Gypsy and Traveller pitches increased in 2011/12 with x4 additional permanent pitches provided in Corby Borough. A Gypsy and Traveller Accommodation Assessment has recently been updated for the area and identifies new pitch provision requirements by local authority. Together with outputs from the AMR process, this evidence base will be utilised in updating this policy area within the JCS.

Is environmental quality improving?

- 8.25 Section 6 of this AMR provides information to gauge if the environmental quality of North Northamptonshire is improving.
- 8.26 There is, and will be, an increased level of energy generated locally due to of the number of consented and completed renewable energy developments in 2011/12 (186.34MW overall). Since 2008, energy from renewable developments has increased year on year (notwithstanding 2011) and this is likely to continue given the government's commitment to increasing the number of such installations.
- 8.27 Aside from this, the picture in relation to environmental quality is less positive. Since 2008, the AMR has reported a net loss of 13.23ha of land that forms part of a wildlife site (although performance by local authority varies). This is contrary to the stated goal of increasing provision of such sites and it is therefore vital that the need to maintain and enhance biodiversity is fully considered in determining applications for development.
- 8.28 Linked to this, there has been a recorded fall in the level of local SSSI's in favourable or recovering condition in 2011/12 (relative to the position outlined in both 2009/10 and 2010/11). These sites are key to the conservation of some of our most valued biodiversity and it will therefore be necessary for partners to ensure that management regimes, which can improve their overall condition, are sustained. Progress in this area will be monitored accordingly.
- 8.29 Key indicators in respect of cultural heritage relate to the number of listed buildings and the number 'at risk'. There has been an increase in the number of listed buildings in North Northamptonshire compared to the previous monitoring year (+11) whilst the number of such buildings 'at risk' has remained static on (although local authority numbers have moved up and down).
- 8.30 Health is another area considered under environmental quality through the role planning decisions can have in promoting this. Within North Northamptonshire, approximately 45% of new residential development completed in 2011/12 was within 1km of an area of greenspace (although this masks differences in the performance of individual local authorities). No specific target exists against which to gauge performance other than the 'greater this figure the better'. Overall, however, 2011/12 results overall were 11% below that of the previous year and 8% lower than that recorded in 2009/10.

- 8.31 Performance against the Building for Life (BFL) indicator has been disappointing and a general deterioration on last year. Fewer housing schemes met the criteria for BFL assessment in 2011/12. Of those that did, the amount scored as 'poor' increased substantially relative to the previous year. The remaining assessments saw a reduced proportion of 'very good', 'good' and 'average' schemes. Through review of the 2011/12 results some noticeable patterns have emerged in respect of BFL. Generally, schemes with lower densities/less dwellings appear to generate higher BFL scores. In contrast, sites with a higher amount of affordable housing appear to generate lower BFL scores. This is an area which will be monitored in future and will be fed back to the local Design Officers Group. It may be necessary to provide additional officer design advice and training to ensure these trends can be addressed going forward.
- 8.32 Overall, achievements have been made with increased levels of provision recorded against some indicators (e.g. Renewable energy, listed buildings) but this is countered by recorded falls in other areas (e.g. BFL results, access to greenspace and SSSIs in favourable or recoverable condition). However, in respect of a number of these indicators there is no policy requirement/target against which to measure performance. This is an area which will be reviewed in preparing the monitoring framework for the JCS.

Is infrastructure investment matching growth?

- 8.33 Very few local infrastructure projects have been successfully completed during the year and those that have are characterised as either town centre public realm improvements or small scale phased projects that are part of a wider scheme. The scarceness of funding for infrastructure has meant it necessary to phase and split projects into smaller parts so that when funding does become available it is hoped that bids can be quickly submitted with a view to being successful. However this cannot be done with a lot of the required infrastructure improvements as they need to be implemented holistically and, therefore, these large scale projects have stalled due to uncertain funding or because the development that is contributing towards the items is not progressing.
- 8.34 It should be noted that where the infrastructure is to be provided through a specific development scheme, and this is not progressing, then the need for that infrastructure is not necessarily required until the development starts. The problems occur when a development is due to contribute towards an item, that is also funded through other sources or other schemes, and the whole of the money is required before something can be built (e.g. a school). Careful monitoring of legal agreements will need to take place by the providers to ensure that deficiencies in infrastructure do not affect the operation of the infrastructure already in place.
- 8.35 Two large scale projects in the area however have been successful this year. Firstly the Corby Link Road has begun construction and is due to be completed in 2014. Secondly the A14 widening between junction 7 and 9 has been fully funded by central Government and this is due to start works during the next financial year (2013/14).

- 8.36 Further work on Infrastructure Delivery is being carried out to support the Core Strategy review. All stakeholders are being contacted to ensure that their needs and requirements are understood and that the cost of providing these required pieces of infrastructure can be factored into the viability of future development.

APPENDICES

APPENDIX A

WELLINGBOROUGH TOWN CENTRE AREA ACTION PLAN

Introduction

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

https://www.wellingborough.gov.uk/info/856/local_development_framework/568/planning_policy/6

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

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

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

Objective 1 - To redevelop the Market Square so that its status is reinforced as the heart of the town			
Indicator	Policy	Target	Progress
Number of market stalls	WTC5	No overall loss in the average number of stalls	No overall loss in number of stalls they remain the same.
Comprehensive redevelopment of Market Square and Tresham Institute sites	PS1	Completion in accordance with the Development Programme	Development not yet programmed.

Objective 2 - To seek a major increase in retail provision, bringing enhanced quality and choice, whilst keeping the centre compact

Indicator	Policy	Target	Progress
Net additional retail floorspace for comparison goods	WTC2	Development of 15,500m ² net additional retail floorspace for comparison goods by 2021.	No additional floorspace created
Percentage of the street level frontage of the primary shopping area in non shop (A1) use.	WTC3	A maximum of 20%	Of the total shop frontage of 1190.30m. 786.6m is in A1 use. Therefore 34% is non shop (A1) use.
Percentage of the street level frontage of the secondary shopping area in non shop (A1) use.	WTC4	No further loss of shop (A1) uses	There are 44 units with street level frontage in the secondary shopping area. 17 are in shop (A1) (39%) use and 27 (61%) are non shop use. It is estimated that 269m (59%) is in non shop (A1) use.
Length of break in the shopping (A1) frontage arising from the grant of planning permission.	WTC4	No new development to create or add to breaks of 20m or more in the shopping (A1) frontage	No further breaks which add to, or result in, breaks of 20m have been created.
Identified provision completed and outstanding	PS1-8 and PS10	Completion of sites in accordance with the timetable in the Development Programme.	The first of 12 sites to move forward is the High Street (policy PS3). A development brief was adopted in 2006 and a compulsory purchase order was confirmed in 2008. £1million of Government Growth Area Funding was used in 2011 to construct an access road and demolish several buildings on site. A preferred developer has been appointed and a planning application for a mixed use site was submitted in November 2012 (WP/2012/0452).

Objective 3 - To promote mixed-use development that will help drive a broadly-based, dynamic local economy and vibrant community that combines retail, leisure, cultural and commercial facilities and attractions

Indicator	Policy	Target	Progress
The number of applications that do not adhere to the criteria in Policy WTC6	WTC6	Refuse all applications which fail to meet the criteria in Policy WTC6 (shop fronts).	No applications for shop fronts were refused.
Identified provision completed and outstanding	WTC7	Completion of the Cultural Quarter, the Ideas Store/Discovery Centre and hotel in accordance with the timetable in the Development Programme	Developments not yet programmed on the Cultural Quarter or Market Square. The Church St/Market Square sites (including the Ideas Store) are planned for the second phase of regeneration in Wellingborough (after the High St site).
Number of restaurants within the Leisure Quarter	WTC7	Increase the number of restaurants (A3 uses) within the Leisure Quarter.	There were 8 restaurants and café uses (A3) within leisure quarter in 2011-2012
Percentage of street level frontage of each Commercial Fringe Area within use classes A and D	WTC8	At least 75% of the overall street level frontage of each individual Commercial Fringe Area to be within use classes "A" and "D"	Of the 163 units within the Commercial Fringe Areas, 83 units (51%) are within uses classes A and D. Further work, however, needs to be undertaken in order to establish a baseline figure for the percentage of street level frontage of each Commercial Fringe Area within use classes A and D
Percentage of the overall street level frontage of the Town Centre Mixed Use Areas in each use class outside the proposed development site areas.	WTC9	Within the Mixed Use Areas as a whole, no overall loss in the street level frontage occupied by non-residential uses outside of the proposed development site areas.	No overall loss of street level frontage occupied by non-residential uses outside of the proposed development site areas.
Amount of vacant upper floorspace above shops and other commercial premises within Market St, Silver St, Sheep St, Cambridge St, High St, Oxford St (to junction with Sharman Rd) and Midland Rd (to junction with Victoria Rd).	WTC10	Reduce the amount of vacant upper floorspace above shops and other commercial premises	Data unavailable - further work required in order to establish a baseline figure

Amount of additional B1 office floorspace.	WTC11	Provision of 2500 sq m of additional B1 floorspace.	No additional floorspace created
Identified provision completed or outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above
Objective 4 - To conserve and enhance the centre's heritage, respecting historic buildings, links & views			
Indicator	Policy	Target	Progress
The number of applications that adhere to the criteria in Policy WTC12	WTC12	Refuse all applications which do not accord with Policy WTC12, where relevant, regarding the protection and enhancement of the architectural and historic fabric of the town centre.	Policy WTC12 not used as a reason for refusal.
Identified provision completed and outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above.
Objective 5 - To enhance town centre living with new housing opportunities and improved community and recreational facilities within a stimulating, healthy, clean and safe environment			
Indicator	Policy	Target	Progress
Net additional homes provided.	WTC13	Provide for approximately 850 new homes by 2021.	8 new homes delivered in 2011-2012.
Percentage and number of open market homes on sites of 15 or more dwellings designed to 'wheelchair accessible' standards.	WTC13	5% of open market homes on sites of 15 or more dwellings to be designed to 'wheelchair accessible' standards.	No sites of 15 or more dwellings were completed during the monitoring year.

Percentage and number of open market homes on sites of 50 or more dwellings restricted by covenant to a discount of 30% below the equivalent full market value	WTC13	15% of open market homes on sites of 50 or more dwellings to be low cost and restricted by covenant to a discount of 30% below the equivalent full market value.	No sites of 50 or more dwellings were completed during the monitoring year.
Percentage and number of affordable homes on sites of 15 or more dwellings	WTC13	All sites of 15 or more homes to include 30% affordable housing, with a mix of 25% social rented and 5% intermediate housing.	No sites of 15 or more dwellings were completed during the monitoring year.
Identified provision completed and outstanding	WTC14	Completion of the Cultural Quarter, the Ideas Store and public lavatories in accordance with the timetable in the Development Programme	Developments not yet programmed on the Cultural Quarter or Market Square. (see objective 2, above).
Identified provision completed and outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above.

Objective 6 - To encourage the best in architecture, urban design and public spaces with energy and resource efficient development that minimises carbon dioxide emissions

Indicator	Policy	Target	Progress
Public Realm Strategy adopted	WTC15	Prepare a Public Realm Strategy by the end of 2009	A Public Realm Strategy was adopted by the Council in July 2009
Identified provision completed and outstanding	WTC15	Implement the rolling programme in accordance with the timetable set out in the Public Realm Strategy.	£3.5million of Government Growth Area Funding used in 2010/11 to provide highway and public realm improvements on Sheep St/Silver St and Market St/Gloucester Place, Wellingborough. Also used to introduce a zoo themed play area (aimed at under 7yr olds) within Croyland Gardens.
Identified provision completed and outstanding	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above.

Objective 7 - To develop skills and educational attainment, particularly through improvements to tertiary education

Indicator	Policy	Target	Progress
Completion of the Tresham Campus	WTC16 PS3	Completion of the Campus in accordance with the timetable set out in the Development Programme for site C.	The Tresham Institute was unsuccessful in its bid for funding support from the Learning and Skills Council in 2009 and, as a consequence has confirmed that they wish to maintain a site in Wellingborough and are looking at redeveloping the existing site on Church Street.

Objective 8 - To strengthen the green open space network and Swanspool Brook in terms of their biodiversity and recreational value, whilst reducing the risk of flooding

Indicator	Policy	Target	Progress
Amount of Environmentally Important Open Space (EIOS) developed.	WTC17	No loss of Environmentally Important Open Space.	No loss of Environmentally Important Open Space
Identified provision completed and outstanding	PS10	Completion in accordance with the timetable in the Development Programme.	Development not yet programmed.

Objective 9 - To ensure that the town centre is a convenient, safe and accessible place that is easy to get to and get around

Indicator	Policy	Target	Progress
Completion of the Northern Interceptor route and closure of Church St to through traffic.	WTC18	Completion of the Northern Interceptor route and closure of Church St to through traffic in accordance with the timetable set out in the Development Programme.	Development not yet programmed but could be incorporated within phase 2 with the development of the Church St/Market Square sites.
Number of improvements completed or outstanding	WTC19	Completion of the improvements to the bus network by 2021	£2 million of Governments Growth Area Funding was used to provide public realm and highway improvements in Sheep St/Silver Street in 2010. As part of this scheme, bus priority measures were introduced between Tithe Barn Road and Silver Street in Wellingborough. An extension to this scheme is not yet programmed.

Identified provision completed	WTC19	Completion of the bus interchange in accordance with the timetable set out in the Development Programme for site E1.	Development not yet programmed, due to come forward with development of Church St/Market Square site.
Number of car parks completed and outstanding	WTC20	Completion of the car parks on sites C and E1 in accordance with the timetable set out in the Development Programme.	Development of car park on site C (High St) is included within the planning application for the High St site and should be completed by 2016? Development of the car park on site E1 is not yet programmed but due to come forward with the development of Church St/Market Square site.
Percentage of completed developments that provide, as a maximum, parking to a standard based on the County Council's accessibility-based tool.	WTC20	Development of sites PS1 to PS10 inclusive to provide, as a maximum, parking to a standard based on the County Council's accessibility-based tool.	See objective 2, above.
Length of cycle routes completed or outstanding	WTC21	Completion of the proposed cycle network by 2021	No progress
Percentage of developments that provide secure cycle facilities in accordance with operative standards.	WTC21	All developments to provide secure cycle facilities in accordance with operative standards	Data unavailable
Length of pedestrian routes and number of crossings completed or outstanding	WTC22	Completion of the proposed network of new/improved pedestrian routes and crossings by 2021.	Development not yet programmed but continually reviewed in conjunction with the public realm strategy.
Identified provision completed	WTC22	Completion of the Pedestrianised Priority Area in accordance with the timetable set out in the Development Programme for sites E1 and E2.	Development not yet programmed (see objective 2, above).
Identified provision completed or outstanding	PS1-PS10	Completion of site in accordance with the timetable in the Development Programme.	See objective 2, above.

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

Indicator	Policy	Target	Progress
Percentage of people surveyed who consider the town centre to be safe, friendly, attractive and well maintained	WTC24	Increase in the percentage of people who consider the town centre to be safe, friendly, attractive and well maintained	Available figures relate to the Borough as a whole (see significant effect indicators relating to the landscape and built environment objectives, below).
Infrastructure completed and developer contributions received.	WTC25	Ensure that infrastructure and/or developer contributions made necessary by the development of any of the Proposal Sites (PS1 to PS10) are provided in accordance with the planning permission and/or legal agreement	See objective 2, above.
Identified provision completed	PS1-PS10	Completion of sites in accordance with the timetable in the Development Programme.	See objective 2, above.

Significant Effect Indicators

Accessibility objective - To enable all people to have similar and sufficient access to services and facilities.				
Significant effects - A major positive effect is anticipated following the implementation of a series of bus priority measures; improvements to pedestrian and cycling facilities; a new public transport interchange; the concentration of new facilities and services within a compact town centre; and the intensification of residential development close to facilities.				
Indicator - 2005 modal split for all journeys to the town centre (%)				
Town Centre	Car	Bus	Bicycle	Walk
Wellingborough	49	9	1	40
Corby	48	24	2	26
Kettering	54	14	0	31
Rushden	60	7	1	30
Source: North Northamptonshire Town Centres – Roles and Relationships Study (2005)				
Commentary - The above baseline figures indicate that, compared to Corby and Kettering, the percentage of people walking to the town centre is higher whilst the percentage of people using the bus for such journeys is lower. The proposals in the Plan that are expected to have a positive impact on modal shift have yet to be implemented.				

Housing objective - to provide greater opportunities for people to meet their housing needs.	
Significant effects - A major positive effective is expected as a result of the implementation of proposals that provide for over 850 new homes in the town centre, including 30% affordable housing.	
Indicators – Total dwellings completed in the town centre and the percentage that are defined as affordable.	
Dwellings completed 2011/12	Affordable housing
8	0
Commentary –The dwellings completed in 2011/12 were on ‘windfall’ sites rather than on sites allocated in the Plan where provision is made for over 850 new homes.	

Community objective - to value and nurture a sense of belonging in a cohesive community whilst respecting diversity.			
Significant effects - A major positive effect is anticipated through the provision of new and enhanced community facilities including proposals for a new library/ideas store and a cultural quarter.			
Indicators – The percentage of people who, in the last year have used:			
	2006	2008	2009
museums/galleries	27	34.1	31.7
libraries	61	60.7	55
theatres/concert halls	52	54.5	47.4
Source: Place Survey			
Commentary – The community facilities that are expected to have a significant effect have yet to be constructed. The above figures therefore provide a baseline against which the impact arising from the future delivery of the community facilities can be assessed.			

Skills objective - to assist people in gaining the skills to fulfil their potential and increase their contribution to society and the economy.			
Significant effects - A major positive effect is expected to be achieved through the provision of modern premises for Tresham College.			
Indicators - The percentage of the working-age population with no qualifications and qualified to NVQ4 or above.			
	Wellingborough %	East Midlands %	Great Britain %
NVQ4 and above	21.4	28.4	32.9
No qualifications	12	11.5	10.6
Source: NOMIS annual population survey January 2011 – December 2011			
Commentary – The above figures indicate that the level of qualifications attained by the working-age population is below the regional and national averages, however there has been an improvement in those obtaining NVQ 4 and above from 2010 where the figure was 14.1%			

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

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

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

2006	2008	2009
67	70.7	70.9

Source: Place Survey

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

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

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

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

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

% people who feel very safe or fairly safe*

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

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

2008	2009
64.3	71.2

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

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

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

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

Indicator - % of listed buildings at risk.

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

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

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

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

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

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

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

Indicator - levels of particulate matter (PM₁₀)

Commentary - PM₁₀ monitoring results for 2005 showed that monitored sites were well within the annual mean air quality objective of 40µg/m³ and were below the maximum permitted number of 35 exceedences of the 24 hour mean objective. Subsequent Updating and Screening Assessment reports have concluded that the air quality objective is likely to be met in the Borough and monitoring of particulate matter has therefore been discontinued.

Indicator – levels of nitrogen dioxide

Annual mean concentration of nitrogen dioxide (µg/m³)

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

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

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

Soil and land objective – to ensure the efficient use of land and maintain the resource of productive soil.

Significant effects - optimising brownfield site development opportunities and high density development is expected to have a major positive impact on the efficient use of land.

Indicators – The percentage of new dwellings completed at: less than 30 dwellings per hectare; between 30 and 50 dwellings per hectare and above 50 dwellings per hectare.

Indicator – the percentage of development on brownfield land

Commentary – The 8 dwellings completed in the town centre in 11/12 were all on brownfield land.

Energy use objective – to minimise energy consumption, increase energy efficiency and maintain the stock of non renewable energy sources.

Significant effects - Implementation of the Town Centre Area Action Plan is likely to have a major positive effect on energy use through the provision of opportunities to enable development of more energy efficient buildings/layouts.

Indicator - % of commercial developments meeting at least BREEAM 'very good' standard and the % of residential units delivered to the standards included in Policy 14 of the Core Spatial Strategy.

Commentary - This indicator was not monitored during 2011/12 although, as noted elsewhere, the allocated sites in the Plan have yet to come forward for development.

Waste objective – to reduce the consumption of finite materials and increase reuse and recycling.

Significant effects - The increased quantum of development is expected to generate additional waste, resulting in a major negative effect.

Indicators- % household waste recycled and the % of construction and demolition waste going to landfill

Commentary – Information specific to the town centre and the % of construction and demolition waste going to landfill is unavailable. During the year 11/12, 40.0% of household waste generated in the Borough was recycled. This comprised of 15.3% compost and 24.7% recycled.

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

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

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

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

Source: ONS Annual population Survey July 2011 – June 2012

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

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

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

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

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

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

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

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

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

Indicator – Experian retail ranking

We have not purchased this recently	2001	2008
Wellingborough	351	282

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

Indicator - % of vacant units within the town centre

2003	2007	2009	2010	2012
13	8	14	11	8

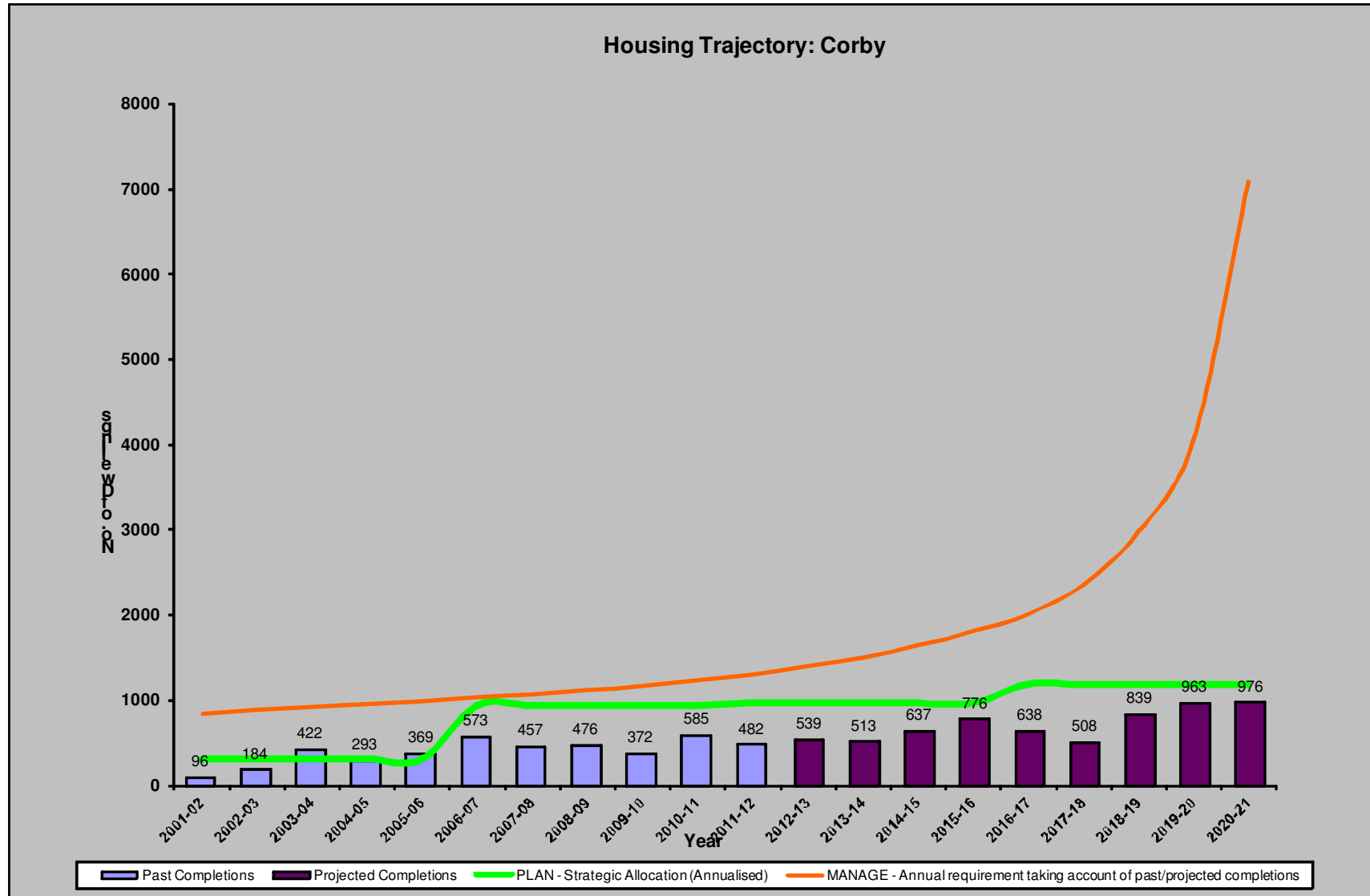
Commentary - A survey undertaken by the Borough Council indicates that out of a total of 228 A1 retail units in the town centre, 8% were vacant. This is down 3% from last year.

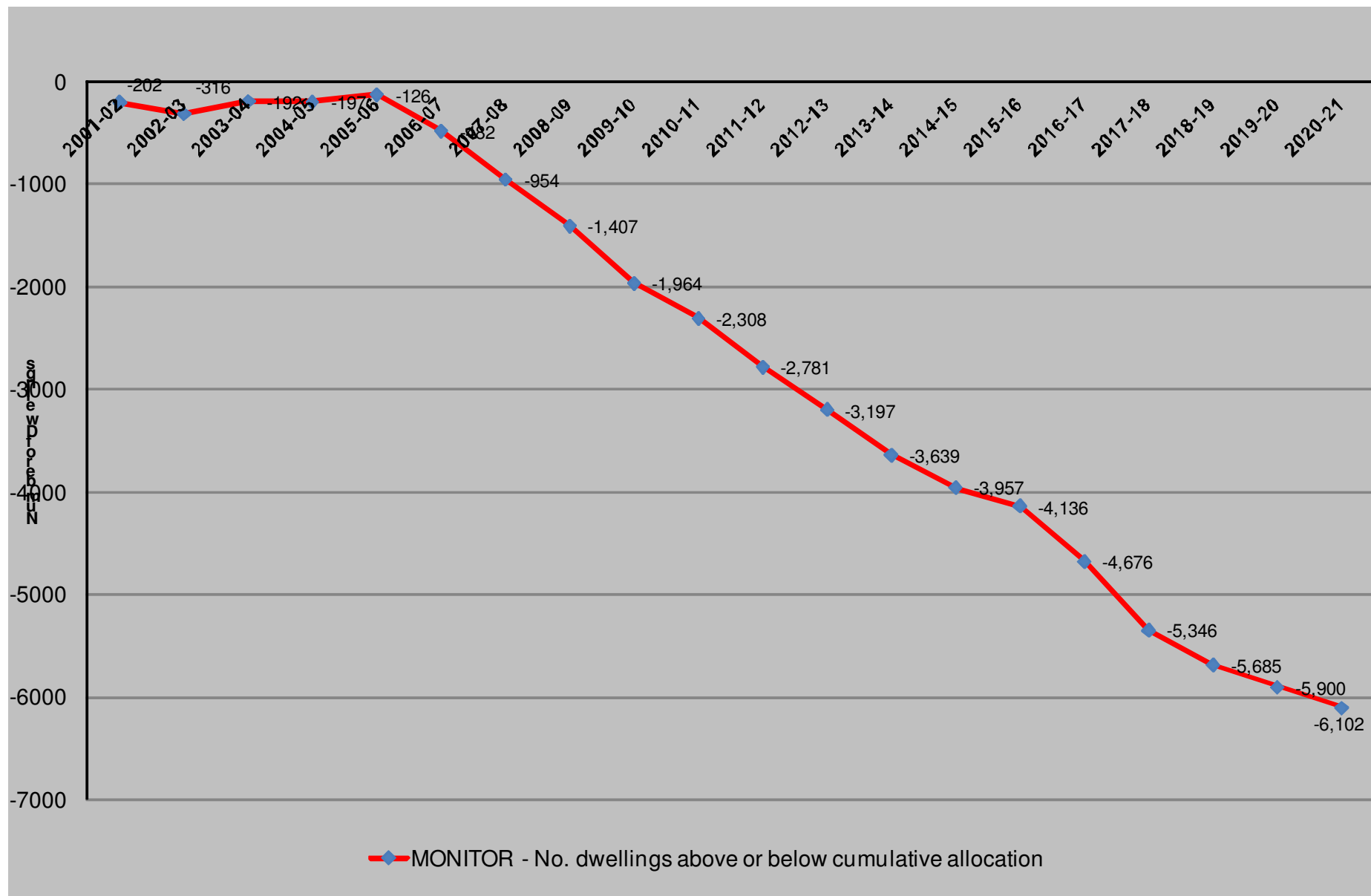
CONCLUSION

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

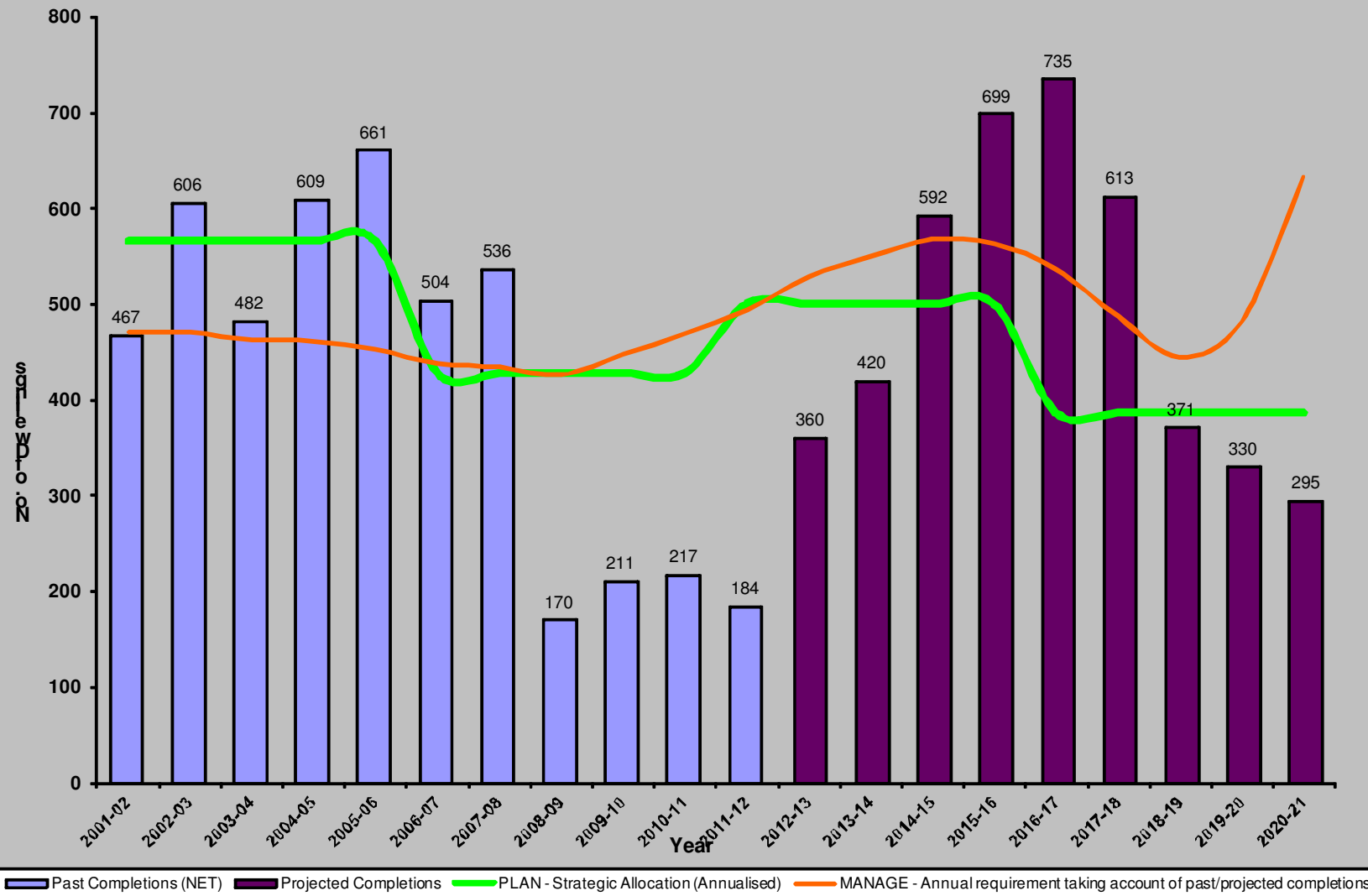
This monitoring report for the town centre has, however, provided an opportunity to gather information which will act as a baseline against which to monitor future changes. The need for further survey work, in order to collect information which is not currently available, has also been highlighted. Future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

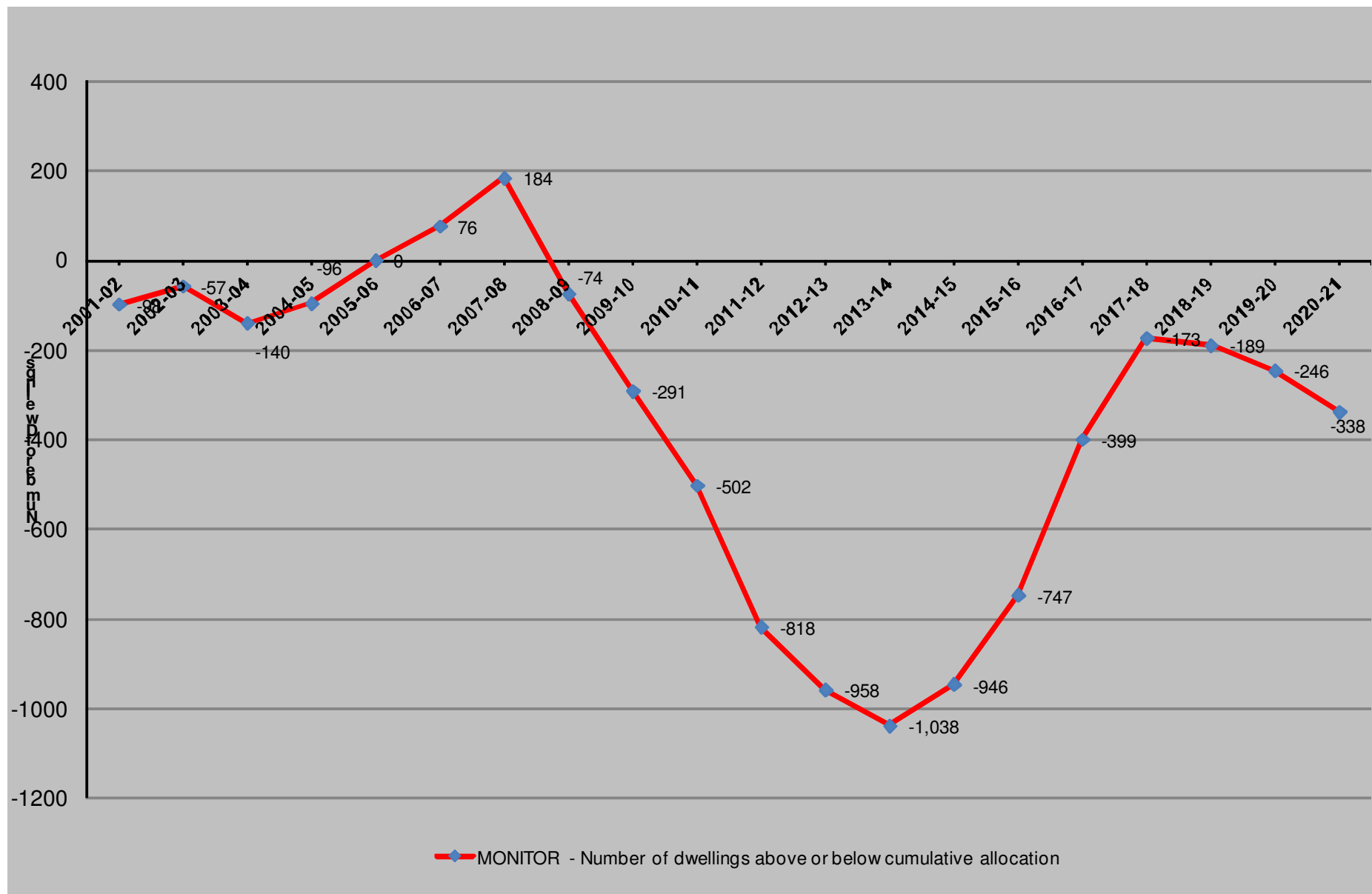
APPENDIX B: DISTRICT HOUSING TRAJECTORIES ASSESSING PROJECTED PERFORMANCE RELATIVE TO THE ADOPTED CSS 2001-21



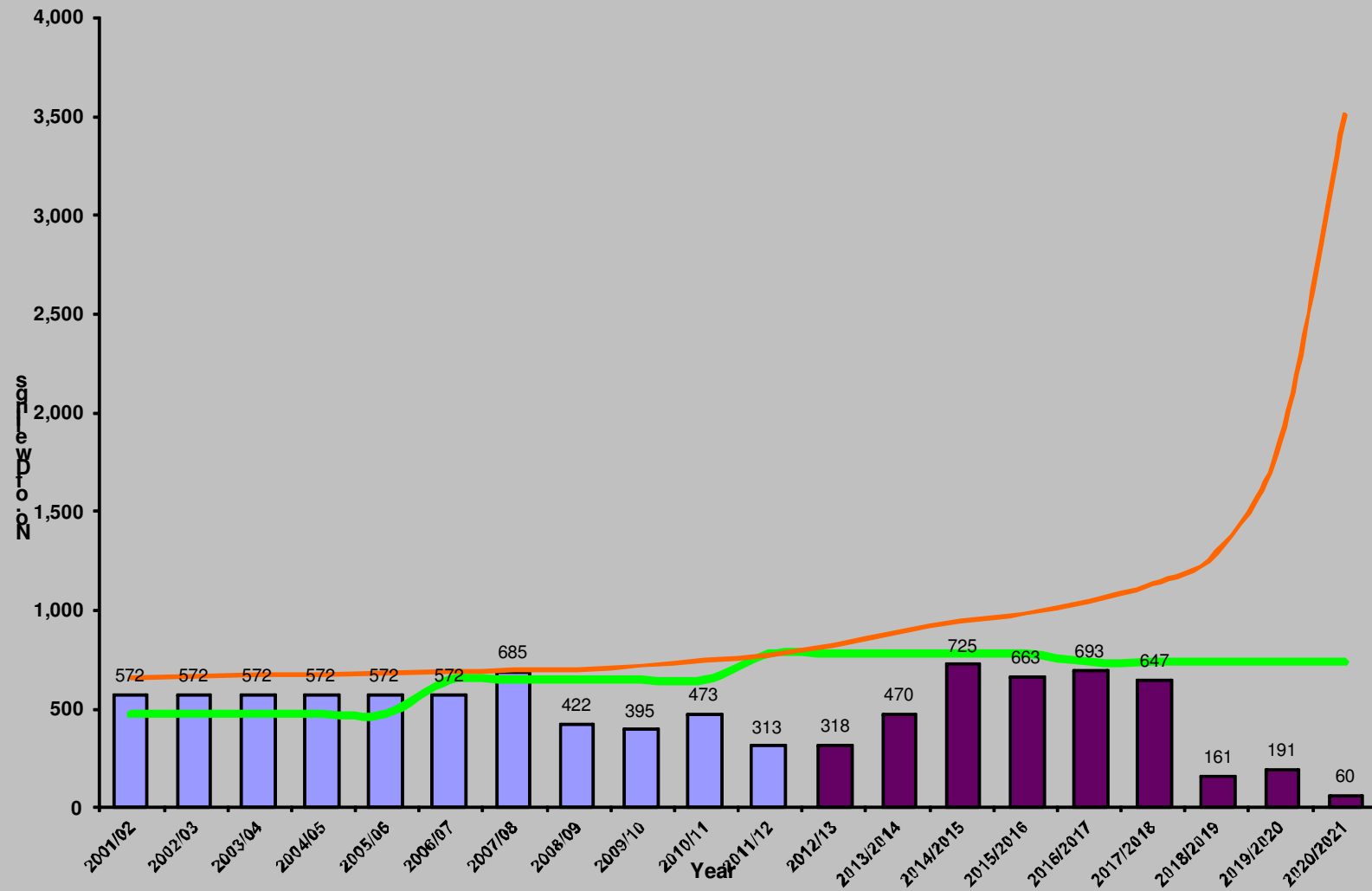


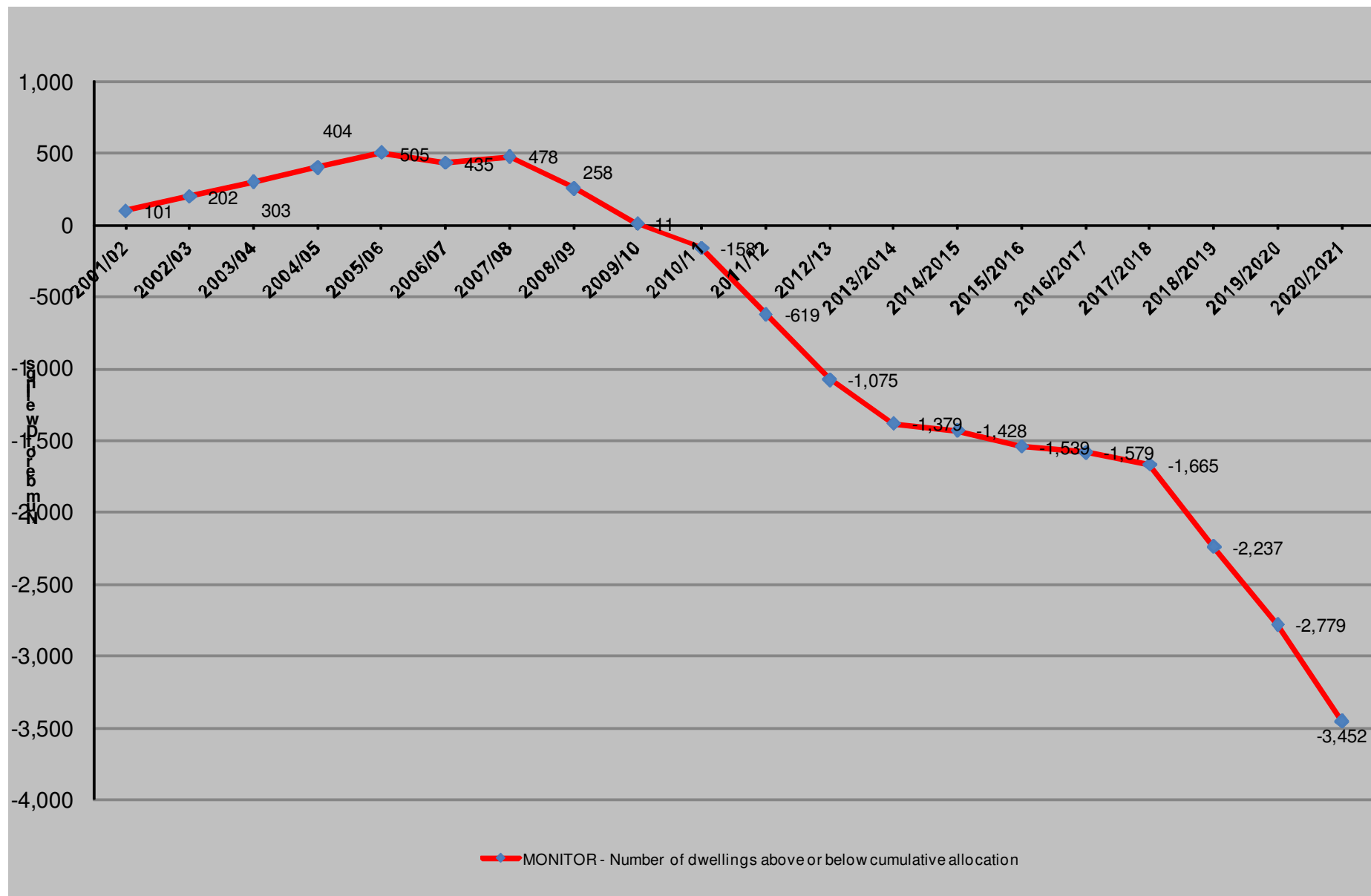
Housing Trajectory: East Northamptonshire



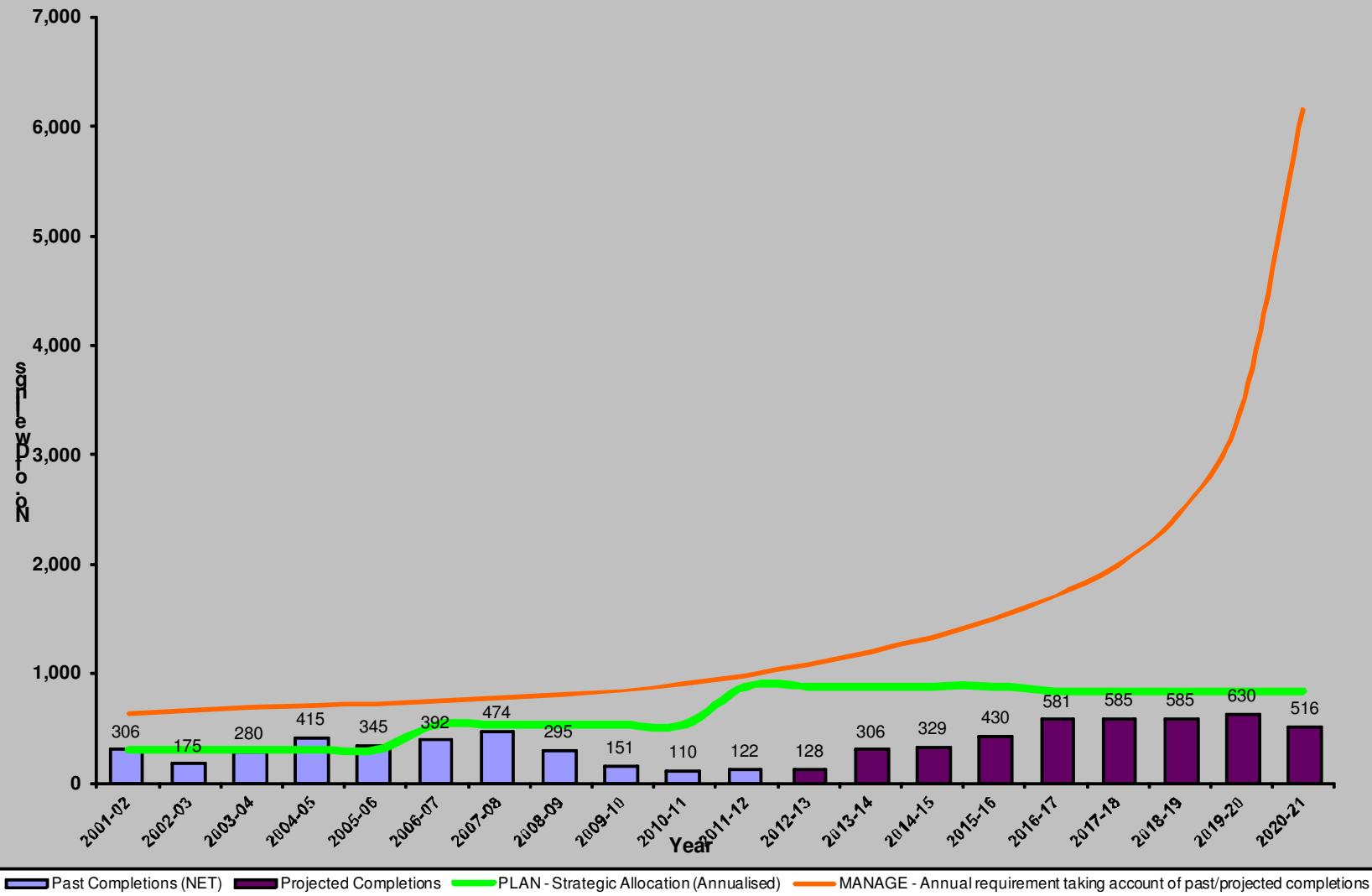


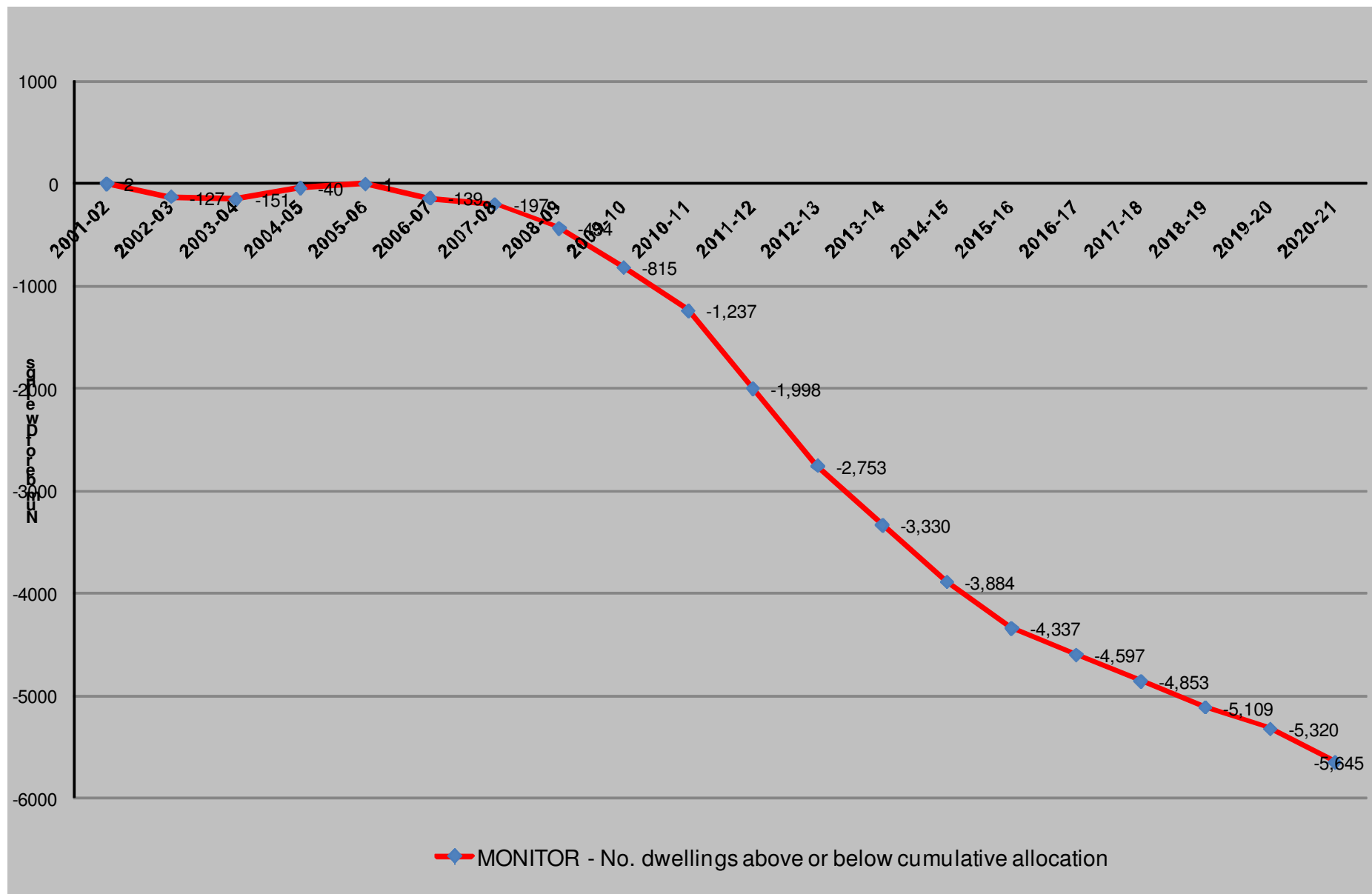
Housing Trajectory: Kettering Borough





Housing Trajectory: Wellingborough





APPENDIX C: CALCULATION OF THE FIVE YEAR HOUSING REQUIREMENT (REQ.) 2013-18 AGAINST THE ADOPTED CSS

Corby Borough Council

At Table 3 (page 46) of the adopted CSS the average annual level of housing completions required of each local authority to meet their strategic housing target to 2021 is outlined. For Corby Borough, this target is 16,800 dwellings. Over the period 2001-13, the CSS sets the Borough a target of 8,045 dwellings. Actual completions anticipated over this period, however, equate to 4,848 dwellings⁴⁸ – a shortfall of 3,197 dwellings relative to requirements. This shortfall is considered in the assessment of the Borough's remaining annual housing requirements and has been distributed on the same proportionate basis as the targets outlined in the CSS for consistency. This approach is also consistent with the one outlined in previous AMRs.

In following this approach, a recalibrated five year housing requirement for the period 2013-18 has been identified. As outlined in the table below, this equates to 7,128 dwellings. However, in accordance with the NPPF, it is appropriate to include an additional 20% buffer to the identified housing land requirement 2013-18 due to the anticipated shortfall identified. This equates to an additional 1,426 dwellings, giving a new **housing requirement of 8,554 dwellings 2013-18**. It is on this basis that the assessment of housing land supply for Corby Borough has been undertaken.

(a) Year	(b) CSS: Annual Housing Req.	(c) Total Dwellings	(d) CSS: Housing Req. as a %	(e) Revised CSS Req. taking performance to 31/03/2013 into account	(f) Five Year Housing Req. 2013-18
2013-14	955	5,221	10.91%	1,304	7,128
2014-15	955		10.91%	1,304	
2015-16	955		10.91%	1,304	
2016-17	1,178		13.46%	1,608	
2017-18	1,178		13.46%	1,608	
2018-19	1,178	3,534	13.46%	1,608	
2019-20	1,178		13.46%	1,608	
2020-21	1,178		13.46%	1,608	
Totals	8,755	8,755	100.00%	11,952	

Completions 2001-11	3,827
Recorded completion 2011/12	482
Projected completion 2012/13	539
Residual at April 2013	11,952
Total 2001-21	16,800

Required targets 2013-18 +20%	
CBC requirement 2013-18	7,128
CBC supply required 2013-18 +20%	8,554

⁴⁸ Recorded housing completions in Corby Borough are 4,309 dwellings 2001-12. Projected completions 2012/13 are 539 dwellings. This equates to 4,848 dwellings 2001-13.

East Northamptonshire District Council

Calculation of the Five Year Housing Requirement (Req.) 2013-18 against the adopted CSS

At Table 3 (page 46) of the CSS the average annual level of housing completions required of each local authority to meet their strategic housing target to 2021 is outlined. For East Northamptonshire, this target is 9,400 dwellings. Over the period 2001-13, the CSS sets the District a target of 5,965 dwellings. Actual recorded completions, however, equate to 5,007 dwellings⁴⁹ – a shortfall of 958 dwellings. This shortfall is considered in the assessment of the District's remaining annual housing requirements and has been distributed on the same proportionate basis as the targets outlined in the CSS for consistency. This approach is also consistent with the one outlined in previous AMRs.

In following this approach, a recalibrated five year housing requirement of 2,908 dwellings has been identified for the period 2013-18 (see table below). However, in accordance with the NPPF, it is appropriate to include an additional 5% buffer to the identified housing land requirement 2013-18 (as the District Council considers it has not persistently undersupplied relative to CSS requirements, 2001-13). This equates to an additional 145 dwellings being added to the identified requirement, giving a new **housing requirement of 3,054 dwellings 2013-18**. It is on this basis that the assessment of housing land supply for East Northamptonshire has been undertaken.

(a) Year	(b) CSS: Annual Housing Req.	(c) Total Dwellings	(d) CSS: Housing Req. as a %	(e) Revised CSS Req. taking performance to 31/03/2013 into account	(f) Five Year Housing Req. 2013-18
2013-14	500	2,274	14.56%	639	2,908
2014-15	500		14.56%	639	
2015-16	500		14.56%	639	
2016-17	387		11.27%	495	
2017-18	387		11.27%	495	
2018-19	387	1,161	11.27%	495	
2019-20	387		11.27%	495	
2020-21	387		11.27%	495	
Totals	3,435	3,435	100.00%	4,393	

Completions 2001-11	4,463
Recorded completion 2011/12	184
Projected completion 2012/13	360
Residual at April 2013	4,393
Total 2001-21	9,400

Required targets 2013-18 +20%	
ENC requirement 2013-18	2,908
ENC supply required 2013-18 +5%	3,054

⁴⁹ Recorded housing completions in East Northamptonshire are 4,647 dwellings 2001-12. Projected completions 2012/13 are 360 dwellings. This equates to 5,007 dwellings 2001-13.

Kettering Borough Council

Calculation of the Five Year Housing Requirement (Req.) 2013-18 against the adopted CSS

At Table 3 (page 46) of the CSS, the average annual level of housing completions required of each local authority to meet their strategic housing target to 2021 is outlined. For Kettering Borough, this target is 13,100 dwellings. Over the period 2001-13, the CSS sets the Borough a target of 7,113 dwellings. Actual recorded completions anticipated over this period, however, equate to 6,038 dwellings⁵⁰ – a shortfall of 1,075 dwellings. This shortfall is considered in the assessment of the Borough's remaining annual housing requirements and has been distributed on the same proportionate basis as the targets outlined in the CSS for consistency. This approach is also consistent with the one used in previous AMRs.

In following this approach, a recalibrated five year housing requirement of 4,469 dwellings is identified for Kettering Borough (see table below). However, in accordance with the NPPF it is deemed appropriate to include an additional 5% buffer to the identified housing land requirement 2013-18⁵¹ (as the Borough Council considers it has not persistently undersupplied relative to CSS requirements, 2001-13). This equates to an additional 223 dwellings - giving a new **housing requirement of 4,692 dwellings 2013-18**. It is on this basis that the assessment of housing land supply for Kettering Borough shall be undertaken.

(a) Year	(b) CSS: Annual Housing Req.	(c) Total Dwellings	(d) CSS: Housing Req. as a %	(e) Revised CSS Req. taking performance to 31/03/2013 into account	(f) Five Year Housing Req. 2013-18
2013-14	774	3,788	12.93%	913	4,469
2014-15	774		12.93%	913	
2015-16	774		12.93%	913	
2016-17	733		12.24%	865	
2017-18	733		12.24%	865	
2018-19	733	2,199	12.24%	865	
2019-20	733		12.24%	864	
2020-21	733		12.24%	864	
Totals	5,987	5,987	100.00%	7,062	

Completions 2001-11	5,407
Recorded completion 2011/12	313
Projected completion 2012/13	318
Residual at April 2013	7,062
Total 2001-21	13,100

Required targets 2013-18 +20%	
KBC requirement 2013-18	4,469
KBC supply required 2013-18 +5%	4,692

⁵⁰ Recorded housing completions in Kettering Borough are 5,720 dwellings 2001-12. Projected completions 2012/13 are 318 dwellings. This equates to 6,038 dwellings 2001-13.

⁵¹ On account of projected shortfall at 31/03/13

Borough Council of Wellingborough

Calculation of the Five Year Housing Requirement (Req.) 2013-18 against the adopted CSS

At Table 3 (page 46) of the CSS the average annual level of housing completions required of each local authority to meet their strategic housing target to 2021 is outlined. For Wellingborough, this target is 12,800 dwellings. Over the period 2001-13, the CSS sets the Borough a target of 5,946 dwellings. Actual recorded completions anticipated over this period equates to 3,193 dwellings⁵² – a shortfall of 2,753 dwellings. This shortfall is considered in the assessment of the Borough's remaining annual housing requirements and has been distributed on the same proportionate basis as the targets outlined in the CSS for consistency. This approach is also consistent with the one outlined in previous AMRs.

In following this approach, a recalibrated five year housing requirement of 6,072 dwellings is identified for Wellingborough (see below table). However, in accordance with the NPPF it is deemed appropriate to include an additional 20% buffer to the identified housing land requirement 2013-18. This equates to an additional 1,214 dwellings being added to the identified requirement, giving a new **housing requirement of 7,286 dwellings 2013-18**. It is on this basis that the assessment of housing land supply for Borough Council of Wellingborough shall be undertaken.

(a) Year	(b) CSS: Annual Housing Req.	(c) Total Dwellings	(d) CSS: Housing Req. as a %	(e) Revised CSS Req. taking performance to 31/03/2013 into account	(f) Five Year Housing Req. 2013-18
2013-14	883	4,331	12.88%	1,238	6,072
2014-15	883		12.88%	1,238	
2015-16	883		12.88%	1,238	
2016-17	841		12.27%	1,179	
2017-18	841		12.27%	1,179	
2018-19	841	2,523	12.27%	1,179	
2019-20	841		12.27%	1,178	
2020-21	841		12.27%	1,178	
Totals	6,854	6,854	100.00%	9,607	

Completions 2001-11	2,943
Recorded completion 2011/12	122
Projected completion 2012/13	128
Residual at April 2013	9,607
Total 2001-21	12,800

Required targets 2013-18 +20%	
WBC requirement 2013-18	6,072
WBC supply required 2013-18 +20%	7,286

⁵² Recorded housing completions in the Borough of Wellingborough are 3,065 dwellings 2001-12. Projected completions 2012/13 are 128 dwellings. This equates to 3,193 dwellings 2001-13.

North Northamptonshire

Calculation of the Five Year Housing Requirement (Req.) 2013-18 against the adopted CSS

The overall housing five year housing requirement for North Northamptonshire (23,586 dwellings) is derived by adding the respective recalibrated annual housing requirements 2013-18 for each district/borough. This is as outlined in the below table.

LPA	5 Year Requirement 2013-18
Corby	8,554
East Northamptonshire	3,054
Kettering	4,692
Wellingborough	7,286
North Northamptonshire	23,586

APPENDIX D: ASSESSMENT OF HOUSING LAND SUPPLY AGAINST HOUSING REQUIREMENTS OUTLINED IN THE NORTH NORTHAMPTONSHIRE JOINT CORE STRATEGY (JCS) 2011-31 EMERGING DRAFT FOR CONSULTATION (AUGUST 2012)

At Draft Policy 28 of the *North Northamptonshire Joint Core Strategy 2011-31 Emerging Draft for Consultation* (August 2012) new housing requirements are proposed for the area - including a breakdown by local authority. This draft policy includes 2 sets of housing requirements – a minimum target to 2031 and one which includes an additional ‘strategic opportunity’ for each local authority area (referred to here as the ‘strategic option’). The former requirement provides for identified locally generated needs and has been identified forms the basis upon which the Joint Core Strategy will be assessed in respect of housing land supply. The strategic opportunity requirement is an additional level of housing that the area is judged capable of accommodating should the market support delivery of identified/consented strategic developments.

Although the stated intention of the Emerging Draft JCS is to assess future housing land supply against the minimum housing requirements, for the purposes of illustration this AMR assesses local authority performance against both the minimum target and the strategic option by highlighting how current housing supply compares to these figures.

Corby Borough Council

Calculation of the Five Year Housing Requirement (Req.) 2013-18 against the Emerging Draft JCS (Minimum target) 2013-18

Draft Policy 28 of the Emerging Draft JCS outlines a minimum requirement of 8,900 dwellings for Corby Borough 2011-31. Over the period 2011-13, the Draft JCS sets a target of 890 dwellings. Anticipated completions over this period equate to 1,021 dwellings – an oversupply of 131 dwellings. This anticipated performance is considered in the assessment of the remaining annual housing requirements and has been distributed on the same proportionate basis as the targets outlined in the Draft JCS for consistency. Following this approach, a recalibrated five year housing requirement of 2,190 dwellings is identified for the period 2013-18. This is outlined in the table below.

However, this requirement does not include any provision for the additional 5/20% buffer outlined in the NPPF (para. 47). In the context of Corby Borough's anticipated performance to 31/03/2013, a 5% buffer is deemed appropriate and has been added to the identified requirement (as an oversupply relative to targets is anticipated at this date). **This provides a new five year requirement of 2,300 dwellings 2013-18 (+110 dwellings).**

(a) Year	(b) NNJCS: Annual Housing Req.	(c) Total Dwellings	(d) CSS: Housing Req. as a %	(e) Revised CSS Req. taking performance to 31/03/2013 into account	(f) Five Year Housing Req. 2013-18
2013-14	445	2,225	5.56%	438	2,190
2014-15	445		5.56%	438	
2015-16	445		5.56%	438	
2016-17	445		5.56%	438	
2017-18	445		5.56%	438	
2018-19	445	5,785	5.56%	438	
2019-20	445		5.56%	438	
2020-21	445		5.56%	438	
2021-22	445		5.56%	438	
2022-23	445		5.56%	438	
2023-24	445		5.56%	438	
2024-25	445		5.56%	438	
2025-26	445		5.56%	438	
2026-27	445		5.56%	437	
2027-28	445		5.56%	437	
2028-29	445		5.56%	437	
2029-30	445		5.56%	437	
2030-31	445		5.56%	437	
Totals	8,010	8,010	100.00%	7,879	

Recorded completion 2011/12	482
Projected completion 2012/13	539
Residual at April 2013	7,879
Total 2011-31	8,900

Required targets 2013-18 +5%	
CBC requirement 2013-18	2,190
CBC supply required 2013-18 +5%	2,300

East Northamptonshire District Council

Calculation of the Five Year Housing Requirement (Req.) 2013-18 against the Emerging Draft JCS (Minimum target) 2013-18

Draft Policy 28 of the Draft JCS outlines a minimum requirement of 6,560 dwellings for East Northamptonshire 2011-31, including a target of 656 dwellings between 2011 and 2013. Anticipated completions over this period equate to 544 dwellings – a shortfall of 112 dwellings. This anticipated performance is considered in the assessment of the remaining annual housing requirements and has been distributed on the same proportionate basis as the targets outlined in the Draft JCS for consistency. Following this approach, a recalibrated five year housing requirement of 1,670 dwellings is identified for the period 2013-18. This is outlined in the table below.

However, this requirement does not include any provision for the additional 5/20% buffer outlined in the NPPF (para. 47). In the context of East Northamptonshire's anticipated performance to 31/03/2013, a 20% buffer is deemed appropriate and added to the identified requirement (as a shortfall relative to targets is anticipated at this date). **This provides a new five year requirement of 2,004 dwellings 2013-18 (+334 dwellings).**

(a) Year	(b) NNJCS: Annual Housing Req.	(c) Total Dwellings	(d) CSS: Housing Req. as a %	(e) Revised CSS Req. taking performance to 31/03/2013 into account	(f) Five Year Housing Req. 2013-18
2013-14	328	1,640	5.56%	334	1,670
2014-15	328		5.56%	334	
2015-16	328		5.56%	334	
2016-17	328		5.56%	334	
2017-18	328		5.56%	334	
2018-19	328	4,264	5.56%	334	
2019-20	328		5.56%	334	
2020-21	328		5.56%	334	
2021-22	328		5.56%	334	
2022-23	328		5.56%	334	
2023-24	328		5.56%	334	
2024-25	328		5.56%	334	
2025-26	328		5.56%	334	
2026-27	328		5.56%	334	
2027-28	328		5.56%	335	
2028-29	328		5.56%	335	
2029-30	328		5.56%	335	
2030-31	328		5.56%	335	
Totals	5,904	5,904	100.00%	6,016	

Recorded completion 2011/12	184
Projected completion 2012/13	360
Residual at April 2013	6,016
Total 2011-31	6,560

Required targets 2013-18 +20%	
ENC requirement 2013-18	1,670
ENC supply required 2013-18 +20%	2,004

Kettering Borough Council

Calculation of the Five Year Housing Requirement (Req.) 2013-18 against the Emerging Draft JCS (Minimum target) 2013-18

Draft Policy 28 of the Draft JCS outlines a minimum requirement of 7,080 dwellings for Kettering Borough 2011-31. Over the period 2011-13, the Draft JCS sets the Borough a target of 708 dwellings. Anticipated completions over this period equate to 631 dwellings – a shortfall of 77 dwellings. This anticipated performance is considered in the assessment of the Borough's remaining annual housing requirements and has been distributed on the same proportionate basis as the targets outlined in the Draft JCS for consistency. Following this approach, a recalibrated five year housing requirement of 1,790 dwellings is identified for the period 2013-18. This is outlined in the table below.

However, this requirement does not include any provision for the additional 5/20% buffer outlined in the NPPF (para. 47). In the context of Kettering Borough's anticipated performance to 31/03/2013, a 20% buffer is deemed appropriate and added to the identified requirement (as a shortfall relative to targets is anticipated at this date). **This provides a new five year requirement of 2,148 dwellings 2013-18 (+358 dwellings).**

(a) Year	(b) NNJCS: Annual Housing Req.	(c) Total Dwellings	(d) CSS: Housing Req. as a %	(e) Revised CSS Req. taking performance to 31/03/2013 into account	(f) Five Year Housing Req. 2013-18
2013-14	354	1,770	5.56%	358	1,790
2014-15	354		5.56%	358	
2015-16	354		5.56%	358	
2016-17	354		5.56%	358	
2017-18	354		5.56%	358	
2018-19	354	4,602	5.56%	358	
2019-20	354		5.56%	358	
2020-21	354		5.56%	358	
2021-22	354		5.56%	358	
2022-23	354		5.56%	358	
2023-24	354		5.56%	358	
2024-25	354		5.56%	358	
2025-26	354		5.56%	358	
2026-27	354		5.56%	359	
2027-28	354		5.56%	359	
2028-29	354		5.56%	359	
2029-30	354		5.56%	359	
2030-31	354		5.56%	359	
Totals	6,372	6,372	100.00%	6,449	

Recorded completion 2011/12	313
Projected completion 2012/13	318
Residual at April 2013	6,449
Total 2011-31	7,080

Required targets 2013-18 +20%	
KBC requirement 2013-18	1,790
KBC supply required 2013-18 +20%	2,148

Borough Council of Wellingborough

Calculation of the Five Year Housing Requirement (Req.) 2013-18 against the Emerging Draft JCS (Minimum target) 2013-18

Draft Policy 28 of the Draft JCS outlines a minimum requirement of 7,080 dwellings for the Borough of Wellingborough 2011-31. Over the period 2011-13, the Draft JCS sets a target of 570 dwellings. Anticipated completions over this period equate to 250 dwellings – a shortfall of 320 dwellings. This anticipated performance is considered in the assessment of the Borough's remaining annual housing requirements and has been distributed on the same proportionate basis as the targets outlined in the NN Draft JCS for consistency. Following this approach, a recalibrated five year housing requirement of 1,514 dwellings is identified for the period 2013-18. This is outlined in the table below.

However, this requirement does not include any provision for the additional 5/20% buffer outlined in the NPPF (para. 47). In the context of the Borough's anticipated performance to 31/03/2013, a 20% buffer is deemed appropriate and added to the identified requirement (as a shortfall relative to targets is anticipated at this date). **This provides a new five year requirement of 1,818 dwellings 2013-18 (+303 dwellings).**

(a) Year	(b) NNJCS: Annual Housing Req.	(c) Total Dwellings	(d) CSS: Housing Req. as a %	(e) Revised CSS Req. taking performance to 31/03/2013 into account	(f) Five Year Housing Req. 2013-18
2013-14	285	1,425	5.56%	303	1,515
2014-15	285		5.56%	303	
2015-16	285		5.56%	303	
2016-17	285		5.56%	303	
2017-18	285		5.56%	303	
2018-19	285	3,705	5.56%	303	
2019-20	285		5.56%	303	
2020-21	285		5.56%	303	
2021-22	285		5.56%	303	
2022-23	285		5.56%	303	
2023-24	285		5.56%	303	
2024-25	285		5.56%	303	
2025-26	285		5.56%	303	
2026-27	285		5.56%	303	
2027-28	285		5.56%	302	
2028-29	285		5.56%	302	
2029-30	285		5.56%	302	
2030-31	285		5.56%	302	
Totals	5,130	5,130	100.00%	5,450	

Recorded completion 2011/12	122
Projected completion 2012/13	128
Residual at April 2013	5,450
Total 2011-31	5,700

Required targets 2013-18 +20%	
WBC requirement 2013-18	1,514
WBC supply required 2013-18 +20%	1,818

North Northamptonshire

Calculation of the Five Year Housing Requirement (Req.) 2013-18 against the Emerging Draft JCS (Minimum target) 2013-18

Further to the preceding calculations, the corresponding five year requirement for North Northamptonshire (8,270) is derived by adding the respective recalibrated annual housing requirements 2013-18 for each district/borough.

LPA	5 Year Requirement 2013-18
Corby	2,300
East Northamptonshire	2,004
Kettering	2,148
Wellingborough	1,818
North Northamptonshire	8,270

**APPENDIX E: CALCULATION OF THE FIVE YEAR HOUSING REQUIREMENT (REQ.) 2013-18 AGAINST THE
EMERGING DRAFT JCS (STRATEGIC OPTION) 2013-18**

Corby Borough Council

Draft Policy 28 of Draft JCS outlines a strategic OPTION of 14,200 dwellings for Corby Borough 2011-31, including 1,336 dwellings for the period 2011-13. Anticipated completions over this period, however, equate to 1,021 dwellings – a shortfall of 315 dwellings. This anticipated performance is considered in the assessment of the Borough's remaining annual housing requirements and has been distributed on the same proportionate basis as the targets outlined in the Draft JCS for consistency. Following this approach, a recalibrated five year housing requirement of 3,420 dwellings is identified for the period 2013-18. This is outlined in the table below.

However, this figure does not include any provision for the additional 5/20% buffer outlined in the NPPF (para. 47). In the context of the Borough's anticipated performance to 31/03/2013, a 20% buffer is deemed appropriate and has been added to the identified requirement accordingly (as a shortfall relative to targets is anticipated at this date). **This provides a new five year requirement of 4,106 dwellings 2013-18 (+684 dwellings).**

(a) Year	(b) NNJCS: Annual Housing Req.	(c) Total Dwellings	(d) CSS: Housing Req. as a %	(e) Revised CSS Req. taking performance to 31/03/2013 into account	(f) Five Year Housing Req. 2013-18
2013-14	668	3,340	5.19%	684	3,420
2014-15	668		5.19%	684	
2015-16	668		5.19%	684	
2016-17	668		5.19%	684	
2017-18	668		5.19%	684	
2018-19	668	9,524	5.19%	684	
2019-20	668		5.19%	684	
2020-21	668		5.19%	684	
2021-22	752		5.85%	770	
2022-23	752		5.85%	770	
2023-24	752		5.85%	770	
2024-25	752		5.85%	771	
2025-26	752		5.85%	771	
2026-27	752		5.85%	771	
2027-28	752		5.85%	771	
2028-29	752		5.85%	771	
2029-30	752		5.85%	771	
2030-31	752		5.85%	771	
Totals	12,864	12,864	100.00%	13,179	

Recorded completion 2011/12	482
Projected completion 2012/13	539
Residual at April 2013	13,179
Total 2011-31	14,200

Required targets 2013-18 +20%	
CBC requirement 2013-18	3,420
CBC supply required 2013-18 +20%	4,104

East Northamptonshire District Council

Calculation of the Five Year Housing Requirement (Req.) 2013-18 against the Emerging Draft JCS (Strategic option) 2013-18

Draft Policy 28 of the Emerging Draft JCS outlines a strategic target of 7,900 dwellings for East Northamptonshire 2011-31, including 670 dwellings for the period 2011-13. However, anticipated completions over this period equate to 544 dwellings – a shortfall of 126 dwellings. This anticipated performance is considered in the assessment of the District's remaining annual housing requirements and has been distributed on the same proportionate basis as the targets outlined in the Draft JCS for consistency. Following this approach, a recalibrated five year housing requirement of 1,704 dwellings is identified for the period 2013-18. This is outlined in the table below.

However, this figure does not include any provision for the additional 5/20% buffer outlined in the NPPF (para. 47). In the context of the District's anticipated performance to 31/03/2013, a 20% buffer is deemed appropriate and has been added to the identified requirement accordingly (as a shortfall relative to targets is anticipated at this date). **This provides a new five year requirement of 2,046 dwellings 2013-18 (+341 dwellings).**

(a) Year	(b) NNJCS: Annual Housing Req.	(c) Total Dwellings	(d) CSS: Housing Req. as a %	(e) Revised CSS Req. taking performance to 31/03/2013 into account	(f) Five Year Housing Req. 2013-18
2013-14	335	1,675	4.63%	341	1,705
2014-15	335		4.63%	341	
2015-16	335		4.63%	341	
2016-17	335		4.63%	341	
2017-18	335		4.63%	341	
2018-19	335	5,555	4.63%	341	
2019-20	335		4.63%	341	
2020-21	335		4.63%	341	
2021-22	455		6.29%	463	
2022-23	455		6.29%	463	
2023-24	455		6.29%	463	
2024-25	455		6.29%	463	
2025-26	455		6.29%	463	
2026-27	455		6.29%	463	
2027-28	455		6.29%	463	
2028-29	455		6.29%	463	
2029-30	455		6.29%	462	
2030-31	455		6.29%	462	
Totals	7,230	7,230	100.00%	7,356	

Recorded completion 2011/12	184
Projected completion 2012/13	360
Residual at April 2013	7,356
Total 2011-31	7,900

Required targets 2013-18 +20%	
ENC requirement 2013-18	1,705
ENC supply required 2013-18 +20%	2,046

Kettering Borough Council

Calculation of the Five Year Housing Requirement (Req.) 2013-18 against the Emerging Draft JCS (Strategic option) 2013-18

Draft Policy 28 of the Draft JCS outlines a strategic target of 10,700 dwellings for Kettering Borough 2011-31, including 1,030 dwellings for the period 2011-13. However, anticipated completions over this period equate to 631 dwellings – a shortfall of 399 dwellings. This anticipated performance is considered in the assessment of the Borough's remaining annual housing requirements and has been distributed on the same proportionate basis as the targets outlined in the Draft JCS for consistency. Following this approach, a recalibrated five year housing requirement of 2,680 dwellings is identified for the period 2013-18. This is outlined in the table below.

However, this figure does not include any provision for the additional 5/20% buffer outlined in the NPPF (para. 47). In the context of the Borough's anticipated performance to 31/03/2013, a 20% buffer is deemed appropriate and added to the identified requirement accordingly (as a shortfall relative to targets is anticipated at this date). **This provides a new five year requirement of 3,216 dwellings 2013-18 (+536 dwellings).**

(a) Year	(b) NNJCS: Annual Housing Req.	(c) Total Dwellings	(d) CSS: Housing Req. as a %	(e) Revised CSS Req. taking performance to 31/03/2013 into account	(f) Five Year Housing Req. 2013-18
2013-14	515	2,575	5.33%	536	2,680
2014-15	515		5.33%	536	
2015-16	515		5.33%	536	
2016-17	515		5.33%	536	
2017-18	515		5.33%	536	
2018-19	515	7,095	5.33%	536	
2019-20	515		5.33%	536	
2020-21	515		5.33%	536	
2021-22	555		5.74%	578	
2022-23	555		5.74%	578	
2023-24	555		5.74%	578	
2024-25	555		5.74%	578	
2025-26	555		5.74%	578	
2026-27	555		5.74%	578	
2027-28	555		5.74%	578	
2028-29	555		5.74%	578	
2029-30	555		5.74%	578	
2030-31	555		5.74%	579	
Totals	9,670	9,670	100.00%	10,069	

Recorded completion 2011/12	313
Projected completion 2012/13	318
Residual at April 2013	10,069
Total 2011-31	10,700

Required targets 2013-18 +20%	
KBC requirement 2013-18	2,680
KBC supply required 2013-18 +20%	3,216

Borough Council of Wellingborough

Calculation of the Five Year Housing Requirement (Req.) 2013-18 against the Emerging Draft JCS (Strategic option) 2013-18

Draft Policy 28 of the Draft JCS outlines a strategic target of 7,700 dwellings for the Borough of Wellingborough 2011-31, including 590 dwellings for the period 2011-13. Anticipated completions over this period equate to 250 dwellings – a shortfall of 340 dwellings. This anticipated performance is considered in the assessment of the Borough's remaining annual housing requirements and has been distributed on the same proportionate basis as the targets outlined in the Draft JCS for consistency. Following this approach, a recalibrated five year housing requirement of 1,545 dwellings is identified for the period 2013-18. This is outlined in the table below.

However, this figure does not include any provision for the additional 5/20% buffer outlined in the NPPF (para. 47). In the context of the Borough's anticipated performance to 31/03/2013, a 20% buffer is deemed appropriate and added to the identified requirement accordingly (as a shortfall relative to targets is anticipated at this date). **This provides a new five year requirement of 1,854 dwellings 2013-18 (+309 dwellings).**

(a) Year	(b) NNJCS: Annual Housing Req.	(c) Total Dwellings	(d) CSS: Housing Req. as a %	(e) Revised CSS Req. taking performance to 31/03/2013 into account	(f) Five Year Housing Req. 2013-18
2013-14	295	1,475	4.15%	309	1,545
2014-15	295		4.15%	309	
2015-16	295		4.15%	309	
2016-17	295		4.15%	309	
2017-18	295		4.15%	309	
2018-19	295	5,635	4.15%	309	
2019-20	295		4.15%	309	
2020-21	295		4.15%	309	
2021-22	475		6.68%	498	
2022-23	475		6.68%	498	
2023-24	475		6.68%	498	
2024-25	475		6.68%	498	
2025-26	475		6.68%	498	
2026-27	475		6.68%	498	
2027-28	475		6.68%	498	
2028-29	475		6.68%	498	
2029-30	475		6.68%	497	
2030-31	475		6.68%	497	
Totals	7,110	7,110	100.00%	7,450	

Recorded completion 2011/12	122
Projected completion 2012/13	128
Residual at April 2013	7,450
Total 2011-31	7,700

Required targets 2013-18 +20%	
WBC requirement 2013-18	1,546
WBC supply required 2013-18 +20%	1,854

North Northamptonshire

Calculation of the Five Year Housing Requirement (Req.) 2013-18 against the Emerging Draft JCS (Strategic option) 2013-18

Further to the preceding calculations, the corresponding requirement for North Northamptonshire (11,220) is derived by adding the respective recalibrated annual housing requirements for each district/borough.

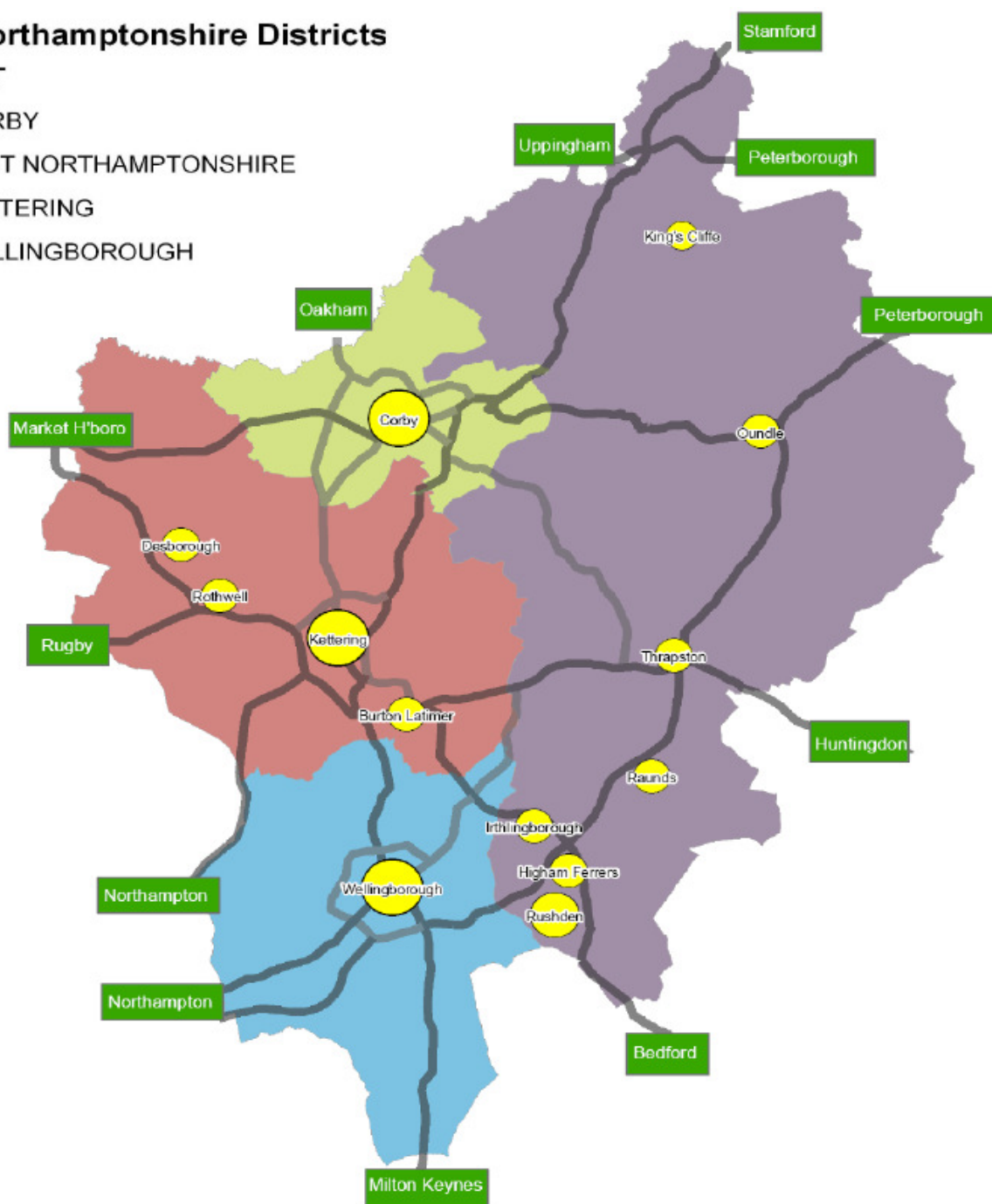
LPA	5 Year Requirement 2013-18
Corby	4,104
East Northamptonshire	2,046
Kettering	3,216
Wellingborough	1,854
North Northamptonshire	11,220

APPENDIX F: MAP OF NORTH NORTHAMPTONSHIRE

North Northamptonshire Districts

DISTRICT

- CORBY
- EAST NORTHAMPTONSHIRE
- KETTERING
- WELLINGBOROUGH



APPENDIX G: SOCIO-CULTURAL INDICATORS: CRIME

The latest annual results for the 2011-12 Crime Survey for England and Wales (CSEW) were published in July 2012⁵³. This report, formerly known as the British Crime Survey, has been used in previous monitoring reports.

The Crime Survey is a face-to face survey in which people resident in households in England and Wales are asked about their experiences of a range of crimes in the 12 months prior to the interview. The Survey records crimes that may not have been reported to the police and therefore typically records a higher number of crimes than police figures.

It does not aim to provide an absolute count of crime and has notable exclusions – namely fraud and those crimes often termed as victimless (e.g. possession of drugs). The CSEW does not cover the population living in group residences (e.g. care homes or halls of residence) or other institutions, nor does it cover crime against commercial or public sector bodies.

The CSEW is a better indicator of long-term trends, for the crime types and population it covers, than police recorded crime because it is unaffected by changes in levels of reporting to the police or police recording practices. The victimisation methodology and the crime types included in the main count of crime have remained comparable since the survey began in 1981. As a result, the CSEW does not capture relatively new crimes, such as plastic card fraud, in its main crime count. However, additional questions have been added to the survey to investigate the extent and trends of such issues and these are reported separately to the main CSEW crime count.

A breakdown of results from the CSEW 2011/12 is provided overleaf:

⁵³ <http://www.ons.gov.uk/ons/rel/crime-stats/crime-statistics/period-ending-march-2012/index.html>

NORTH NORTHANTS⁵⁴

North Northants	Number of Offences				Average No. of offences 2008-11	Change	Change %	Offences per 1,000 population
	2008/09	2009/10	2010/11	2011/12		2010/11 – 2011/12	2010/11 – 2011/12	2011/12
Burglary	1,483	1,270	1,064	994	1,272	-70	-6.58%	13
Thefts from vehicles	2,473	1,681	1,408	1,319	1,854	-89	-6.32%	17
Theft of vehicles	1,100	646	569	494	772	-75	-13.18%	7
Robberies	332	290	248	291	290	43	17.34%	4
Violence against the person	4,485	4,474	4,310	4,603	4,423	293	6.80%	63
Sexual Offences	250	251	325	294	275	-31	-9.54%	4
Interfering with a motor vehicle	536	309	201	179	349	-22	-10.95%	3
Recorded Crime BCS Comparator	17,220	14,839	12,207	12,097	14,755	-110	-0.90%	163

Across North Northants there was a recorded fall across five of the seven key offences between 2010/11 and 2011/12. The largest reduction in % terms was in respect of vehicle thefts (-13%) followed by the crimes of interfering with a motor vehicle (-11%) and sexual offences (-10%). instances of Burglary (-7%) and vehicle thefts (-6%) were broadly similar in terms of the % of reduced instances,

In contrast to the above, there was a 17% increase in robberies and a 7% increase in incidents of violence against the person.

In absolute terms, violence against the person was the most common offence with 4,603 incidences recorded in 2011/12 followed by thefts of vehicles (1,319 offences). The smallest number of offences was recorded in respect of interfering with a motor vehicle (179 offences).

For this AMR an average has been calculated of recorded offences over the last three years to gauge how the reporting year (2011/12) compares to preceding years. In four of the seven offences, (burglary, thefts from vehicles, robberies and interfering with a motor vehicle) instances of crime

⁵⁴ Office for National Statistics (2012) Crime Statistics, Period Ending March 2012 [Online] Available from: <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcn%3A77-265883>

were down compared to the average number 2008-11. The following tables provide comparative figures for each local authority level:

CORBY

Corby Borough	Number of Offences				Average No. of offences 2008-11	Change	Change %	Offences per 1,000 population 2011/12
	2008/09	2009/10	2010/11	2011/12		2010/11 – 2011/12	2010/11 – 2011/12	
Burglary	257	222	242	250	240	8	3.31%	4
Thefts from vehicles	359	197	215	178	257	-37	-17.21%	3
Theft of vehicles	253	171	166	141	197	-25	-15.06%	3
Robberies	71	72	62	60	68	-2	-3.23%	1
Violence against the person	1,302	1,265	1,180	1,346	1,249	166	14.07%	24
Sexual Offences	65	62	108	66	78	-42	-38.89%	1
Interfering with a motor vehicle	172	80	55	63	102	8	14.55%	1
Recorded Crime BCS Comparator	4,223	3,363	2,985	2,984	3,524	-1	-0.03%	53

In Corby Borough, there has been a recorded fall across four of the seven key offences between 2010/11 and 2011/12. The largest reduction in % terms was in respect of sexual offences (-42%) followed by thefts from vehicles (-37%) and vehicle thefts (-25%). A fall in robbery offences has also been noted compared to 2010/11, although at 2% this is relatively negligible.

There have also been some increased incidences of certain crimes across Corby Borough – namely interfering with a motor vehicle (+15%), violence against the person (+14%) and burglary (+3%).

In absolute terms, violence against the person is the most common offence in Corby, with 1,346 incidences recorded in 2011/12, followed to a much lesser extent by incidences of burglary (250 offences), thefts from vehicles (178) and thefts of vehicles (141).

In five of the seven named offences instances of crime were down compared to the average number 2008-11 (thefts from vehicles, theft of vehicles, robberies, sexual offences and interfering with a motor vehicle).

EAST NORTHAMPTONSHIRE

East Northants	Number of Offences				Average No. of offences 2008-11	Change	Change %	Offences per 1,000 population 2011/12
	2008/09	2009/10	2010/11	2011/12		2010/11 – 2011/12	2010/11 – 2011/12	
Burglary	365	239	210	168	271	-42	-20%	2
Thefts from vehicles	689	516	412	429	539	17	4.13%	5
Theft of vehicles	235	144	140	79	173	-61	-43.57%	1
Robberies	41	41	33	31	38	-2	-6.06%	0
Violence against the person	768	764	730	758	754	28	3.84%	9
Sexual Offences	55	46	55	48	52	-7	-12.73%	1
Interfering with a motor vehicle	102	57	57	37	72	-20	-35.09%	0
Recorded Crime BCS Comparator	3,636	2,867	2,541	2,497	3,015	-44	-1.73	29

In East Northamptonshire there has been a recorded fall across five of the seven key offences between 2010/11 and 2011/12. The largest reduction in % terms was in respect of vehicle theft (-44%) followed by incidences of interfering with a motor vehicle (-35%), burglary (-20%), sexual offences (-13%) and robberies (-6%).

Despite these improvements, there have also been increased incidences of thefts from vehicles (+4%) and violence against the person (+4%).

In absolute terms, violence against the person is the most common offence in East Northamptonshire, with 758 incidences recorded in 2011/12 followed by vehicle theft (429 offences) and burglary (168 incidents).

In six of the seven named offences, instances of crime were down compared to the average number 2008-11 (burglary, thefts from vehicles, theft of vehicles, robberies, sexual offences and interfering with a motor vehicle).

KETTERING

Kettering Borough	Number of Offences				Average No. of offences 2008-11	Change	Change %	Offences per 1,000 population 2011/12
	2008/09	2009/10	2010/11	2011/12		2010/11 – 2011/12	2010/11 – 2011/12	
Burglary	340	380	336	291	352	-45	-13.39%	3
Thefts from vehicles	746	497	474	371	572	-103	-21.73%	4
Theft of vehicles	236	152	123	112	170	-11	-8.94%	1
Robberies	101	76	81	83	86	2	2.47%	1
Violence against the person	1,196	1,289	1,304	1,394	1,263	90	6.90%	15
Sexual Offences	69	81	81	95	77	14	17.28%	1
Interfering with a motor vehicle	100	74	46	44	73	-2	-4.35%	0
Recorded Crime BCS Comparator	4,407	4,058	3,517	3,421	3,994	-96	-2.73%	38

In Kettering Borough, there has been a recorded fall across four of the seven key offences between 2010/11 and 2011/12. The largest reduction in % terms was in respect of thefts from vehicle (-22%), followed by burglary (-13%) and vehicle thefts (- 9%).

There have also been increased incidences of sexual offences (+17%), violence against the person (+7%) and robberies (+2%).

In absolute terms, thefts from vehicles were the most common offence with 1,394 offences recorded in 2011/12 followed by incidences of thefts from vehicles (371) and burglary (291).

In five of the seven named offences instances of crime were down compared to the average for 2008-11 (burglary, thefts from vehicles, theft of vehicles, robberies and interfering with a motor vehicle) with all remaining offences higher than the recorded average (Violence against the person and sexual offences).

WELLINGBOROUGH

Borough of Wellingborough	Number of Offences				Average No. of offences 2008-11	Change	Change %	Offences per 1,000 population 2011/12
	2008/09	2009/10	2010/11	2011/12		2010/11 – 2011/12	2010/11 – 2011/12	
Burglary	521	429	276	285	409	9	3.26%	4
Thefts from vehicles	679	471	307	341	486	34	11.07%	5
Theft of vehicles	376	179	140	162	232	22	15.71%	2
Robberies	119	101	72	117	97	45	62.50%	2
Violence against the person	1,219	1,156	1,096	1,105	1,157	9	0.82%	15
Sexual Offences	61	62	81	85	68	4	4.94%	1
Interfering with a motor vehicle	162	98	43	35	101	-8	-18.60%	0
Recorded Crime BCS Comparator	4,954	4,101	3,164	3,195	4,073	31	0.98%	42

In the Borough of Wellingborough, there has been an increase in the number of incidences across 6 of the 7 key offences between 2010/11 and 2011/12. The largest increase in % terms was in respect of robberies (+63%) followed vehicle thefts (+16%) and theft from vehicles (+11%).

There was only a recorded fall in respect of Interfering with a motor vehicle (-19%)

In absolute terms, violence against the person was the most common offence (1,105 incidences) followed by incidences of thefts from vehicles (341) burglary (285), vehicle theft (162) and robberies (117).

In five of the seven named offences, instances of crime were, however, down compared to the identified average for 2008-11 (burglary, thefts from vehicles, theft of vehicles, violence against the person and interfering with a motor vehicle)

APPENDIX H: CENSUS 2011: INITIAL OUTPUTS

Population

LPA	2001 Census ⁵⁵	2011 Census ⁵⁶	Change 2001-11	% Change 2001-11
Corby	53,174	61,255	8,081	15.20%
East Northants	76,550	86,765	10,215	13.34%
Kettering	81,844	93,475	11,631	14.21%
Wellingborough	72,519	75,356	2,837	3.91%
North Northants	284,087	316,851	32,764	11.53%

In September 2012, the ONS published population and household estimates for England and Wales from the 2011 Census datasets. This data has been used to gauge the current population of North Northamptonshire, by local authority area and to also identify the change in population since the last census results were published. These outputs are as per Table xxx above.

As the above table highlights, North Northamptonshire, at 2011, had a population of 316,851. Compared to the position in 2001, this represents a 12% increase overall. Corby Borough has seen the largest % increase (+15%), followed by Kettering (+14%) East Northamptonshire (+13%) and Wellingborough (+4%).

Households

LPA	2001 Census ⁵⁷	2011 Census ⁵⁸	Change 2001-11	% Change 2001-11
Corby	22,013	25,215	3,202	14.55%
East Northants	31,244	35,662	4,418	14.14%
Kettering	34,442	39,701	5,259	15.27%
Wellingborough	30,082	32,057	1,975	6.57%
North Northants	117,781	132,635	14,854	12.61%

The above table indicates that there has been a net increase of 14,854 households across North Northamptonshire 2001 and 2011. The highest percentage increase occurred in Kettering and Corby (both approximately 15%) followed by East Northamptonshire (+14%). These trends broadly follow the pattern noted in respect of population growth and highlight the close links between these two demographic components. Growth in new household formation has been lowest in Wellingborough (7%). In respect of the number of net new households formed since 2001, Kettering has seen an increase of 5,259 followed by East Northants (4,418), Corby (3,202) and Wellingborough (1,975).

⁵⁵ Office for National Statistics (2001) Census 2001 – Local Authority Profiles [Online] Available from: <http://www.ons.gov.uk/ons/rel/census/census-2001-local-authority-profiles/local-authority-profiles/index.html>

⁵⁶ Office for National Statistics (2012) 2011 Census, Population and Household estimates for England and Wales - Unrounded Figures for the Data Published 16 July 2012 [Online] Available from: <http://www.ons.gov.uk/ons/publications/re-reference-tables.html?edition=tcn%3A77-274670>

⁵⁷ As 1 above

⁵⁸ As 2 above

APPENDIX I: LOCAL AUTHORITY HOUSING SITE SCHEDULES, 2001-2021